Town of Monument Board of Trustees AGENDA Monday March 4, 2013

6:30 P.M. BOARD OF TRUSTEES MEETING

Call to Order, Pledge of Allegiance, Roll Call, Approval of Agenda; Minutes (Motion)

- 1. Approval of the Agenda
- 2. Approval of Minutes of February 19, 2013 REGULAR MEETING

Board of Trustees Comments:

Public Comments:

Discussion Items:

Sam Mamet: Executive Director CML (issues facing cities and towns in 2013)

Public Hearing:

Ordinances:

(Roll Call)

- 3. #06-2013: An Ordinance Approving Beacon Lite Assisted Living Replat and Vacation of Rights-Of-Way: Mr. Kassawara
- 4. #07-2013: An Ordinance Approving Beacon Lite Assisted Living Preliminary/Final PD Site Plan: Mr. Kassawara
- 5. #08-2013: An Ordinance Approving the Vacation of Several Rights-of-Way: Mr. Kassawara
- 6. #09-2013: An Ordinance Amending Chapter 13.08 of the Monument Municipal Code Concerning Water Rates and Charges

Resolutions:

(Motion)

7. #04-2013: A Resolution in Defense of the 2nd Amendment

Financial Reports and Updates:

(Motion)

- 8. Disbursements over \$5000: Ms. Harder
- 9. January Financials 2013: Ms. Harder

Reports and Updates:

Town Attorney's Report

- 10. Development Services Department Follow Up
- 11. Public Works Department Follow Up
- 12. Town Managers Report

Public Comments:

Adjournment:

(Motion)

CIP WORKSHOP

"Accommodations for the hearing impaired can be made upon request with 24 hours notice. Please call 884-8017" "All documents attached hereto and presented to the Board of Trustees as well as any documents presented to the Board at the public hearing shall automatically become a part of the record and shall be admitted into evidence regarding the item each document concerns."

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TOWN OF MONUMENT MINUTES OF THE BOARD OF TRUSTEES REGULAR MEETING

Tuesday February 19, 2013

6:30 P.M. Board of Trustees Regular Meeting

Call to Order, Pledge of Allegiance, Roll Call

Mayor Easton called this Regular Meeting of the Board of Trustees of the Town of Monument, Colorado to order at 6:30 P.M., at Monument Town Hall. Mayor Easton led those assembled in the Pledge of Allegiance. The following Board members and Staff were present for the meeting:

BOARD OF TRUSTEES: TOWN STAFF:

Present:Pamela Smith, Interim TownTrustee BornsteinManager/Town TreasurerTrustee TooleyGary Shupp, Town AttorneyTrustee KaiserJacob Shirk, Police ChiefTrustee HoweTom Tharnish, Public Works DirectorTrustee DominquezTom Kassawara, Director ofMayor EastonDevelopment ServicesCynthia Sirochman, Town Clerk

Absent:

Trustee Gingrich

Also present were:

Jim Kendrick, Lisa Collacott, Monica Harder, Tom Harder, Sharon Williams, Gary Barber, Nancy Swearengin, Betty Konarski, Mary Russelavage, Tommie Plank, Dan Hunt, Helen Ochs.

1. Approval of Agenda of February 19, 2013 Regular Meeting:

Trustee Tooley made a motion to approve the agenda, seconded by Trustee Dominguez. The motion passed 6-0.

2. Approval of Minutes of February 4, 2013 Regular Meeting:

Trustee Howe stated Zeroscape should read Xeriscape.

Trustee Dominguez made a motion to approve the minutes of February 4, 2013, Regular meeting as amended, seconded by Trustee Howe. The motion passed 6-0.

Board of Trustee Comments:

Trustee Tooley inquired about the newsletter. Ms. Smith stated the newsletter will be up on the new website second quarter as well as a community section for information and feedback.

Trustee Kaiser thanked Ms. Konarski for meeting with individual board members in regards to water issues.

Trustee Kaiser thanked the staff for their "can do attitude" and gave three examples: July 4th fireworks moving to Monument; performance based raises and health insurance benefit rate deductions.

Public Comments:

N/A

Discussion Item:

<u>CDOT I-25 Expansion:</u> Dan Hunt (CDOT Project Manager); Wes Kindt (Kiewit Infrastructure Company; Design Manager) Mr. Hunt and Mr. Kindt addressed the board in regards to the I-25 Expansion Project. Mr. Kindt stated he was speaking on behalf of Mike McDonald, the project manager for Kiewit Infrastructure Company, who was unable to attend the meeting.

The I-25 Expansion Project will include a lane in each direction from Pine Creek Road (just north of Woodmen Road) to Highway 105 in Monument; approximately eleven (11) miles. In addition to the driving lane, auxiliary lanes will be built. The majority of the work will start near Woodmen Road and work northbound. During construction, existing lanes will remain open during peak hours. Temporary closures will take place between the hours of 8:30 pm and 5:30 am with speed limits being reduced by ten (10) miles per hour while barriers are in place and 45 mph during active construction. Mr. Kindt stated the goals for Kiewit Infrastructure Company are public safety; reduction in environmental impacts and minimal traffic impact by keeping lanes open during peak hours and peak events such as Air Force Academy events. The projected completion date for the project is December 2014.

