



# City of Woodland Park

## City Council

December 2, 2021 at 7:00 PM

### AGENDA

**6:00 PM Executive Session:** *Executive Session for discussion of a personnel matter under C.R.S. Section 24-6- 402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees; AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION PURPOSES: Evaluation with the City Manager.*

**1. CALL TO ORDER AND ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS**

- A.** Consider the appointment of DeAnn Bettermann to the Planning Commission.  
(A)  
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)
- B.** Beautification Award Presentation to Righteous Grounds Coffee Roasters.  
(Presenter, Assistant to the City Manager Rob Felts) (A)

**4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**

**5. CONSENT CALENDAR**

- A.** Approval of the November 18, 2021 Regular City Council Meeting Minutes.  
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq) (A)
- B.** Approval of the October 2021 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof, (A)  
(Presenter, Finance Director Aaron Vassalotti)
- C.** Approval of HR Green Professional Services Agreement in the amount of \$39,950, for the development of the physical concepts and schematic layout for fiber networks.(A)  
(Presenter, Assistant to the City Manager Rob Felts)

**6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**

**7. UNFINISHED BUSINESS**

(Public Comment may be heard (1))

**8. ORDINANCES ON INITIAL POSTING**

(Public comment may be heard (1))

**9. PUBLIC HEARINGS**

(Public comment may be heard (1))

- A.** Approve Ordinance No.1409, Series 2021 for a Conditional Use Permit, Preliminary Plat and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone as requested by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner). **(QJ)**  
(Presenter, Planning Director Sally Riley)
- B.** Approve Ordinance No. 1407, Series 2021, an Ordinance Appropriating Sums of Money to the Various Funds, in the amounts and for the purpose as set forth below, for the City of Woodland Park, Colorado for the 2022 Budget Year for General Fund (100) (A)  
(Presenter Finance Director Aaron Vassalotti)
- C.** Approve Ordinance No. 1408, Series 2021 an Ordinance Appropriating Sums of Money to the Various Funds, In the Amounts and for the purpose as set forth below, for the City of Woodland Park, Colorado for the 2022 Budget Year for all funds except the General Fund (100). (A)  
(Presenter Finance Director Aaron Vassalotti)

## **10. NEW BUSINESS**

(Public comment may be heard (1))

- A.** Approve Resolution No. 883, Series 2021 certifying the mill levy for the 2022 Budget year.(A)  
(Presenter, Finance Director, Aaron Vassalotti)

## **11. REPORTS**

(Public comment not necessary)

- A.** Mayor's Report
- B.** Council Reports
- C.** City Attorney's Report
- D.** City Manager's Report

## **12. ADJOURNMENT**

\*Per Ordinance No. 1391, Series 2021 posted on the City Website

### **Key to agenda abbreviations:**

**(A) Administrative-** matters involving day-to-day decisions such as approving contracts, hiring staff and the procurement of goods and services. Administrative actions generally do not require formal actions by the elected body.

**(L)Legislative-** typically in the policy arena; legislative matters affect large areas and large groups of people, such as enacting dog regulations or amending the City code. Legislative action generally involves motions, resolutions and ordinances.



**(QJ)Quasi-Judicial-** apply general rules to a specific interest, such as zoning change affecting a single piece of property, or a special use permit. Quasi-Judicial actions generally involve adjudication, sometimes in writing, but not a resolution or ordinance. Decision for Quasi-Judicial proceedings are made exclusively based upon the testimony presented on the record. Ex-parte communication (communication outside the official hearing) between elected officials and citizens is not permitted on Quasi-Judicial



## STAFF REPORT

**TO:** Mayor Pro-Tem LaBarre and City Council

**FROM:** Suzanne Leclercq, Deputy City Manager/City Clerk

**DATE:** December 2, 2021

**SUBJECT:** Consider the appointment of DeAnn Bettermann to the Planning Commission. (A)  
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

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**BACKGROUND:** There is currently one vacancy on the Planning Commission with a term expiring on 1-1-2023. The City Clerk's Office received an application from DeAnnn Bettermann interested in the vacant appointment. Ms. Bettermann meets the residency requirements and is eligible for appointment. Ms. Bettermann will be appearing before the Council in person on December 2, 2021.

**RECOMMENDATION:** To consider DeAnn Bettermann for the Planning Commission for a term expiring on 1-23-2021.

**ATTACHMENTS:** None



## STAFF REPORT

**TO:** Mayor Pro-Tem LaBarre and City Council

**FROM:** Rob Felts, Assistant to the City Manager

**DATE:** December 2, 2021

**SUBJECT:** Beautification Award Presentation to Righteous Grounds Coffee Roasters.  
(Presenter, Assistant to the City Manager Rob Felts) (A)

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**BACKGROUND:** Keep Woodland Park Beautiful is presenting Jim and Jessie Huthmaker with a beautification award for remodeling of the building that is now Righteous Grounds Coffee Roasters. The business, located at 108 N. Park Street, opened in 2021.

**RECOMMENDATION:**

**ATTACHMENTS:** None



# City of Woodland Park

November 18, 2021 at 7:00 PM

## MINUTES

### 1. CALL TO ORDER AND ROLL CALL

- A. Presentation of the Flag by Cub Scout Pact #20.

Cub Scout Pack #20 of the City of Woodland Park performed the presentation of the Flag and led the City Council in the Pledge of Allegiance.

### 2. PLEDGE OF ALLEGIANCE

### 3. CEREMONIES, PRESENTATIONS AND APPOINTMENTS

- A. Thank you from the Salute to Veteran's Rally organizers to the City of Woodland Park.  
(Presenter, Committee Chairman Ray McPeck)

Ray McPeck, Chairman of the Salute to Veteran's Rally, shared a video of past Salute to Veteran's rallies and thanked the City of Woodland Park and the City Council for all of their help with 2021 Rally. He presented a framed photo to the City.

- B. Presentation regarding Envida (formerly Amblicab) and their services now offered in Woodland Park.  
(Presenter Leslie Patterson, Health Care Mobility Manager)

Leslie Patterson, Health Care Mobility Manager from Envida shared their services that are now being offered in the City of Woodland Park.

- C. Thank you to the Greater Woodland Park Chamber of Commerce and President Debbie Miller for all of their hardwork and dissemination of information during the COVID-19 pandemic.  
(Presenter Mayor Pro-tem Hilary LaBarre)

Mayor Pro-tem LaBarre and the City Council thanked Debbie Miller, President of the Greater Woodland Park Chamber of Commerce, and the Chamber Board for all of their hard work and dissemination of information during the COVID-19 pandemic. Mayor Pro-tem LaBarre presented Debbie Miller with a Mayors' pin.

- D. Presentation of the 2030 Envision Woodland Park Comprehensive Plan by consultant Jennifer Gardner, Senior Planner with Logan Simpson.  
(Presenter, Planning Director Sally Riley)

Planning Director Sally Riley introduced the 2030 Envision Woodland Park Comprehensive Plan. Riley thanked the Council and the Community for their support and participation during the 10 month process. Riley introduced Jennifer Gardner, Senior Planner, with consultants Logan and Simpson. Gardner shared that after 10 months of community engagement, subcommittee meetings, drafting and editing, the update to the 2010 Comprehensive Plan is

complete. Gardner shared an overview of the process with the audience which included public engagement, questionnaires, sub-committee meetings, strategic planning, goals and objectives and future land use planning to come up with the final plan.

At this time, Mayor Pro-tem LaBarre asked that Council consider item 10. a on the agenda - the approval of Resolution No. 882, Series 2021 to endorse Envision 2030 Woodland Park Comprehensive Plan as requested by the Woodland Park Planning Commission. Council approved this resolution. The vote is reflected under 10 a. of the minutes. Councilmember Zuluaga stated that he really appreciated the language Sally used, stating that the Plan is an "aspirational document" Council thanked Riley and the Planning Commission for all of their hard work on the Comprehensive Plan.

- E.** Consider the appointment of Shawn Marie Nielsen to the Planning Commission.  
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

City Clerk Leclercq shared that there are currently two openings on the Planning Commission. Leclercq shared that the Clerk's office had received an application from Shawn Marie Nielsen interested in applying for the position. Leclercq shared that Miss Nielsen was in the audience and Mayor Pro-tem LaBarre called her up to the podium. Following the Council interview, the following motion was made.

MOTION: To appoint Shawn Marie Nielsen to the Planning Commission for the term ending 1-1-2024. Zuluaga/Case. Motion carried 5-1.

- F.** Proclamation declaring Saturday, November 27, 2021 as Shop Small Saturday.  
(Gail Wingerd, Program Manager Main Street)

Gail Wingerd, Program Manager for Main Street, shared the events happening on November 21, 2021 Shop Small Saturday. Mayor Pro-tem LaBarre read a proclamation into the record declaring Saturday, November 21, 2021 as Shop Small Saturday.

#### **4. ADDITIONS, DELETIONS OR CORRECTIONS TO AGENDA**

#### **5. CONSENT CALENDAR**

- A.** Approval of the October 21, 2021 *(tabled from the November 4, Council Meeting )* and November 4, 2021 Regular City Council Meeting Minutes.  
(Presenter, Deputy City Manager/City Clerk Suzanne Leclercq)

Council combined the Consent Calendar into one vote approving the minutes of the October 21, 2021 and November 4, 2021 Council Meetings and the Statement of Expenditures for August 2021.

MOTION: To approve the Consent Calendar as presented. Case/Nakai. Motion carried 5-0.

- B.** Approve the August 2021 Statement of Expenditure Report and authorize the Mayor to sign Warrants in payment thereof. *(Tabled from the November 4, 2021 City Council Meeting)*

Motion was combined and the full Consent Calendar was approved.

#### **6. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA (1)**

Rosemary Myers appeared before Council to suggest that Council do a work session, study group with the Community regarding Short Term Rentals.

#### **7. UNFINISHED BUSINESS**

(Public Comment may be heard (1))

## 8. ORDINANCES ON INITIAL POSTING

(Public comment may be heard (1))

- A. Consider on initial posting Ordinance No. 1407, Series 2021 an Ordinance Appropriating Sums of Money to the Various Funds, in the amounts and for the purpose as set forth below, for the City of Woodland Park, Colorado for the 2022 Budget Year for General Fund (100) **(A)**  
(Presenter Finance Director Aaron Vassalotti)

Following Council questions the Council made the following motion.

MOTION: Approve Ordinance No. 1407, Series 2021 on initial posting and set the Public Hearing for December 2, 2021. Case/Nakai. Motion carried 5-0.

- B. Consider on initial posting Ordinance No. 1408, Series 2021 an Ordinance Appropriating Sums of Money to the Various Funds, In the Amounts and for the purpose as set forth below, for the City of Woodland Park, Colorado for the 2022 Budget Year for all funds except the General Fund (100). **(A)**  
(Presenter Finance Director Aaron Vassolotti)

Council held discussion on the DDA Attorney fees presented in the portion of the DDA budget which is included in Ordinance No. 1408, Series 2021. Councilmember Neal and Councilmember Case felt the attorney fees should be reduced. Following Council discussion, the Council decided they would pass the Ordinance if line item 3210 (legal services) was reduced to \$6,250. The following motion was made.

MOTION: Approve Ordinance No. 1408 on initial posting amending the legal fees line item to \$6,250 and set the Public Hearing for December 2, 2021. Neal/Case Motion carried 5-0.

**THE TIME BEING 9:03 PM MAYOR PRO-TEM LABARRE CALLED FOR A SHORT RECESS.**

**THE TIME BEING 9:17 PM MAYOR PRO-TEM LABARRE CALLED THE COUNCIL METING BACK INTO SESSION.**

**MAYOR PRO-TEM LABARRE ASKED COUNCIL IF THEY WOULD CONSIDER REARRANGING THE AGENDA TO HEAR THE PUBLIC MEETING CASES FIRST, SO THOSE INDIVIDUALS DO NOT HAVE TO CONTINUE TO WAIT. COUNCIL AGREED WITH THAT. AT THIS TIME COUNCIL HEARD ITEMS 9A AND 9B. THOSE DICUSSIONS AND VOTES ARE REFLECTED IN THE MINUTES COINCIDING WITH THOSE AGENDA ITEMS.**

- C. Consider on initial posting Ordinance No.1409, Series 2021 for a Conditional Use Permit, Preliminary Plat and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone as requested by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) and set the public hearing for December 2, 2021. **(QJ)**  
(Presenter, Planning Director Sally Riley)

Planning Director Riley introduced Ordinance No.1409, series 2021 on initial posting. Councilmember Zuluaga shared that he watched the Planning Commission meeting

regarding this ordinance. Councilmember Case stated that she felt he should not have done this, because this item is a quasi-judicial hearing. Councilmember Zuluaga shared that he would abstain from the vote as a result of this. The following motion was made.

MOTION: To approve Ordinance No.No.1409, Series 2021 for a Conditional Use Permit, Preliminary Plat and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone as requested by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) and set the public hearing for December 2, 2021. Case/Neal. Motion carried 4-0 with Zuluaga not voting.

## **9. PUBLIC HEARINGS**

(Public comment may be heard (1))

- A.** Approval of an Off Premise Fermented Malt Beverage Liquor License for Alpine Highlands Inc., dba Valero located at 520 West US Highway 24, Woodland Park, Colorado. **(QJ)**

*(Presenter Deputy City Manager/City Clerk, Suzanne Leclercq)*

City Clerk Leclercq reviewed the Liquor License submitted by Alpine Highlands, Inc. dba Valero located at 520 West US Highway 24, Woodland Park, Co. Leclercq reported that Alpine Highlands meets all of the requirements and has paid all of the applicable fees to be considered for this liquor license. Mayor Pro-tem LaBarre invited them to the podium and they introduced themselves to the Council.

Mayor Pro-tem LaBarre opened up the public comment portion of the public hearing and there were no public comments made. LaBarre closed the public hearing and the following motion was made.

MOTION: Zuluaga/Nakai. Motion carried 5-0.

- B.** Approval of Foster's Addition, Filing No. 4 minor subdivision as requested by Stacked Hands, LLC (David Mijares, applicant and property owner) for a replat of Lots 10, 11 & 12, Block 14, Foster's Addition (110 Chester Avenue) in the Urban Residential (UR) zone. **(QJ)**

*(Presenter, Planning Director Sally Riley)*

Planning Director Riley reviewed SUB 2021-10 Foster's Addition Filing No.4 Subdivision with Council. Riley shared that the request is to replat Lots 10,11 &12, Block 14, Foster's Addition into two residential lots and Tract A to include Fountain Creek Floodplain. The applicant for this project is Stacked Hands, LLC and David Mijares Engineer. Riley shared that the configuration of Lot 1 (8,476 SF) and Lot 2 (8,470 SF) are located on the southwest and northeast sides of Fountain Creek, respectively. Tract A contains the FEMA regulated floodway and zone AE of Fountain Creek. In 1999, public funds were used to make improvements to stabilize the channel and carry the 100-year storm within this section of Fountain Creek. Tract A is intended to be owned and maintained by the City, similar to other sections of Fountain Creek downstream. It is reasonable that this small channel section ought to be under the City's control and maintenance to protect the neighborhood's safety. Riley shared the following Staff Review.

CHAPTER 17.24 FINAL PLAT

The subdivision regulations contain platting standards relating to the form and content of the plat mylar.

§17.24.070 Completed Plat Preparation. The completed final plat acceptable for recording shall be prepared as follows: A. The design should conform to the preliminary plat, if applicable, as conditionally approved, except that the final plat may constitute only that portion of the approved preliminary plat which is proposed for immediate recording. B. The drawing shall be made at a scale no less than one inch equals one hundred feet, by the use of India ink or other equally substantial solution, on a mylar or other equivalent medium with outer dimensions of twenty-four inches by twenty-six inches. Maps of two or more sheets shall be referenced to an index map on the first sheet.

Complies. A preliminary plat does not exist for this area and is not required for a 2-lot, one tract minor subdivision. A mylar of the Final Plat will be prepared for recordation with the Teller County Recorder pending all applicable revisions, approvals, and executions.

§17.24.080 Information. (This is a long list of technical plat requirements.)

Complies. This plat has been prepared by licensed professional land surveyor Eric Simonson, Rampart Surveys, LLC and contains all the technical information listed in this section including subdivision name, vicinity map, owner and subdivider names, date of preparation, north arrow, dedication/certification and other statements, etc. Minor revisions to the plat are listed as conditions in the staff recommendation.

§17.24.090.B Supplemental Material. Minor Subdivision.

Complies. The following supplemental material was supplied with the application: letter of intent; list of adjoining land owners; reduced size map; title commitment; and, site drainage was adequately addressed with the Flood Hazard Development Permit approved on October 14th.

§17.24.100 Other documents to be filed.

Complies. The applicant submitted all necessary and applicable documents to review and approve the minor final plat submittal.

## §17.36 DEDICATIONS

§17.36.010 Dedication of Right-of-Way.

Complies. The only dedication required with this plat is for public utility easements. All public utility easements are as dedicated and shown on the plat.

§17.36.020 - 180. Park Capital Fees or dedication of land.

Complies. Since the Foster's Addition was platted previously in the 1890s, the applicant is not required to pay park capital fees or provide a dedication of land. Cavalier Park is one block from the site and serves as the neighborhood park with playground, basketball court, a small segment of the American Discovery Trail and Fountain Creek greenway. As conditioned, the dedication of Tract A to the City requires title insurance commitment or policy showing that the subdivider is the lawful owner and the amount of such title insurance is equal to \$24,000 per acre of the dedicated land.

§17.40 DESIGN STANDARDS. The design standards contain specifications for a reasonable layout and design to ensure an efficient, orderly, well planned suitable subdivision ready for



future construction in keeping with the character and environment of the City. All relevant applicable standards in this section were reviewed and those requiring additional information or conditioned are listed below.

§17.40.050 Streets - Frontage.

Complies. The UR zone district requires a minimum of 40 feet of frontage along the street line. Lot 1 has 160 feet along Chester Avenue (60 foot wide right of way ) while Lot 2 has 150 feet of frontage along Fairview Street (60 foot wide right of way).

§17.40.150 Street Names and Numbers.

Complies. New street numbers have been assigned by the City.

§17.40.170 Easements. Where required, easements for all utilities other than public sewer and water lines shall be a minimum of twenty feet wide, ten feet of which shall be on each side of common rear lot lines where said lines abut. ... Side lot easements, where necessary shall be at least ten feet in width, five feet of which shall be on each side of a common lot line.

1. Complies as amended. The plat shows the typical public utility and drainage easements.

Also included is a private easement for the benefit of Lot 2 to extend a water service line under Fountain Creek and through Tract A. Revise the public utilities easement on the northern property boundary adjacent to the alley from 10' to 15' per CORE's comments.

§17.40.250 Lots dimensions. Lot dimensions shall comply with the minimum standards of the zoning ordinance, etc.

Complies. Each lot is greater than the minimum 7,500 SF lot area in the UR zone.

Riley noted that the Final Plat was referred to the following City and external agencies for review and comment: WP Public Works, WP Utilities, City Inspector, NETCFPD, CORE, Black Hills, CenturyLink, and TDS Telecom. All comments have been incorporated into this staff report. Detailed comments related to building, utility installation, BMPs, grading, erosion, etc. will be addressed with subsequent ZDP, building, or other applications.

On October 28, 2021, the Planning Commission held a public hearing and, based upon the evidence, voted unanimously to recommend approval of this minor subdivision with the following conditions:

Prior to recording the final plat:

2. The subdivider shall provide the City title insurance equal to \$24,000 per acre in order to dedicate Tract A to the City.

3. Revise the public utilities easement on the northern property boundary adjacent to the alley from 10' to 15' per CORE's comments.

At this time, Mayor Pro-tem LaBarre opened the public comment portion of the public hearing. There being no public comment, Mayor Pro-tem LBarre closed the public comment porting and the following motion was made.

MOTION: To approve the Foster's Addition, Filing No. 4 as requested by Stacked Hands. Neal/Case.Motion carried 5-0.

## 10. NEW BUSINESS

(Public comment may be heard (1))

- A.** Approve Resolution No. 882, Series 2021 to endorse Envision 2030 Woodland Park Comprehensive Plan as requested by the Woodland Park Planning Commission. **(A)**

(Presenter, Planning Director Sally Riley)

Motion: To approve Resolution No. 882, Series 2021 to endorse Envision 2030 Woodland Park Comprehensive Plan as requested by the Woodland Park Planning Commission. Nakai/Neal. Motion carried 5-0.

- B.** Approve the Intergovernmental Agreement (IGA) with the Colorado Department of Transportation (CDOT) to obtain Stimulus Relief Funds in the amount of \$200,000 to be used for the resurfacing of Baldwin Street and Rampart Range Road from US24 to Kelley's Road and direct the Mayor Protem to execute the IGA. **(A)**

(Presenter, Planning Director Sally Riley)

Planning Director Riley shared the background of this project - Several months ago, PPACG was allocated several million dollars in Stimulus Relief funding from the State of Colorado. The majority of these funds were allocated and used for the completion of the interchange on Powers Blvd and Research Road. A portion of these funds were split up among the PPACG member jurisdictions. As a result, Woodland Park was awarded \$200,000 for any eligible roadway project within our community. Staff recommends that the funds be used toward the resurfacing (full-depth reclamation) of Baldwin Street and Rampart Range Road from US24 to Kelley's Road since this project was in design and slated for construction in 2022. There is no match required from the City; however, the City's design engineer has estimated the project at \$1,016,306 and is proposed in the 410 fund of the 2022 budget. The project is considered a "maintenance project" from edge of asphalt to edge of asphalt which does not require clearance for ROW, utilities and environmental.

Councilmember Zuluaga shared that he was concerned with some of the language in the contract and that he was just "sounding caution". Riley shared that this is a standard contract.

MOTION: To approve the Intergovernmental Agreement (IGA) with the Colorado Department of Transportation (CDOT) to obtain Stimulus Relief Funds in the amount of \$200,000 to be used for the resurfacing of Baldwin Street and Rampart Range Road from US24 to Kelley's Road and direct the Mayor Pro Tem to execute the IGA. Case/Neal. Motion carried 5-0.

## 11. REPORTS

(Public comment not necessary)

- A.** Mayor's Report

Mayor Pro-tem LaBarre shared the upcoming events for the next two weeks. LaBarre also shared that since Councilmember Alfieri has been absent from several Charter Review Committee meetings, she would like for Councilmember Nakai to take on the role of Council liaison for this Committee. Council agreed by consensus.

- B.** Council Reports

Councilmember Case shared information on the Lighter Side of Christmas Parade.

Councilmember Nakai shared an update on Main Street and the Charter Review Committee.

Councilmember Neal had no reports.

Councilmember Zuluaga shared updates on PPACG and a Neumont Mine meeting that he attended.

**C. City Attorney's Report**

No report.

**D. City Manager's Report**

City Manager Lawson thanked Planning Director Sally Riley for all of her work on the Comprehensive Plan. Lawson shared that the recruiting firm held a Town Hall meeting with the public regarding the hiring of a Police Chief.

Planning Director Riley shared that on December 9 at 7 PM Charis/Andrew Wommack Ministries would like to have a joint worksession with the City Council and the Planning Commission to review their ministry and expansion plans.

**12. ADJOURNMENT**

Mayor Pro-tem LaBarre adjourned the meeting at 10:11 PM.

Respectfully submitted:

Suzanne Leclercq MMC, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

Hilary LaBarre, Mayor Pro-tem



## City of Woodland Park Staff Report for City Council

Meeting Date: December 2, 2021

| <u>Agenda Item</u> | <u>Department</u> | <u>Presenter</u>                     |
|--------------------|-------------------|--------------------------------------|
| 5B                 | Finance           | Aaron Vassalotti<br>Finance Director |

**ITEM:**

October 2021 Statement of Expenditures

**BACKGROUND:**

The City Council receives and approves the Statement of Expenditures for each month.

**DISCUSSION:**

Please review the following and attached check registers in support of the Statement of Expenditures.

**Summary**

|                             |  |            |
|-----------------------------|--|------------|
| <b>October 2021</b>         |  |            |
| Accounts Payable Checks     |  | 337,345.47 |
| Payroll Checks              |  | 272,673.78 |
| CEBT Health Insurance EFT   |  | 72,394.39  |
| Vectra Visa credit card EFT |  | 16,051.98  |
| <b>Total</b>                |  | 698,465.62 |

The Elected Officials expenditures for October 2021 are attached as a separate report.

**STAFF RECOMMENDATION:**

Approve October 2021 Statement of Expenditures and authorize the Mayor to sign Warrants in payment thereof.

City of Woodland Park  
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment Number | Type | ID | Name                                                                                                                                                              | SRC                                                                   | Num INV | Gross Amount                                                            | Discounts                                    | Net Pay                                                           | Payment Date | HP Void | Batch |
|----------------|------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------|-------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------|--------------|---------|-------|
| 112800         | CHK  | A  | AERZEN USA CORPORATION<br>PARTS - WWTP                                                                                                                            | 5038<br>SEPI-21-004463                                                | 1       | 438.33<br>438.33                                                        | 0.00<br>0.00                                 | 438.33<br>438.33                                                  | 10/07/2021   |         | 42377 |
| 112801         | CHK  | A  | AT&T MOBILITY LLC<br>WIRELESS CHARGES                                                                                                                             | 5118<br>87290137930X09282021126.11                                    | 1       | 126.11<br>126.11                                                        | 0.00<br>0.00                                 | 126.11<br>126.11                                                  | 10/07/2021   |         | 42377 |
| 112802         | CHK  | A  | BADGER METER INC<br>CELULAR LTE SERVICE UNIT                                                                                                                      | 4278<br>80082218                                                      | 1       | 2,304.21<br>2,304.21                                                    | 0.00<br>0.00                                 | 2,304.21<br>2,304.21                                              | 10/07/2021   |         | 42377 |
| 112803         | CHK  | A  | BIRCHAM'S<br>09/2021 USAGE                                                                                                                                        | 75<br>334654                                                          | 1       | 589.17<br>589.17                                                        | 0.00<br>0.00                                 | 589.17<br>589.17                                                  | 10/07/2021   |         | 42377 |
| 112804         | CHK  | A  | BRIAN E. BUNDY<br>ACCT. SUPPORT SERVICES                                                                                                                          | 5208<br>10032021                                                      | 1       | 820.00<br>820.00                                                        | 0.00<br>0.00                                 | 820.00<br>820.00                                                  | 10/07/2021   |         | 42377 |
| 112805         | CHK  | A  | BROWNS HILL ENGINEERING CONTRL<br>09/2021 SERVICE WORK                                                                                                            | 4326<br>21938                                                         | 1       | 7,390.50<br>7,390.50                                                    | 0.00<br>0.00                                 | 7,390.50<br>7,390.50                                              | 10/07/2021   |         | 42377 |
| 112806         | CHK  | A  | CINTAS CORPORATION NO 2<br>UNIFORMS - FLEET<br>UNIFORMS - FLEET                                                                                                   | 4977<br>4096875790<br>4097557991                                      | 2       | 136.90<br>68.45<br>68.45                                                | 0.00<br>0.00<br>0.00                         | 136.90<br>68.45<br>68.45                                          | 10/07/2021   |         | 42377 |
| 112807         | CHK  | A  | CIRSA<br>4TH Q. PROP/CASUALTY COVERAGE                                                                                                                            | 144<br>211698                                                         | 1       | 60,816.46<br>60,816.46                                                  | 0.00<br>0.00                                 | 60,816.46<br>60,816.46                                            | 10/07/2021   |         | 42377 |
| 112808         | CHK  | A  | COLORADO ANALYTICAL LAB<br>LAB SERVICES                                                                                                                           | 4028<br>210914033                                                     | 1       | 122.00<br>122.00                                                        | 0.00<br>0.00                                 | 122.00<br>122.00                                                  | 10/07/2021   |         | 42377 |
| 112809         | CHK  | A  | COLORADO CANYON SIGNS<br>VEHICLE LOGOS                                                                                                                            | 115<br>22709                                                          | 1       | 3,186.00<br>3,186.00                                                    | 0.00<br>0.00                                 | 3,186.00<br>3,186.00                                              | 10/07/2021   |         | 42377 |
| 112810         | CHK  | A  | CORE ELECTRIC COOPERATIVE<br>08/21-09/21 CHARGES<br>08/21-09/21 CHARGES<br>09/2021 ELECTRICAL CHARGES<br>09/2021 ELECTRICAL CHARGES<br>09/2021 ELECTRICAL CHARGES | 5316<br>09242021C<br>09242021C<br>10012021A<br>10012021A<br>10012021A | 5       | 23,294.89<br>14,600.86<br>14,600.86<br>8,694.03<br>8,694.03<br>8,694.03 | 0.00<br>0.00<br>0.00<br>0.00<br>0.00<br>0.00 | 23,294.89<br>12,498.30<br>2,102.56<br>787.96<br>36.62<br>7,869.45 | 10/07/2021   |         | 42377 |
| 112811         | CHK  | A  | CROWN TROPHY<br>NAME BADGE                                                                                                                                        | 4177<br>49172                                                         | 1       | 55.25<br>55.25                                                          | 0.00<br>0.00                                 | 55.25<br>55.25                                                    | 10/07/2021   |         | 42377 |
| 112812         | CHK  | A  | DEEP ROCK<br>WATER                                                                                                                                                | 5263<br>21072370100221                                                | 1       | 97.80<br>97.80                                                          | 0.00<br>0.00                                 | 97.80<br>97.80                                                    | 10/07/2021   |         | 42377 |
| 112813         | CHK  | A  | GEMPLER'S<br>SAFETY CLOTHING - STREETS                                                                                                                            | 4026<br>INV0004480000                                                 | 1       | 94.95<br>94.95                                                          | 0.00<br>0.00                                 | 94.95<br>94.95                                                    | 10/07/2021   |         | 42377 |
| 112814         | CHK  | A  | JACK'S TIRE & OIL MANAGEMENT C<br>#60 - #61 - WPPD                                                                                                                | 5215<br>A65499-88                                                     | 1       | 1,178.08<br>1,178.08                                                    | 0.00<br>0.00                                 | 1,178.08<br>1,178.08                                              | 10/07/2021   |         | 42377 |
| 112815         | CHK  | A  | KENYON, P JORDAN PH.D.<br>PRE EMPLOYMENT EXAM                                                                                                                     | 4333<br>2309-14                                                       | 1       | 250.00<br>250.00                                                        | 0.00<br>0.00                                 | 250.00<br>250.00                                                  | 10/07/2021   |         | 42377 |
| 112816         | CHK  | A  | KUBWATER RESOURCES INC<br>COMPOST - WWTP                                                                                                                          | 4643<br>10596                                                         | 1       | 3,686.13<br>3,686.13                                                    | 0.00<br>0.00                                 | 3,686.13<br>3,686.13                                              | 10/07/2021   |         | 42377 |

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment<br>Number | Type | ID | Name                                                                                          | SRC                                               | Num<br>INV | Gross<br>Amount                               | Discounts                            | Net<br>Pay                                    | Payment<br>Date | HP<br>Void | Batch |
|-------------------|------|----|-----------------------------------------------------------------------------------------------|---------------------------------------------------|------------|-----------------------------------------------|--------------------------------------|-----------------------------------------------|-----------------|------------|-------|
| 112817            | CHK  | A  | JOHN & LISA BRADLEY<br>UTILITY REFUND                                                         | 1<br>2061.04                                      | 1          | 17.64<br>17.64                                | 0.00<br>0.00                         | 17.64<br>17.64                                | 10/07/2021      |            | 42377 |
| 112818            | CHK  | A  | GUY & AUDRY MCDONALD<br>UTILITY REFUND<br>UTILITY REFUND                                      | 1<br>2174.04<br>2174.04                           | 2          | 133.47<br>133.47<br>133.47                    | 0.00<br>0.00<br>0.00                 | 133.47<br>130.64<br>2.83                      | 10/07/2021      |            | 42377 |
| 112819            | CHK  | A  | MARK & KAREN THULI<br>UTILITY REFUND                                                          | 1<br>2296.03                                      | 1          | 111.70<br>111.70                              | 0.00<br>0.00                         | 111.70<br>111.70                              | 10/07/2021      |            | 42377 |
| 112820            | CHK  | A  | ALPINE SOUTH<br>REPAIR #46                                                                    | 1<br>6103500/1                                    | 1          | 150.00<br>150.00                              | 0.00<br>0.00                         | 150.00<br>150.00                              | 10/07/2021      |            | 42377 |
| 112821            | CHK  | A  | NAPA AUTO PARTS<br>10/2021 CHARGES<br>10/2021 CHARGES                                         | 2048<br>9302021<br>9302021                        | 2          | 604.35<br>604.35<br>604.35                    | 0.00<br>0.00<br>0.00                 | 604.35<br>583.98<br>20.37                     | 10/07/2021      |            | 42377 |
| 112822            | CHK  | A  | RAMPART SUPPLY, INC.<br>PUMP - WWTP                                                           | 528<br>2682212-00                                 | 1          | 769.48<br>769.48                              | 0.00<br>0.00                         | 769.48<br>769.48                              | 10/07/2021      |            | 42377 |
| 112823            | CHK  | A  | RED DOG RADIOS LLC<br>RE-PROGRAM RADIOS                                                       | 5322<br>6978                                      | 1          | 1,135.00<br>1,135.00                          | 0.00<br>0.00                         | 1,135.00<br>1,135.00                          | 10/07/2021      |            | 42377 |
| 112824            | CHK  | A  | SCHUMACHER'S<br>#61 REPAIR                                                                    | 561<br>70322                                      | 1          | 92.00<br>92.00                                | 0.00<br>0.00                         | 92.00<br>92.00                                | 10/07/2021      |            | 42377 |
| 112825            | CHK  | A  | SNO-WHITE LINEN & UNIFORM, INC<br>EVENT EXPENSE - UPCC                                        | 581<br>S97907                                     | 1          | 38.93<br>38.93                                | 0.00<br>0.00                         | 38.93<br>38.93                                | 10/07/2021      |            | 42377 |
| 112826            | CHK  | A  | SOURCE ONE MRO, INC<br>EMERGENCY MGT. COVID GRANT                                             | 5321<br>959                                       | 1          | 431.86<br>431.86                              | 0.00<br>0.00                         | 431.86<br>431.86                              | 10/07/2021      |            | 42377 |
| 112827            | CHK  | A  | SOUTHERN GLAZER'S WINE & SPIRI<br>LIQUOR DELIVERY                                             | 2805<br>2627968                                   | 1          | 298.30<br>298.30                              | 0.00<br>0.00                         | 298.30<br>298.30                              | 10/07/2021      |            | 42377 |
| 112828            | CHK  | A  | SWIRE COCA-COLA, USA<br>CONCESSIONS - WAC<br>CONCESSIONS - WAC<br>CONCESSIONS - WAC           | 5227<br>13768206813<br>13768206814<br>13772200879 | 3          | 314.88<br>223.44<br>46.80<br>44.64            | 0.00<br>0.00<br>0.00<br>0.00         | 314.88<br>223.44<br>46.80<br>44.64            | 10/07/2021      |            | 42377 |
| 112829            | CHK  | A  | THE AQUEOUS SOLUTION, INC.<br>CHEMICALS - WAC                                                 | 3016<br>86967                                     | 1          | 410.00<br>410.00                              | 0.00<br>0.00                         | 410.00<br>410.00                              | 10/07/2021      |            | 42377 |
| 112830            | CHK  | A  | THE LOCK SHOP<br>LOCKSMITH SERVICES - B&G<br>DOOR LOCK REPAIRS - B&G                          | 2431<br>000619<br>001043                          | 2          | 363.50<br>208.50<br>155.00                    | 0.00<br>0.00<br>0.00                 | 363.50<br>208.50<br>155.00                    | 10/07/2021      |            | 42377 |
| 112831            | CHK  | A  | UNCC UTILITY NOTIFICATION CNTR<br>UTILITY LOCATES<br>UTILITY LOCATES                          | 2012<br>221091533<br>221091533                    | 2          | 212.52<br>212.52<br>212.52                    | 0.00<br>0.00<br>0.00                 | 212.52<br>74.39<br>138.13                     | 10/07/2021      |            | 42377 |
| 112832            | CHK  | A  | USA BLUEBOOK<br>SODIUM HYDROXIDE - WWTP<br>SUPPLIES - WTP<br>SUPPLIES - WTP<br>SUPPLIES - WTP | 1779<br>718934<br>725532<br>729348<br>730023      | 4          | 743.94<br>20.75<br>258.91<br>282.00<br>182.28 | 0.00<br>0.00<br>0.00<br>0.00<br>0.00 | 743.94<br>20.75<br>258.91<br>282.00<br>182.28 | 10/07/2021      |            | 42377 |

City of Woodland Park  
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment Number | Type | ID | Name                           | SRC        | Num INV | Gross Amount | Discounts | Net Pay   | Payment Date | HP Void | Batch |
|----------------|------|----|--------------------------------|------------|---------|--------------|-----------|-----------|--------------|---------|-------|
| 112833         | CHK  | A  | VERIZON                        | 3856       | 5       | 2,764.95     | 0.00      | 2,764.95  | 10/07/2021   |         | 42377 |
|                |      |    | WIRELESS CHARGES               | 9889328239 |         | 2,764.95     | 0.00      | 297.44    |              |         |       |
|                |      |    | WIRELESS CHARGES               | 9889328239 |         | 2,764.95     | 0.00      | 1,911.14  |              |         |       |
|                |      |    | WIRELESS CHARGES               | 9889328239 |         | 2,764.95     | 0.00      | 278.04    |              |         |       |
|                |      |    | WIRELESS CHARGES               | 9889328239 |         | 2,764.95     | 0.00      | 82.38     |              |         |       |
|                |      |    | WIRELESS CHARGES               | 9889328239 |         | 2,764.95     | 0.00      | 195.95    |              |         |       |
| 112834         | CHK  | A  | WILSON WILLIAMS LLP            | 5287       | 1       | 9,610.67     | 0.00      | 9,610.67  | 10/07/2021   |         | 42377 |
|                |      |    | 09/2021 LEGAL FEES             | 035        |         | 9,610.67     | 0.00      | 9,610.67  |              |         |       |
| 65             | EFT  | A  | COLO STATE DEPT OF REVENUE     | 183        | 2       | 319.78       | 0.00      | 319.78    | 10/08/2021   | HP      | 42380 |
|                |      |    | 3rd QTR Revenue Sales Tax      | 10082021   |         | 319.78       | 0.00      | 641.22    |              |         |       |
|                |      |    | 3rd QTR Revenue Sales Tax      | 10082021   |         | 319.78       | 0.00      | 321.44-   |              |         |       |
| 112837         | CHK  | A  | ACA SECURITY, INC              | 4212       | 1       | 330.00       | 0.00      | 330.00    | 10/14/2021   |         | 42387 |
|                |      |    | MONITORING FEE                 | 18398      |         | 330.00       | 0.00      | 330.00    |              |         |       |
| 112838         | CHK  | A  | BRAVO SCREEN PRINTING, INC.    | 3466       | 1       | 2,895.33     | 0.00      | 2,895.33  | 10/14/2021   |         | 42387 |
|                |      |    | YOUTH T-SHIRTS - SOCCER        | 77337      |         | 2,895.33     | 0.00      | 2,895.33  |              |         |       |
| 112839         | CHK  | A  | BSN SPORT SUPPLY GROUP INC.    | 3468       | 2       | 620.00       | 0.00      | 620.00    | 10/14/2021   |         | 42387 |
|                |      |    | SOCCER GOAL                    | 913830492  |         | 620.00       | 0.00      | 310.00    |              |         |       |
|                |      |    | SOCCER GOAL                    | 913830492  |         | 620.00       | 0.00      | 310.00    |              |         |       |
| 112840         | CHK  | A  | BURLAP BAG CLOTHING/BOOTS      | 1356       | 1       | 91.20        | 0.00      | 91.20     | 10/14/2021   |         | 42387 |
|                |      |    | UNIFORM - WWTP - STOVER        | 21-9080    |         | 91.20        | 0.00      | 91.20     |              |         |       |
| 112841         | CHK  | A  | CASELLE INC                    | 2356       | 2       | 498.00       | 0.00      | 498.00    | 10/14/2021   |         | 42387 |
|                |      |    | 11/2021 CONTRACT               | 112384     |         | 498.00       | 0.00      | 323.70    |              |         |       |
|                |      |    | 11/2021 CONTRACT               | 112384     |         | 498.00       | 0.00      | 174.30    |              |         |       |
| 112842         | CHK  | A  | CENTURYLINK                    | 4342       | 3       | 63.37        | 0.00      | 63.37     | 10/14/2021   |         | 42387 |
|                |      |    | 09/2021 CHARGES                | 9252021    |         | 63.37        | 0.00      | 261.74    |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9252021    |         | 63.37        | 0.00      | 336.41-   |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9252021    |         | 63.37        | 0.00      | 138.04    |              |         |       |
| 112843         | CHK  | A  | CHAD MILD BRANDT               | 5159       | 1       | 144.00       | 0.00      | 144.00    | 10/14/2021   |         | 42387 |
|                |      |    | BARTENDING - UPCC              | 10112021   |         | 144.00       | 0.00      | 144.00    |              |         |       |
| 112844         | CHK  | A  | CROWN TROPHY                   | 4177       | 1       | 259.23       | 0.00      | 259.23    | 10/14/2021   |         | 42387 |
|                |      |    | AWARDS - P&R                   | 48691      |         | 259.23       | 0.00      | 259.23    |              |         |       |
| 112845         | CHK  | A  | DIVIDE ASPHALT AND DRIVEWAY SE | 5229       | 2       | 39,728.00    | 0.00      | 39,728.00 | 10/14/2021   |         | 42387 |
|                |      |    | Trailhead, City Hall           | 10062021   |         | 22,363.00    | 0.00      | 22,363.00 |              |         |       |
|                |      |    | BIKE TRAIL, WPSC PROJECT       | 10062021B  |         | 17,365.00    | 0.00      | 17,365.00 |              |         |       |
| 112846         | CHK  | A  | DOCUMART COPIES & PRINTING     | 3252       | 1       | 55.00        | 0.00      | 55.00     | 10/14/2021   |         | 42387 |
|                |      |    | BUSINESS CARDS - LAWSON        | 367821     |         | 55.00        | 0.00      | 55.00     |              |         |       |
| 112847         | CHK  | A  | EL PASO CTY PUBLIC HEALTH LABO | 241        | 1       | 252.00       | 0.00      | 252.00    | 10/14/2021   |         | 42387 |
|                |      |    | BACTERIOLOGICAL TESTS - WTP    | 093021     |         | 252.00       | 0.00      | 252.00    |              |         |       |
| 112848         | CHK  | A  | FARIS MACHINERY CO.            | 1712       | 1       | 956.24       | 0.00      | 956.24    | 10/14/2021   |         | 42387 |
|                |      |    | SWEEPER REPAIR PARTS           | A14841     |         | 956.24       | 0.00      | 956.24    |              |         |       |
| 112849         | CHK  | A  | FOXWORTH-GALBRAITH LUMBER CO   | 96         | 3       | 5,362.65     | 0.00      | 5,362.65  | 10/14/2021   |         | 42387 |

City of Woodland Park  
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Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment Number | Type | ID | Name                           | SRC        | Num INV | Gross Amount | Discounts | Net Pay  | Payment Date | HP Void | Batch |
|----------------|------|----|--------------------------------|------------|---------|--------------|-----------|----------|--------------|---------|-------|
|                |      |    | 09/2021 CHARGES                | 9302021    |         | 5,362.65     | 0.00      | 872.66   |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9302021    |         | 5,362.65     | 0.00      | 4,460.00 |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9302021    |         | 5,362.65     | 0.00      | 29.99    |              |         |       |
| 112850         | CHK  | A  | GAZETTE, THE                   | 276        | 1       | 124.34       | 0.00      | 124.34   | 10/14/2021   |         | 42387 |
|                |      |    | LEGAL NOTICE - PLANNING        | 09302021   |         | 124.34       | 0.00      | 124.34   |              |         |       |
| 112851         | CHK  | A  | HACH COMPANY                   | 291        | 1       | 62.36        | 0.00      | 62.36    | 10/14/2021   |         | 42387 |
|                |      |    | LAB SUPPLIES - WTP             | 12656526   |         | 62.36        | 0.00      | 62.36    |              |         |       |
| 112852         | CHK  | A  | HOME DEPOT CREDIT SERVICES     | 1758       | 1       | 111.46       | 0.00      | 111.46   | 10/14/2021   |         | 42387 |
|                |      |    | 09/2021 CHARGES                | 9282021    |         | 111.46       | 0.00      | 111.46   |              |         |       |
| 112853         | CHK  | A  | ISAIAH WILEY                   | 5230       | 1       | 25.00        | 0.00      | 25.00    | 10/14/2021   |         | 42387 |
|                |      |    | OFFICIAL - P&R                 | 10082021   |         | 25.00        | 0.00      | 25.00    |              |         |       |
| 112854         | CHK  | A  | JOSIAH EDWARD NEWTON           | 5075       | 1       | 13.00        | 0.00      | 13.00    | 10/14/2021   |         | 42387 |
|                |      |    | OFFICIAL - P&R                 | 10082021   |         | 13.00        | 0.00      | 13.00    |              |         |       |
| 112855         | CHK  | A  | MARSHALL MCAFEE                | 5319       | 1       | 45.50        | 0.00      | 45.50    | 10/14/2021   |         | 42387 |
|                |      |    | OFFICIAL - P&R                 | 10082021   |         | 45.50        | 0.00      | 45.50    |              |         |       |
| 112856         | CHK  | A  | MARTINEZ, BRIANNA              | 4737       | 1       | 36.00        | 0.00      | 36.00    | 10/14/2021   |         | 42387 |
|                |      |    | OFFICIAL - P&R                 | 10082021   |         | 36.00        | 0.00      | 36.00    |              |         |       |
| 112857         | CHK  | A  | IVY WINKELMAN                  | 1          | 1       | 30.27        | 0.00      | 30.27    | 10/14/2021   |         | 42387 |
|                |      |    | UTILITY REFUND                 | 4351.09    |         | 30.27        | 0.00      | 30.27    |              |         |       |
| 112858         | CHK  | A  | MUNIREVS INC                   | 5196       | 2       | 4,241.00     | 0.00      | 4,241.00 | 10/14/2021   |         | 42387 |
|                |      |    | 09/2021 VRBO MONITORING        | 5981       |         | 2,120.50     | 0.00      | 2,120.50 |              |         |       |
|                |      |    | 10/2021 VRBO MONITORING        | 6234       |         | 2,120.50     | 0.00      | 2,120.50 |              |         |       |
| 112859         | CHK  | A  | NATIONAL ALLIANCE/YOUTH SPORTS | 3249       | 1       | 175.87       | 0.00      | 175.87   | 10/14/2021   |         | 42387 |
|                |      |    | SUPPLIES - P&R                 | 236272     |         | 175.87       | 0.00      | 175.87   |              |         |       |
| 112860         | CHK  | A  | O'REILLY AUTOMOTIVE STORES, IN | 4531       | 1       | 6.34         | 0.00      | 6.34     | 10/14/2021   |         | 42387 |
|                |      |    | 09/2021 CHARGES                | 9282021    |         | 6.34         | 0.00      | 6.34     |              |         |       |
| 112861         | CHK  | A  | PAVEMENT REPAIR & SUPPLIES INC | 3202       | 1       | 993.00       | 0.00      | 993.00   | 10/14/2021   |         | 42387 |
|                |      |    | PAVEMENT REPAIR                | 2021-754   |         | 993.00       | 0.00      | 993.00   |              |         |       |
| 112862         | CHK  | A  | PITNEY BOWES GLOBAL FINANCIAL  | 2479       | 1       | 90.00        | 0.00      | 90.00    | 10/14/2021   |         | 42387 |
|                |      |    | 10/21 POSTAGE METER LEASE-WPPD | 3314370752 |         | 90.00        | 0.00      | 90.00    |              |         |       |
| 112863         | CHK  | A  | RYDER M JAMES                  | 5247       | 1       | 25.00        | 0.00      | 25.00    | 10/14/2021   |         | 42387 |
|                |      |    | OFFICIAL - P&R                 | 10082021   |         | 25.00        | 0.00      | 25.00    |              |         |       |
| 112864         | CHK  | A  | SCHUMACHER'S                   | 561        | 1       | 177.95       | 0.00      | 177.95   | 10/14/2021   |         | 42387 |
|                |      |    | REPAIR #60                     | 70332      |         | 177.95       | 0.00      | 177.95   |              |         |       |
| 112865         | CHK  | A  | SCOTT WILLIAMS                 | 5320       | 1       | 397.50       | 0.00      | 397.50   | 10/14/2021   |         | 42387 |
|                |      |    | P&R INSTRUCTOR                 | 10122021   |         | 397.50       | 0.00      | 397.50   |              |         |       |
| 112866         | CHK  | A  | SMARTSIGN                      | 5323       | 2       | 873.90       | 0.00      | 873.90   | 10/14/2021   |         | 42387 |
|                |      |    | SIGNAGE - STREETS              | RTS-249670 |         | 752.87       | 0.00      | 752.87   |              |         |       |
|                |      |    | SIGNAGE - STREETS              | RTS-250014 |         | 121.03       | 0.00      | 121.03   |              |         |       |



Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment Number | Type | ID | Name                           | SRC           | Num INV | Gross Amount | Discounts | Net Pay   | Payment Date | HP Void | Batch |
|----------------|------|----|--------------------------------|---------------|---------|--------------|-----------|-----------|--------------|---------|-------|
| 112867         | CHK  | A  | TELLER COUNTY WASTE            | 4158          | 8       | 1,223.50     | 0.00      | 1,223.50  | 10/14/2021   |         | 42387 |
|                |      |    | Teller County Waste Trash      | 09022021      |         | 611.75       | 0.00      | 39.00     |              |         |       |
|                |      |    | Teller County Waste Trash      | 09022021      |         | 611.75       | 0.00      | 13.75     |              |         |       |
|                |      |    | Teller County Waste Trash      | 09022021      |         | 611.75       | 0.00      | 421.00    |              |         |       |
|                |      |    | Teller County Waste Trash      | 09022021      |         | 611.75       | 0.00      | 138.00    |              |         |       |
|                |      |    | Teller County Waste Trash      | 10062021      |         | 611.75       | 0.00      | 138.00    |              |         |       |
|                |      |    | Teller County Waste Trash      | 10062021      |         | 611.75       | 0.00      | 39.00     |              |         |       |
|                |      |    | Teller County Waste Trash      | 10062021      |         | 611.75       | 0.00      | 13.75     |              |         |       |
|                |      |    | Teller County Waste Trash      | 10062021      |         | 611.75       | 0.00      | 421.00    |              |         |       |
| 112868         | CHK  | A  | TREATMENT TECH, INC.           | 1494          | 1       | 805.00       | 0.00      | 805.00    | 10/14/2021   |         | 42387 |
|                |      |    | SODA ASH                       | 185279        |         | 805.00       | 0.00      | 805.00    |              |         |       |
| 112869         | CHK  | A  | UNITED REPROGRAPHIC SUPPLY     | 4285          | 1       | 98.00        | 0.00      | 98.00     | 10/14/2021   |         | 42387 |
|                |      |    | 10/21 FORMAT PRINTER AGREEMENT | 3469438       |         | 98.00        | 0.00      | 98.00     |              |         |       |
| 112870         | CHK  | A  | UPS STORE #1374                | 416           | 3       | 207.10       | 0.00      | 207.10    | 10/14/2021   |         | 42387 |
|                |      |    | 09/2021 CHARGES                | 9252021       |         | 207.10       | 0.00      | 40.29     |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9252021       |         | 207.10       | 0.00      | 148.82    |              |         |       |
|                |      |    | 09/2021 CHARGES                | 9252021       |         | 207.10       | 0.00      | 17.99     |              |         |       |
| 112871         | CHK  | A  | USA BLUEBOOK                   | 1779          | 1       | 180.71       | 0.00      | 180.71    | 10/14/2021   |         | 42387 |
|                |      |    | iNOCULUM - WWTP                | 719653        |         | 180.71       | 0.00      | 180.71    |              |         |       |
| 112872         | CHK  | A  | UTE PASS RENTAL INC.           | 654           | 1       | 55.90        | 0.00      | 55.90     | 10/14/2021   |         | 42387 |
|                |      |    | PROPANE - STREETS              | 27308         |         | 55.90        | 0.00      | 55.90     |              |         |       |
| 112873         | CHK  | A  | WEX HEALTH INC                 | 5283          | 1       | 83.00        | 0.00      | 83.00     | 10/14/2021   |         | 42387 |
|                |      |    | 09/021 FSA                     | 0001405204-IN |         | 83.00        | 0.00      | 83.00     |              |         |       |
| 112874         | CHK  | A  | AIS SPECIALTY PRODUCTS, INC    | 3074          | 2       | 632.00       | 0.00      | 632.00    | 10/21/2021   |         | 42400 |
|                |      |    | CUSTODIAL SUPPLIES - STREETS   | PSI415947     |         | 410.00       | 0.00      | 410.00    |              |         |       |
|                |      |    | SUPPLIES - WWTP                | PSI416054     |         | 222.00       | 0.00      | 222.00    |              |         |       |
| 112875         | CHK  | A  | BENEDETTI, PAUL C.             | 4038          | 3       | 1,745.00     | 0.00      | 1,745.00  | 10/21/2021   |         | 42400 |
|                |      |    | LEGAL SERVICES - DDA           | 07312021      |         | 925.00       | 0.00      | 925.00    |              |         |       |
|                |      |    | LEGAL SERVICES - DDA           | 08312021      |         | 450.00       | 0.00      | 450.00    |              |         |       |
|                |      |    | LEGAL SERVICES                 | 09302021      |         | 370.00       | 0.00      | 370.00    |              |         |       |
| 112876         | CHK  | A  | BRIAN E. BUNDY                 | 5208          | 1       | 820.00       | 0.00      | 820.00    | 10/21/2021   |         | 42400 |
|                |      |    | ACCT.SUPPORT SERVICES          | 10172021      |         | 820.00       | 0.00      | 820.00    |              |         |       |
| 112877         | CHK  | A  | BSN SPORT SUPPLY GROUP INC.    | 3468          | 1       | 157.94       | 0.00      | 157.94    | 10/21/2021   |         | 42400 |
|                |      |    | SOCCER GOAL NET                | 913847588     |         | 157.94       | 0.00      | 157.94    |              |         |       |
| 112878         | CHK  | A  | CINTAS CORPORATION NO 2        | 4977          | 1       | 68.45        | 0.00      | 68.45     | 10/21/2021   |         | 42400 |
|                |      |    | UNIFORMS - FLEET               | 4098203785    |         | 68.45        | 0.00      | 68.45     |              |         |       |
| 112879         | CHK  | A  | CIRSA                          | 144           | 1       | 2,298.00     | 0.00      | 2,298.00  | 10/21/2021   |         | 42400 |
|                |      |    | 06/21-01/22 ADJUSTMENT         | 211905        |         | 2,298.00     | 0.00      | 2,298.00  |              |         |       |
| 112880         | CHK  | A  | COLO DEPT OF PUBLIC HEALTH     | 1057          | 2       | 4,630.00     | 0.00      | 4,630.00  | 10/21/2021   |         | 42400 |
|                |      |    | 07/21-06/22 PERMIT - CO 004321 | WU221112155   |         | 4,538.00     | 0.00      | 4,538.00  |              |         |       |
|                |      |    | 07/21-06/22 PERMIT C00043214   | WU221112991   |         | 92.00        | 0.00      | 92.00     |              |         |       |
| 112881         | CHK  | A  | COLO SPRINGS UTILITIES         | 1172          | 1       | 58,124.84    | 0.00      | 58,124.84 | 10/21/2021   |         | 42400 |

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| Payment Number | Type | ID | Name                           | SRC               | Num INV | Gross Amount | Discounts | Net Pay   | Payment Date | HP Void | Batch |
|----------------|------|----|--------------------------------|-------------------|---------|--------------|-----------|-----------|--------------|---------|-------|
|                |      |    | 3RD Q CONVEYANCE FEE           | 10042021          |         | 58,124.84    | 0.00      | 58,124.84 |              |         |       |
| 112882         | CHK  | A  | COUNTY DOOR AND HARDWARE       | 1464              | 2       | 330.00       | 0.00      | 330.00    | 10/21/2021   |         | 42400 |
|                |      |    | SERVICE CALL AND LABOR         | 11421             |         | 80.00        | 0.00      | 80.00     |              |         |       |
|                |      |    | SERVICE CALL & LABOR           | 11422             |         | 250.00       | 0.00      | 250.00    |              |         |       |
| 112883         | CHK  | A  | CROWN TROPHY                   | 4177              | 1       | 17.75        | 0.00      | 17.75     | 10/21/2021   |         | 42400 |
|                |      |    | NAME BADGES                    | 49234             |         | 17.75        | 0.00      | 17.75     |              |         |       |
| 112884         | CHK  | A  | DOCUMART COPIES & PRINTING     | 3252              | 1       | 110.00       | 0.00      | 110.00    | 10/21/2021   |         | 42400 |
|                |      |    | BUSINESS CARDS - VA            | 367531            |         | 110.00       | 0.00      | 110.00    |              |         |       |
| 112885         | CHK  | A  | GALLS, LLC                     | 5221              | 2       | 200.24       | 0.00      | 200.24    | 10/21/2021   |         | 42400 |
|                |      |    | UNIFORM - WPPD - COUCH         | 019322320         |         | 174.44       | 0.00      | 174.44    |              |         |       |
|                |      |    | NAMETAG - WPPD                 | 019387578         |         | 25.80        | 0.00      | 25.80     |              |         |       |
| 112886         | CHK  | A  | HACH COMPANY                   | 291               | 1       | 80.76        | 0.00      | 80.76     | 10/21/2021   |         | 42400 |
|                |      |    | LAB SUPPLIES - WTP             | 12674944          |         | 80.76        | 0.00      | 80.76     |              |         |       |
| 112887         | CHK  | A  | HARDING NURSERY                | 2182              | 1       | 1,084.00     | 0.00      | 1,084.00  | 10/21/2021   |         | 42400 |
|                |      |    | TREES - MEMORIAL PARK          | 8000269           |         | 1,084.00     | 0.00      | 1,084.00  |              |         |       |
| 112888         | CHK  | A  | HARRISON'S INK                 | 1659              | 2       | 717.50       | 0.00      | 717.50    | 10/21/2021   |         | 42400 |
|                |      |    | TC SUMMONS                     | 10-034            |         | 368.00       | 0.00      | 368.00    |              |         |       |
|                |      |    | VEHICLE IMPOUND REPORT         | 10-035            |         | 349.50       | 0.00      | 349.50    |              |         |       |
| 112889         | CHK  | A  | HAYNES MECHANICAL SYSTEMS      | 3359              | 1       | 118.00       | 0.00      | 118.00    | 10/21/2021   |         | 42400 |
|                |      |    | SERVICE CALL - WAC             | SRVCE000100937    |         | 118.00       | 0.00      | 118.00    |              |         |       |
| 112890         | CHK  | A  | JACK'S TIRE & OIL MANAGEMENT C | 5215              | 1       | 658.24       | 0.00      | 658.24    | 10/21/2021   |         | 42400 |
|                |      |    | #48 REPAIR                     | A76927-88         |         | 658.24       | 0.00      | 658.24    |              |         |       |
| 112891         | CHK  | A  | KROGER-KING SOOPERS CUST CHGS  | 145               | 1       | 29.99        | 0.00      | 29.99     | 10/21/2021   |         | 42400 |
|                |      |    | 09/2021 CHARGES                | 10122021          |         | 29.99        | 0.00      | 29.99     |              |         |       |
| 112892         | CHK  | A  | LAWSON PRODUCTS, INC.          | 2935              | 2       | 156.48       | 0.00      | 156.48    | 10/21/2021   |         | 42400 |
|                |      |    | CONCRETE COVERUP COATING       | 9308845963        |         | 93.00        | 0.00      | 93.00     |              |         |       |
|                |      |    | SAFETY GLASSES - B&G           | 9308850676        |         | 63.48        | 0.00      | 63.48     |              |         |       |
| 112893         | CHK  | A  | LEXIS NEXIS ACCURINT           | 3379              | 1       | 30.00        | 0.00      | 30.00     | 10/21/2021   |         | 42400 |
|                |      |    | 09/2021 CONTRACT FEE           | 1209360-200210930 |         | 30.00        | 0.00      | 30.00     |              |         |       |
| 112894         | CHK  | A  | LOGAN SIMPSON DESIGN INC       | 5282              | 1       | 4,000.00     | 0.00      | 4,000.00  | 10/21/2021   |         | 42400 |
|                |      |    | COMP PLAN & CODE REVIEW        | 28485             |         | 4,000.00     | 0.00      | 4,000.00  |              |         |       |
| 112895         | CHK  | A  | MATTHEW BENDER & CO., INC.     | 2776              | 1       | 43.93        | 0.00      | 43.93     | 10/21/2021   |         | 42400 |
|                |      |    | COURT RULES BOOK               | 27482898          |         | 43.93        | 0.00      | 43.93     |              |         |       |
| 112896         | CHK  | A  | MEBULBS                        | 3794              | 1       | 92.35        | 0.00      | 92.35     | 10/21/2021   |         | 42400 |
|                |      |    | BULBS - B&G                    | 36422916-01       |         | 92.35        | 0.00      | 92.35     |              |         |       |
| 112897         | CHK  | A  | MIKE MCKAY                     | 1                 | 1       | 169.99       | 0.00      | 169.99    | 10/21/2021   |         | 42400 |
|                |      |    | UNIFORM PURCHASE               | 09292021          |         | 169.99       | 0.00      | 169.99    |              |         |       |
| 112898         | CHK  | A  | GOLD HILL SQUARE SOUTH, LLC    | 1                 | 1       | 92.13        | 0.00      | 92.13     | 10/21/2021   |         | 42400 |
|                |      |    | UTILITY REFUND                 | 1281.01           |         | 92.13        | 0.00      | 92.13     |              |         |       |

City of Woodland Park  
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment Number | Type | ID | Name                                                                                                                            | SRC                                                              | Num INV | Gross Amount                                                                       | Discounts                                            | Net Pay                                                                     | Payment Date | HP Void | Batch |
|----------------|------|----|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------|------------------------------------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------|--------------|---------|-------|
| 112899         | CHK  | A  | CRAIG'S POWEREQUIPMENT LLC<br>#86 REPAIR                                                                                        | 1<br>147168                                                      | 1       | 251.16<br>251.16                                                                   | 0.00<br>0.00                                         | 251.16<br>251.16                                                            | 10/21/2021   |         | 42400 |
| 112900         | CHK  | A  | ROBERT ELLIOTT<br>UTILITY REFUND                                                                                                | 1<br>4784.04                                                     | 1       | 45.00<br>45.00                                                                     | 0.00<br>0.00                                         | 45.00<br>45.00                                                              | 10/21/2021   |         | 42400 |
| 112901         | CHK  | A  | CHARLES LITTLE<br>UTILITY REFUND<br>UTILITY REFUND<br>UTILITY REFUND                                                            | 1<br>5645.01<br>5645.01<br>5645.01                               | 3       | 44.75<br>44.75<br>44.75<br>44.75                                                   | 0.00<br>0.00<br>0.00<br>0.00                         | 44.75<br>36.14<br>8.22<br>0.39                                              | 10/21/2021   |         | 42400 |
| 112902         | CHK  | A  | OCCUPATIONAL HEALTH CENTERS OF<br>PRE-EMPLOYMENT NELSON MONTOYA                                                                 | 5300<br>15157558                                                 | 1       | 230.00<br>230.00                                                                   | 0.00<br>0.00                                         | 230.00<br>230.00                                                            | 10/21/2021   |         | 42400 |
| 112903         | CHK  | A  | PEAK INTERNET<br>10/2021 CHARGES<br>10/2021 CHARGES<br>10/2021 CHARGES<br>10/2021 CHARGES<br>10/2021 CHARGES<br>10/2021 CHARGES | 3141<br>132740<br>132740<br>132740<br>132740<br>132741<br>382440 | 6       | 19,291.79<br>15,806.36<br>15,806.36<br>15,806.36<br>15,806.36<br>3,425.48<br>59.95 | 0.00<br>0.00<br>0.00<br>0.00<br>0.00<br>0.00<br>0.00 | 19,291.79<br>800.00<br>13,049.88<br>1,156.48<br>800.00<br>3,425.48<br>59.95 | 10/21/2021   |         | 42400 |
| 112904         | CHK  | A  | PEAK VIEW ROOFING LLC<br>ROOF MAINTENANCE                                                                                       | 5324<br>98613                                                    | 1       | 2,233.00<br>2,233.00                                                               | 0.00<br>0.00                                         | 2,233.00<br>2,233.00                                                        | 10/21/2021   |         | 42400 |
| 112905         | CHK  | A  | POTESTIO BROTHERS EQUIP INC<br>#80A REPAIR                                                                                      | 2312<br>71061C                                                   | 1       | 436.84<br>436.84                                                                   | 0.00<br>0.00                                         | 436.84<br>436.84                                                            | 10/21/2021   |         | 42400 |
| 112906         | CHK  | A  | RAMPART SUPPLY, INC.<br>PUMP - LEISURE POOL                                                                                     | 528<br>2692537-00                                                | 1       | 1,401.99<br>1,401.99                                                               | 0.00<br>0.00                                         | 1,401.99<br>1,401.99                                                        | 10/21/2021   |         | 42400 |
| 112907         | CHK  | A  | ROTH, MITCHELL<br>CDL TEST REIMBURSEMENT                                                                                        | 4450<br>10142021                                                 | 1       | 275.00<br>275.00                                                                   | 0.00<br>0.00                                         | 275.00<br>275.00                                                            | 10/21/2021   |         | 42400 |
| 112908         | CHK  | A  | STANLEY CONVERGENT SECURITY SO<br>11/2021 MAINTENANCE CHARGES                                                                   | 4042<br>6001847598                                               | 1       | 376.24<br>376.24                                                                   | 0.00<br>0.00                                         | 376.24<br>376.24                                                            | 10/21/2021   |         | 42400 |
| 112909         | CHK  | A  | STATUS: CODE 4, INC<br>PEERS SUPPORT SESSIONS                                                                                   | 5101<br>50                                                       | 1       | 900.00<br>900.00                                                                   | 0.00<br>0.00                                         | 900.00<br>900.00                                                            | 10/21/2021   |         | 42400 |
| 112910         | CHK  | A  | SUMMIT SAFETY SOLUTIONS, INC<br>SAFETY ITEMS - B&G                                                                              | 5317<br>13782                                                    | 1       | 278.15<br>278.15                                                                   | 0.00<br>0.00                                         | 278.15<br>278.15                                                            | 10/21/2021   |         | 42400 |
| 112911         | CHK  | A  | THE AQUEOUS SOLUTION, INC.<br>CHEMICALS - WAC                                                                                   | 3016<br>87033                                                    | 1       | 614.75<br>614.75                                                                   | 0.00<br>0.00                                         | 614.75<br>614.75                                                            | 10/21/2021   |         | 42400 |
| 112912         | CHK  | A  | THOMAS HOFF & ASSOCIATES<br>POLYGRAPH - WPPD                                                                                    | 4010<br>INVOICE08TH                                              | 1       | 175.00<br>175.00                                                                   | 0.00<br>0.00                                         | 175.00<br>175.00                                                            | 10/21/2021   |         | 42400 |
| 112913         | CHK  | A  | USA BLUEBOOK<br>THERMOMETER - WWTP                                                                                              | 1779<br>735869                                                   | 1       | 836.10<br>836.10                                                                   | 0.00<br>0.00                                         | 836.10<br>836.10                                                            | 10/21/2021   |         | 42400 |
| 112914         | CHK  | A  | UTE PASS CONCRETE-SAND&GRAVEL<br>TROUT CREEK REPAIR<br>TROUT CREEK REPAIR<br>RIVER ROCK - F/S                                   | 655<br>D65236<br>D65239<br>D65301                                | 4       | 1,102.20<br>126.00<br>252.30<br>523.35                                             | 0.00<br>0.00<br>0.00<br>0.00                         | 1,102.20<br>126.00<br>252.30<br>523.35                                      | 10/21/2021   |         | 42400 |

City of Woodland Park  
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| Payment<br>Number | Type | ID | Name                           | SRC            | Num<br>INV | Gross<br>Amount | Discounts | Net<br>Pay | Payment<br>Date | HP<br>Void | Batch |
|-------------------|------|----|--------------------------------|----------------|------------|-----------------|-----------|------------|-----------------|------------|-------|
|                   |      |    | CUT STONE - MEMORIAL PARK      | D67889         |            | 200.55          | 0.00      | 200.55     |                 |            |       |
| 112915            | CHK  | A  | WASTE MANAGEMENT WOODLAND PARK | 3004           | 1          | 116.66          | 0.00      | 116.66     | 10/21/2021      |            | 42400 |
|                   |      |    | 10/2021 CHARGES - WWTP         | 0703936-2517-6 |            | 116.66          | 0.00      | 116.66     |                 |            |       |
| 112916            | CHK  | A  | WAXIE SANITARY SUPPLY          | 4189           | 1          | 514.57          | 0.00      | 514.57     | 10/21/2021      |            | 42400 |
|                   |      |    | CUSTODIAL SUPPLIES - WAC       | 80336092       |            | 514.57          | 0.00      | 514.57     |                 |            |       |
| 112917            | CHK  | A  | WIRELESS WATCHDOGS, LLC        | 5102           | 1          | 284.00          | 0.00      | 284.00     | 10/21/2021      |            | 42400 |
|                   |      |    | 09/2021 MAINTENANCE            | IN0088118      |            | 284.00          | 0.00      | 284.00     |                 |            |       |
| 112920            | CHK  | A  | APEX COMMUNICATIONS, INC       | 5168           | 2          | 1,825.00        | 0.00      | 1,825.00   | 10/28/2021      |            | 42412 |
|                   |      |    | DESIGN & PRODUCTION FEE        | WP102D         |            | 1,125.00        | 0.00      | 1,125.00   |                 |            |       |
|                   |      |    | DESIGN & PRODUCTION FEES       | WP104A         |            | 700.00          | 0.00      | 700.00     |                 |            |       |
| 112921            | CHK  | A  | BLACK HILLS ENERGY             | 4035           | 4          | 4,744.42        | 0.00      | 4,744.42   | 10/28/2021      |            | 42412 |
|                   |      |    | 09/21-10/21 CHARGES            | 10222021       |            | 4,744.42        | 0.00      | 763.57     |                 |            |       |
|                   |      |    | 09/21-10/21 CHARGES            | 10222021       |            | 4,744.42        | 0.00      | 1,138.47   |                 |            |       |
|                   |      |    | 09/21-10/21 CHARGES            | 10222021       |            | 4,744.42        | 0.00      | 2,674.84   |                 |            |       |
|                   |      |    | 09/21-10/21 CHARGES            | 10222021       |            | 4,744.42        | 0.00      | 167.54     |                 |            |       |
| 112922            | CHK  | A  | CAPP, INC.                     | 724            | 1          | 1,169.84        | 0.00      | 1,169.84   | 10/28/2021      |            | 42412 |
|                   |      |    | EQUIPMENT - WWTP               | S2685903.001   |            | 1,169.84        | 0.00      | 1,169.84   |                 |            |       |
| 112923            | CHK  | A  | CINTAS CORPORATION NO 2        | 4977           | 1          | 86.96           | 0.00      | 86.96      | 10/28/2021      |            | 42412 |
|                   |      |    | UNIFORMS - FLEET               | 4098889216     |            | 86.96           | 0.00      | 86.96      |                 |            |       |
| 112924            | CHK  | A  | CITY OF COLORADO SPRINGS       | 1916           | 1          | 3,690.00        | 0.00      | 3,690.00   | 10/28/2021      |            | 42412 |
|                   |      |    | USER RADIO                     | RAD2208        |            | 3,690.00        | 0.00      | 3,690.00   |                 |            |       |
| 112925            | CHK  | A  | COLORADO ANALYTICAL LAB        | 4028           | 2          | 234.00          | 0.00      | 234.00     | 10/28/2021      |            | 42412 |
|                   |      |    | LAB SERVICES - WWTP            | 211005029      |            | 112.00          | 0.00      | 112.00     |                 |            |       |
|                   |      |    | LAB SERVICES - WWTP            | 211005032      |            | 122.00          | 0.00      | 122.00     |                 |            |       |
| 112926            | CHK  | A  | CORE ELECTRIC COOPERATIVE      | 5316           | 5          | 29,956.83       | 0.00      | 29,956.83  | 10/28/2021      |            | 42412 |
|                   |      |    | 09/08-10/06 2021 CHARGES       | 10112021B      |            | 16,872.63       | 0.00      | 5,113.31   |                 |            |       |
|                   |      |    | 09/08-10/06 2021 CHARGES       | 10112021B      |            | 16,872.63       | 0.00      | 8,651.35   |                 |            |       |
|                   |      |    | 09/08-10/06 2021 CHARGES       | 10112021B      |            | 16,872.63       | 0.00      | 3,107.97   |                 |            |       |
|                   |      |    | 09/20-10/18 2021 CHARGES       | 10252021C      |            | 13,084.20       | 0.00      | 11,709.56  |                 |            |       |
|                   |      |    | 09/20-10/18 2021 CHARGES       | 10252021C      |            | 13,084.20       | 0.00      | 1,374.64   |                 |            |       |
| 112927            | CHK  | A  | CSU ENVIRONMENTAL QUALITY LAB  | 2660           | 1          | 180.00          | 0.00      | 180.00     | 10/28/2021      |            | 42412 |
|                   |      |    | COMPOST TESTING                | EQL:5257       |            | 180.00          | 0.00      | 180.00     |                 |            |       |
| 112928            | CHK  | A  | DOCUMART COPIES & PRINTING     | 3252           | 1          | 140.00          | 0.00      | 140.00     | 10/28/2021      |            | 42412 |
|                   |      |    | BUS.CARDS-GEHRETT/SCHULTZ      | 368052         |            | 140.00          | 0.00      | 140.00     |                 |            |       |
| 112929            | CHK  | A  | ISAIAH WILEY                   | 5230           | 1          | 12.50           | 0.00      | 12.50      | 10/28/2021      |            | 42412 |
|                   |      |    | OFFICIAL - P&R                 | 10252021       |            | 12.50           | 0.00      | 12.50      |                 |            |       |
| 112930            | CHK  | A  | JDS - HYDRO CONSULTANTS, INC.  | 2894           | 1          | 330.00          | 0.00      | 330.00     | 10/28/2021      |            | 42412 |
|                   |      |    | DOVE PUMP STATION              | 10913-06       |            | 330.00          | 0.00      | 330.00     |                 |            |       |
| 112931            | CHK  | A  | JR ENGINEERING LTD             | 353            | 1          | 1,105.00        | 0.00      | 1,105.00   | 10/28/2021      |            | 42412 |
|                   |      |    | ENGINEERING SERVICES           | 78636          |            | 1,105.00        | 0.00      | 1,105.00   |                 |            |       |

City of Woodland Park  
Year End Payment Register

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment<br>Number | Type | ID | Name                        | SRC      | Num<br>INV | Gross<br>Amount | Discounts | Net<br>Pay | Payment<br>Date | HP<br>Void | Batch |
|-------------------|------|----|-----------------------------|----------|------------|-----------------|-----------|------------|-----------------|------------|-------|
| 112932            | CHK  | A  | JUST DANCE BAND, LLC        | 5130     | 1          | 500.00          | 0.00      | 500.00     | 10/28/2021      |            | 42412 |
|                   |      |    | DEPOSIT FOR NYE CELEBRATION | 10252021 |            | 500.00          | 0.00      | 500.00     |                 |            |       |
| 112933            | CHK  | A  | LAFEVER, DALTON             | 4494     | 1          | 220.00          | 0.00      | 220.00     | 10/28/2021      |            | 42412 |
|                   |      |    | OFFICIAL - P&R              | 10252021 |            | 220.00          | 0.00      | 220.00     |                 |            |       |
| 112934            | CHK  | A  | MARSHALL MCAFEE             | 5319     | 1          | 100.00          | 0.00      | 100.00     | 10/28/2021      |            | 42412 |
|                   |      |    | OFFICIAL - P&R              | 10252021 |            | 100.00          | 0.00      | 100.00     |                 |            |       |
| 112935            | CHK  | A  | MARTINEZ, BRIANNA           | 4737     | 1          | 72.00           | 0.00      | 72.00      | 10/28/2021      |            | 42412 |
|                   |      |    | OFFICIAL - P&R              | 10252021 |            | 72.00           | 0.00      | 72.00      |                 |            |       |
| 112936            | CHK  | A  | THORLABS, INC.              | 1        | 1          | 9.00            | 0.00      | 9.00       | 10/28/2021      |            | 42412 |
|                   |      |    | SALES TAX REFUND            | 082021   |            | 9.00            | 0.00      | 9.00       |                 |            |       |
| 112937            | CHK  | A  | CITY OF WOODLAND PARK       | 1        | 1          | 900.00          | 0.00      | 900.00     | 10/28/2021      |            | 42412 |
|                   |      |    | CORNHOLE CASH WINNINGS      | 10252021 |            | 900.00          | 0.00      | 900.00     |                 |            |       |
| 112938            | CHK  | A  | VENDOR MANAGEMENTCONSULTING | 1        | 1          | 146.25          | 0.00      | 146.25     | 10/28/2021      |            | 42412 |
|                   |      |    | ANALYSIS - TRASH SAVINGS    | 1215     |            | 146.25          | 0.00      | 146.25     |                 |            |       |
| 112939            | CHK  | A  | SHADOE WHITE                | 1        | 1          | 14.98           | 0.00      | 14.98      | 10/28/2021      |            | 42412 |
|                   |      |    | UTILITY REFUND              | 3217.13  |            | 14.98           | 0.00      | 14.98      |                 |            |       |
| 112940            | CHK  | A  | LISA & LANCE NELSON         | 1        | 1          | 155.27          | 0.00      | 155.27     | 10/28/2021      |            | 42412 |
|                   |      |    | UTILITY REFUND              | 5737.04  |            | 155.27          | 0.00      | 155.27     |                 |            |       |
| 112941            | CHK  | A  | JAMIE KEVIN MANNING         | 1        | 1          | 44.34           | 0.00      | 44.34      | 10/28/2021      |            | 42412 |
|                   |      |    | UTILITY REFUND              | 926.02   |            | 44.34           | 0.00      | 44.34      |                 |            |       |
| 112942            | CHK  | A  | PETTY CASH - CITY HALL      | 691      | 2          | 476.39          | 0.00      | 476.39     | 10/28/2021      |            | 42412 |
|                   |      |    | PETTY CASH EXPENDITURES     | 10282021 |            | 476.39          | 0.00      | 361.93     |                 |            |       |
|                   |      |    | PETTY CASH EXPENDITURES     | 10282021 |            | 476.39          | 0.00      | 114.46     |                 |            |       |
| 112943            | CHK  | A  | PHIL LONG FORD              | 504      | 1          | 76.06           | 0.00      | 76.06      | 10/28/2021      |            | 42412 |
|                   |      |    | PARTS                       | 860965   |            | 76.06           | 0.00      | 76.06      |                 |            |       |
| 112944            | CHK  | A  | PIKES PEAK NEWSPAPER INC    | 4812     | 1          | 30.00           | 0.00      | 30.00      | 10/28/2021      |            | 42412 |
|                   |      |    | COURIER SUBSCRIPTION        | 10132021 |            | 30.00           | 0.00      | 30.00      |                 |            |       |
| 112945            | CHK  | A  | RYAN SQUIRES                | 5326     | 1          | 72.00           | 0.00      | 72.00      | 10/28/2021      |            | 42412 |
|                   |      |    | BARTENDING - UPCC           | 10252021 |            | 72.00           | 0.00      | 72.00      |                 |            |       |
| 112946            | CHK  | A  | RYDER M JAMES               | 5247     | 1          | 25.00           | 0.00      | 25.00      | 10/28/2021      |            | 42412 |
|                   |      |    | OFFICIAL - P&R              | 10252021 |            | 25.00           | 0.00      | 25.00      |                 |            |       |
| 112947            | CHK  | A  | RED BARON CAR WASH          | 4191     | 2          | 138.00          | 0.00      | 138.00     | 10/28/2021      |            | 42412 |
|                   |      |    | 09/2021 CHARGES             | 1931     |            | 138.00          | 0.00      | 133.00     |                 |            |       |
|                   |      |    | 09/2021 CHARGES             | 1931     |            | 138.00          | 0.00      | 5.00       |                 |            |       |
| 112948            | CHK  | A  | USA BLUEBOOK                | 1779     | 1          | 99.05           | 0.00      | 99.05      | 10/28/2021      |            | 42412 |
|                   |      |    | LAB SUPPLIES - WWTP         | 744902   |            | 99.05           | 0.00      | 99.05      |                 |            |       |
| 112949            | CHK  | A  | WOODLAND HARDWARE & RENTAL  | 2739     | 2          | 531.32          | 0.00      | 531.32     | 10/28/2021      |            | 42412 |
|                   |      |    | 09/2021 CHARGES             | 9302021  |            | 531.32          | 0.00      | 126.01     |                 |            |       |
|                   |      |    | 09/2021 CHARGES             | 9302021  |            | 531.32          | 0.00      | 405.31     |                 |            |       |

Bank Number: 1 / Name: VECTRA BANK COLORADO / Description: ACCOUNTS PAYABLE (719)687-9246

| Payment<br>Number | Type | ID | Name                   | SRC | Num<br>INV | Gross<br>Amount | Discounts | Net<br>Pay | Payment<br>Date | HP<br>Void | Batch |
|-------------------|------|----|------------------------|-----|------------|-----------------|-----------|------------|-----------------|------------|-------|
| REGISTER TOTALS   |      |    | Checks: 147   Voids: 0 |     | 214        | 337,345.47      | 0.00      | 337,345.47 |                 |            |       |

| Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT |                        |         |              |           |         |              |
|-------------------------------------------------------------------------------------|------------------------|---------|--------------|-----------|---------|--------------|
| Payment Number                                                                      | Position               | Num Inv | Gross Amount | Discounts | Net Pay | Payment Date |
| 18756                                                                               | MPO                    | 1       | 4969.67      | 1486.89   | 3482.78 | 10/8/2021    |
| 18757                                                                               | Lifeguard              | 1       | 446.6        | 48.17     | 398.43  | 10/8/2021    |
| 18758                                                                               | Lifeguard              | 1       | 551.32       | 68.03     | 483.29  | 10/8/2021    |
| 18759                                                                               | Lifeguard              | 1       | 187.88       | 16.37     | 171.51  | 10/8/2021    |
| 18760                                                                               | Pool Attendant         | 1       | 86.24        | 6.6       | 79.64   | 10/8/2021    |
| 18761                                                                               | MWI PBG                | 1       | 1236.8       | 277.88    | 958.92  | 10/8/2021    |
| 47874                                                                               | Crew Chief - Field Ser | 1       | 2561.84      | 932.65    | 1629.19 | 10/8/2021    |
| 47875                                                                               | Corporal               | 1       | 2899.1       | 640.33    | 2258.77 | 10/8/2021    |
| 47876                                                                               | Dispatcher II          | 1       | 1882.66      | 502.27    | 1380.39 | 10/8/2021    |
| 47877                                                                               | Police Officer I       | 1       | 2143.19      | 547.18    | 1596.01 | 10/8/2021    |
| 47878                                                                               | System Admin.          | 1       | 2559.69      | 815.28    | 1744.41 | 10/8/2021    |
| 47879                                                                               | Dispatcher I           | 1       | 1555.42      | 405.72    | 1149.7  | 10/8/2021    |
| 47880                                                                               | Maint. Worker III - Fi | 1       | 3123.52      | 800.6     | 2322.92 | 10/8/2021    |
| 47881                                                                               | Utility Billing Techni | 1       | 1752.8       | 576.84    | 1175.96 | 10/8/2021    |
| 47882                                                                               | Planning and Building  | 1       | 2003.62      | 580.69    | 1422.93 | 10/8/2021    |
| 47883                                                                               | Victims Advocate       | 1       | 925.1        | 190.9     | 734.2   | 10/8/2021    |
| 47884                                                                               | Water Fitness Instruct | 1       | 345.1        | 28.4      | 316.7   | 10/8/2021    |
| 47885                                                                               | WWTO                   | 1       | 1649         | 390.48    | 1258.52 | 10/8/2021    |
| 47886                                                                               | WTO                    | 1       | 1832.4       | 1143.52   | 688.88  | 10/8/2021    |
| 47887                                                                               | Police Officer I       | 1       | 4484.13      | 1042.74   | 3441.39 | 10/8/2021    |
| 47888                                                                               | Lifeguard              | 1       | 517.44       | 93.13     | 424.31  | 10/8/2021    |
| 47889                                                                               | MUNICIPAL COURT CLERK  | 1       | 1192.5       | 255.44    | 937.06  | 10/8/2021    |
| 47890                                                                               | Maint. Worker I I- Str | 1       | 1511.2       | 405.86    | 1105.34 | 10/8/2021    |
| 47891                                                                               | Corporal               | 1       | 2715.98      | 925.36    | 1790.62 | 10/8/2021    |
| 47892                                                                               | Corporal               | 1       | 3150.89      | 972.48    | 2178.41 | 10/8/2021    |
| 47893                                                                               | Dispatcher I           | 1       | 1772.66      | 475.37    | 1297.29 | 10/8/2021    |
| 47894                                                                               | Lifeguard              | 1       | 314.16       | 24.04     | 290.12  | 10/8/2021    |
| 47895                                                                               | Police Officer I       | 1       | 2000.43      | 422.01    | 1578.42 | 10/8/2021    |
| 47896                                                                               | Maintenance Worker I - | 1       | 1236.8       | 236.81    | 999.99  | 10/8/2021    |
| 47897                                                                               | Accounting Manager     | 1       | 2663.95      | 890.52    | 1773.43 | 10/8/2021    |
| 47898                                                                               | Event Center Coordinat | 1       | 1764.48      | 542.13    | 1222.35 | 10/8/2021    |
| 47899                                                                               | Detective/MPO          | 1       | 2537.87      | 558.76    | 1979.11 | 10/8/2021    |
| 47900                                                                               | Assistant to the City  | 1       | 2736.73      | 876.02    | 1860.71 | 10/8/2021    |
| 47901                                                                               | Water Treatment Operat | 1       | 1995.27      | 664.68    | 1330.59 | 10/8/2021    |
| 47902                                                                               | Lifeguard              | 1       | 388.08       | 40.7      | 347.38  | 10/8/2021    |
| 47903                                                                               | Police Officer I       | 1       | 2143.38      | 482.64    | 1660.74 | 10/8/2021    |
| 47904                                                                               | Sports Coordinator     | 1       | 1687.2       | 406.2     | 1281    | 10/8/2021    |
| 47905                                                                               | IT Intern              | 1       | 305.44       | 30.35     | 275.09  | 10/8/2021    |
| 47906                                                                               | Lead Lifeguard         | 1       | 710.5        | 102.13    | 608.37  | 10/8/2021    |
| 47907                                                                               | Maintenance Worker I - | 1       | 1276.25      | 302.2     | 974.05  | 10/8/2021    |
| 47908                                                                               | Interim Chief of Polic | 1       | 5221.15      | 1162.73   | 4058.42 | 10/8/2021    |
| 47909                                                                               | PD Admin Assist/Teen C | 1       | 1896.36      | 557.52    | 1338.84 | 10/8/2021    |
| 47910                                                                               | Commander              | 1       | 3248.86      | 1302.88   | 1945.98 | 10/8/2021    |
| 47911                                                                               | Finance Admin. Asst./C | 1       | 1580         | 517.01    | 1062.99 | 10/8/2021    |
| 47912                                                                               | Sergeant               | 1       | 3165.66      | 1152.6    | 2013.06 | 10/8/2021    |
| 47913                                                                               | Dispatch II            | 1       | 1787.02      | 384.95    | 1402.07 | 10/8/2021    |
| 47914                                                                               | HR Generalist          | 1       | 2419.38      | 968.91    | 1450.47 | 10/8/2021    |

| Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT |                        |         |              |           |         |              |
|-------------------------------------------------------------------------------------|------------------------|---------|--------------|-----------|---------|--------------|
| Payment Number                                                                      | Position               | Num Inv | Gross Amount | Discounts | Net Pay | Payment Date |
| 47915                                                                               | Communication and Mark | 1       | 1870.98      | 471.24    | 1399.74 | 10/8/2021    |
| 47916                                                                               | Police Officer I       | 1       | 2267.72      | 399.78    | 1867.94 | 10/8/2021    |
| 47917                                                                               | Pool Attendant         | 1       | 215.6        | 19.5      | 196.1   | 10/8/2021    |
| 47918                                                                               | Parks and Rec Director | 1       | 3577.32      | 1346.65   | 2230.67 | 10/8/2021    |
| 47919                                                                               | Lifeguard              | 1       | 175.56       | 14.44     | 161.12  | 10/8/2021    |
| 47920                                                                               | Lifeguard              | 1       | 413.55       | 69.8      | 343.75  | 10/8/2021    |
| 47921                                                                               | WFI/WSI                | 1       | 50.75        | 3.87      | 46.88   | 10/8/2021    |
| 47922                                                                               | City Manager           | 1       | 5153.85      | 1624.34   | 3529.51 | 10/8/2021    |
| 47923                                                                               | City Clerk/Deputy City | 1       | 3935.29      | 2195.36   | 1739.93 | 10/8/2021    |
| 47924                                                                               | Zoning/Code Enforcemen | 1       | 2976.19      | 799.88    | 2176.31 | 10/8/2021    |
| 47925                                                                               | Finance Technician     | 1       | 1547.21      | 471.25    | 1075.96 | 10/8/2021    |
| 47926                                                                               | Commander              | 1       | 3248.86      | 820.83    | 2428.03 | 10/8/2021    |
| 47927                                                                               | Dispatcher II          | 1       | 2064.1       | 575.78    | 1488.32 | 10/8/2021    |
| 47928                                                                               | Crew Chief - Fleet     | 1       | 2896.6       | 1227.07   | 1669.53 | 10/8/2021    |
| 47929                                                                               | Police Officer         | 1       | 2143.2       | 510.16    | 1633.04 | 10/8/2021    |
| 47930                                                                               | Presiding Municipal Co | 1       | 1835.21      | 325.15    | 1510.06 | 10/8/2021    |
| 47931                                                                               | PW Admin Assistant     | 1       | 1547.17      | 523.65    | 1023.52 | 10/8/2021    |
| 47932                                                                               | Sergeant               | 1       | 3419.06      | 965.54    | 2453.52 | 10/8/2021    |
| 47933                                                                               | Maintenance Worker I P | 1       | 1236.8       | 287.02    | 949.78  | 10/8/2021    |
| 47934                                                                               | P&R Sports Site Supv   | 1       | 251.16       | 19.22     | 231.94  | 10/8/2021    |
| 47935                                                                               | UPCC-ASSISTANT         | 1       | 387.36       | 73.64     | 313.72  | 10/8/2021    |
| 47936                                                                               | MW II - Streets        | 1       | 1822.47      | 287.38    | 1535.09 | 10/8/2021    |
| 47937                                                                               | Admin Assistant P&R    | 1       | 1363.2       | 369.03    | 994.17  | 10/8/2021    |
| 47938                                                                               | Lead Lifeguard         | 1       | 605.38       | 114.06    | 491.32  | 10/8/2021    |
| 47939                                                                               | City Planner           | 1       | 12539.1      | 5134.95   | 7404.15 | 10/8/2021    |
| 47940                                                                               | Construction Inspector | 1       | 2340.49      | 677.84    | 1662.65 | 10/8/2021    |
| 47941                                                                               | Police Officer I       | 1       | 3201.28      | 905.69    | 2295.59 | 10/8/2021    |
| 47942                                                                               | PLANNG/BUILDING DEPT D | 1       | 3832.1       | 1356.55   | 2475.55 | 10/8/2021    |
| 47943                                                                               | Dispatcher I           | 1       | 1674.2       | 435.05    | 1239.15 | 10/8/2021    |
| 47944                                                                               | Police Officer I       | 1       | 2808.5       | 680.64    | 2127.86 | 10/8/2021    |
| 47945                                                                               | Maint. Worker II - Str | 1       | 1992.8       | 593.08    | 1399.72 | 10/8/2021    |
| 47946                                                                               | Police Officer II      | 1       | 2277         | 1017.29   | 1259.71 | 10/8/2021    |
| 47947                                                                               | Utilities Technician   | 1       | 2059.77      | 990.38    | 1069.39 | 10/8/2021    |
| 47948                                                                               | Permit Technician      | 1       | 850.8        | 253.25    | 597.55  | 10/8/2021    |
| 47949                                                                               | WWTO                   | 1       | 2262.14      | 788.39    | 1473.75 | 10/8/2021    |
| 47950                                                                               | Lifeguard              | 1       | 739.2        | 119.52    | 619.68  | 10/8/2021    |
| 47951                                                                               | Maintenance Worker II  | 1       | 1499.2       | 352.98    | 1146.22 | 10/8/2021    |
| 47952                                                                               | WWTP Chief Operator    | 1       | 3086.99      | 1282.84   | 1804.15 | 10/8/2021    |
| 47953                                                                               | Fleet Mechanic II      | 1       | 1996         | 566.48    | 1429.52 | 10/8/2021    |
| 47954                                                                               | Maintenance II - Stree | 1       | 1499.2       | 352.98    | 1146.22 | 10/8/2021    |
| 47955                                                                               | Lifeguard              | 1       | 154          | 11.78     | 142.22  | 10/8/2021    |
| 47956                                                                               | PR Sports Site Supervi | 1       | 185.7        | 14.21     | 171.49  | 10/8/2021    |
| 47957                                                                               | Dispatch Supervisor    | 1       | 2262.14      | 868.85    | 1393.29 | 10/8/2021    |
| 47958                                                                               | Police Officer I       | 1       | 2469.74      | 797.78    | 1671.96 | 10/8/2021    |
| 47959                                                                               | Maint. Worker III - St | 1       | 2488.35      | 852.68    | 1635.67 | 10/8/2021    |
| 47960                                                                               | Crew Chief - PBG       | 1       | 2437.14      | 543.35    | 1893.79 | 10/8/2021    |
| 47961                                                                               | Finance Director       | 1       | 3692.31      | 1071.48   | 2620.83 | 10/8/2021    |



| Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT |                        |         |              |           |         |              |
|-------------------------------------------------------------------------------------|------------------------|---------|--------------|-----------|---------|--------------|
| Payment Number                                                                      | Position               | Num Inv | Gross Amount | Discounts | Net Pay | Payment Date |
| 47962                                                                               | Victims Advocate Coord | 1       | 2198.04      | 804.1     | 1393.94 | 10/8/2021    |
| 47963                                                                               | Maint. Worker I - PBG  | 1       | 1451.25      | 254.57    | 1196.68 | 10/8/2021    |
| 47964                                                                               | Aquatic Manager        | 1       | 2115.38      | 643.72    | 1471.66 | 10/8/2021    |
| 47965                                                                               | WTP CHIEF OPERATOR     | 1       | 3607.52      | 1888.93   | 1718.59 | 10/8/2021    |
| 47966                                                                               | Assistant Aquatic Mana | 1       | 1731.77      | 554.05    | 1177.72 | 10/8/2021    |
| 47967                                                                               | Utilities Director/Dep | 1       | 4588.15      | 1986.54   | 2601.61 | 10/8/2021    |
| 47968                                                                               | Lifeguard              | 1       | 92.4         | 7.07      | 85.33   | 10/8/2021    |
| 47969                                                                               | Lifeguard              | 1       | 43.12        | 3.29      | 39.83   | 10/8/2021    |
| 47970                                                                               | Front Desk Representat | 1       | 153.6        | 11.75     | 141.85  | 10/8/2021    |
| 47971                                                                               | Maint. Worker III- PBG | 1       | 1649         | 434.7     | 1214.3  | 10/8/2021    |
| 18762                                                                               | Lifeguard              | 1       | 554.4        | 68.58     | 485.82  | 10/22/2021   |
| 18763                                                                               | Lifeguard              | 1       | 95.48        | 7.31      | 88.17   | 10/22/2021   |
| 18764                                                                               | Pool Attendant         | 1       | 190.96       | 16.61     | 174.35  | 10/22/2021   |
| 18765                                                                               | MWI PBG                | 1       | 1236.8       | 277.87    | 958.93  | 10/22/2021   |
| 47972                                                                               | Crew Chief - Field Ser | 1       | 2561.84      | 931.07    | 1630.77 | 10/22/2021   |
| 47973                                                                               | Corporal               | 1       | 2578.64      | 567.11    | 2011.53 | 10/22/2021   |
| 47974                                                                               | Dispatcher II          | 1       | 1692.31      | 447.12    | 1245.19 | 10/22/2021   |
| 47975                                                                               | Police Officer I       | 1       | 2263.75      | 568.39    | 1695.36 | 10/22/2021   |
| 47976                                                                               | System Admin.          | 1       | 2384.69      | 755.38    | 1629.31 | 10/22/2021   |
| 47977                                                                               | Dispatcher I           | 1       | 1555.42      | 405.72    | 1149.7  | 10/22/2021   |
| 47978                                                                               | Utility Billing Techni | 1       | 1769.23      | 580.73    | 1188.5  | 10/22/2021   |
| 47979                                                                               | Planning and Building  | 1       | 2402.7       | 680.36    | 1722.34 | 10/22/2021   |
| 47980                                                                               | Victims Advocate       | 1       | 578.19       | 106.73    | 471.46  | 10/22/2021   |
| 47981                                                                               | Water Fitness Instruct | 1       | 370.48       | 31.34     | 339.14  | 10/22/2021   |
| 47982                                                                               | WWTO                   | 1       | 1649         | 390.47    | 1258.53 | 10/22/2021   |
| 47983                                                                               | WTO                    | 1       | 1832.4       | 1143.52   | 688.88  | 10/22/2021   |
| 47984                                                                               | Lifeguard              | 1       | 514.36       | 91.59     | 422.77  | 10/22/2021   |
| 47985                                                                               | MUNICIPAL COURT CLERK  | 1       | 1119.63      | 238.12    | 881.51  | 10/22/2021   |
| 47986                                                                               | Maint. Worker I I- Str | 1       | 1511.2       | 405.86    | 1105.34 | 10/22/2021   |
| 47987                                                                               | Corporal               | 1       | 2441.3       | 875.41    | 1565.89 | 10/22/2021   |
| 47988                                                                               | Corporal               | 1       | 2464.19      | 1381.31   | 1082.88 | 10/22/2021   |
| 47989                                                                               | Dispatcher I           | 1       | 1782.97      | 481.93    | 1301.04 | 10/22/2021   |
| 47990                                                                               | Lifeguard              | 1       | 486.64       | 62.15     | 424.49  | 10/22/2021   |
| 47991                                                                               | Police Officer I       | 1       | 2394.34      | 493       | 1901.34 | 10/22/2021   |
| 47992                                                                               | Lifeguard              | 1       | 98.56        | 7.54      | 91.02   | 10/22/2021   |
| 47993                                                                               | Maintenance Worker I - | 1       | 1352.75      | 262.27    | 1090.48 | 10/22/2021   |
| 47994                                                                               | Accounting Manager     | 1       | 2663.95      | 890.53    | 1773.42 | 10/22/2021   |
| 47995                                                                               | Event Center Coordinat | 1       | 1764.48      | 542.15    | 1222.33 | 10/22/2021   |
| 47996                                                                               | Detective/MPO          | 1       | 2856.02      | 595.18    | 2260.84 | 10/22/2021   |
| 47997                                                                               | Assistant to the City  | 1       | 2561.73      | 833.63    | 1728.1  | 10/22/2021   |
| 47998                                                                               | Water Treatment Operat | 1       | 1995.27      | 664.68    | 1330.59 | 10/22/2021   |
| 47999                                                                               | Lifeguard              | 1       | 471.24       | 50.04     | 421.2   | 10/22/2021   |
| 48000                                                                               | Police Officer I       | 1       | 312.82       | 33.17     | 279.65  | 10/22/2021   |
| 48001                                                                               | Sports Coordinator     | 1       | 1687.2       | 406.18    | 1281.02 | 10/22/2021   |
| 48002                                                                               | IT Intern              | 1       | 162.27       | 12.42     | 149.85  | 10/22/2021   |
| 48003                                                                               | Lead Lifeguard         | 1       | 677.88       | 95.38     | 582.5   | 10/22/2021   |
| 48004                                                                               | Maintenance Worker I - | 1       | 1276.25      | 302.21    | 974.04  | 10/22/2021   |

| Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT |                        |         |              |           |         |              |
|-------------------------------------------------------------------------------------|------------------------|---------|--------------|-----------|---------|--------------|
| Payment Number                                                                      | Position               | Num Inv | Gross Amount | Discounts | Net Pay | Payment Date |
| 48005                                                                               | Lifeguard              | 1       | 274.12       | 25.96     | 248.16  | 10/22/2021   |
| 48006                                                                               | Interim Chief of Polic | 1       | 5221.15      | 1162.73   | 4058.42 | 10/22/2021   |
| 48007                                                                               | PD Admin Assist/Teen C | 1       | 1896.36      | 557.51    | 1338.85 | 10/22/2021   |
| 48008                                                                               | Commander              | 1       | 3248.86      | 1302.87   | 1945.99 | 10/22/2021   |
| 48009                                                                               | Finance Admin. Asst./C | 1       | 1580         | 517.03    | 1062.97 | 10/22/2021   |
| 48010                                                                               | Sergeant               | 1       | 2688.26      | 1018.64   | 1669.62 | 10/22/2021   |
| 48011                                                                               | Dispatch II            | 1       | 1850.83      | 400.49    | 1450.34 | 10/22/2021   |
| 48012                                                                               | HR Generalist          | 1       | 2419.38      | 968.92    | 1450.46 | 10/22/2021   |
| 48013                                                                               | Communication and Mark | 1       | 1870.98      | 471.24    | 1399.74 | 10/22/2021   |
| 48014                                                                               | Police Officer I       | 1       | 2375.14      | 419.22    | 1955.92 | 10/22/2021   |
| 48015                                                                               | Pool Attendant         | 1       | 497.54       | 55.55     | 441.99  | 10/22/2021   |
| 48016                                                                               | Parks and Rec Director | 1       | 3577.32      | 1346.64   | 2230.68 | 10/22/2021   |
| 48017                                                                               | Lifeguard              | 1       | 160.16       | 12.25     | 147.91  | 10/22/2021   |
| 48018                                                                               | Lifeguard              | 1       | 686.44       | 133       | 553.44  | 10/22/2021   |
| 48019                                                                               | WFI/WSI                | 1       | 25.38        | 1.95      | 23.43   | 10/22/2021   |
| 48020                                                                               | City Manager           | 1       | 5153.85      | 1624.34   | 3529.51 | 10/22/2021   |
| 48021                                                                               | City Clerk/Deputy City | 1       | 3935.29      | 2195.36   | 1739.93 | 10/22/2021   |
| 48022                                                                               | Zoning/Code Enforcemen | 1       | 2957.43      | 794.49    | 2162.94 | 10/22/2021   |
| 48023                                                                               | Finance Technician     | 1       | 1547.22      | 471.25    | 1075.97 | 10/22/2021   |
| 48024                                                                               | Commander              | 1       | 3248.86      | 820.84    | 2428.02 | 10/22/2021   |
| 48025                                                                               | Dispatcher II          | 1       | 2053.4       | 574.97    | 1478.43 | 10/22/2021   |
| 48026                                                                               | Crew Chief - Fleet     | 1       | 2771.7       | 1197.11   | 1574.59 | 10/22/2021   |
| 48027                                                                               | Police Officer         | 1       | 2303.94      | 519.49    | 1784.45 | 10/22/2021   |
| 48028                                                                               | Presiding Municipal Co | 1       | 776.44       | 80.58     | 695.86  | 10/22/2021   |
| 48029                                                                               | PW Admin Assistant     | 1       | 1547.17      | 523.65    | 1023.52 | 10/22/2021   |
| 48030                                                                               | Sergeant               | 1       | 3267.86      | 938.19    | 2329.67 | 10/22/2021   |
| 48031                                                                               | Maintenance Worker I P | 1       | 1364.35      | 315.54    | 1048.81 | 10/22/2021   |
| 48032                                                                               | P&R Sports Site Supv   | 1       | 360.36       | 27.56     | 332.8   | 10/22/2021   |
| 48033                                                                               | UPCC-ASSISTANT         | 1       | 430.4        | 78.92     | 351.48  | 10/22/2021   |
| 48034                                                                               | MW II - Streets        | 1       | 1625.7       | 263.32    | 1362.38 | 10/22/2021   |
| 48035                                                                               | Admin Assistant P&R    | 1       | 1363.2       | 369.04    | 994.16  | 10/22/2021   |
| 48036                                                                               | Lead Lifeguard         | 1       | 630.75       | 120.07    | 510.68  | 10/22/2021   |
| 48037                                                                               | Construction Inspector | 1       | 2340.49      | 677.86    | 1662.63 | 10/22/2021   |
| 48038                                                                               | Police Officer I       | 1       | 2507.25      | 780.34    | 1726.91 | 10/22/2021   |
| 48039                                                                               | PLANNG/BUILDING DEPT D | 1       | 3832.1       | 1357.14   | 2474.96 | 10/22/2021   |
| 48040                                                                               | Dispatcher I           | 1       | 1555.42      | 405.72    | 1149.7  | 10/22/2021   |
| 48041                                                                               | Police Officer I       | 1       | 3851.61      | 902.42    | 2949.19 | 10/22/2021   |
| 48042                                                                               | Maint. Worker II - Str | 1       | 1992.8       | 593.08    | 1399.72 | 10/22/2021   |
| 48043                                                                               | Police Officer II      | 1       | 2960.04      | 1140.16   | 1819.88 | 10/22/2021   |
| 48044                                                                               | Utilities Technician   | 1       | 2059.77      | 990.38    | 1069.39 | 10/22/2021   |
| 48045                                                                               | Permit Technician      | 1       | 638.1        | 205.7     | 432.4   | 10/22/2021   |
| 48046                                                                               | WWTO                   | 1       | 2262.14      | 788.39    | 1473.75 | 10/22/2021   |
| 48047                                                                               | Lifeguard              | 1       | 465.08       | 57.36     | 407.72  | 10/22/2021   |
| 48048                                                                               | Maintenance Worker II  | 1       | 1667.86      | 393.12    | 1274.74 | 10/22/2021   |
| 48049                                                                               | WWTP Chief Operator    | 1       | 3542.02      | 1393.25   | 2148.77 | 10/22/2021   |
| 48050                                                                               | Fleet Mechanic II      | 1       | 1996         | 566.47    | 1429.53 | 10/22/2021   |
| 48051                                                                               | Maintenance II - Stree | 1       | 1714.71      | 407.39    | 1307.32 | 10/22/2021   |

| Bank Number: 99 / Name: VECTRA BANK COLORADO/PAYROLL / Description: PAYROLL ACCOUNT |                        |         |              |            |            |              |
|-------------------------------------------------------------------------------------|------------------------|---------|--------------|------------|------------|--------------|
| Payment Number                                                                      | Position               | Num Inv | Gross Amount | Discounts  | Net Pay    | Payment Date |
| 48052                                                                               | Lifeguard              | 1       | 363.44       | 37.81      | 325.63     | 10/22/2021   |
| 48053                                                                               | PR Sports Site Supervi | 1       | 188.8        | 14.45      | 174.35     | 10/22/2021   |
| 48054                                                                               | Dispatch Supervisor    | 1       | 2262.14      | 868.84     | 1393.3     | 10/22/2021   |
| 48055                                                                               | Police Officer I       | 1       | 2338.44      | 760.98     | 1577.46    | 10/22/2021   |
| 48056                                                                               | Maint. Worker III - St | 1       | 2908.2       | 997.05     | 1911.15    | 10/22/2021   |
| 48057                                                                               | Crew Chief - PBG       | 1       | 2262.14      | 500.95     | 1761.19    | 10/22/2021   |
| 48058                                                                               | Finance Director       | 1       | 3692.31      | 1071.47    | 2620.84    | 10/22/2021   |
| 48059                                                                               | Victims Advocate Coord | 1       | 2198.04      | 1212.33    | 985.71     | 10/22/2021   |
| 48060                                                                               | Maint. Worker I - PBG  | 1       | 1371.95      | 237.57     | 1134.38    | 10/22/2021   |
| 48061                                                                               | Aquatic Manager        | 1       | 2115.38      | 643.71     | 1471.67    | 10/22/2021   |
| 48062                                                                               | WTP CHIEF OPERATOR     | 1       | 3607.52      | 1806.87    | 1800.65    | 10/22/2021   |
| 48063                                                                               | Assistant Aquatic Mana | 1       | 1556.77      | 511.67     | 1045.1     | 10/22/2021   |
| 48064                                                                               | Utilities Director/Dep | 1       | 4588.15      | 1987.73    | 2600.42    | 10/22/2021   |
| 48065                                                                               | Lifeguard              | 1       | 67.76        | 5.18       | 62.58      | 10/22/2021   |
| 48066                                                                               | Front Desk Representat | 1       | 171.67       | 13.14      | 158.53     | 10/22/2021   |
| 48067                                                                               | Maint. Worker III- PBG | 1       | 4232.47      | 1409.98    | 2822.49    | 10/22/2021   |
| REGISTER TOTALS                                                                     |                        | 204     | 395,450.44   | 122,776.66 | 272,673.78 |              |



# City of Woodland Park

## Staff Report for City Council

Meeting Date: December 2, 2021

| <u>Agenda Item</u>     | <u>Department</u> | <u>Presenter</u>                     |
|------------------------|-------------------|--------------------------------------|
| Interoffice Memorandum | Finance           | Aaron Vassalotti<br>Finance Director |

### **ITEM:**

Monthly Report of Mayor and Council Expenses

The following is a recap of the Council and Mayor Expense line items for October 2021.

#### **October 2021**

| Description            | Budget   | Month Exp | YTD Exp    | Balance     | % Expended |
|------------------------|----------|-----------|------------|-------------|------------|
| Miscellaneous expenses | \$17,950 | \$0.00    | \$3,553.02 | \$14,396.98 | 19.79%     |
| Training/Travel        | \$2,400  | \$0.00    | \$20.00    | \$2,380.00  | 0.83%      |
| Supplies               | \$150    | \$0.00    | \$119.75   | \$30.25     | 79.83%     |
| Meetings/Mileage/Meals | \$1,500  | \$29.99   | \$69.99    | \$1,430.01  | 4.67%      |
| Special Projects       | \$500    | \$0.00    | \$0.00     | \$500.00    | 0.00%      |
| Total                  | \$22,500 | \$29.99   | \$3,762.76 | \$18,737.24 | 16.72%     |

October 2021 Expenditures:

|        |    |       |
|--------|----|-------|
| Kroger | \$ | 29.99 |
|        | \$ | 29.99 |



## STAFF REPORT

**TO:** Mayor Pro-Tem LaBarre and City Council

**FROM:** Rob Felts, Assistant to the City Manager

**DATE:** December 2, 2021

**SUBJECT:** Approval of HR Green Professional Services Agreement in the amount of \$39,950, for the development of the physical concepts and schematic layout for fiber networks.(A)  
(Presenter, Assistant to the City Manager Rob Felts)

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**BACKGROUND:** HR Green will develop the physical concepts and schematic layout for a City-owned fiber optic backbone to service both the immediate need for robust communications between all City facilities and the possible expansion to a City-wide fiber network. The intent of this agreement is to advise the City of Woodland Park on the best courses of action to utilize the City's 24 strands of fiber terminated on HWY 24 at the eastern edge of town. The City wishes to connect it's existing infrastructure to a fiber ring and partner with private ISPs to manage the municipally owned ring and create affordable opportunities for fiber expansion for residents of Woodland Park through privately owned ISP partnerships.

**RECOMMENDATION:** Approve the professional service agreement with HR Green, as presented, authorize the Mayor Pro Tem to sign said contract, and authorize the Utilities Director to negotiate and approve change orders up to 10% of the contract total.

**ATTACHMENTS:** 1. Woodland Park + HR Green - Telecommunications Advisory Services Contract Nov 2021 (CAO edits) (004)



## **PROFESSIONAL SERVICES AGREEMENT**

**For**

**Telecommunications Advisory Services**

City of Woodland Park  
220 W South Avenue  
Woodland Park, CO 80866  
(719) 687-9246

Ken Price, Municipal Services Manager  
HR Green, Inc.  
5619 DTC Parkway, Suite 1150  
Greenwood Village, CO 80111  
211120

November 1, 2021

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THIS **AGREEMENT** is between City of Woodland Park, CO (hereafter "CLIENT") and HR GREEN, INC. (hereafter "COMPANY").

## 1.0 Project Understanding

We understand the City of Woodland Park wants to explore the possibility of creating a city-owned fiber optic network as well as developing a long-term Vision to address the community's goals for advanced telecommunications.

We also understand that many of the Woodland Park's residents experience problems related to the quality, reliability, and speed of telecommunications. Related to these issues, recent advancements in telecommunications technologies may not be embraced to the extent to which the City could take full advantage of their benefits.

This Agreement, and applicable fees and pricing, is based on the rates currently in effect under a competitively sourced proposal to El Paso County for their Telecommunication Advisory Services.

## 2.0 Scope of Services

The CLIENT agrees to employ COMPANY to perform the following services:

### **Fiber Optic Layout, Conceptual Planning, and Telecommunications Master Plan**

The flexible structure of HR Green's scope of work allows the City to either bundle various tasks or phases in a logical manner in keeping with your current and future needs and desires.

Upon execution of this agreement, a project schedule will be prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of COMPANY. **Our goal will be to complete all deliverables within 120-days after contract execution.**

HR Green will develop the physical concepts and schematic layout for a City-owned fiber optic backbone to service both the immediate need for robust communications between all City facilities and the possible expansion to a City-wide fiber network.

Since an outreach effort and speed survey is underway, no public engagement will be needed as part of this project. We understand the City is now performing a citizen-based speed study. We will include the results of study within our analysis.

### **Task A - Fiber Optic Layout and Conceptual Plan**

This plan will lay out the concept for a City-owned fiber optic backbone and develop construction cost estimates. Much of the effort should include developing an understanding of the extent to which the Intermountain Rural Electric Association (IREA) that is now known as CORE will allow aerial deployment of fiber on the existing electric transmission and distribution grid versus the alternative of installing City-owned fiber by boring / plowing underground or constructing the fiber by means other than CORE aerial infrastructure. These alternatives should include approaches such as shared conduits, partnering with other public agencies, and possibly engaging with the private sector (Zayo, TDS, etc.).



This effort will develop:

- **Schematic layout and alternatives** for a possible City-owned fiber optic backbone system. Key Woodland Park sites to be included in this task are:
  - City Hall
  - Meadow Woods Sport Complex with special emphasis on:
    - Concession stands area(s)
    - Maintenance / Zamboni room(s)
    - Demarcation point(s) at the hockey rink
  - Police and Public Safety facilities
  - Memorial Park
  - Aquatics Center
  - Ute Pass Cultural Center
  - Public Works / Fleet facilities including:
    - Lift station and pump house site(s) adjacent to the main ring
    - Water treatment facilities
    - Variable Message Signs (VMS)
    - Water tank sites
    - Current reservoir (medium priority)
  - Possible future reservoir (lowest priority)
  - Connecting the City-owned fiber near the Walmart in 2019 to the Point-of-Presence (POP) on South Tejon Street needed to “light up” the City’s future dark fiber.
  - Areas on the City’s outer borders will be considered low priority, but to the extent available, a high-level exploration of possible annexations, land use projections, and nearby anchor institutions will be performed.
- **Engineering design cost estimates** needed to perform a detailed final design.
- **Construction Cost Estimate** A order of magnitude cost estimate for the construction of the City fiber optic backbone which will most likely be a hybrid of aerial, underground and co-located infrastructure.
- **Construction observation cost estimates** to build a City-owned backbone network, including construction inspection, proofing, “walk-out” and related services.
- **Rights-of-Way (ROW)** – Examine significant rights-of-way (ROW) and easement requirements. This task can only be accomplished with City supplied right-of-way maps and access to CORE facility mapping.
- **Owners’ Representative** - Acting as an owner’s representative, we will assist the City in developing a full understanding of the extent to which CORE will allow and possibly subsidize aerial deployment of fiber on the co-op’s existing electric transmission and distribution grid.
  - While a pole-by-pole structural assessment and “pole loading analysis” will not be performed as part of the study, we will meet with CORE to better understand their requirements for a possible Pole Attachment Agreement (PAA).

- **Partnering** - Constructing fiber by means other than CORE aerial, such as co-locating and sharing conduits, partnering with other public agencies (CDOT, CSU, El Paso County) and the private sector (Zayo, TDS, Peak, other ISPs, etc. – HR Green will meet with up to six of these organizations).
- **Engineering cost alternatives** based on aerial vs. underground.
- **Determination of the best mix/option(s)** (aka, a “hybrid” layout of aerial and underground solutions).
- **Recommendations on ownership** and/or leasing dark/lit fiber, conduit/ducts/buffer tubes, etc.

HR Green will help City staff to develop a vision of the future for planned Fiber and Commercial Broadband deployments. During this vision work, various Broadband Service Models will be discussed. There are several models for fully private and fully public broadband networks, plus a growing range of municipally enabled broadband strategies that rely on a combination of public and private investment.

Despite the many ways that municipalities have gone about implementing their broadband programs, there are five main ways to do it, each requiring a different level of investment and engagement from the municipality. The five models are:

- Full Municipal Broadband
- Publicly Owned / Privately Serviced
- Hybrid Ownership
- Private Developer Open Access
- Full Private Broadband

HR Green will develop a report including the details about the various broadband business models and the outcomes from the discussion with City staff. This report will not include a detailed financial feasibility/assessment for a municipal broadband network. This could be developed in a future phase if the City desires it.

## **Task B - Telecommunications Master Plan**

The master plan shall include a summary of all work performed in Task A. This effort will also identify how to leverage the available infrastructure, engage local assets and plan for emerging technologies, possibly including street light infrastructure (masts, conduit, etc.), aerial and underground assets, and related infrastructure.

This plan will include the report from the discussion with City staff about the City’s role in the future of managing the wireless and wireline (e.g., fiber optics) within the City limits and explore an array of approaches to community-based broadband services serving your residents through the development of a backbone network.

As part of the Telecommunications Master Plan, we will conduct a review of potential **funding sources** with City staff that would identify how to leverage Department of Local Affairs (DOLA) / Colorado Broadband Office (CBO) as well as other federal and state funding sources to create the backbone network that will be identified in the **Fiber Optic Conceptual Plan**. This plan will be

coordinated with an update to the 2018 El Paso County Broadband Master Plan now underway by HR Green.

**Telecommunications Planning Primary Goals** will include developing:

- A. A high-level understanding of the level of telecommunications activity in the region and statewide.
- B. The results of the assessment highlighting what services and local technologies are available to the City.
- C. Recommendations on how these assets can best be leveraged.
- D. Understanding community will, wants, and needs.
- E. An order of magnitude cost estimate to provide wholesale connections to the worldwide web.
- F. Results of the Group or Zoom meetings with incumbent telecommunication providers and key stakeholders/agencies. Any requirements imposed on providers must be available publicly before applications are submitted, so finalizing these requirements is most urgent and should be a first step for most communities.

**Telecommunications Planning Secondary goals** will be developed and will include an exploration of:

- A. Understanding of service offerings and infrastructure owned and operated by private sector Internet Service Providers (ISPs) and incumbent telecommunications providers (e.g., CenturyLink, Comcast).
- B. Evaluate the array(s) of services capable of providing the “best fit.”
- C. Defining the City’s interest in owning/leasing fiber

### **3.0 Deliverables and Schedules Included in this Agreement**

#### **Task A - Fiber Optic Layout and Conceptual Plan – Deliverables**

- A visual database and graphics illustrating a possible City-owned fiber optic system
- Engineering cost estimates needed to perform a detailed design.
- Construction Cost Estimate A order of magnitude cost estimate for the construction of the City fiber optic backbone which will most likely be a hybrid of aerial, underground and co-located infrastructure
- Construction observation cost estimates to build a possible City-owned network, including construction inspection, proofing, “walk-out” and related services based on the study’s findings.
- Rights-of-Way (ROW) – Develop high level review of needed rights-of-way (ROW) and easement requirements. While the study will not perform land surveying, or develop metes and bounds, precise legal descriptions needed to acquire the rights-of-way, a high-level summary of the likely requirements will be performed. This task can only be accomplished with City supplied right-of-way maps and access to IREA facility mapping.
- Notes from our meeting with CORE to better understand their requirements for a possible Pole Attachment Agreement (PAA).
- At the City’s request, assist in developing RFP documents for a LIDAR-based assessment of all infrastructure.

- Partnership model which includes constructing fiber by means other than CORE aerial, such as co-locating and sharing conduits, partnering with other public agencies (CDOT, CSU, El Paso County) and the private sector (Zayo, TDS, Peak, other ISPs, etc.).
- Engineering costs of alternatives based on aerial vs. underground.
- Determination of the best mix/option(s) (aka, a “hybrid” layout of aerial and underground solutions).
- Report detailing the outcomes from broadband service model discussions on ownership and/or leasing dark/lit fiber, conduit/ducts/buffer tubes, etc.

#### **Task B - Telecommunications Master Plan – Deliverables**

- The master plan shall include a summary of all work performed in Task A. This effort will also identify how to leverage the available infrastructure, engage local assets and plan for emerging technologies, possibly including street light infrastructure (masts, conduit, etc.), aerial and underground assets, and related infrastructure.

#### **4.0 Items not included in Agreement/Supplemental Services**

The following items are not included as part of this AGREEMENT:

##### **Not Applicable**

Supplemental services not included in the AGREEMENT can be provided by COMPANY under separate agreement, if desired.

#### **5.0 Services by Others**

##### **Not Applicable**

#### **6.0 Client Responsibilities**

##### **To Be Determined**

#### **7.0 Professional Services Fee**

##### **7.1 Fees**

The fee for services will be based on COMPANY standard hourly rates current at the time the AGREEMENT is signed. These standard hourly rates are subject to change upon 30 days' written notice. Non-salary expenses directly attributable to the project such as: (1) living and traveling expenses of employees when away from the home office on business connected with the project; (2) identifiable communication expenses; (3) identifiable reproduction costs applicable to the work; and (4) outside services will be charged in accordance with the rates current at the time the service is done.

##### **7.2 Invoices**

Invoices for COMPANY's services shall be submitted, on a monthly basis. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, COMPANY may, without waiving any claim or right against the CLIENT, and without liability whatsoever to

the CLIENT, suspend or terminate the performance of services. The retainer shall be credited on the final invoice. Accounts unpaid 30 days after the invoice date may be subject to a monthly service charge of 1.5% (or the maximum legal rate) on the unpaid balance. In the event that any portion of an account remains unpaid 60 days after the billing, COMPANY may institute collection action and the CLIENT shall pay all costs of collection, including reasonable attorneys' fees.

#### 7.3 Extra Services

Any service required but not included as part of this AGREEMENT shall be considered extra services. Extra services will be billed on a Time and Material basis with prior approval of the CLIENT.

#### 7.4 Exclusion

This fee does not include attendance at any meetings or public hearings other than those specifically listed in the Scope of Services. These service items are considered extra and are billed separately on an hourly basis.

#### 7.5 Retainer

**Not Applicable.**

#### 7.6 Payment

The CLIENT AGREES to pay COMPANY on the following basis:

Time and material basis for Phase I Tasks A and B with a Not to Exceed fee of **\$39,950**.

## 8.0 Terms and Conditions

The following Terms and Conditions are incorporated into this AGREEMENT and made a part of it.

### 8.1 Standard of Care

Services provided by COMPANY under this AGREEMENT will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

### 8.2 Entire Agreement

This AGREEMENT and its attachments constitute the entire understanding between CLIENT and COMPANY relating to COMPANY's services. Any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein are of no effect. Subsequent modifications or amendments to this AGREEMENT shall be in writing and signed by the parties to this AGREEMENT. If the CLIENT, its officers, agents, or employees request COMPANY to perform extra services pursuant to this AGREEMENT, CLIENT will pay for the additional services even though an additional written agreement is not issued or signed.

### 8.3 Time Limit and Commencement of Services

This AGREEMENT must be executed within ninety (90) days to be accepted under the terms set forth herein. The services will be commenced immediately upon receipt of this signed AGREEMENT.

### 8.4 Suspension of Services

If the Project or the COMPANY'S services are suspended by the CLIENT for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this AGREEMENT, the COMPANY shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the CLIENT shall compensate the COMPANY for expenses incurred as a result of the suspension and resumption of its services, and the COMPANY'S schedule and fees for the remainder of the Project shall be equitably adjusted.

If the COMPANY'S services are suspended for more than ninety (90) days, consecutive or in the aggregate, the COMPANY may terminate this AGREEMENT upon giving not less than five (5) calendar days' written notice to the CLIENT.

If the CLIENT is in breach of this AGREEMENT, the COMPANY may suspend performance of services upon five (5) calendar days' notice to the CLIENT. The COMPANY shall have no liability to the CLIENT, and the CLIENT agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this AGREEMENT by the CLIENT. Upon receipt of payment in full of all outstanding sums due from the CLIENT, or curing of such other breach which caused the COMPANY to suspend services, the COMPANY shall resume services and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

### 8.5 Books and Accounts

COMPANY will maintain books and accounts of payroll costs, travel, subsistence, field, and incidental expenses for a period of five (5) years. Said books and accounts will be available at all reasonable times for examination by CLIENT at the corporate office of COMPANY during that time.

### 8.6 Insurance

COMPANY will maintain insurance for claims under the Worker's Compensation Laws, and from General Liability and Automobile claims for bodily injury, death, or property damage, and Professional Liability insurance caused by the negligent performance by COMPANY's employees of the functions and services required under this AGREEMENT.

### 8.7 Termination or Abandonment

Either party has the option to terminate this AGREEMENT. In the event of failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party, then the obligation to provide further services under this AGREEMENT may be terminated upon seven (7) days' written notice. If any portion of the services is terminated or abandoned by CLIENT, the provisions of this Schedule of Fees and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the services not terminated or abandoned. If said termination occurs prior to completion of any phase of the project, the fee for

services performed during such phase shall be based on COMPANY's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse COMPANY for termination costs.

8.8 Waiver

COMPANY's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

8.9 Severability

If any provision of this AGREEMENT is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this AGREEMENT shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

8.10 Successors and Assigns

All of the terms, conditions, and provisions hereof shall inure to the benefit of and are binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this AGREEMENT shall be made without written consent of the parties to this AGREEMENT.

8.11 Third-Party Beneficiaries

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the COMPANY. The COMPANY's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against the COMPANY because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT and COMPANY agree to require a similar provision in all contracts with contractors, subcontractors, sub-consultants, vendors and other entities involved in this project to carry out the intent of this provision.

8.12 Governing Law and Jurisdiction

The CLIENT and the COMPANY agree that this AGREEMENT and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Colorado without regard to any conflict of law provisions, which may apply the laws of other jurisdictions.

It is further agreed that any legal action between the CLIENT and the COMPANY arising out of this AGREEMENT or the performance of the services shall be brought in a court of competent jurisdiction in the State of Colorado.

8.13 Dispute Resolution

Mediation. In an effort to resolve any conflicts that arise during the design or construction of the project or following the completion of the project, the CLIENT and COMPANY agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The CLIENT and COMPANY further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

8.14 Attorney's Fees

If litigation arises for purposes of collecting fees or expenses due under this AGREEMENT, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the party justly entitled thereto. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

8.15 Ownership of Instruments of Service

All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by COMPANY as instruments of service shall remain the property of COMPANY. COMPANY shall retain these records for a period of five (5) years following completion/submission of the records, during which period they will be made available to the CLIENT at all reasonable times.



8.16 Reuse of Documents

All project documents including, but not limited to, plans and specifications furnished by COMPANY under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by COMPANY, shall be at the CLIENT's sole risk, and CLIENT shall defend, indemnify and hold harmless COMPANY from all claims, damages and expenses including attorneys' fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by the COMPANY, and the COMPANY makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the COMPANY be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of the electronic files.

8.17 Failure to Abide by Design Documents or To Obtain Guidance

The CLIENT agrees that it would be unfair to hold COMPANY liable for problems that might occur should COMPANY'S plans, specifications or design intents not be followed, or for problems resulting from others' failure to obtain and/or follow COMPANY'S guidance with respect to any errors, omissions, inconsistencies, ambiguities or conflicts which are detected or alleged to exist in or as a consequence of implementing COMPANY'S plans, specifications or other instruments of service. Accordingly, the CLIENT waives any claim against COMPANY, and agrees to defend, indemnify and hold COMPANY harmless from any claim for injury or losses that results from failure to follow COMPANY'S plans, specifications or design intent, or for failure to obtain and/or follow COMPANY'S guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities or conflicts contained within or arising as a result of implementing COMPANY'S plans, specifications or other instruments of service. The CLIENT also agrees to compensate COMPANY for any time spent and expenses incurred remedying CLIENT's failures according to COMPANY'S prevailing fee schedule and expense reimbursement policy.

8.18 Opinion of Probable Construction Cost

As part of the Deliverables, COMPANY may submit to the CLIENT an opinion of probable cost required to construct work recommended, designed, or specified by COMPANY, if required by CLIENT. COMPANY is not a construction cost estimator or construction contractor, nor should COMPANY'S rendering an opinion of probable construction costs be considered equivalent to the nature and extent of service a construction cost estimator or construction contractor would provide. This requires COMPANY to make a number of assumptions as to actual conditions that will be encountered on site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; the cost and extent of labor, equipment and materials the contractor will employ; contractor's techniques in determining prices and market conditions at the time, and other factors over which COMPANY has no control. Given the assumptions which must be made, COMPANY cannot guarantee the accuracy of its opinions of cost, and in recognition of that fact, the CLIENT waives any claim against COMPANY relative to the accuracy of COMPANY'S opinion of probable construction cost.

8.19 Design Information in Electronic Form

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, COMPANY reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. CLIENT shall retain copies of the work performed by COMPANY in electronic form only for information and use by CLIENT for the specific purpose for which COMPANY was engaged. Said material shall not be used by CLIENT or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by COMPANY without COMPANY's express written permission. Any unauthorized use or reuse or modifications of this material shall be at CLIENT'S sole risk. Furthermore, the CLIENT agrees to defend, indemnify, and hold COMPANY harmless from all claims, injuries, damages, losses, expenses, and attorneys' fees arising out of the modification or reuse of these materials.

The CLIENT recognizes that designs, plans, and data stored on electronic media including, but not limited to computer disk, magnetic tape, or files transferred via email, may be subject to undetectable alteration and/or uncontrollable deterioration. The CLIENT, therefore, agrees that COMPANY shall not be liable for the completeness or accuracy of any materials provided on electronic media after a 30-day inspection period, during which time COMPANY shall correct any errors detected by the CLIENT to complete the design in accordance with the intent of the contract and specifications. After 40 days, at the request of the CLIENT, COMPANY shall submit a final set of sealed drawings, and any additional services to be performed by COMPANY relative to the



submitted electronic materials shall be subject to separate agreement. The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by the COMPANY and electronic files, the signed or sealed hard-copy construction documents shall govern.

#### 8.20 Information Provided by Others

The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys and instructions required by this AGREEMENT. The COMPANY may use such information, requirements, reports, data, surveys and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof. The COMPANY shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the CLIENT and/or the CLIENT's consultants and contractors.

COMPANY is not responsible for accuracy of any plans, surveys or information of any type including electronic media prepared by any other consultants, etc. provided to COMPANY for use in preparation of plans. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless the COMPANY from any damages, liabilities, or costs, including reasonable attorneys' fees and defense costs, arising out of or connected in any way with the services performed by other consultants engaged by the CLIENT.

COMPANY is not responsible for accuracy of topographic surveys provided by others. A field check of a topographic survey provided by others will not be done under this AGREEMENT unless indicated in the Scope of Services.

#### 8.21 Force Majeure

The CLIENT agrees that the COMPANY is not responsible for damages arising directly or indirectly from any delays for causes beyond the COMPANY's control. CLIENT agrees to defend, indemnify, and hold COMPANY, its consultants, agents, and employees harmless from any and all liability, other than that caused by the negligent acts, errors, or omissions of COMPANY, arising out of or resulting from the same. For purposes of this AGREEMENT, such causes include, but are not limited to, strikes or other labor disputes; severe weather disruptions or other natural disasters or acts of God; fires, riots, war or other emergencies; disease epidemic or pandemic; failure of any government agency to act in a timely manner; failure of performance by the CLIENT or the CLIENT'S contractors or consultants; or discovery of any hazardous substances or differing site conditions. Severe weather disruptions include but are not limited to extensive rain, high winds, snow greater than two (2) inches and ice. In addition, if the delays resulting from any such causes increase the cost or time required by the COMPANY to perform its services in an orderly and efficient manner, the COMPANY shall be entitled to a reasonable adjustment in schedule and compensation.

#### 8.22 Job Site Visits and Safety

Neither the professional activities of COMPANY, nor the presence of COMPANY'S employees and sub-consultants at a construction site, shall relieve the general contractor and any other entity of their obligations, duties and responsibilities including, but not limited to, construction means, methods, sequence, techniques or procedures necessary for performing, superintending or coordinating all portions of the work of construction in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. COMPANY and its personnel have no authority to exercise any control over any construction contractor or other entity or their employees in connection with their work or any health or safety precautions. The CLIENT agrees that the general contractor is solely responsible for job site safety, and warrants that this intent shall be made evident in the CLIENT's AGREEMENT with the general contractor. The CLIENT also agrees that the CLIENT, COMPANY and COMPANY'S consultants shall be indemnified and shall be made additional insureds on the general contractor's and all subcontractor's general liability policies on a primary and non-contributory basis.

#### 8.23 Hazardous Materials

CLIENT hereby understands and agrees that COMPANY has not created nor contributed to the creation or existence of any or all types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution, whether latent or patent, at CLIENT's premises, or in connection with or related to this project with respect to which COMPANY has been retained to provide professional services. The compensation to be paid COMPANY for said professional services is in no way commensurate with, and has not been calculated with reference to, the potential risk of injury or loss which may be caused by the exposure of persons or property to such substances or conditions. Therefore, to the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold COMPANY, its officers, directors,

employees, and consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, or consequential, including, but not limited to, attorney fees and Court costs, arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acid, alkalis, toxic chemicals, liquids gases, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

It is acknowledged by both parties that COMPANY'S Scope of Services does not include any services related to asbestos or hazardous or toxic materials. In the event COMPANY or any other party encounters asbestos or hazardous or toxic materials at the job site, or should it become known in any way that such materials may be present at the job site or any adjacent areas that may affect the performance of COMPANY'S services, COMPANY may, at its option and without liability for consequential or any other damages, suspend performance of services on the project until the CLIENT retains appropriate specialist consultant(s) or contractor(s) to identify, abate and/or remove the asbestos or hazardous or toxic materials, and warrants that the job site is in full compliance with applicable laws and regulations.

Nothing contained within this AGREEMENT shall be construed or interpreted as requiring COMPANY to assume the status of a generator, storer, transporter, treater, or disposal facility as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

#### 8.24 Certificate of Merit

The CLIENT shall make no claim for professional negligence, either directly or in a third party claim, against COMPANY unless the CLIENT has first provided COMPANY with a written certification executed by an independent design professional currently practicing in the same discipline as COMPANY and licensed in the State in which the claim arises. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a design professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to COMPANY not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

#### 8.25 Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the CLIENT and the COMPANY, the risks have been allocated such that the CLIENT agrees, to the fullest extent permitted by law, to limit the liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the COMPANY and COMPANY'S officers, directors, partners, employees, shareholders, owners and sub-consultants shall not exceed \$50,000.00, or the COMPANY'S total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

#### EXCLUSIONS:

- Geotechnical Explorations and designs
- Environmental Audits/Site Assessments
- Construction Observation
- Data Backup and Recovery

#### Municipal Advisor

The COMPANY is not a Municipal Advisor registered with the Security and Exchange Commission (SEC) as defined in the Dodd-Frank Wall Street Reform and Consumer Protection Act. When the CLIENT is a municipal entity as defined by said Act, and the CLIENT requires project financing information for the services performed under this AGREEMENT, the CLIENT will provide the COMPANY with a letter detailing who their independent registered municipal advisor is and that the CLIENT will rely on the advice of such advisor. A sample letter can be provided to the CLIENT upon request.



This AGREEMENT is approved and accepted by the CLIENT and COMPANY upon both parties signing and dating the AGREEMENT. Services will not begin until COMPANY receives a signed agreement. COMPANY's services shall be limited to those expressly set forth in this AGREEMENT and COMPANY shall have no other obligations or responsibilities for the Project except as agreed to in writing. The effective date of the AGREEMENT shall be the last date entered below.

Sincerely,

HR GREEN, INC.

\_\_\_\_\_  
Kenneth Price

Approved by: \_\_\_\_\_

Printed/Typed Name: George A. Wentz

Title: Vice President Date: \_\_\_\_\_

CITY OF WOODLAND PARK

Accepted by: \_\_\_\_\_

Printed/Typed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_



## STAFF REPORT

**TO:** Mayor Pro-Tem LaBarre and City Council

**FROM:**

**DATE:** December 2, 2021

**SUBJECT:** Approve Ordinance No.1409, Series 2021 for a Conditional Use Permit, Preliminary Plat and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone as requested by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner). **(QJ)**  
*(Presenter, Planning Director Sally Riley)*

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### BACKGROUND:

### RECOMMENDATION:

**ATTACHMENTS:**

1. 1. CC Staff Report Tamarac Tech Park
2. 2. 2021-10-27\_REVISED Site Plan, Preliminary Plat, Elevations
3. 3. Tamarac Tech Parc CUP Narrative-enhanced clean 102521
4. 4. Traffic Study Findings REVISED 11.09.21
5. 5. Comments from Todd Wiseman 10.28.21
6. 6. 2021-11-10 draft PC Minutes
7. 7. Ordinance No 1409 Tamarac Parc CUP,PP, SPR



Planning and  
Building

# City of Woodland Park Staff Report - Planning Commission

Meeting Date: December 2, 2021

| <u>Agenda Item</u> | <u>Department</u> | <u>Presenter</u>                 |
|--------------------|-------------------|----------------------------------|
| 9.A.               | Planning          | Sally Riley<br>Planning Director |

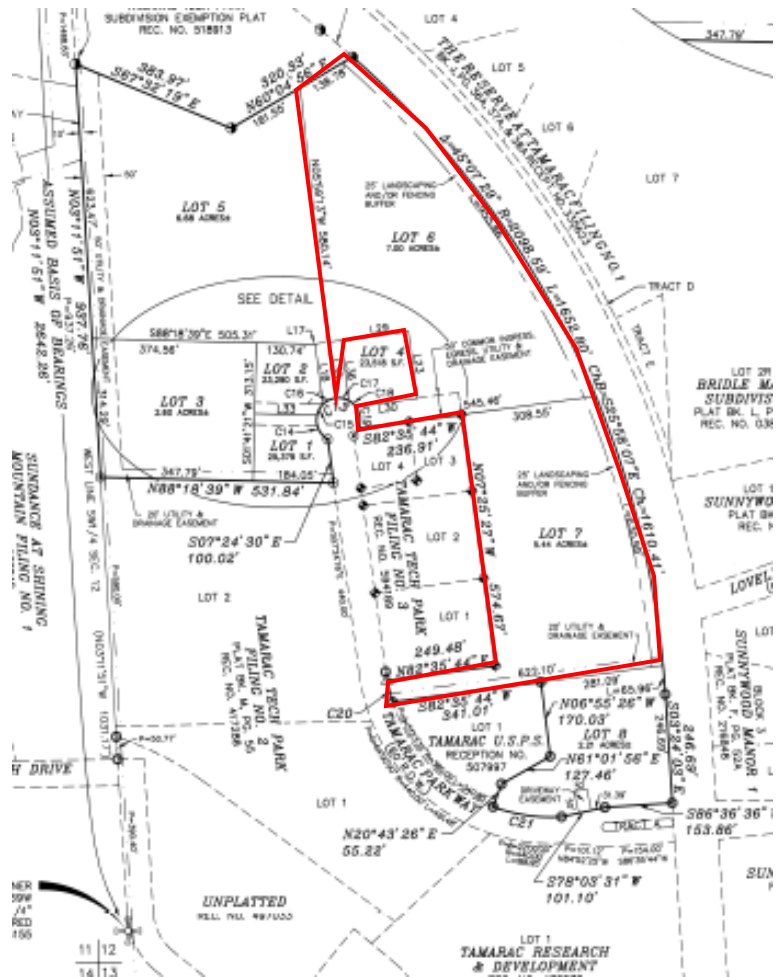
## ITEM 9.A.

**SUB2021-08 & CUP/SPR 2021-04:** A request by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) for a Preliminary Plat, Conditional Use Permit and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres (total of 167 units) with a gross density of 13.46 dwelling units/acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone district. (QJ)

## BACKGROUND

The Tamarac Tech Park land are was originally owned by the U.S. Forest Service (USFS), known as the "Spielman Tract". It was acquired by a group of investors, the Sage-Tamarac Company, from the USFS in the early 1980s. During the past 30-years, a series of actions have taken place summarized as follows:

- In 1994, Tamarac Tech Park, Filing No. 2 was recorded as a Teller County subdivision and a small portion of Tamarac Parkway was constructed.
- The first Tech Park development was the construction of Rocky Mountain Motorworks distribution center, now Colorado Springs Christian School.
- On May 20, 1999, this area was annexed into the City (Ordinance No. 809) and zoned Heavy Service Commercial/Light Industrial (HSC/LI) (Ordinance No. 821).
- On May 4, 2006, Tamarac Tech Park Filing No. 3 created five lots. Two of the five lots were sold and developed by Woodland Fitness Center and Rampart Surveys.
- On November 1, 2007, Filing No. 4 created eight lots and a small road extension dedicated to the City.





- In 2009, owners Bob Young and Lawrence Sheerin began a dialoged with staff to replat and rezone a portion of Filing No. 4 to residential. They delayed the rezoning until after the 2010 Comprehensive Plan was completed, which included an additional 400 high priority residential units to the build-out of Woodland Park.
- In 2014, Tamarac Tech Park Filing No. 5 was replatted and rezoned. Lot 6 is 7.0 acres with access at the end of the cul-de-sac. Lot 6 was rezoned to Multi-family Residential Urban (MFU) with a density of nine (9) to 20 units per acre or a maximum of 140 units. Lot 7 is 5.44 acres with access via a 50-foot wide strip of land between the Post Office and Woodland Fitness Center. Lot 7 was rezoned to Multi-family Residential Urban that would allow for nine (9) to 20 units per acre or a maximum of 108. Therefore, a maximum of 248 units are possible when combining Lots 6 and 7. The Tamarac Parc project proposes a total of 167 units or 81 units less than the maximum density.

Currently, the Tamarac Tech Park includes the US Post Office, Christian school, Police Station, Woodland Fitness, Tamarac Business Center, Rampart Surveys, Black Hills Facility, and Village at Tamarac a small manufactured home development. After Tamarac Parc is developed, only five smaller lots will remain undeveloped.

## **SITE & SURROUNDING CHARACTERISTICS**





The site is surrounded by the following zone districts and uses:

| USE   |                                                                                                                                                                                                                                                             | ZONE              |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| North | Shining Mountain Golf Course driving range                                                                                                                                                                                                                  | HSC/LI            |
| East  | SH 67 and the Reserve at Tamarac subdivision developed with single family homes. Also Sunnywood Manor developed with single family homes and located in unincorporated Teller County.                                                                       | SR                |
| South | Both vacant and built commercial properties including the US Post Office, and further south WP Police Operations Center and Tamarac Business Center.                                                                                                        | P/SPL<br>NC<br>SC |
| West  | Both vacant and built commercial properties including Rampart Surveys, Colorado Springs Christian School, Woodland Fitness Center, and Black Hills Energy. Currently, under construction is the small modular home development known as Village at Tamarac. | HSC/LI<br>MFS     |

A large portion of the area is wooded with Ponderosa Pine and Aspen trees. The majority of the site slopes moderately from Highway 67 toward the golf course and Loy Gulch floodplain. The south side of the site slopes to the south. Natural drainage patterns and features run through the site. The collection, conveyance, detention, and release of the stormwater is planned for each developed area in compliance with the City's Drainage Criteria Manual.

Other characteristics of the MFU zone include a maximum height of 30 feet for main buildings (20 feet for accessory buildings); 25-foot front and rear setbacks for main buildings (4-foot rear for accessory buildings); 8-foot side setbacks for main buildings; a minimum 40-foot lot frontage; and 1.5 – 2.5 parking spaces per unit depending on the number of bedrooms. The overall parking requirement is 293 spaces and the design provides 293 spaces.

The proposal generally complies with all of the MFU zone requirements in chapter 18.15. Zoning requirements are typically reviewed in greater detail with the construction Zoning and Building Permits.



## **CODE COMPLIANCE – TITLE 17 SUBDIVISIONS**

This Preliminary Plat application was reviewed under *MC Chapter 17.20 Preliminary Plat* of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A full copy of the Preliminary Plat is attached to this Staff Report.

**Chapter 17.20 Preliminary Plat.** *MC §17.08.260 defines a preliminary plat as a “map of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with these [Subdivision] regulations, to permit the evaluation of the proposal prior to detailed engineering and design.” Chapter 17.20 contains specifications relating to the form and content of a Preliminary Plat.*

**§17.20.010 Preparation process.** **Complies.** The preliminary plat concept was discussed during pre-application conferences with the applicant, the applicant’s engineer and City Staff. It was determined that the preliminary concept of streets and lots were feasible. The Applicant submitted, and the City accepted, a complete preliminary plat application on October 5, 2021. The application, preliminary plat, and supplemental materials (including the Site Plan and Conditional Use narrative) were distributed to appropriate agencies for their review and their comments are incorporated into this Staff Report and the plan set dated October 29, 2021. The Planning Commission review and public hearing is scheduled for November 10, 2021 and City Council review and public hearing for December 2, 2021.

**§17.20.020 – 050.** These sections provide details about the preliminary plat hearing process including hearing notices, approval/denial of a preliminary plat, a field trip, and Council review.

**§17.20.060 Design and drawing.** **Complies.** The preliminary plat presents a true representation of the subdivision as the applicant intends to record it. The preliminary plat is drawn at a scale of 1” = 30’ and includes, for context, a site plan conceptualizing a feasible utility layout, grading, and public and private improvements (i.e., private roads, building locations, parking areas, recreational amenities, trails open space, etc.).

**§17.20.070 – 80 Information & Supplemental Material.** **Complies.** This section is a long list of information required to be contained on the Preliminary Plat and required to be submitted as supplemental information with the application. This preliminary plat is prepared by Colorado Registered Professional Engineer Mike Bramlett (#32314) of J.R. Engineering with offices in Colorado Springs and Fort Collins. All criteria from these sections are shown on the preliminary plat/site plan or has been submitted as supplemental information (including grading, preliminary utilities, landscaping, slope and snow storage, and architectural elevations). The proposal shows approximately 6.5 acres of open space with recreational amenities.

**§17.20.090 Approval-Extension.** This section states that a preliminary plat approval is valid for twenty-four months with a possible one-year extensions if approved by the Planning Commission.

**§17.20.100 Conformance to existing zoning and subdivision regulations.** **Complies.** All final plats and townhouse plats (submitted as one filing or multiple filings) are compared to the approved preliminary plat to ensure substantial conformance. This preliminary plat demonstrates the feasibility of conforming to existing zoning and subdivision regulations. Zoning limitations such as setbacks, heights, and parking requirements are once again evaluated for compliance upon review of the construction drawings for each phase of development.



**Chapter 17.40. Design Standards.** The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements or alleys to ensure an efficient, orderly, well-planned subdivision ready for future construction. Relevant and applicable standards are listed below.

**§17.40.010 - Purpose.** **Complies.** The proposed residential development consisting of 55 townhomes and 3 apartment buildings (112 units) is within a MFU zone which allows from nine to twenty dwelling units (DU) per acre. The 12.44-acre, MFU Lots 6 and 7 allow up to 248 DUs, however, the proposal is for only 167 DUs resulting in a density of 13.46 DU/ac. Attached dwelling units are subject to Chapter 17.32 – Condominiums and Townhouses except for rental buildings (i.e., single ownership apartments), on a single lot are all subject to the conditional use criteria in the MFU zone. The layout and design of the subdivision is compatible and harmonizes with the surrounding neighborhood, provides a desirable setting for buildings, makes use of natural contours, protects views, affords privacy, and does not create conflicts with abutting residential, public or commercial land uses.

**§17.40.020 - Site consideration.**

**Complies.** The land in Lots 6 and 7 is suitable for the subdivision, as proposed. Lots, building envelopes, roadways, driveways, and utilities are arranged on the most developable portion of the site and provide adequate spacing and separation of the apartment buildings and townhomes. It is feasible to construct the townhomes on each lot and meet the maximum 17% driveway slope. Water, sewer, electricity, and natural gas can all be installed. Construction drawings with full engineering details for grading, utilities, drainage and access will be submitted, reviewed and approved by the City Engineer in collaboration with the Fire District, IREA, Black Hills Energy, Century Link and service agencies.

**§17.36.020 – Park Capital Fee or Dedication of Parkland.**

**Complies.** Tamarac Parc includes 6.5 acres of open space that includes park amenities, playground equipment, exercise equipment, and walking trails. The Parks and Recreation Advisory Board (PRAB) met with the developer to assess the developers design and proposal and consider the park amenities as meeting the parkland dedication requirement for 0.027 acres of park land per residential dwelling unit (i.e., at least 4.59 acres).

On October 25, 2021, PRAB recommend that *“In consideration of the approximate 6 acres of developed parks and open space planned in the design and the acceptance to allow public access, staff recommends accepting the proposed parks and recreation land with improvements as satisfying the City’s*



*parks dedication requirement and placing a condition on the Final Plat to allow public access in perpetuity.” Motion carried 4-2.*

**§17.40.040 – 170 Streets, alleys and easements.**

**Complies.** Tamarac Parc is proposed as a private street serving only the residential development and will be maintained by the apartment building owners and Homeowners Association after construction. A minimum 24-foot wide surface with curb and gutter is designed to provide access from three points on Tamarac Parkway and loops through the development. An emergency egress/ingress is also planned to connect to SH67. Eight foot wide easements are added to both sides of the private roadway for utilities. Access is designed to facilitate safe and efficient vehicular and pedestrian movement consistent with and considering local travel patterns and needs. The landscape plan shows a 5-foot wide trail that loops through the open space and surrounds the development.

**§17.40.180 - Drainage.**

**Complies.** The applicant has submitted a preliminary drainage report for the proposed development that demonstrates a feasible urban drainage system utilizing on-site detention and off-site surface flows. Two detention ponds are planned; one in the north discharging toward the west to Loy Gulch through the Village at Tamarac and a smaller pond in the south discharging to Tamarac Parkway and Lovell Gulch. The Lovell Gulch floodplain slightly encroaches on the southeast corner of Lot 7 which will require obtaining a Flood Hazard Development Permit as conditioned. A final drainage report for review by the City Engineer will be required with the infrastructure Zoning Development Permit prior to installation of any infrastructure. The detention ponds are proposed within a tract and are to be inspected, maintained, and repaired by the apartment buildings’ property owner and Homeowner’s Association.

**§17.40.190-240 – Blocks and Lots.**

**Complies.** All lots are reasonably arranged and buildable with adequate provision made for vehicular access from a private drive, parking lots and viable building envelopes. The preliminary plat demonstrates no foreseeable difficulties in securing a zoning and building permit for the three apartment buildings and 55 attached townhomes.

**CODE COMPLIANCE – CHAPTER 18.34.053 SITE PLAN REVIEW**

The Tamarac Parc site plan is being referred through the public hearing process concurrent with the preliminary plat and conditional use permit public hearing process. The site plan and drawings as submitted contain all of the necessary criteria and information (per MC §18.34.060) to assure compliance with *MC §18.34.070 Standards for Site Plan Review*. Staff finds that the proposed development:

- A. Conforms to the applicable provisions, objectives and policies of all city plans (specifically the newly adopted Envision 2030 Comprehensive Plan and the 2018 Parks, Trails and Open Space Master Plan).
- B. Conforms to the applicable provisions, standards, and requirements of all applicable city regulations (specifically MC Title 18 Zoning and MC Title 17 Subdivision).
- C. Is designed (and will be constructed and maintained) to adequately accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site given 1,146 average daily trips per day to and from the site. During the weekday morning peak hour 18 vehicles would enter the site while 57 vehicles would exit. During the weekday evening peak hour 58 vehicles would enter the site while 34 vehicles would exit.

- D. Is designed (and will be constructed and maintained) with appropriate regard to topography, surface drainage, and soil potentials. There are no natural or manmade hazards, streams, or environmentally significant features identified on the site.
- E. Is designed (and will be constructed and maintained), as evidenced by the utility and drainage plans, with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.
- F. Is designed (and will be constructed and maintained) to not duly increase the public danger of fire, explosion, and other safety hazards upon the public, and persons residing or working on the site and vicinity.
- G. Is designed (and will be constructed and maintained), as evidenced by the architectural drawings, to not unduly diminish or impair but to be compatible with the use and enjoyment of vicinity property.

## **CODE COMPLIANCE - CONDITIONAL USE PERMIT REVIEW**

### **CRITERIA**

In the MFU zone district, residential apartment buildings and townhouse buildings are a conditional use. Section 18.57.040.A states: *“The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city.”*

Section 18.57.040.B of the Code includes the following standards that all conditional uses must demonstrate compliance with (*followed in italics by a staff analysis of how the proposed use complies*):

1. The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.  
**Staff Analysis:** *Complies. The project is located on Lots 6 & 7 in the Tamarac Tech Park, Filing No. 5 which are designated for multi-family residential in the City of Woodland Park Comprehensive Plan and rezoned to Multi-Family (MFU) in 2014. The property is buffered from less intense uses by Shining Mountain Golf Course practice range on the north; State Highway 67 on the east which includes a required 25' landscape buffer; that the applicant has increased to 30'; another multi-family parcel on the west; and existing and planned higher intense uses including the Post Office and a planned Neighborhood Commercial center on the south. Multi-family units are needed as a more attainable housing option in Woodland Park.*

*Impact are mitigated by providing ample parking spaces (293 spaces required and provided), vehicular circulation, cut-off fixtures for site lighting, and negligible noise impacts. Traffic generated by the project has been a part of the long-term planning for the Tamarac Tech Park and the City; including the improvements that are currently being made on SH-67 and the entry to the Tamarac Tech Park; and additional street improvements that will be made at the time of development of Tamarac Park – which include a southbound turn lane at the Tamarac Parkway.*

2. The proposed development and use shall not endanger the public health and welfare.  
**Staff Analysis:** *Complies. The proposed multi-family residential use is located in a horizontal mixed-use area. New apartment buildings and townhomes must comply with all building and fire codes in effect at the time of construction.*

3. The proposed development and use shall not substantially injure the value of vicinity properties.  
**Staff Analysis:** *Complies. The proposed development and use are of a good quality and will add value to the vicinity properties – introducing owner and rental housing with attainable, work-force, primary and secondary homes. In addition, an integrated park and open space system accessible to the Woodland Park community is planned creating greater balance of uses and values in the Tamarac Tech Park.*
  
4. The proposed development and use shall be in harmony with the area in which it is to be located.  
**Staff Analysis:** *Complies. Significant effort has been made to fit the plan with its surrounding uses by providing quality owner and rental housing in a planned neighborhood with an interconnected open space & trail system. The plan includes conserving the ‘knoll’ feature; introducing playgrounds and exercise facilities, and a trail loop that connects to adjacent properties. The building architecture focuses on a blended palette of colors and materials and each structure is less than 30’ in height; with buildings sited with a side-on orientation along SH67 to reduce a corridor affect and allow for natural and landscaped areas to extend along the highway.*
  
5. The proposed development and use shall conform to the provisions, objectives, and policies of all city plans adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements, and downtown redevelopment.  
**Staff Analysis:** *Complies. The proposed development plan complies with numerous policies, goals, and objectives of the recently adopted Envision 2030 Comprehensive Plan: it provides attainable housing, planned growth at a lesser density than allowed, optimum travel patterns, feasible utilities for water and sewer service, stormwater facilities and parks, and trails and open space amenities.*
  
6. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.  
**Staff Analysis:** *Complies as conditioned. The Site Plan is compliant with applicable City of Woodland Park’s currently adopted regulations – including its zoning, subdivision, utility, building and engineering specifications.*
  
7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.  
**Staff Analysis:** *Complies. The applicant submitted, and staff accepted, the trip generation letter prepared by LSC Transportation Consultants, Inc. for the Tamarac Parc (dated October 28, 2021). The property is accessible to vehicles and pedestrians with daily access from Tamarac Parkway by way of an access easement between the Post Office and Woodland Fitness Center and an access easement north of the office building from the cul-de-sac. The traffic study indicates that the level of service at key intersections will be satisfactory and complies with current SH-67 improvements being implemented by the City of Woodland Park.*
  
8. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.

**Staff Analysis:** *Complies. The development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with two detention ponds sited to reduce impacts and enhance onsite open space.*

9. The proposed development and use shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.

**Staff Analysis:** *Complies as conditioned. The proposed development will be served by municipal water and wastewater. Sufficient water has been allocated for the multi-family use on this property by the City; and the wastewater and stormwater system comply with City engineering standards.*

10. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.

**Staff Analysis:** *Complies. Wildfire danger will be reduced with the thinning of the forest and understory on the property as part of the development process. There will be no additional safety hazards, such as, toxic or explosive materials introduced into the area by the development. The project will also include fire suppression systems and fire-retardant materials incorporated into the construction of the Lodge apartments; and the project's water system will include fire hydrants. In addition, an emergency vehicle access (EVA) is planned to provide emergency access to and from SH-67.*

11. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas, and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)

**Staff Analysis:** *Complies. The development's architectural character was conceived to provide a carefully scaled mountain theme with no structures over 30' in height. A mix of three residential types is planned in the project.*

**Knoll & Meadow Townhomes:** 55 townhomes in 12 buildings are designated in two types of building types around the knoll and in the meadow areas. The Knoll townhomes consist of walkout and walk-up units sited to fit around the knoll at the south entrance of the project – conserving the knoll as natural open space and maintaining its presence from the view from the highway. The Meadow townhomes are located in the more gradual sloping areas north of the Knoll. Each of the units has a one or two car garage and driveway to utilize for onsite parking meeting the 2-car/unit parking standard of the city. The townhome floor plans range from 1,100sf to 2,200sf in area.



*Meadow Townhome 5-plex*





Knoll Townhome – 4 plex

Lodge Apartments. There are 112 one and two bedroom flats in 3 buildings with a mountain lodge character in the northern part of the development, accessed from Park Place. The two and three-story structures are no more than 30' in height, conforming to the City of Woodland Park height standard. The two-story lodge building has been placed in a side-on configuration along the highway to reduce its presence in the view from the road and will have access to the trail planned to be developed along the highway. A 25' open space & fence buffer is planned from the SH 67 right of way. However, the closest lodge and townhome building are setback 31.5' from the edge of the SH 67 right of way. Park Place is planned as a private roadway as are all driveways and will be maintained by the project's HOA. The apartment unit floor plans range from 620sf to 750sf in area.



**PUBLIC NOTICE**

Public notification included the posting of seven on-site posters along the perimeter of the site, the publication of the public hearings in the Pikes Peak Courier and notices mailed to all property owners within 150 feet of the site perimeter. Staff has received only one written comment from the public as of the writing of this staff report.

## **REFFERAL**

This application was referred to various City departments and external agencies and service providers (including IREA, NETCFPD, Black Hills, CDOT, Century Link, and TDS Telecom). Comments received have been incorporated into the conditions of approval and copies of all referral responses are attached to this staff report.

The Preliminary Plat proposes several private open space tracts that will be owned and maintained by the Homeowners Association. The Parks & Recreation Advisory Board reviewed the preliminary plat on October 25, 2021 and recommended that the City accept the park land dedication (consisting of approximately 6 acres of developed parks and open space planned in the design) and acceptance to allow public access.

## **PLANNING COMMISSION**

The Planning Commission held a public hearing on Wednesday, November 10 and voted 4-1 to recommend approval of the proposal. Commissioner Brown objected to the Parks Dedication, expressing that accepting private land and facilities did not meet the letter of law, and he would prefer fees in lieu of land to be collected. The draft minutes are attached to this report.

## **RECOMMENDATION**

THAT, based on the findings in this staff report and as presented at public hearing, the Planning Commission recommends that City Council approve the request for the Tamarac Parc Preliminary Plat (SPR 2021-08) and Conditional Use/Site Plan Review (CUP/SUB2021-04) to develop a multi-family residential project of 55 townhouses and 3 apartment buildings with a total of 167 units on 12.44 acres with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5 in the MFU zone district, subject to the following conditions:

1. Prior to recording of any future Final Plats and Townhome Plats:
  - a. There shall be inserted on each such plat a statement in a form satisfactory to the City to allow the general public access and use of the development's parks, open space, trails and recreational amenities and calling for maintenance of said facilities in perpetuity;
  - b. The covenants for the subdivision, including the establishment of a Homeowner's Association and documents of the allocation of responsibilities for common areas between the Homeowners Association and the apartment building owner(s) shall be reviewed and deemed acceptable by the City;
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
  - a. Final Site Plan showing fencing details for open space, and final location and specifications of gazebo, playground and exercise equipment consistent with the preliminary plat;
  - b. Final utility plan with profiles for all water, stormwater systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
    - a. Final grading and erosion control plan for the disturbed area;
  - c. Final street plan with profiles, curb and gutter, trails, etc.;
  - d. Final drainage plan and report;
  - e. State Stormwater Management Plan;
  - f. All applicable development impact fees; and
  - g. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer/owner shall request multi-family water tap approval by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.
4. The City shall collect Transportation Capital Fees at the rate applicable at the time of issuance of a Zoning Development Permit/Building Permit to off-set the City's costs to make improvements to SH67 and in accordance with the CDOT Access Permit No. 220127. The Emergency Access to/from SH67 shall be designed and constructed at the developer's expense in accordance with CDOT requirements and prior to the issuance of the first apartment building's certificate of occupancy.

## **ATTACHMENTS**

Complete Plan Set – 20 pages dated 10/29/21

- Preliminary Plat
- Preliminary Site Plan
- Preliminary Grading Plan
- Preliminary Utility Plan
- Slope and Snow Storage
- Preliminary Landscape Plan
- Architectural Elevations

Developers Conditional Use Narrative dated 10/25/21

Traffic Impact Study Findings (page 24) by LSC dated 10/28.21

Citizen's written comments from Todd Wiseman dated 10/28/21

Planning Commission's draft minutes from 11/10/21

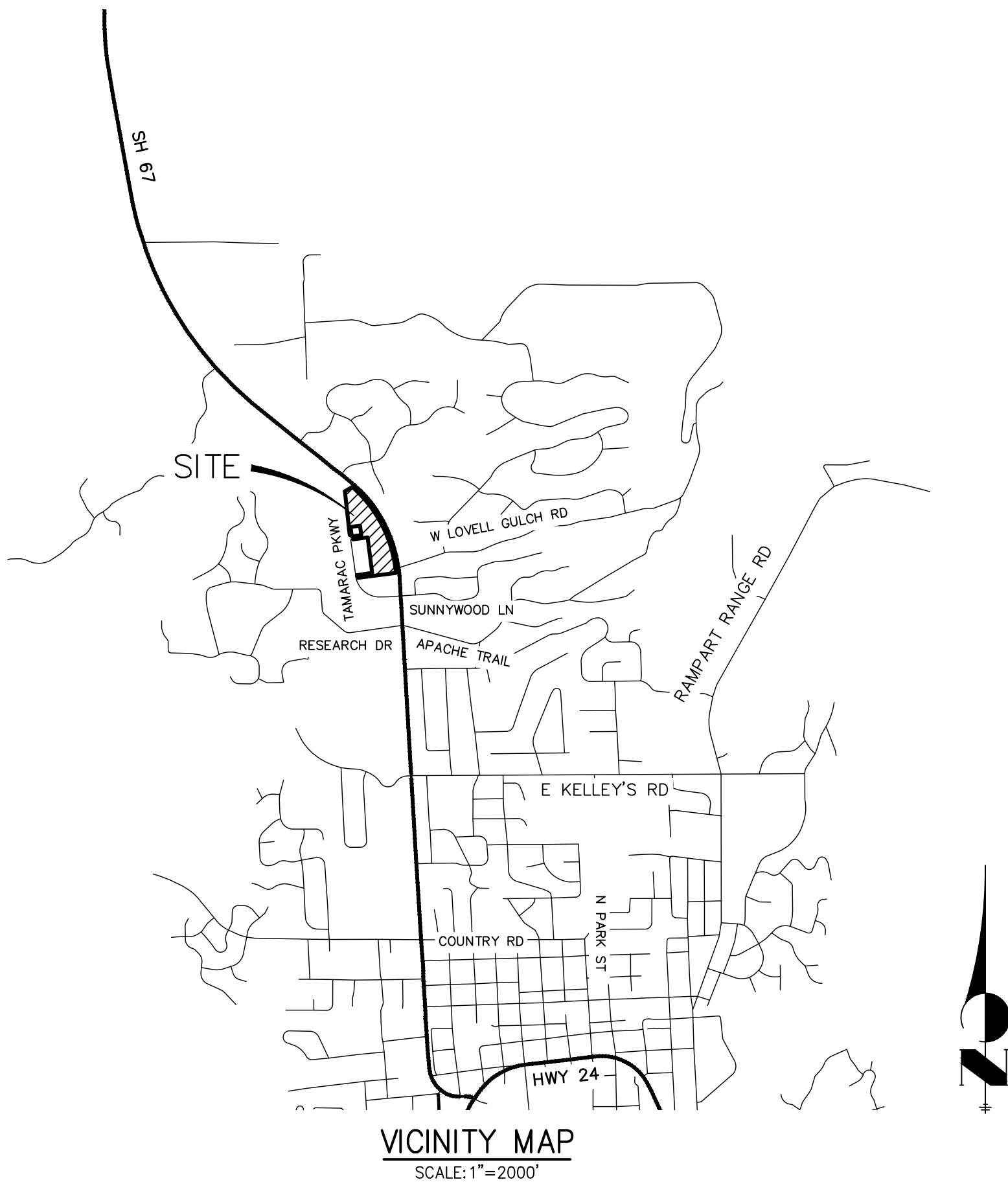
Ordinance No. 1409, Series 2021



LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO

TAMARAC PRELIMINARY PLAT/SITE PLAN



SHEET INDEX

- 1 - COVER SHEET
- 2 - PRELIMINARY PLAT
- 3-4 - PRELIMINARY SITE PLAN
- 5-6 - PRELIMINARY GRADING PLAN
- 7-8 - PRELIMINARY UTILITY PLAN
- 9-10 - SLOPE & SNOW STORAGE EXHIBIT
- 11-12 - LANDSCAPE PLAN
- 13-20 - ARCHITECTURAL ELEVATIONS

APPROVAL CONDITIONS AND RESTRICTIONS

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF CITY OF WOODLAND PARK PLANNING COMMISSION ON, 20\_\_\_\_, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON \_\_\_\_\_, 20\_\_\_\_.

DATE CITY PLANNER  
CITY OF WOODLAND PARK

SITE DATA

OWNER / DEVELOPER: BBY INTERNATIONAL  
7871 LEFTHAND CANYON DRIVE  
JAMESTOWN, OH 80455  
720-810-6480

LIMITS OF DISTURBANCE AREA: 10.2 ACRES

TOTAL SITE AREA: 12.44 ACRES

SCHEDULE OF DEVELOPMENT: SPRING 2022

CURRENT ZONING: MULTI-FAMILY RESIDENTIAL-URBAN

EXISTING USE: VACANT

PROPOSED USE: TOWN HOMES  
NUMBER OF BLDGS: 12  
NUMBER OF UNITS: 55  
APARTMENTS  
NUMBER OF BLDGS: 3  
NUMBER OF UNITS: 112  
DENSITY: 167 DU/12.4 AC=13.46 DU/AC

IMPERVIOUS SITE AREA: IMPERVIOUS EXISTING: 0 SF  
IMPERVIOUS NEW: 268326.05± SF  
% OPEN SPACE (PERVIOUS): 50.48%

MAX BUILDING HEIGHT: 30- FEET FOR PRIMARY STRUCTURE

SETBACKS: FRONT 25' MIN  
REAR 25' MIN  
SIDE YARD 8' MIN

ENGINEER: JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE, SUITE 235  
COLORADO SPRINGS, CO 80919  
719-630-0559

SURVEYOR: RAMPART SURVEYS, LLC  
1050 TAMARAC PARKWAY  
WOODLAND PARK, CO 80863  
719-687-0920

PLANNER: BESTALL COLLABORATIVE LIMITED  
JACK BESTALL  
720-810-6480  
JACK@BESTALLCOLLABORATIVE.COM

LANDSCAPE DESIGN: JIMENEZ DESIGN GROUP, LLC  
JULIO JIMENEZ  
303-913-7417  
JULIO.JDG@COMCAST.NET

| Tamarac Park Parking Analysis 10-29-21 |                 |                       |                 |                     |                  |                  |
|----------------------------------------|-----------------|-----------------------|-----------------|---------------------|------------------|------------------|
|                                        |                 |                       |                 |                     |                  |                  |
| Lodge Apartments                       | 1 Bedroom Units | Parking (1.5space/du) | 2 Bedroom Units | Parking (2space/du) | Parking Required | Parking Provided |
| Building 1 - 38 units                  | 38              | 57                    | 0               | 0                   | 57               | 57               |
| Building 2 - 44 units                  | 26              | 39                    | 18              | 36                  | 75               | 75               |
| Building 3 - 30 units                  | 18              | 27                    | 12              | 24                  | 51               | 51               |
| Total:                                 | 82              | 123                   | 30              | 60                  | 183              | 183              |
| Meadow & Knoll Townhomes               | Units           | Parking (2space/du)   |                 |                     | Parking Required | Parking Provided |
| Meadow Townhomes                       |                 |                       |                 |                     |                  |                  |
| Tract C Blocks 9-12                    | 20              | 40                    |                 |                     | 40               | 40               |
| Tract D Block 5-8                      | 14              | 28                    |                 |                     | 28               | 28               |
| Knoll Townhomes                        |                 |                       |                 |                     |                  |                  |
| Tract E Blocks 3-4                     | 10              | 20                    |                 |                     | 20               | 20               |
| Tract F Blocks 1-2                     | 11              | 22                    |                 |                     | 22               | 22               |
| Total:                                 | 55              | 110                   |                 |                     | 110              | 110              |
| COMBINED TOTAL:                        |                 |                       |                 |                     | 293              | 293              |

PARKING NOTES

1. 1.5 PARKING SPOTS REQUIRED FOR 1 BEDROOM UNITS.
2. 2 PARKING SPOTS REQUIRED FOR 2 BEDROOM UNITS.

OWNER'S SIGNATURE

(I, WE) HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNERS OF THIS PROPERTY AND THAT (I, WE) SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT/SITE PLAN, AS PRESENTED, AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK IN RENDERING ITS APPROVAL.

DATE OWNER(S)

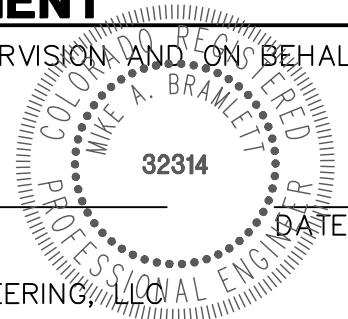


Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
BBY INTERNATIONAL  
7871 LEFTHAND CANYON DRIVE  
JAMESTOWN CO 80455  
ATTN: JACK BESTALL  
720-810-6480  
JACK@BESTALLCOLLABORATIVE.COM



Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

| BY | DATE | REVISION |  | H-SCALE | V-SCALE | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY | LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5 | COVER SHEET | PRELIMINARY PLAT/SITE PLAN |
|----|------|----------|--|---------|---------|----------|-------------|----------|------------|------------------------------------------|-------------|----------------------------|
|    |      | No.      |  | N/A     | N/A     | 10/29/21 | APL         | APL      |            |                                          |             |                            |
|    |      |          |  |         |         |          |             |          |            |                                          |             |                            |

SHEET 1 OF 20

JOB NO. 25199.00



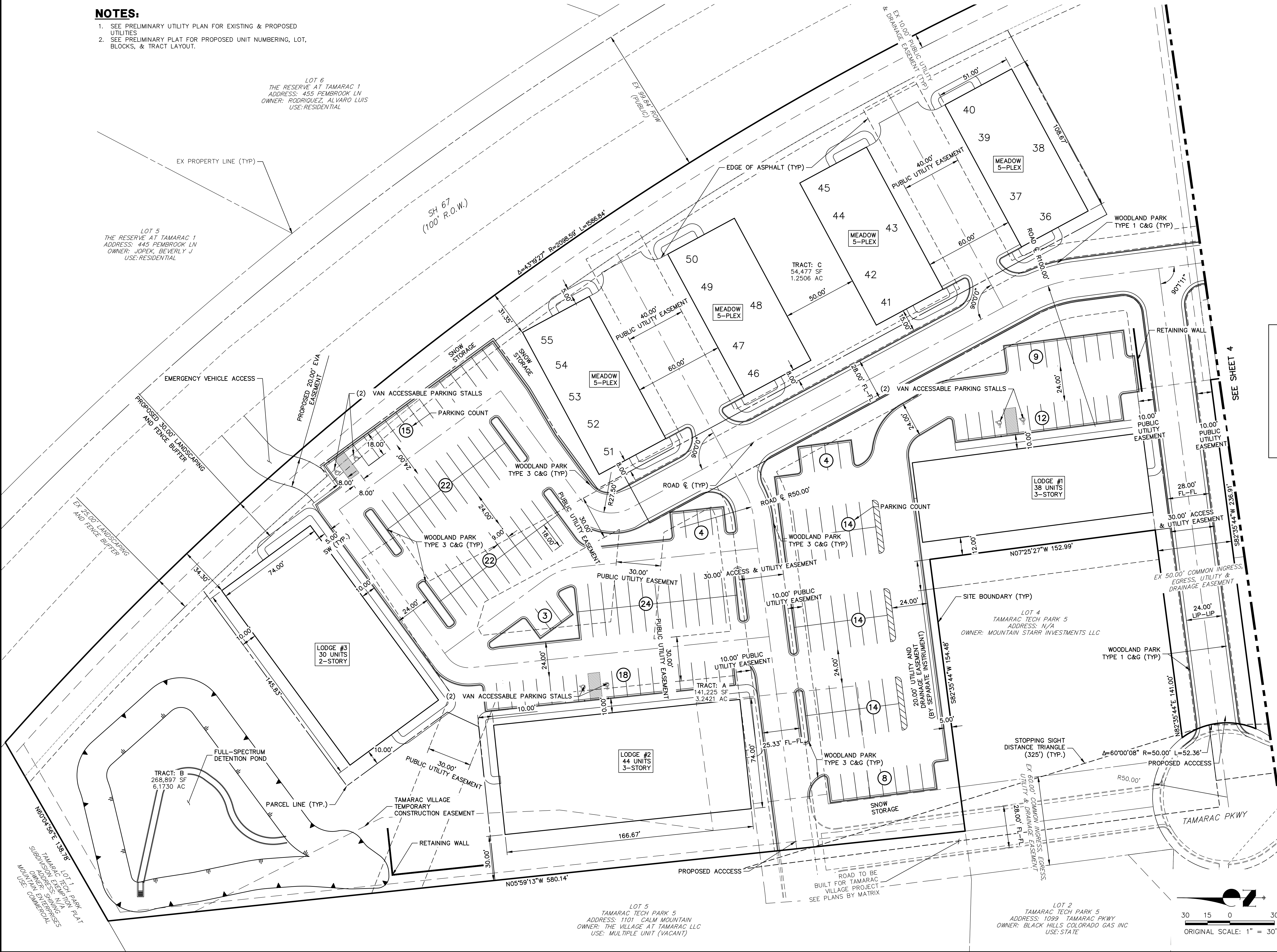
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
PRELIMINARY SITE PLAN

NOTES:

- 1. SEE PRELIMINARY UTILITY PLAN FOR EXISTING & PROPOSED UTILITIES
- 2. SEE PRELIMINARY PLAT FOR PROPOSED UNIT NUMBERING, LOT, BLOCKS, & TRACT LAYOUT.



NOTE:  
UTILITIES NOT SHOWN FOR CLARITY, SEE PRELIMINARY UTILITY PLAN SHEETS 7-8 FOR EX./PROP. UTILITY LOCATIONS.

PRELIMINARY SITE PLAN  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 3 OF 20

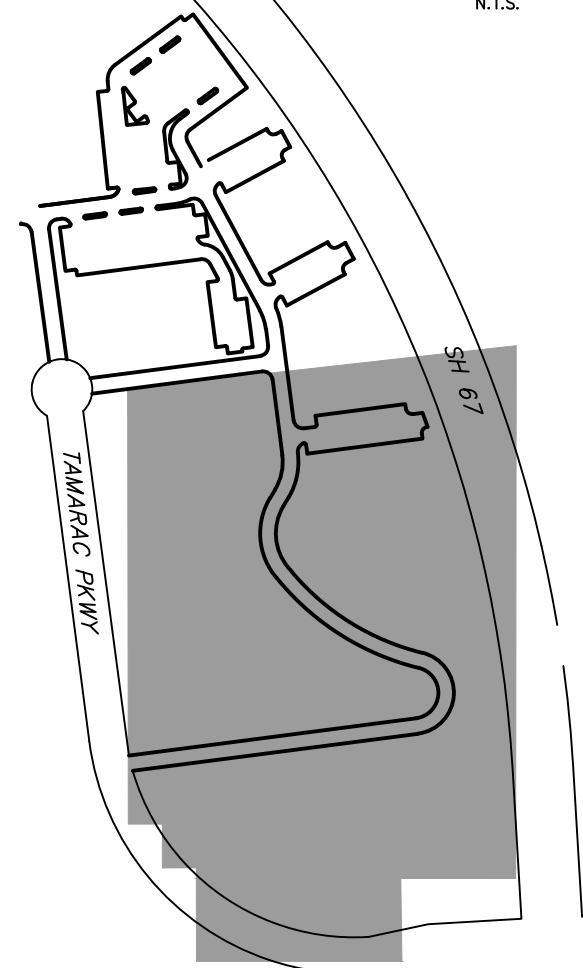


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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
PRELIMINARY SITE PLAN

KEY MAP  
N.T.S.



LOT 8  
TAMARAC TECH PARK 5  
ADDRESS: N/A  
OWNER: MOUNTAIN STARR INVESTMENTS LLC  
USE: COMMERCIAL (VACANT)

LOT 1  
TAMARAC TECH PARK 3  
ADDRESS: 950 TAMARAC PKWY  
OWNER: EVANS, LEE ANN H TRUST  
USE: COMMERCIAL

LOT 2  
TAMARAC TECH PARK 3  
ADDRESS: N/A  
OWNER: DRYER, MURRAY & GERALDINE TRUSTEES  
USE: COMMERCIAL (VACANT)

LOT 1  
TAMARAC TECH PARK 3  
ADDRESS: 950 TAMARAC PKWY  
OWNER: BAIDE, JUSTIN R  
USE: COMMERCIAL

LOT 3  
TAMARAC TECH PARK 3  
ADDRESS: TAMARAC PKWY  
OWNER: LLOYD, KEVIN F  
USE: COMMERCIAL (VACANT)

LOT 4  
TAMARAC TECH PARK 3  
ADDRESS: 1050 TAMARAC PKWY  
OWNER: E & K PROPERTIES LLC  
USE: COMMERCIAL

LOT 7  
TAMARAC TECH PARK 5  
ADDRESS: N/A  
OWNER: MOUNTAIN STARR INVESTMENTS LLC  
USE: MULTIPLE UNIT

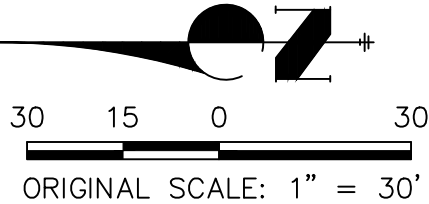
LOT 6  
TAMARAC TECH PARK 5  
ADDRESS: N/A  
OWNER: MOUNTAIN STARR INVESTMENTS LLC  
USE: MULTIPLE UNIT

EX. 5.00' UTILITY  
& DRAINAGE EASEMENT

EX 10.00' FRONT LOT LINE PUBLIC  
UTILITY, DRAINAGE AND  
IMPROVEMENT EASEMENT (TYP)

STOPPING SIGHT  
DISTANCE TRIANGLE  
(325') (TYP.)

STOPPING SIGHT  
DISTANCE TRIANGLE  
(325') (TYP.)



PRELIMINARY SITE PLAN  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 4 OF 20

 **J-R ENGINEERING**  
A Westrian Company

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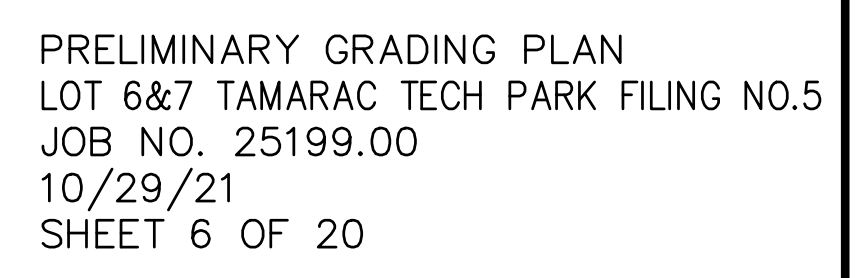


PRELIMINARY GRADING PLAN  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 5 OF 20





**KEY MAP**  
N.T.S.

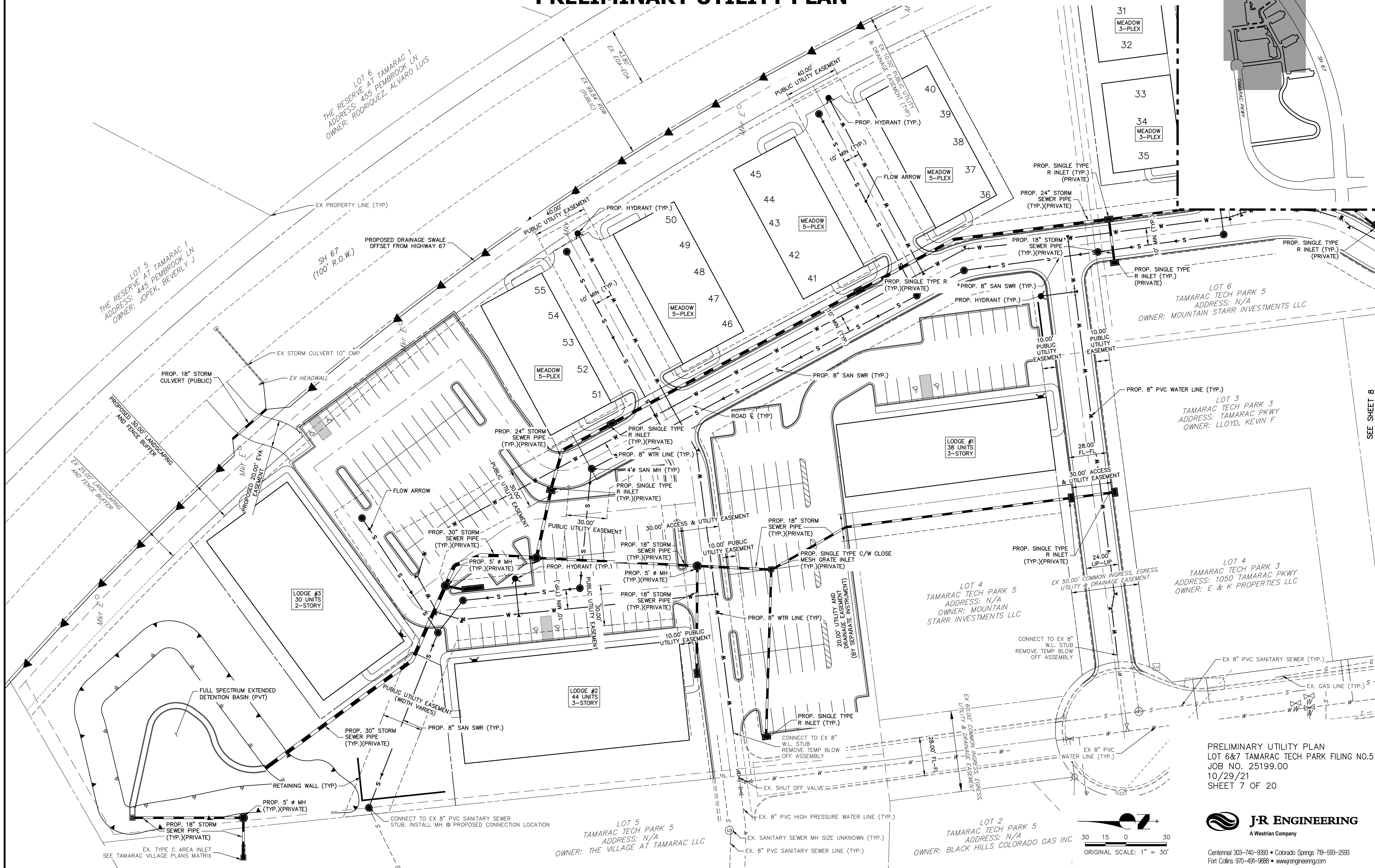
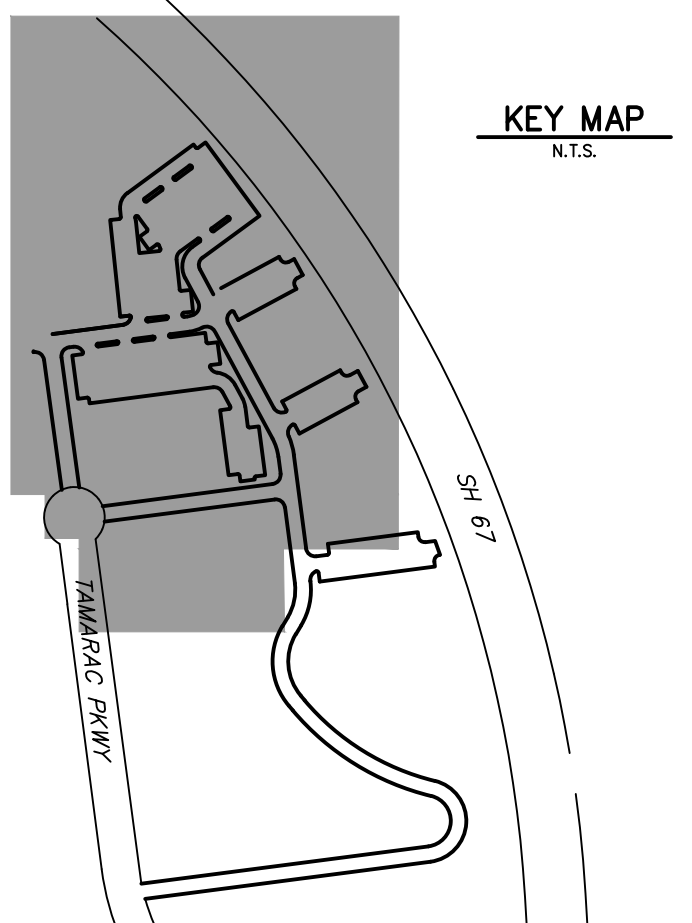


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# LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

## PRELIMINARY UTILITY PLAN



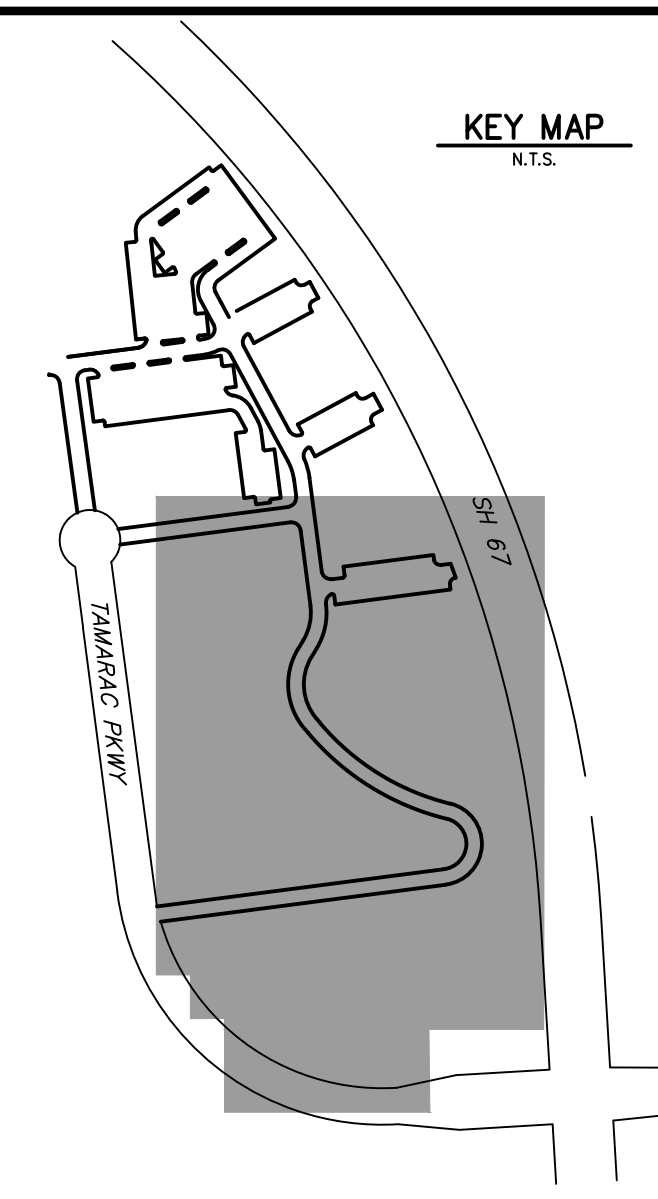
PRELIMINARY UTILITY PLAN  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 7 OF 20



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Fort Collins 970-491-9888 • www.jrengineering.com



**KEY MAP**  
N.T.S.



LOT 8  
TAMARAC TECH PARK 5  
ADDRESS: N/A  
OWNER: MOUNTAIN STARR INVESTMENTS LLC  
USE: COMMERCIAL (VACANT)

LOT 1  
TAMARAC USPS  
ADDRESS: 900 TAMARAC PKWY  
OWNER: EVANS, LEE ANN H TRUST  
USE: COMMERCIAL

LOT 1  
TAMARAC TECH PARK 3  
ADDRESS: 950 TAMARAC PKWY  
OWNER: BADE, JUSTIN R  
USE: COMMERCIAL

LOT 2  
TAMARAC TECH PARK 3  
ADDRESS: N/A  
OWNER: DRYER, MURRAY & GERALDINE TRUSTEES

LOT 4  
TAMARAC TECH PARK 3  
ADDRESS: 1050 TAMARAC PKWY  
OWNER: E & K PROPERTIES LLC

PRELIMINARY UTILITY PLAN  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 8 OF 20



**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



The site plan shows a proposed development located at the intersection of Tamarac Pkwy and SH 67. The development consists of a large building footprint, a parking lot, and a driveway. The building footprint is shown with dashed lines, indicating it is a proposed structure. The parking lot is located to the south of the building. The driveway connects the parking lot to the building. The plan also shows the surrounding roads, including Tamarac Pkwy and SH 67. A north arrow and a scale bar are included in the plan.

Page 67 of 104



**KEY MAP**  
N.T.S.

SH 67  
(100' R.O.W.)

EX 19.87' UTILITY &  
EASEMENT

**KEY MAP**  
N.T.S.

**Lots 6 & 7 Tamarac Park Filling No. 5**

|                      |                  |
|----------------------|------------------|
| <b>Parking Lot A</b> | <b>(SQ. FT.)</b> |
| Parking area         | 39,463           |
| Island area          | 1,225            |
| Total Paved area     | 38,238           |
| Storage required     | <b>3,824</b>     |
| Storage area A1      | 3,070            |
| Storage area A2      | 2,028            |
| Total Storage        | <b>5,098</b>     |

|                      |                  |
|----------------------|------------------|
| <b>Parking Lot B</b> | <b>(SQ. FT.)</b> |
| Parking area         | 28,344           |
| Island area          | -                |
| Total Paved area     | 28,344           |
| Storage required     | <b>2,834</b>     |
| Storage area B1      | 2,588            |
| Storage area B2      | 708              |
| Total Storage        | <b>3,296</b>     |

|                  |                  |
|------------------|------------------|
| <b>Alley I</b>   | <b>(SQ. FT.)</b> |
| Paved area       | 7,352            |
| Storage required | <b>735</b>       |
| Storage area I   | <b>788</b>       |

|                  |            |
|------------------|------------|
| <b>Alley II</b>  | (SQ. FT.)  |
| Paved area       | 7,361      |
| Storage required | <b>736</b> |
| Storage area II  | <b>996</b> |

LOT 6  
TAMARAC TECH PARK 5  
ADDRESS: N/A  
OWNER: MOUNTAIN STARR INVESTMENTS LLC

LOT 3  
TAMARAC TECH PARK 3  
ADDRESS: TAMARAC PKWY  
OWNER: LLOYD, KEVIN F

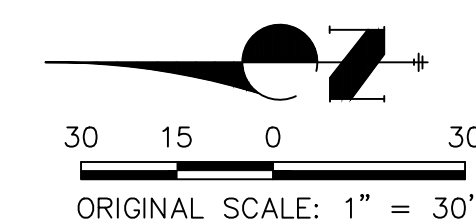
LOT 4  
TAMARAC TECH PARK 3  
ADDRESS: 1050 TAMARAC PKWY  
OWNER: E & K PROPERTIES LLC

LOT 2  
TAMARAC TECH PARK 3  
ADDRESS: N/A  
OWNER: DRYER, MURRAY & GERALDINE TRUSTEES

LOT 1  
TAMARAC TECH PARK 3  
ADDRESS: 950 TAMARAC PKWY  
OWNER: BAADE, JUSTIN R  
USE: COMMERCIAL

AREA WITH GREATER THAN 30% SLOPE  
(SHADED RED, TYP)

SLOPE & SNOW STORAGE  
EXHIBIT  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 10 OF 20



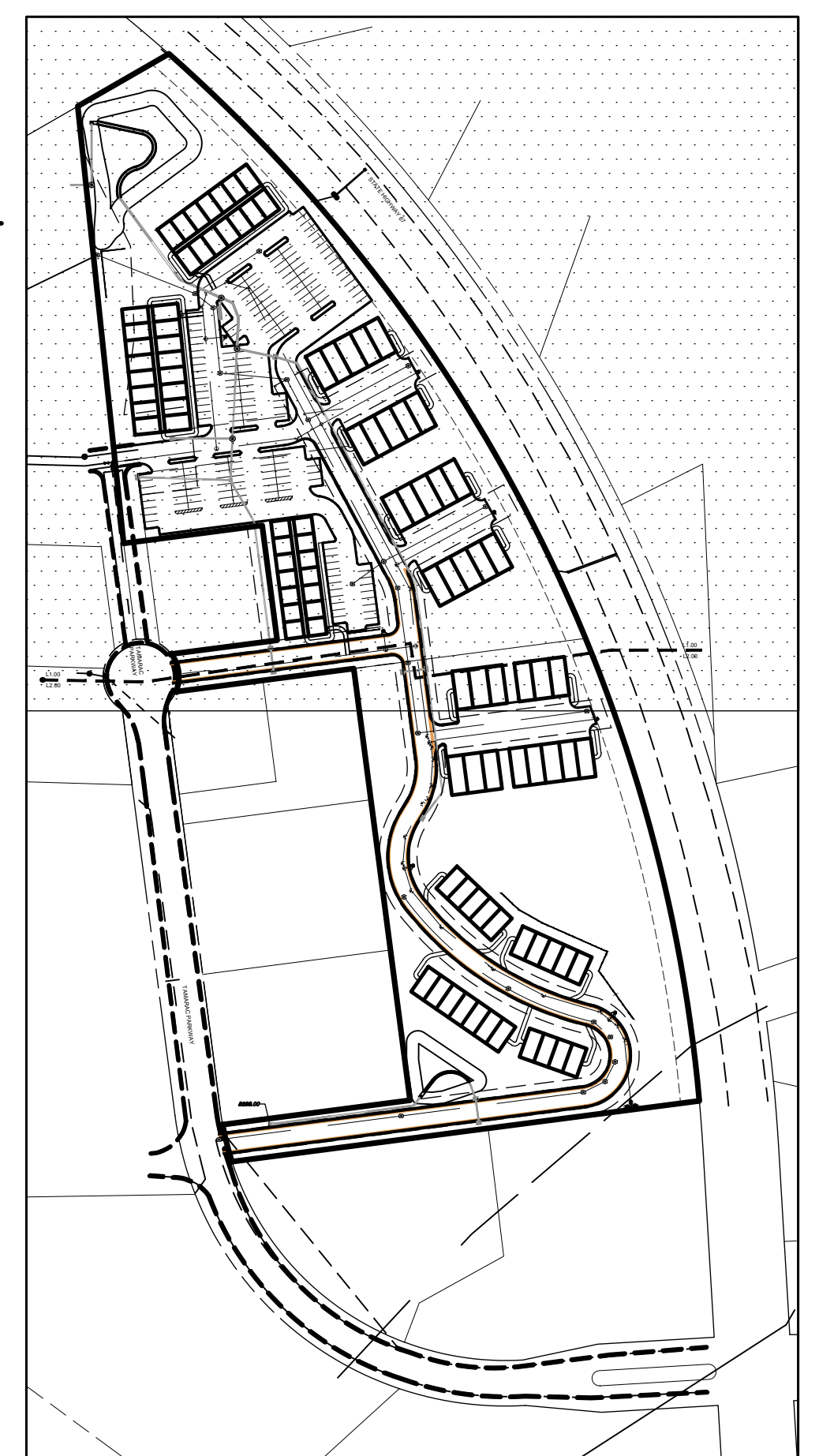
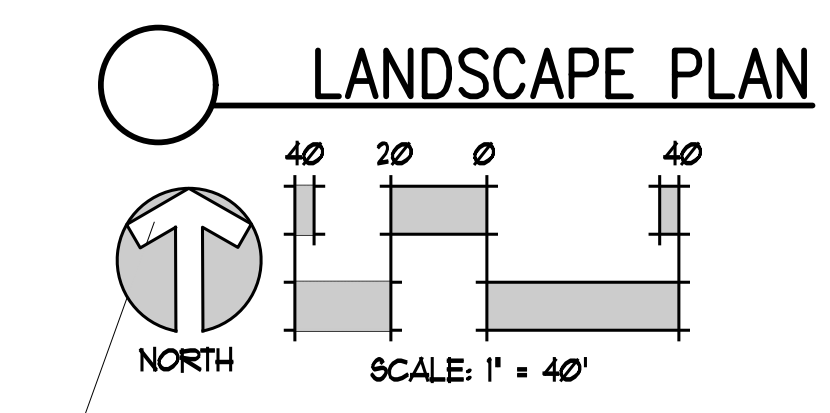
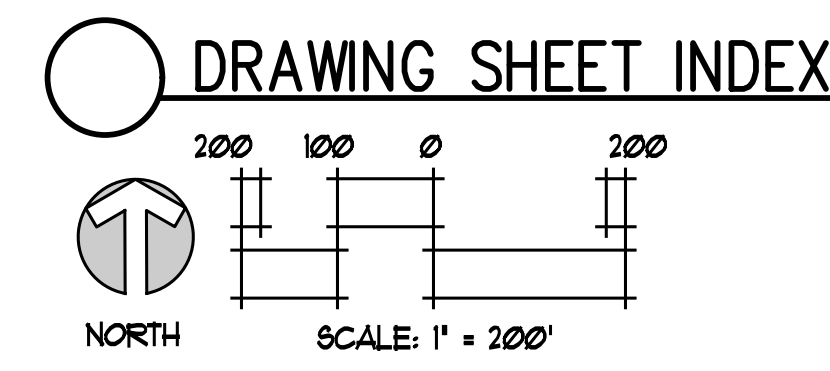
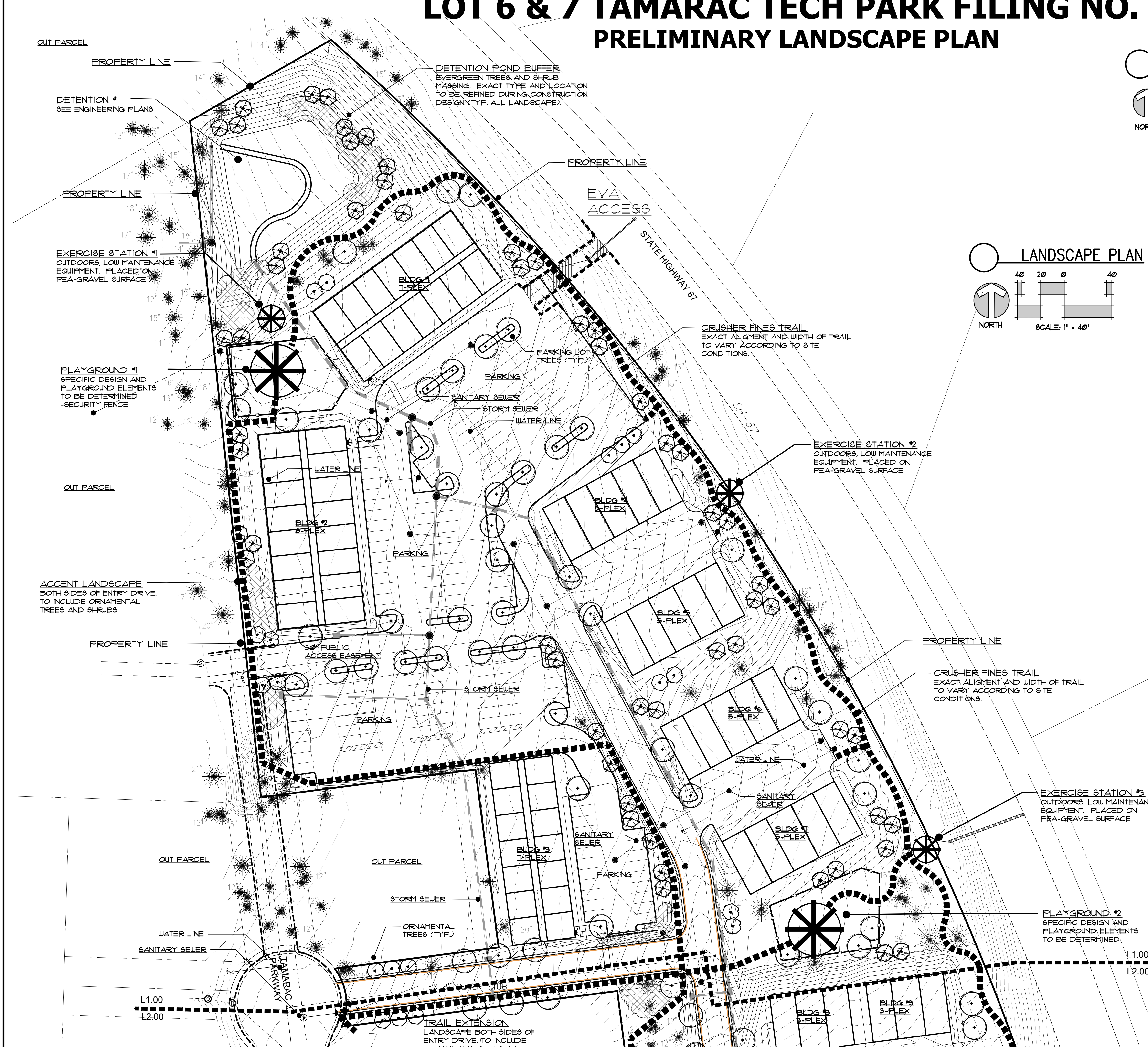
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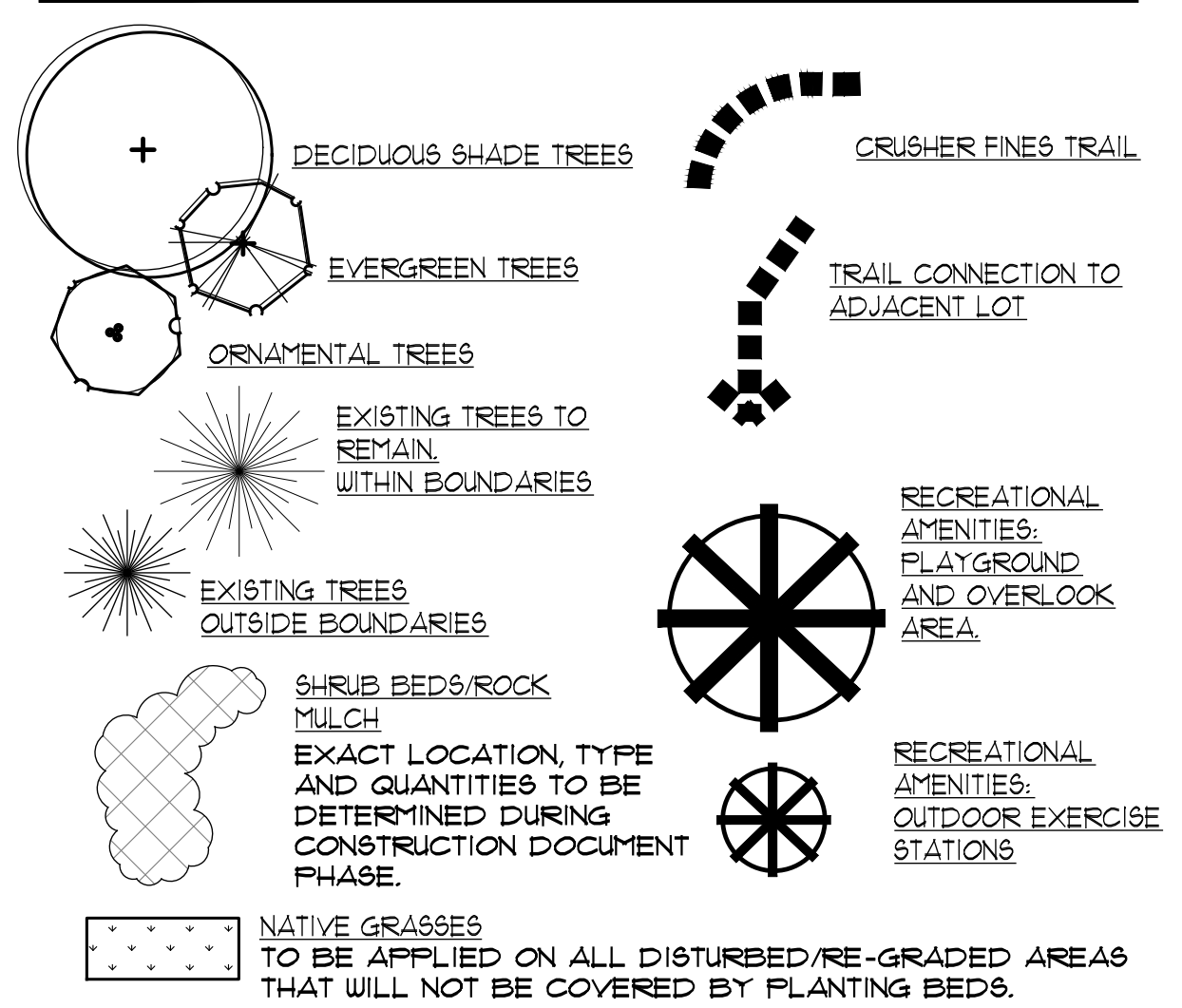


# LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

## PRELIMINARY LANDSCAPE PLAN



### LEGEND



### NOTES:

1. ALL DRAWINGS ARE PRELIMINARY AND THEIR INTEND IS TO PROJECT THE DESIGN APPROACH THAT WILL BE IMPLEMENTED THROUGHOUT THE PROJECT AREA. FINAL DESIGN WILL COMPLY WITH SECTION 18.33.180 OF THE STANDARD REQUIREMENTS ESTABLISHED BY WOODLAND PARK.
2. ACTUAL PLANT MATERIAL LOCATION WILL BE BASED ON FINAL UTILITY LINES AND EASEMENT LOCATIONS, FINAL BUILDING AND PARKING LAYOUT, AND THE SELECTED ALIGNMENT FOR RECREATIONAL AMENITIES.
3. FINAL PLANT TYPE AND QUANTITIES WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT DESIGN, AND ONCE IT HAS BECOME CLEAR THE EXTEND OF EXISTING TREE REMOVAL AND THE OPEN SPACE PROVIDED.
4. ALL DISTURBED/REGRADED AREAS WILL BE PLANTED AND/OR RE-SEEDED WITH NATIVE GRASSES.

PRELIMINARY LANDSCAPE PLAN  
**LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5**  
 JOB NO. JDG00-558  
 10/29/21  
 SHEET 11 OF 20

**JDG** JIMENEZ DESIGN GROUP, LLC.  
 314 Rose Finch Circle Highlands Ranch, Co. 80129  
 Phone: 303.786.9299 Fax: 720.344.0984  
 3D Site Planning | Landscape Architecture | Urban Design

Recipient of these plans understand that the graphics contained within have been prepared by the Jimenez Design Group, LLC, and can not be modified or changed in any way without prior approval from JDG.



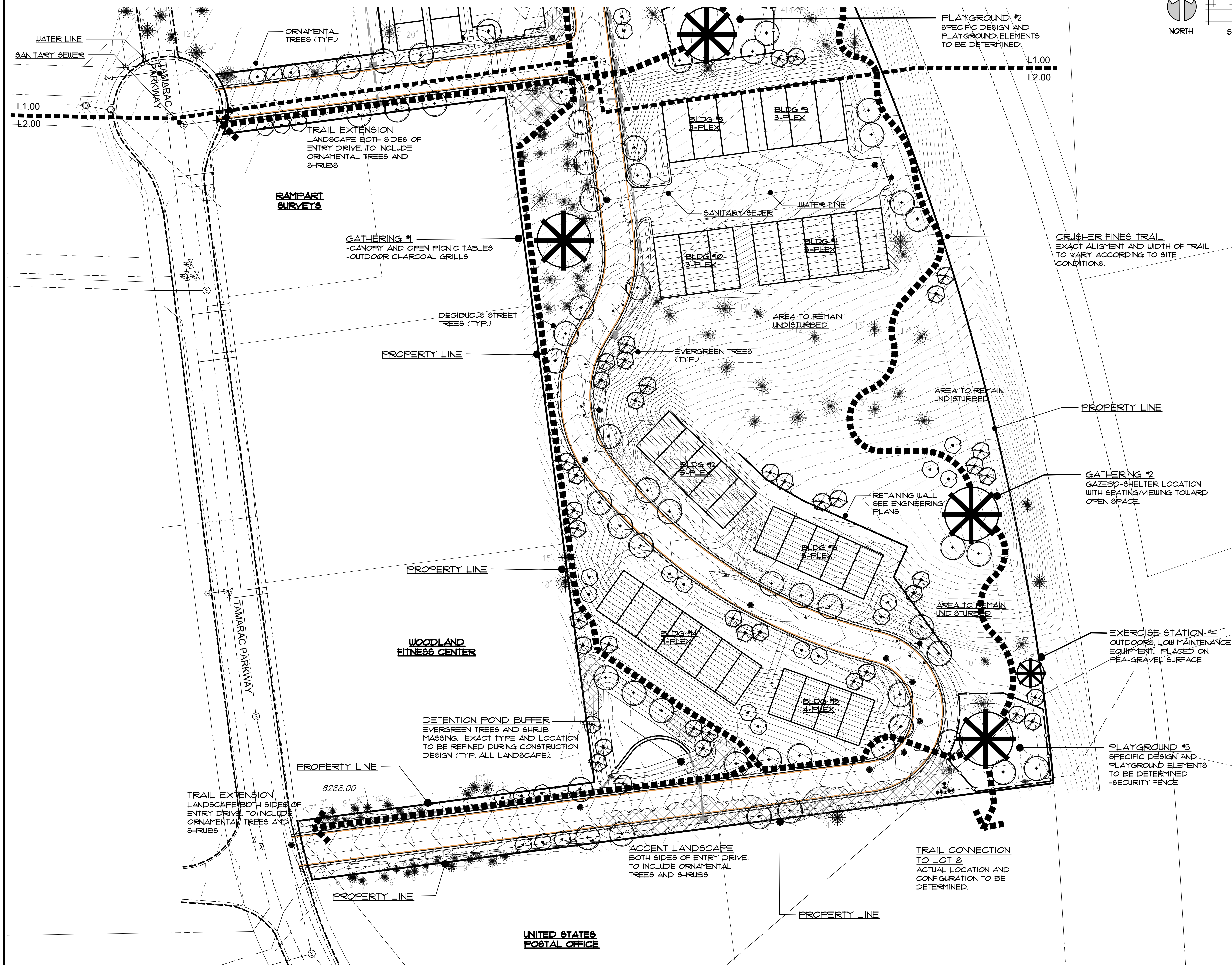
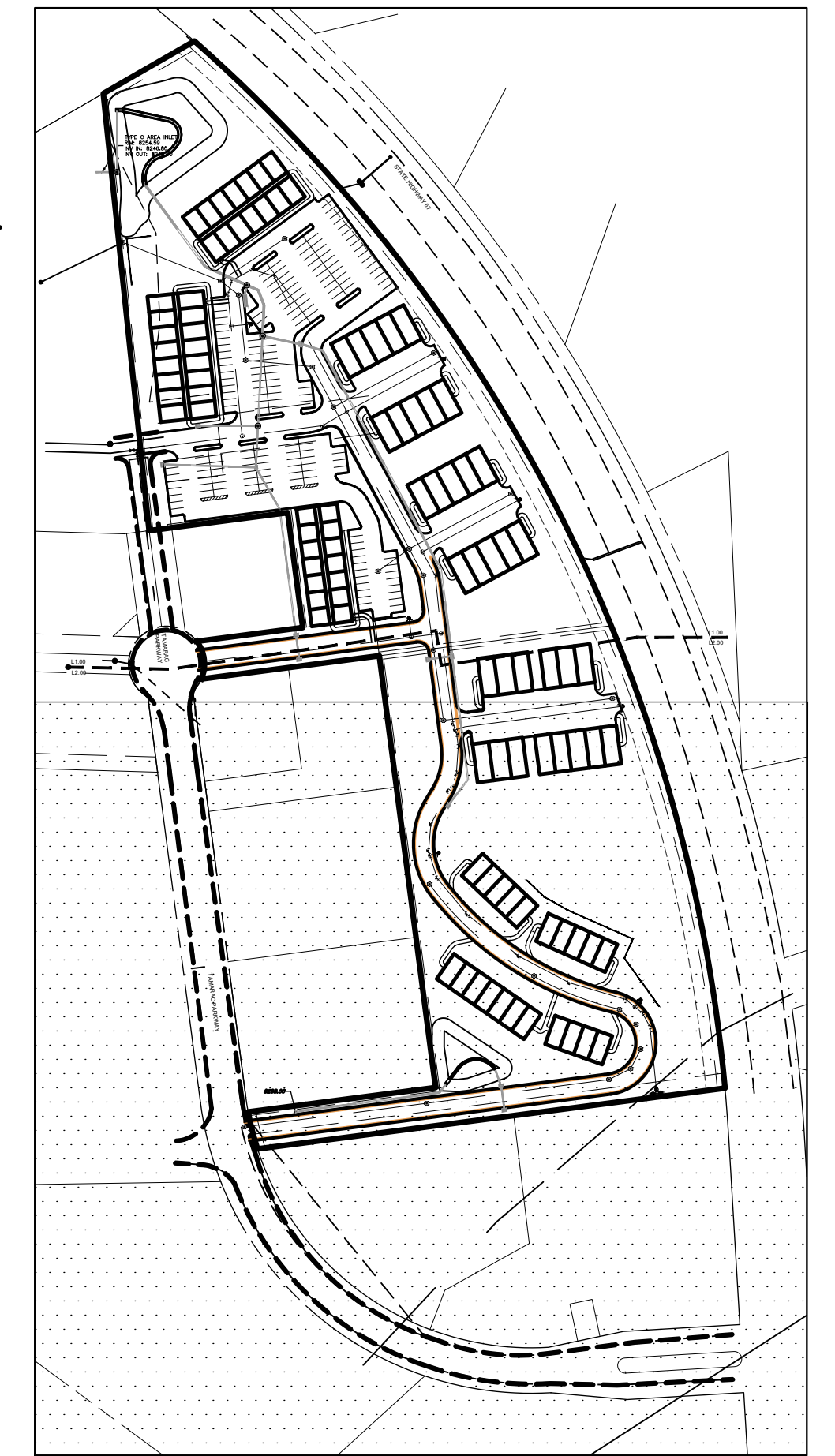
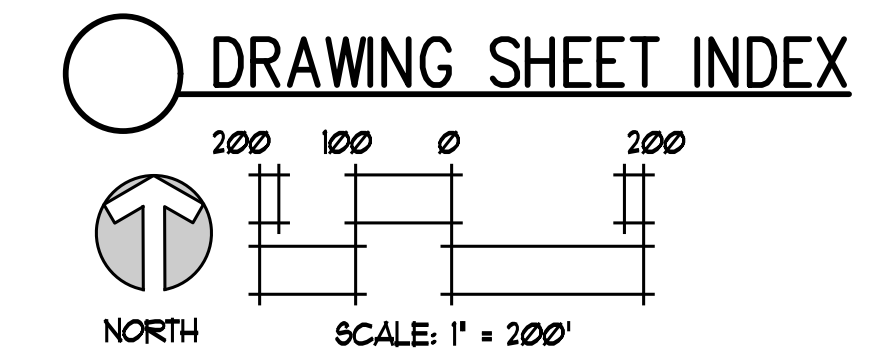
**LANDSCAPE PLAN**

The diagram shows a site layout with a north arrow pointing up. The site is divided into several rectangular areas. The dimensions are given in feet: 40, 20, 0, and 40. The scale is 1" = 40'.

40 20 0 40

NORTH

SCALE: 1" = 40'

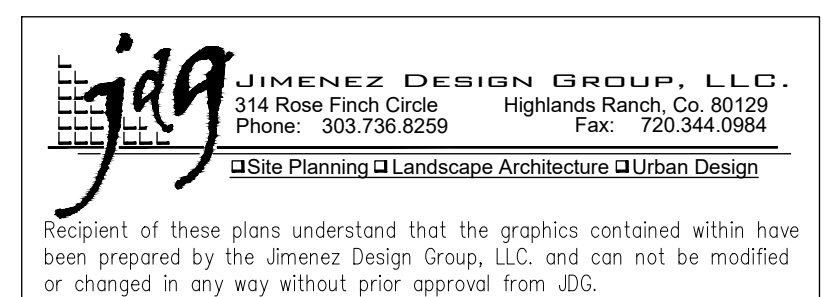


The diagram is a site plan for a park area, featuring several labeled components and symbols:

- DECIDUOUS SHADE TREES:** Represented by a large circle with a '+' sign inside.
- EVERGREEN TREES:** Represented by a hexagon with a triangle inside.
- ORNAMENTAL TREES:** Represented by a circle with a cross inside.
- EXISTING TREES TO REMAIN WITHIN BOUNDARIES:** Represented by starburst symbols.
- EXISTING TREES OUTSIDE BOUNDARIES:** Represented by starburst symbols with dashed lines extending from the main area.
- CRUSHER FINES TRAIL:** Represented by a thick, curved line with rectangular blocks along its edge.
- TRAIL CONNECTION TO ADJACENT LOT:** Represented by a thick, curved line with rectangular blocks along its edge, connecting to the main trail.
- RECREATIONAL AMENITIES: PLAYGROUND AND OVERLOOK AREA:** Represented by a circle with eight radial lines extending to the perimeter.
- RECREATIONAL AMENITIES: OUTDOOR EXERCISE STATIONS:** Represented by a circle with eight radial lines extending to the perimeter, similar to the playground area but with different internal details.
- SHRUB BEDS/ROCK MULCH:** Represented by a cluster of small circles.
- EXACT LOCATION, TYPE AND QUANTITIES TO BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE:** Represented by a dashed line.
- NATIVE GRASSES:** Represented by a rectangle with a grid of small dots inside.
- TO BE APPLIED ON ALL DISTURBED/RE-GRADED AREAS THAT WILL NOT BE COVERED BY PLANTING BEDS:** Represented by a dashed line.

1. ALL DRAWINGS ARE PRELIMINARY AND THEIR INTEND IS TO PROJECT THE DESIGN APPROACH THAT WILL BE IMPLEMENTED THROUGHOUT THE PROJECT AREA.  
FINAL DESIGN WILL COMPLY WITH SECTION 18.33.180 OF THE STANDARD REQUIREMENTS ESTABLISHED BY WOODLAND PARK.
2. ACTUAL PLANT MATERIAL LOCATION WILL BE BASED ON FINAL UTILITY LINES AND EASEMENT LOCATIONS, FINAL BUILDING AND PARKING LAYOUT, AND THE SELECTED ALIGNMENT FOR RECREATIONAL AMENITIES.
3. FINAL PLANT TYPE AND QUANTITIES WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT DESIGN, AND ONCE IT HAS BECOME CLEAR THE EXTEND OF EXISTING TREE REMOVAL AND THE OPEN SPACE PROVIDED.
4. ALL DISTURBED/REGRADED AREAS WILL BE PLANTED AND/OR RE-SEEDDED WITH NATIVE GRASSES.

PRELIMINARY LANDSCAPE PLAN  
**LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5**  
 JOB NO. JDG00-558  
 10/29/21  
 SHEET 12 OF 20





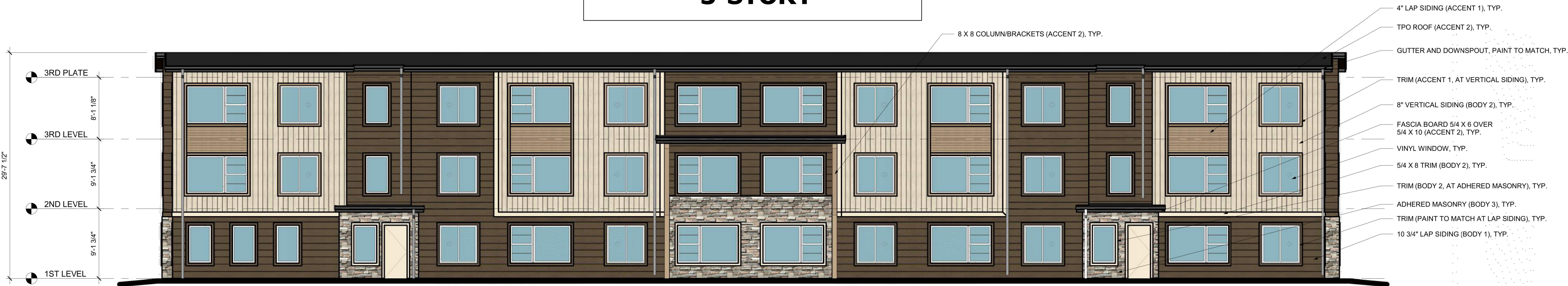
# LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

## ARCHITECTURAL ELEVATIONS

### LODGE APARTMENT #1

#### 38 UNITS

#### 3-STORY



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



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



2 BUILDING 1 - WEST ELEVATION  
1/8" = 1'-0"



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

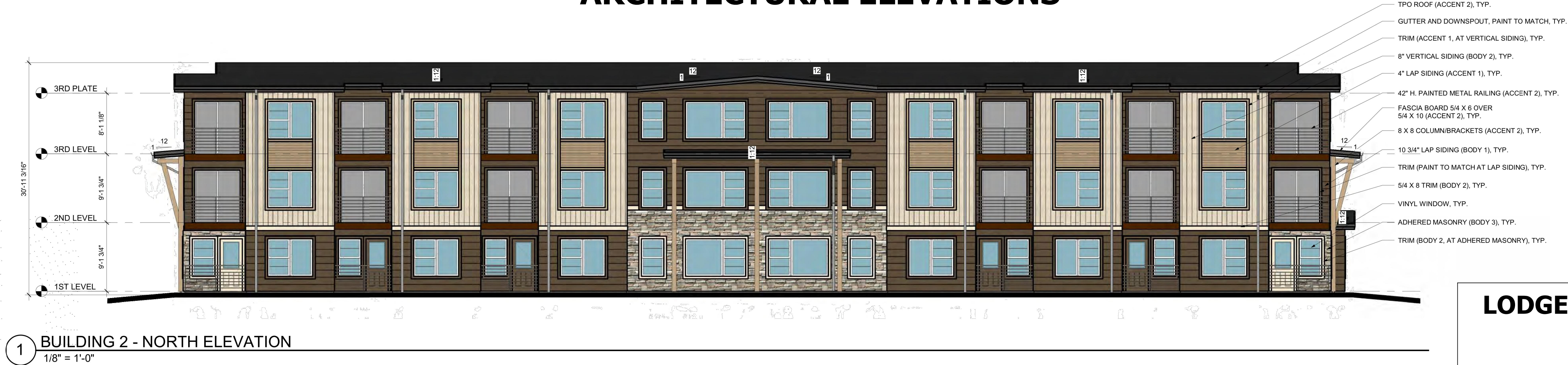
ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 13 OF 20

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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
ARCHITECTURAL ELEVATIONS



**LODGE APARTMENT #2**  
**44 UNITS**  
**3-STORY**



ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 14 OF 20



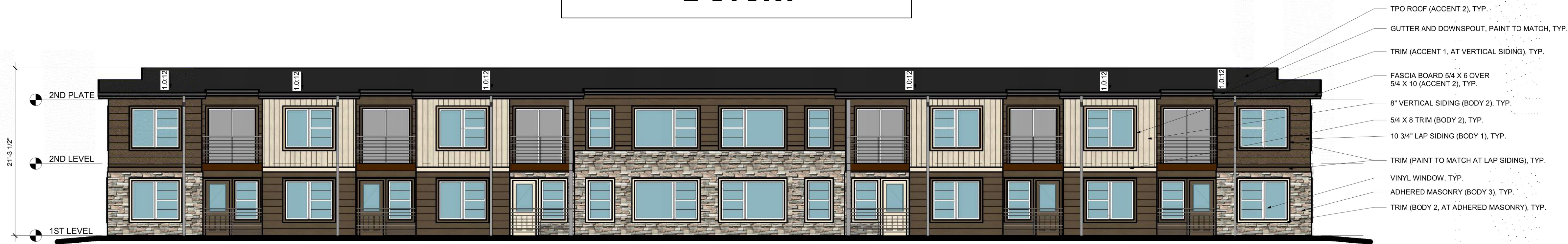
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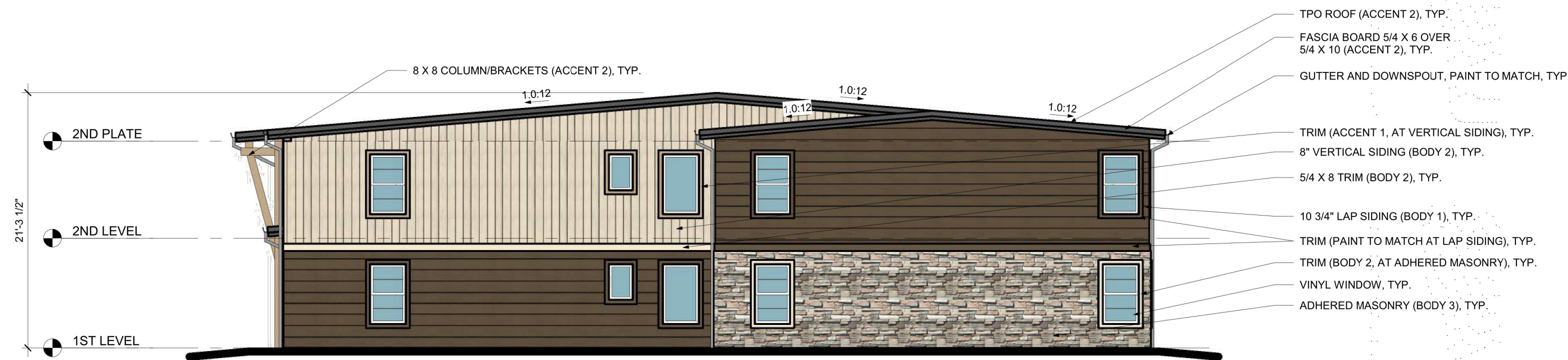
# LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

## ARCHITECTURAL ELEVATIONS

LODGE APARTMENT #3  
30 UNITS  
2-STORY



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



3 BUILDING 3 - NORTH ELEVATION  
1/8" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION  
1/8" = 1'-0"



1 BUILDING 3 - WEST ELEVATION  
1/8" = 1'-0"

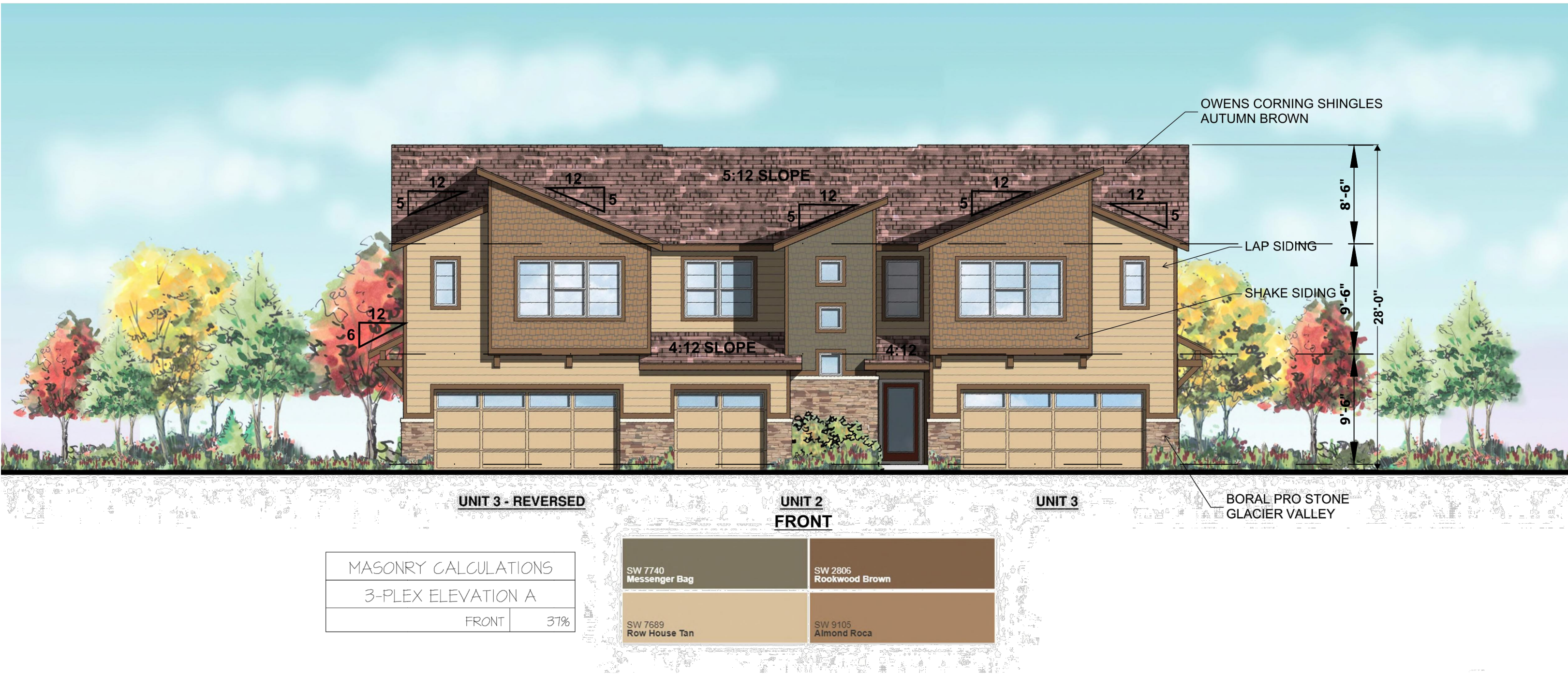
ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 15 OF 20

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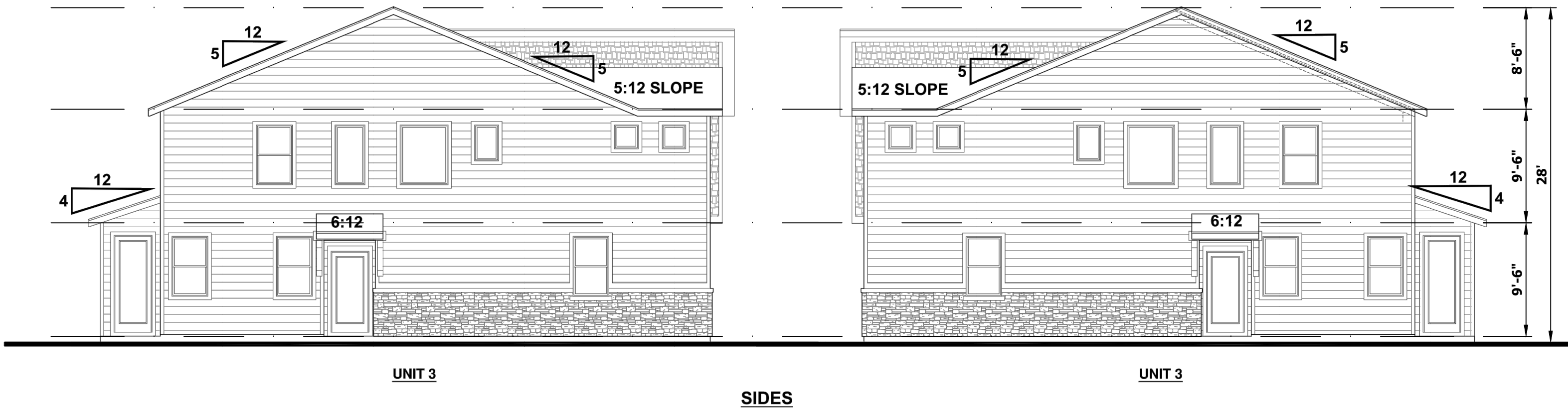
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
ARCHITECTURAL ELEVATIONS



3-PLEX  
SLAB ON GRADE  
MEADOW



| WINDON CALCULATIONS   |     |
|-----------------------|-----|
| UNIT 3 SIDE ELEVATION |     |
| MAIN FLOOR            | 20% |
| UPPER FLOOR           | 20% |

Building 3A  
3-Plex, Elevation A



Building 3A  
3-Plex, Elevation A

ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 16 OF 20

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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
ARCHITECTURAL ELEVATIONS

4-PLEX  
WALK OUT  
KNOLL



4 4-PLEX - LEFT SIDE ELEVATION  
1/8" = 1'-0"



3 4-PLEX - REAR SIDE ELEVATION  
1/8" = 1'-0"



2 4-PLEX - RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 4-PLEX - FRONT SIDE ELEVATION  
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 17 OF 20

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SHAKE SIDING

VERTICAL SIDING

OWENS CORNING SHINGLES  
AUTUMN BROWN

TAP SIDING

5:12 SLOPE

4:12 SLOPE

4:12

4:12 SLOPE

4:12 SLOPE

4:12

4:12 SLOPE

9'-5"

9'-10"

8'-8"

28'-8"

UNIT 3 - REVERSED

UNIT 1 - REVERSED

UNIT 2

FRONT

UNIT 1

UNIT 3

BORAL PRO STONE  
GLACIER VALLEY

|                      |     |
|----------------------|-----|
| MASONRY CALCULATIONS |     |
| 5-PLEX ELEVATION B   |     |
| FRONT                | 47% |

|                          |                           |
|--------------------------|---------------------------|
| SW 7740<br>Messenger Bag | SW 2805<br>Rookwood Brown |
| SW 7689<br>Row House Tan | SW 9103<br>Almond Roca    |

Architectural elevation drawing of a five-unit townhome row. The drawing shows the exterior facade with horizontal siding, multiple windows, and doors. The roof is labeled "5:12 SLOPE" for each unit. The units are labeled at the bottom: UNIT 3, UNIT 1, UNIT 2, UNIT 1 - REVERSED, and UNIT 3 - REVERSED. Vertical dimensions on the right indicate heights of 8'-8", 9'-10", and 9'-5". Roof pitch indicators at the top corners show a 12/5 slope.

Architectural drawings of two house elevations, Unit 3 - REVERSED and Unit 3. Unit 3 - REVERSED shows a house with a 5:12 slope, a 6:12 porch roof, and a 4:12 side roof. Unit 3 shows a house with a 5:12 slope, a 6:12 porch roof, and a 12:5 side roof. Both units have a stone foundation and a gabled roof.

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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
ARCHITECTURAL ELEVATIONS

5-PLEX  
TUCK UNDER  
MEADOW & KNOLL



4 5-PLEX - LEFT SIDE ELEVATION  
1/8" = 1'-0"



3 5-PLEX - REAR ELEVATION  
1/8" = 1'-0"



2 5-PLEX - RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 5-PLEX FRONT ELEVATION  
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 19 OF 20

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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5  
ARCHITECTURAL ELEVATIONS

7-PLEX  
WALK OUT  
KNOLL



4 7-PLEX - LEFT SIDE ELEVATION  
1/8" = 1'-0"



3 7-PLEX - REAR ELEVATION  
1/8" = 1'-0"



2 7-PLEX - RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 7-PLEX - FRONT ELEVATION  
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS  
LOT 6&7 TAMARAC TECH PARK FILING NO.5  
JOB NO. 25199.00  
10/29/21  
SHEET 20 OF 20

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October 25 2021

Attn: Ms. Sally Riley, AICP – Planning Director  
**City of Woodland Park**  
220 W. South Avenue Woodland Park, Colorado

Re: *Tamarac Tech Park Lots 6 & 7 - Site Plan & Preliminary Plat*  
*Conditional Use Standard Compliance*

In response to the Conditional Use requirements the following provides confirmation that the Site Plan is in compliance with the Conditional Use Standards of the City of Longmont Code – 18.57.040.

18.57.040 – Conditional Use Standard Compliance.

1. The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.

- *Compatible Location.* *The project is located on Lots 6 & 7 in the Tamarac Tech Park which are designated for multi-family residential in the City of Woodland Park Comprehensive Plan and rezoned to Multi-Family (MFU) because, in part, it provides a buffered site for a higher density use. The property is buffered from less intense uses by Shining Mountain Golf Course practice range on the north; State Highway 67 on the east which includes a 25' landscape buffer; another multi-family parcel on the west; and existing and planned higher intense uses including the Post Office and a planned Neighborhood Commercial center on the south.*

*Lighting and parking will meet City requirements. Cut-off fixtures will be used for site lighting to mitigate offsite light disbursement. All parking will be provided onsite and exceeds City standards. Traffic generated by the project has been a part of the long-term planning for the Tamarac Tech Park and the City; including the improvements that are currently being made on SH-67 and the entry to the Tamarac Tech Park; and additional street improvements that will be made at the time of development of Tamarac Park – which include a southbound turn lane at the Tamarac Parkway. The multi-family use should have negligible noise impacts should be caused by this use which is required to meet State standards for offsite noise levels.*

2. The proposed development and use shall not endanger the public health and welfare.
  - *Negligible Public Risk.* *The proposed development conforms to City and applicable State and Federal standards and will not endanger public health and welfare.*
3. The proposed development and use shall not substantially injure the value of vicinity properties.
  - *Value-Added.* *The proposed development and use are of a good quality and will add value to the vicinity properties – introducing owner and rental housing with attainable, work-force, primary and secondary homes. In addition, an integrated park and open space system accessible to the Woodland Park community is planned creating greater balance of uses and values in the Tamarac Tech Park.*



October 25 2021

4. The proposed development and use shall be in harmony with the area in which it is to be located.
  - ***Contextually Fitting.*** Significant effort has been made to fit the plan with its surrounding uses by providing quality owner and rental housing in a planned neighborhood with an interconnected open space & trail system. The plan includes conserving the 'knoll' feature; introducing playgrounds and exercise facilities, and a trail loop that connects to adjacent properties. The building architecture focuses on a blended palette of colors and materials and each structure is less than 30' in height; with buildings sited with a side-on orientation along SH67 to reduce a corridor affect and allow for natural and landscaped areas to extend along the highway.



*Tamarac Park Master Plan*

5. The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.
  - ***Compliant.*** The development plan conforms to the City of Woodland Park's policies and plans currently in affect – including the comprehensive, growth

October 25 2021

*management, transportation, housing and utility plans. The plan also conforms to the property's current zoning of Multi-Family Residential Urban (MF-U), that allows for attached residential dwelling units with a density range of 8du/ac to 20du/ac. The plan has a density of 13.46 du/ac with 55 townhomes and 112 apartments.*

6. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.
  - Conforming. *The Site Plan is compliant with applicable City of Woodland Park's currently adopted regulations – including its zoning, subdivision, utility, building and engineering specifications.*
7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.
  - Supportive Circulation. *The property is accessible to vehicles and pedestrians with daily access from Tamarac Parkway by way of an access easement between the Post Office and Woodland Fitness Center and an access easement north of the office building from the culdesac. A traffic study has been completed indicating that the level of service at key intersections will be satisfactory and complies with current SH-67 improvements being implemented by the City of Woodland Park. A looping trail onsite, approximately 2/3's of a mile in length provides for pedestrian separation onsite with connections to Tamarac Parkway main circulation*
8. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.
  - Terrain Responsive. *The development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with two detention ponds sited to reduce impacts and enhance onsite open space.*
9. The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.
  - Adequate Infrastructure. *The project will be served by municipal water and wastewater. Sufficient water has been allocated for the multi-family use on this property by the City; and the wastewater and surface water system plans comply with City engineering standards. The connectivity of the trail and local street system will support future opportunities for multi-modal transportation.*
10. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.
  - Safe Plan. *Wildfire danger will be reduced with the thinning of the forest and understory on the property as part of the development process. There will be no additional safety hazards, such as, toxic or explosive materials introduced into the*



October 25 2021

area by the development. The project will also include fire suppression systems and fire-retardant materials incorporated into the construction of the Lodge apartments; and the project's water system will include fire hydrants. In addition, an emergency vehicle access (EVA) is planned to provide emergency access to the project to SH-67 as conditionally approved by CDOT working with the City of Woodland Park.

11. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council.

- Architectural Character & Amenities. The development's architectural character was conceived to provide a carefully scaled mountain theme with no structures over 30' in height. A mix of three residential types is planned in the project.
  - Knoll & Meadow Townhomes: 55 townhomes in 12 buildings are designated in two types of building types around the knoll and in the meadow areas. The Knoll townhomes consist of walkout and walk-up units sited to fit around the knoll at the south entrance of the project – conserving the knoll as natural open space and maintaining its presence from the view from the highway. The Meadow townhomes are located in the more gradual sloping areas north of the Knoll. Each of the units has a one or two car garage and driveway to utilize for onsite parking meeting the 2-car/unit parking standard of the city. The townhome floor plans range from 1,100sf to 2,200sf in area.



Meadow Townhome 5-plex

- Lodge Apartments. There are 112 one and two Bdrm flats in 3 buildings with a mountain lodge character in the northern part of the development, accessed from Park Place. The two and three-story structures are no more than 30' in height, conforming to the City of Woodland Park height standard. The two-story lodge building has been placed in a side-on configuration along the highway to reduce its presence in the view from the road and will have access to the trail planned to be developed along the highway. A 25' open space & fence buffer is planned from the State Highway 67 right of way. However, the closest lodge and townhome building is setback 31.5' from the edge of the SH 67 right of way. Park Place is planned as a private roadway as are all driveways and will be maintained by the project's HOA. The apartment unit floor plans range from 620sf to 750sf in area.

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- **Amenities.** Unique to Tamarac Park is the creation of a comprehensive Parks & Open Space plan that provides playgrounds, gathering spaces and exercise stations in approximately 6.5 acres of open space with an interconnected trail system looping the project. The Parks & Open Space system is open to both Tamarac Park residents and the Woodland Park community; and will be constructed and maintained by Tamarac Park. The trail is approximately 2/3's of a mile long and connects to the Tamarac Tech Park in two places.



*Parks & Open Space Plan*

12. **Logical Phasing.** The project is planned to be developed in two phases. The initial phase will be on Lot 6 to the north and will include the Lodge apartments on Tract C and the Meadow Townhomes on Tracts D and E. This lot will have access from the Tamarac Parkway at the culdesac and an emergency access to SH67 in Tract C. A water system (looping configuration); and a sanitary sewer and storm drainage & detention systems



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draining to the north are planned for Phase 1. Phase 2 will be developed on Lot 7 with access from Tamarac Parkway for additional Meadow Townhomes and the Knoll Townhomes. Water will be connected to the Phase 1 system and looped to the existing main on the Tamarac Parkway. Separate sanitary sewer; and storm drainage & detention systems will be improved in Phase 2 draining to the south. The park, open space and trail elements will be developed with each phase – providing an integrated, comprehensive system with the completion of Phase 2.



*Phasing Plan*

## **FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

- The site is projected to generate about 1,146 new driveway vehicle trips on the average weekday.
- Approximately three percent of the total vehicle trips generated, 34 trips are projected to be captured internally within Tamarac Tech Park. The balance of the total trips, 1,112 trips will travel external to the Tech Park through the SH 67/Tamarac Parkway intersection.
- During the weekday morning peak hour of adjacent street traffic, 18 vehicles would enter the site while 57 vehicles would exit.
- During the weekday evening peak hour of adjacent street traffic, 58 vehicles would enter the site while 34 vehicles would exit.
- Please refer to the “Level of Service Analysis” section for detailed LOS results at the study-area intersections.
- The intersection of SH 67/Tamarac Parkway is not projected to meet the eight-hour or four-hour signal warrants in the short-term or long-term scenarios with the proposed development.
- Please refer to the “Auxiliary Turn-Lane Analysis” section above for complete details on the need and timing of auxiliary turn lanes.
  - A southbound right-turn deceleration lane on SH 67 at Tamarac Parkway and left turn lanes in the median of SH 67 are being improved as part of the current City of Woodland Park highway improvement project. An additional eastbound separate right turn lane at the SH 67/Tamarac Parkway intersection will be required in the future. Future improvement costs, including these lanes will be shared by future developments accessed by Tamarac Parkway as part of the City of Woodland Park street improvement fee program.
- This development is accounted for within CDOT access permit No. 220127 and the minor increase in trips associated with the actual, current plans for development (compared to the original estimated trip count) is a less than a six percent increase. Since this change is under 20 percent, a new “change-in-use” access permit will not be necessary.

\* \* \* \* \*



**From:** Todd Wiseman [mailto:[toddwiseman@gmail.com](mailto:toddwiseman@gmail.com)]  
**Sent:** Friday, October 29, 2021 7:51 AM  
**To:** Sally Riley <[sriley@city-woodlandpark.org](mailto:sriley@city-woodlandpark.org)>  
**Subject:** Re: Overall Thoughts

[EXTERNAL]

Hi Sally -

It was good to see you tonight. Thanks for your work on this apartment project. A few things I'd like to see carry over or change/get added.

- 1) Keep the neutral color schemes
- 2) I think some strategically placed split wood fencing might look nice and help keep kids away from the highway
- 3) The more natural trees/landscaping the better along the highway
- 4) I told this to Jack, but I prefer the one gazebo on the "knoll" go off the knoll and down behind the knoll where it is hidden.
- 5) In general, I am against cluttering up the property near the highway with exercise equipment/gazebos/playground equipment/etc. That is a very fast highway and I think anything but a trail should be pushed inward
- 6) I actually like they don't have balconies from an outsider perspective
- 7) I would say the "bumpouts" (small cantilever feature) on the building ends should stay as designed. Otherwise the ends look too boxy.

Thanks for considering my thoughts,

Todd Wiseman

# WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for November 10, 2021

## Council Chambers, 220 W South Avenue, Woodland Park

*This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to [sriley@city-woodlandpark.org](mailto:sriley@city-woodlandpark.org).*

### 1. ORDER AND ROLL CALL: Vice Chair Hartsfield called order at 7:03 pm.

Present Commissioner Hartsfield  
Present Commissioner Lee Brown  
Present Commissioner Larry Larsen  
Present Commissioner Ellen Carrick  
Present Commissioner Carrol Harvey  
Staff Present: Planning Director Sally Riley, Planner 1 David Burgess

Members absent were Jon DeVaux and Al Bunge, both excused.

### 2. APPROVAL OF MINUTES: The October 28, 2021 minutes were approved, as presented.

### 3. PUBLIC HEARINGS:

- A. SUB2021-08 & CUP/SPR2021-04: A request by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) for a Conditional Use Permit, Preliminary Plat, and Site Plan Review for Tamarac Parc; a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone. (QJ)

Ms. Riley presented the staff report citing compliance with all applicable provisions for a Preliminary Plat, Site Plan Review, and Conditional Use Permit. Ms. Riley described; the MFU zone district; surrounding uses; Comp Plan Map mixed use; type and number of units proposed; photos of existing conditions; parks, trails and open space improvements; the Parks Advisory Board recommendation; parking analysis; SH67 improvements by the City during Summer of 2022; traffic generation and emergency access; architecture of the apartments and townhomes; public notice and referral process, and recommendation with three conditions. Furthermore, staff has added a fourth condition to memorialize the SH67 improvements and the developer's requirement to remit Transportation Capital Fees.

Applicant Jack Bestall, representative for owner Bob Young, introduced himself and delivered his presentation with photos, maps, development exhibits, and textual framework of the project.

Commissioner Brown commented that three-quarters of the apartments are small one bedroom units, limiting availability to families. Mr. Bestall explained that there is a need for one bedroom units, and that the townhomes can provide larger options and availability to families. He said that adjustments could be made to offer more two bedroom units, but that they are currently comfortable with the project as it is now to provide for workforce and student housing.

Commissioner Carrick asked about pricing, to which Mr. Bestall declined to commit to, given unforeseeable market forces and unpredictable material costs.



There was discussion on parking, and how that accommodates access to the public open space areas, and discussion regarding fencing.

Commissioner Harvey asked if the apartments will have a community space or building. Mr. Bestall replied that there is a community room in the buildings.

Commissioner Carrick asked if there will be barbeque grills assigned to each building, or if private grills will be allowed. Mr. Bestall replied there are grills located as part of the park and trail system, and that he will consider dedicating grills for the individual buildings.

There was discussion regarding the City's authority to review and approve the HOA covenants. Mr. Bestall explained that it would be unlawful for the City to impose requirements in the covenants. Director Riley clarified that these are reviewed only in terms of being consistent with the plat.

Commissioner Harvey asked if there could be some restriction or prohibition of allowing short term rentals (STRs). Mr. Bestall replied it could be a deed restriction, but that he would not agree to restricting property owner's rights and what they could do with their property. Director Riley stated that it is up to the City to establish STR rules and regulations based on the zoning.

Vice Chair Hartsfield opened the public comment portion of the meeting.

Sandie Gordon, Woodland Park, asked for clarification: if the property will be clear cut of trees; if the 30-foot setback from Highway 67 would be left intact; and suggested other buffer areas remain untouched. She also asked about phasing and timetable of the project.

Elizabeth McClintock, Woodland Park, expressed concerns regarding the additional traffic, and difficulties she's experienced with turning movements at Research Drive and Highway 67. She stated that CDOT shares the responsibility for mitigating the traffic impacts along Highway 67.

Joe Fury (via zoom), Woodland Park, commented that his concern regarding full cutoff lighting was addressed during the neighborhood meeting (on October 28, 2021). He expressed concern about a traffic bottleneck on Highway 67 in an evacuation event.

Jack Gordon, Woodland Park, expressed his concern regarding the traffic and turning movements at Research Drive and Highway 67. Vice Chair Hartsfield explained the plans for left turn lanes at Research Drive and also at Tamarac Parkway, should help alleviate some of the traffic issues. Construction is planned for the summer of 2022. Mr. Gordon also disputed the claim that this would be "attainable housing" when no price point has been set. Vice Chair Hartsfield explained that price is not part of the review criteria.

With no further public comment forthcoming, Vice Chair Hartsfield closed the comment period and opened the rebuttal period. Mr. Bestall stated that he may modify the planned tree removal for the sake of tree preservation, and that the trees in the 30-foot setback from Highway 67 will remain mostly untouched. Construction for this project is estimated to begin in the spring of 2023. A Grading Permit and Flood Hazard Development Permit will be required prior to construction.

Commissioner Brown discussed the merits of the project, questioning if it is in the best interest of the City, and if having mostly one bedroom apartments fills the housing needs.

Commissioner Carrick opined that she could see where more rooms might be desirable. Commissioner Larsen shared the same concerns, but understands that the product is market-driven. Commissioner Harvey questioned if it is this Commission's or City Council's place to dictate the design to the developer of the property when it is zoned for this use. There was additional discussion regarding the open space, sidewalks, payment of capital fees, and park usage. Commissioner Brown stated he believes the City should review and approve the proposed park amenities (gazebos, playground and park equipment) and that those be conditioned to be maintained in perpetuity. Commissioner Brown offered several edits to the four conditions below that are shown in red.

**MOTION:** Commissioner Harvey moved, and Commissioner Larsen seconded, based on the findings in the staff report and as presented at this public hearing, the Planning Commission recommends that City Council approve the request for the Tamarac Parc Preliminary Plat (SPR 2021-08) and Conditional Use/Site Plan Review (CUP/SUB2021-04) to develop a multi-family residential project of 55 townhouses and 3 apartment buildings with a total of 167 units on 12.44 acres with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5 in the Multi-Family Residential Urban (MFU) zone district, subject to the following conditions:

1. Prior to recording any future Final Plats and Townhome Plats:
  - a. There shall be inserted on each plat such plat a statement in a form satisfactory to the City to allow the general public access and use of the development's parks, open space, trails and recreational amenities and calling for maintenance of said facilities in perpetuity; and
  - b. The covenants for the subdivision, including the establishment of a Homeowner's Association and documents of the allocation of responsibilities for common areas between the Homeowners Association and the apartment building owner(s) shall be reviewed and deemed acceptable by the City.
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
  - a. Final Site Plan showing fencing details for open space, and final location and specifications of gazebo, playground and exercise equipment consistent with the preliminary plat;
  - b. Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
  - c. Final grading and erosion control plan for the disturbed area;
  - d. Final street plan with profiles, curb and gutter, trails, etc;
  - e. Final drainage plan and report;
  - f. State Stormwater Management Plan;
  - g. All applicable development impact fees; and
  - h. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer or owner shall obtain multi-family water tap approval by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.
4. The City shall collect Transportation Capital Fees at the rate applicable at the time of issuance of a Zoning Development Permit/Building Permit to off-set the City's costs to make improvements to SH67 and in accordance with the CDOT Access Permit No. 220127. The Emergency Access to/from SH67 shall be designed and constructed at



the developer's expense in accordance with CDOT requirements and prior to the issuance of the first apartment building's certificate of occupancy.

**YES:** Hartsfield, Carrick, Harvey, and Larsen; **NO:** Brown Motion **PASSES** 4-1. Commissioner Brown objected to the Parks Dedication, expressing that accepting private land and facilities did not meet the letter of law, and he would prefer fees in lieu of land to be collected. This case now moves to City Council for first reading on November 18, 2021, then to City Council public hearing on December 2, 2021.

**4. REPORTS:**

A. Ms. Riley reported that the next Planning Commission meeting is on Thursday, December 9, 2021 when the Commissioners will have a legislative ordinance removing any zoning standards for in-home day care facilities, and possibly a presentation by the Charis Bible College regarding their Vision Plan. No meetings are scheduled during Thanksgiving and Christmas holidays.

**5. ADJOURN:** The meeting adjourned at 9:28 pm.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_  
Jon DeVaux, Chairman

**CITY OF WOODLAND PARK  
ORDINANCE NO.1409, SERIES 2021**

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT, PRELIMINARY PLAT AND SITE PLAN REVIEW FOR “*18.09.090.N.4 MULTI-FAMILY-DWELLING UNITS AND 18.09090.N.5 APARTMENT BUILDING(S) ON A SINGLE LOT*” USE LOCATED ON TAMARAC PARKWAY WITH A LEGAL DESCRIPTION OF LOTS 6 AND 7, TAMARAC TECH PARK FILING NO. 5 WITHIN THE MULT-FAMILY RESIDENTIAL-URBAN ZONE DISTRICT.

WHEREAS, the City of Woodland Park has received a request for Conditional Use Permit, Preliminary Plat and Site Plan Review of multi-family-dwelling unit development including three apartment buildings (112 units) on a single lot and 55 townhomes on Tamarac Parkway within the Multi-Family Residential-Urban Zone District, with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5; and,

WHEREAS, an application to establish said conditional use has been submitted and considered in accordance with City Municipal Code Chapter 18.57 and other applicable regulations; and,

WHEREAS, in accordance with Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., public notices were published in the Pikes Peak Courier; signs were posted; surrounding property owners’ letters were mailed; and

WHEREAS, the Woodland Park Planning Commission considered the request on November 10, 2021 and recommended approval based on evidence in the staff report and presented at the public hearing; and,

WHEREAS, City Council has considered the request, the Planning Commission recommendations, and after holding a public hearing finds that, as detailed in the staff report and at the public hearing, the standards for granting approval of a Conditional Use Permit, Preliminary Plat and Site Plan Review have been satisfied.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO,  
ORDAINS THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Property Description. The property is legally described as Lots 6 and 7, Tamarac Tech Park Filing No. 5, Woodland Park, Teller County, Colorado.

Section 2. Public Notice. All applicable notice requirements pursuant to the Municipal Code have been satisfied.



Section 3. Approvals. This property is hereby approved for a Conditional Use Permit, Preliminary Plat and Site Plan Review for “18.09.090.N.4 Multi-Family-Dwelling Units plus 18.09.090N.5 Apartment Building(s) on a Single Lot” use subject to the following conditions:

1. Prior to recording any future Final Plats and Townhome Plats:
  - a. There shall be inserted on each plat such plat a statement in a form satisfactory to the City to allow the general public access and use of the development’s parks, open space, trails and recreational amenities and calling for maintenance of said facilities in perpetuity; and
  - b. The covenants for the subdivision, including the establishment of a Homeowner’s Association and documents of the allocation of responsibilities for common areas between the Homeowners Association and the apartment building owner(s) shall be reviewed and deemed acceptable by the City.
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
  - a. Final Site Plan showing fencing details for open space, and final location and specifications of gazebo, playground and exercise equipment consistent with the preliminary plat;
  - b. Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
  - c. Final grading and erosion control plan for the disturbed area;
  - d. Final street plan with profiles, curb and gutter, trails, etc.;
  - e. Final drainage plan and report;
  - f. State Stormwater Management Plan;
  - g. All applicable development impact fees; and
  - h. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer or owner shall obtain multi-family water tap approval by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.
4. The City shall collect Transportation Capital Fees at the rate applicable at the time of issuance of a Zoning Development Permit/Building Permit to off-set the City’s costs to make improvements to SH67 and in accordance with the CDOT Access Permit No. 220127. The Emergency Access to/from SH67 shall be designed and constructed at the developer’s expense in accordance with CDOT requirements and prior to the issuance of the first apartment building’s certificate of occupancy.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING  
PUBLIC HEARING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Hilary LaBarre, Mayor Pro-tem

ATTEST:

\_\_\_\_\_  
Suzanne Leclercq, City Clerk



## City of Woodland Park Staff Report for City Council

Meeting Date: December 2, 2021

| <u>Agenda Item</u> | <u>Department</u> | <u>Presenter</u>                     |
|--------------------|-------------------|--------------------------------------|
| 9B & 9C            | Finance           | Aaron Vassalotti<br>Finance Director |

### **ITEM:**

#### **Ordinance No. 1407 and Ordinance No. 1408, Series 2021**

Following a Public Hearing, approve Ordinance No. 1407, Series 2021: "AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR GENERAL FUND (100)."

And

Ordinance No. 1408, Series 2021: "AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100)."

### **BACKGROUND:**

In accordance with the City Charter, the City Manager prepared and submitted a budget to City Council on October 15, 2021. Over the course of several Council meetings and work sessions, staff and Council reviewed and discussed the proposed draft of the recommended 2022 budget. Changes were made following the initial budget proposed. The ordinances were approved on initial posting on December 2, 2021 and the Public Hearing was set for tonight.

### **DISCUSSION:**

Following a Public Hearing, Approving this Ordinance will appropriate sums of money that will allow for expenditure of revenues in each fund in the amount and for the purpose as set forth in the Ordinances. The budget document with the line item detail has been provided.

### **RECOMMENDED ACTION:**

Following the Public Hearing, approve Ordinance No. 1407 & 1408, Series 2020 for December 2, 2021.



**CITY OF WOODLAND PARK, COLORADO**  
**ORDINANCE NO. 1407, SERIES 2021**

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR GENERAL FUND (100).

WHEREAS, the City Council has adopted the annual budget for the General Fund (100) in accordance with the City Charter on December 2, 2021; and

WHEREAS, the City Council has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures in the fund as set forth in said budget or has made appropriations to expend a portion of fund balance for capital outlays, acquisitions, and improvements; and

WHEREAS, it is not only required by the City Charter, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the City.

NOW, THEREFORE THIS ORDINANCE:

THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO  
ORDAINS;

That an Ordinance entitled “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR GENERAL FUND (100).” be and the same is hereby adopted as follows:

Section 1. That the following sums are appropriated from the revenue or fund balance of each fund to each fund, for the purpose stated:

GENERAL FUND

|                                |                      |
|--------------------------------|----------------------|
| Budgeted Revenue               | <u>\$ 13,814,583</u> |
| Current Operating Expenditures |                      |
| Elected Officials              | \$ 22,500            |
| City Manager                   | 449,272              |
| City Attorney                  | 172,352              |
| Assistant City Manager         | 0                    |
| City Clerk                     | 303,019              |
| Municipal Court                | 88,849               |
| Planning and Building          | 448,902              |
| Inter/Nondepartmental          | 529,699              |

|                                                          |                             |
|----------------------------------------------------------|-----------------------------|
| Education Support                                        | 3,039,009                   |
| Finance                                                  | 445,931                     |
| Parks, Buildings and Grounds                             | 1,246,370                   |
| Information Technology                                   | 449,775                     |
| Police                                                   | 3,236,232                   |
| Public Works Administration                              | 307,082                     |
| Fleet Maintenance                                        | 451,982                     |
| Street Operations                                        | 532,437                     |
| Total Current Operating Expenditures                     | 10,979,411                  |
| Debt Service Expenditures                                | 975,538                     |
| Capital Outlay Expenditures                              | 744,000                     |
| Transfers Out                                            | 548,179                     |
| <b>Total General Fund Expenditures and Transfers Out</b> | <b><u>\$ 13,247,128</u></b> |

Section 2. This Ordinance shall be in full force and effect on and after January 1, 2022 after adoption and publication required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 2nd DAY OF DECEMBER, 2021.

\_\_\_\_\_  
Hilary LaBarre, Mayor Pro Tem

ATTEST:

\_\_\_\_\_  
Suzanne Leclercq, City Clerk



**CITY OF WOODLAND PARK, COLORADO**  
**ORDINANCE NO. 1408, SERIES 2021**

AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100).

WHEREAS, the City Council has adopted the annual budget in accordance with the City Charter on December 2, 2021; and

WHEREAS, the City Council has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures in each fund as set forth in said budget or has made appropriations to expend a portion of fund balance for capital outlays, acquisitions, and improvements; and

WHEREAS, it is not only required by the City Charter, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the City.

NOW, THEREFORE THIS ORDINANCE:

THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO  
ORDAINS;

That an Ordinance entitled “AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE CITY OF WOODLAND PARK, COLORADO FOR THE 2022 BUDGET YEAR FOR ALL FUNDS EXCEPT THE GENERAL FUND (100).” be and the same is hereby adopted as follows:

Section 1. That the following sums are appropriated from the revenue or fund balance of each fund to each fund, for the purpose stated:

**GRANTS FUND**

|                                                |                     |
|------------------------------------------------|---------------------|
| Budgeted Revenues                              |                     |
| Victim Assistance Law Enforcement (VALE) grant | \$ 75,395           |
| Victims of Crimes Act Grant (VOCA) grant       | 62,325              |
| American Rescue Plan (ARPA) grant              | 990,946             |
| Use of Fund Balance                            | 138,570             |
| Total Sources                                  | <u>\$ 1,267,236</u> |

|                                          |                            |
|------------------------------------------|----------------------------|
| Victim Assistance Law Enforcement (VALE) | \$ 39,081                  |
| Victims of Crimes Act (VOCA)             | 56,155                     |
| American Rescue Plan (ARPA)              | 1,172,000                  |
| <b>Total Grant Fund Expenditures</b>     | <b><u>\$ 1,267,236</u></b> |

#### DOWNTOWN DEVELOPMENT AUTHORITY

|                                                               |                          |
|---------------------------------------------------------------|--------------------------|
| Budgeted Revenues                                             | \$ 768,000               |
| <br>Total Sources                                             | <br><u>\$ 768,000</u>    |
| <br>Current Operating Expenditures                            | <br>\$ 186,236           |
| Debt Service Expenditures                                     | 470,506                  |
| <b>Total Downtown Development Authority Fund Expenditures</b> | <b><u>\$ 656,742</u></b> |

#### CULTURE AND RECREATION FUND

|                                                       |                            |
|-------------------------------------------------------|----------------------------|
| Budgeted Revenues                                     | <u>\$ 1,273,428</u>        |
| <br>Current Operating Expenditures                    |                            |
| Parks and Recreation                                  | \$ 329,080                 |
| Cultural Center                                       | 168,266                    |
| Aquatic Center                                        | 776,082                    |
| <b>Total Culture and Recreation Fund Expenditures</b> | <b><u>\$ 1,273,428</u></b> |

#### LODGING TAX FUND

|                                            |                          |
|--------------------------------------------|--------------------------|
| Budgeted Revenues                          | \$ 277,461               |
| Use of Fund Balance                        | 43,549                   |
| Total Sources                              | <u>\$ 321,010</u>        |
| <br>Transfer to General Fund               | <br><u>\$ 321,010</u>    |
| <b>Total Lodging Tax Fund Transfer Out</b> | <b><u>\$ 321,010</u></b> |

#### CONSERVATION TRUST FUND

|                                                   |                         |
|---------------------------------------------------|-------------------------|
| Budgeted Revenues                                 | \$ 75,300               |
| Use of Fund Balance                               | 12,700                  |
| Total Sources                                     | <u>\$ 88,000</u>        |
| <br>Transfer to General Fund                      | <br>\$ 13,000           |
| Transfer to Culture and Recreation Fund           | 75,000                  |
| <b>Total Conservation Trust Fund Transfer Out</b> | <b><u>\$ 88,000</u></b> |

#### STREET CAPITAL IMPROVEMENT FUND

|                     |                     |
|---------------------|---------------------|
| Budgeted Revenues   | \$ 2,920,600        |
| Use of Fund Balance | 2,747,920           |
| Total Sources       | <u>\$ 5,668,520</u> |



|                                                                             |                                |
|-----------------------------------------------------------------------------|--------------------------------|
| Capital Outlay Expenditures                                                 | \$ 5,668,520                   |
| Transfers Out                                                               | <u>0</u>                       |
| <b>Total Street Capital Improvement Fund Expenditures and Transfers Out</b> | <b><u>\$ 5,668,520</u></b>     |
| <br><u>STORMWATER MANAGEMENT FUND</u>                                       |                                |
| Budgeted Revenues                                                           | \$ 152,100                     |
| Use of Fund Balance                                                         | <u>0</u>                       |
| Total Sources                                                               | <u>152,100</u>                 |
| <br>Capital Outlay Expenditures                                             | <br>\$ 0                       |
| Transfer Out                                                                | <u>147,950</u>                 |
| <b>Total Stormwater Management Fund Expenditures</b>                        | <b><u>\$ 147,950</u></b>       |
| <br><u>WATER UTILITY ENTERPRISE FUND</u>                                    |                                |
| Budgeted Revenues                                                           | \$ 2,289,240                   |
| Use of Funds Available                                                      | <u>2,229,369</u>               |
| Total Sources                                                               | <u>\$ 4,518,609</u>            |
| <br>Current Operating Expenditures                                          | <br>\$ 1,693,609               |
| Capital Outlay Expenditures                                                 | 2,825,000                      |
| <br><b>Total Water Utility Enterprise Fund Expenditures</b>                 | <br><b><u>\$ 4,518,609</u></b> |
| <br><u>WASTEWATER UTILITY ENTERPRISE FUND</u>                               |                                |
| Budgeted Revenues                                                           | \$ 2,041,885                   |
| Use of Funds Available                                                      | <u></u>                        |
| Total Sources                                                               | <u>\$ 2,041,885</u>            |
| <br>Current Operating Expenditures                                          | <br>\$ 1,230,804               |
| Capital Outlay Expenditures                                                 | 265,300                        |
| Debt Service Expenditures                                                   | <u>451,832</u>                 |
| <b>Total Wastewater Utility Enterprise Fund Expenditures</b>                | <b><u>\$ 1,947,936</u></b>     |

Section 2. This Ordinance shall be in full force and effect on and after January 1, 2022 after adoption and publication required by law.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS 2nd DAY OF DECEMBER, 2021.

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Hilary LaBarre, Mayor Pro Tem

ATTEST:

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Suzanne Leclercq, City Clerk



## STAFF REPORT

**TO:** Mayor Pro-Tem LaBarre and City Council

**FROM:**

**DATE:** December 2, 2021

**SUBJECT:** Approve Ordinance No. 1408, Series 2021 an Ordinance Appropriating Sums of Money to the Various Funds, In the Amounts and for the purpose as set forth below, for the City of Woodland Park, Colorado for the 2022 Budget Year for all funds except the General Fund (100). (A)  
(Presenter Finance Director Aaron Vassalotti)

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**BACKGROUND:**

**RECOMMENDATION:**

**ATTACHMENTS:** None





## City of Woodland Park Staff Report for City Council

Meeting Date: December 2, 2021

| <u>Agenda Item</u> | <u>Department</u> | <u>Presenter</u>                     |
|--------------------|-------------------|--------------------------------------|
| 10A                | Finance           | Aaron Vassalotti<br>Finance Director |

### **ITEM:**

#### **Resolution No. 883, Series 2021.**

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR OF 2021, TO HELP DEFRAY THE COST OF GOVERNMENT FOR THE CITY OF WOODLAND PARK, COLORADO, FOR THE 2022 BUDGET YEAR.

### **BACKGROUND:**

In accordance with the City Charter and State Statute, Council must adopt next year's tax levy by resolution and then have it certified to the Teller County Commissioners by December 16, 2021.

### **DISCUSSION:**

The City's mill levy rate is 15.75 mills and with this Resolution, would remain unchanged since 2020. The preliminary assessed valuation (AV) within the City is \$134,088,724. The resulting property tax revenue generated based on this preliminary AV and included in the 2022 annual budget is \$2,111,897.

### **ATTACHMENTS:**

Certification of Tax Levies to Teller County  
Certification of Valuation from Teller County

### **RECOMMENDED ACTION:**

Approve Resolution No. 883, Series 2021.

CERTIFICATION OF TAX LEVIES - 2022

TO: COUNTY COMMISSIONERS OF TELLER COUNTY, COLORADO

This is to certify that the tax levies to be assessed by you upon all property within the limits of the City of Woodland Park for the year 2021, as determined and fixed by the City Council on December 2, 2021 is:

15.75 Mills

and you are hereby authorized and directed to extend said levies upon your tax list.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Woodland Park, Colorado this 2<sup>nd</sup> day of December, 2021.

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Aaron Vassalotti, City Treasurer

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Hilary LaBarre, Mayor Pro Tem

**CITY OF WOODLAND PARK, COLORADO**  
**RESOLUTION NO. 883, SERIES 2021**

A RESOLUTION LEVYING GENERAL PROPERTY TAXES FOR THE YEAR OF 2021, TO HELP DEFRAID THE COST OF GOVERNMENT FOR THE CITY OF WOODLAND PARK, COLORADO, FOR THE 2022 BUDGET YEAR.

WHEREAS, the City Council of the City of Woodland Park has determined the amount of general ad valorem taxes required for the budget year 2021; and,

WHEREAS, the mill levy total of 15.75 mills for the City of Woodland Park has remained unchanged since 2020; and,

WHEREAS, the 2021 Assessed Valuation for the City of Woodland Park as certified by the Teller County Assessor is \$134,088,724.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND PARK:

Section 1. That for the purpose of meeting the General Fund operation expenses of the City of Woodland Park during the 2022 budget year, there is hereby levied a tax of 15.75 mills upon each dollar of the total assessed valuation of all taxable property within the City for the year 2021.

Section 2. That the Mayor is hereby authorized and directed to immediately certify to the County Commissioners of Teller County, Colorado, the mill levy total of 15.75 mills for the City of Woodland Park for the 2022 budget year.

The foregoing Resolution was adopted at a regular meeting of the City Council, held in Woodland Park, Colorado on the 2<sup>nd</sup> day of December, 2021.

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Hilary LaBarre, Mayor Pro Tem

ATTEST:

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Suzanne Leclercq, City Clerk



# CERTIFICATION OF VALUATION BY TELLER COUNTY COUNTY ASSESSOR

Name of Jurisdiction: **33 - WOODLAND PARK**

IN TELLER COUNTY COUNTY ON 8/25/2021

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 IN TELLER COUNTY COUNTY, COLORADO

|                                                                                                                   |               |
|-------------------------------------------------------------------------------------------------------------------|---------------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:                                                          | \$124,342,898 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *                                                       | \$143,053,300 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY:                                                                           | \$9,905,429   |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:                                                           | \$134,088,724 |
| 5. NEW CONSTRUCTION: **                                                                                           | \$996,510     |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: #                                                                     | \$0           |
| 7. ANNEXATIONS/INCLUSIONS:                                                                                        | \$0           |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #                                                                          | \$0           |
| 9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ## | \$0           |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):                           | \$0.00        |
| 11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):            | \$160,319.04  |

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 IN TELLER COUNTY COUNTY, COLORADO ON AUGUST 25, 2021

|                                                                                                                                                                                                                                            |                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @                                                                                                                                                                               | \$1,465,433,785 |
| ADDITIONS TO TAXABLE REAL PROPERTY:                                                                                                                                                                                                        |                 |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !                                                                                                                                                                                   | \$13,937,354    |
| 3. ANNEXATIONS/INCLUSIONS:                                                                                                                                                                                                                 | \$0             |
| 4. INCREASED MINING PRODUCTION: %                                                                                                                                                                                                          | \$0             |
| 5. PREVIOUSLY EXEMPT PROPERTY:                                                                                                                                                                                                             | \$0             |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL:                                                                                                                                                                                                  | \$0             |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:<br>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.) | \$0             |
| DELETIONS FROM TAXABLE REAL PROPERTY:                                                                                                                                                                                                      |                 |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:                                                                                                                                                                                      | \$0             |
| 9. DISCONNECTIONS/EXCLUSION:                                                                                                                                                                                                               | \$0             |
| 10. PREVIOUSLY TAXABLE PROPERTY:                                                                                                                                                                                                           | \$0             |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:-----> \$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2021

Data Date: 8/25/2021