Mr. Hunt stated to keep the public informed, www.cotrip.org will have ongoing updates and there will be phone applications available as well. A hotline will be available during construction: 719-247-8339. Mr. Hunt stated there is a public meeting at the Classical Academy located at 1655 Springcrest Road on February 21st.

Mr. Hunt stated the cost of the project is 66.4 million and funding is as follows: 50.5 million from CDOT; 8 million from the Federal Government; 8 Million from Pikes Peak Cog Railway.

<u>Water Rate Increase:</u> Mr. Tharnish stated the last water rate increase was in 1998 and the current Enterprise Fund is not self sufficient. The new water rates are intended to make the Enterprise Fund self sufficient as well as support water conservation. Mr. Tharnish stated the service charge will not change. The board approved the water rate increase and asked Mr. Tharnish to prepare an ordinance for the next board meeting. The new rates are as follows:

COMBINED RESIDENTIAL / COMMERCIAL RATE PROPOSAL FOR 2013

USAGE	NEW RATE (service fee not included)
0 - 6000 gals	\$4.99 per thousand gals up to 6,000 gals
6,001 – 12,000 gals	\$5.99 per thousand gals up to 12,000 gals
12,001 – 24,000 gals	\$6.99 per thousand gals up to 24,000 gals
24,001 +	\$7.99 per thousand gals over 24,000 gals

Water Broker Contract: The board advised Mr. Barber they would like to hold off on their decision to sign a contractual agreement until all board members had the chance to meet with Ms. Konarski. Mayor Easton asked that Bob Cross and Bruce Lytle review the contract as well. The board asked Mr. Barber to provide a contract based upon a lump sum that measures a deliverable product. Mr. Barber agreed and stated he will submit the contract as a "water consultant" not a "broker".

3. Liquor License:

Special Event Permit: St. Peter's Catholic Church Hoe Down. Helen Ochs was present to represent the event.

Ms. Sirochman recommended approval for special event liquor license for St. Peter's Catholic Church Hoe Down. She stated all fees and proper processing have been completed.

Trustee Bornstein made a motion to approve the special event liquor license for St. Peter's Catholic Church Hoe Down, seconded by Trustee Dominguez. Roll call was taken and the event passed 6-0.

4. Resolution # 03-2013:

A resolution approving a standard project agreement with Jacobs Engineering Group, Inc., for design and surveying services for the Downtown Improvements – Sidewalks Project.

Trustee Dominguez inquired about the phases of construction. Mr. Kassawara stated the first phase will be in the fall and incorporate design. The second phase will be in the spring and incorporate downtown followed by 105.

Trustee Kaiser made a motion to approve Resolution #03-2013; A resolution approving a standard project agreement with Jacobs Engineering Group, Inc., for design and surveying services for the Downtown Improvements – Sidewalks Project, seconded by Trustee Tooley. The motion passed 6-0.

5. Financial Reports and Updates:

Disbursements over \$5,000

Ms. Smith presented disbursements as presented in the board packets. Triview Metro District: \$178,368.41; Lytle Water Solutions, LLC: \$6,107.00; Spradley Barr Ford and L.A.W.S: \$31,111.95.

Trustee Howe made a motion to approve disbursements over \$5000, seconded by Trustee Dominguez. The motion passed 6-0.

Sales Tax Report:

Ms. Smith presented sales tax reports as presented in the packet. Ms. Smith updated the board in regards to a business that was not paying proper sales tax within the town. Ms. Smith stated 30k-36k has been collected for 2012 and the audit is still in process. Ms. Smith advised the board she does not know if BRRTA is affected as they are a separate entity and information for them is confidential.

Reports and Updates:

Town Attorney's Report:

Mr. Shupp advised the board to keep in mind the Tabor aspect of the Enterprise Fund and that we can only use 10% of tax revenues to support the fund.

Development Services Department:

Mr. Kassawara stated the new planner, Michael Pesicka, started.

Mr. Kassawara, Mr. Pesicka, Trustee Dominguez and Trustee Tooley have formed a committee in regards to downtown marketing.

Mr. Kassawara stated he is still working on the Willow Springs funding gap and will keep the board informed.

Trustee Bornstein asked Mr. Kassawara to investigate the no left turn sign on Knollwood affecting Kum and Go traffic. Trustee Bornstein stated traffic ignores the no left hand turn and he is concerned there may be a fender bender there when traffic becomes heavier.

Public Works Department:

Mr. Tharnish stated the new lift will arrive this week and be professionally installed.

Successful roadway transfer agreements have been made with the County. Once the BOCC approves the transfers they will be presented to the board for approval.

The decorative lights on Second Street have been inspected and are deemed hazardous due to electrical wiring. Replacement will cost approximately just under \$9000. The lights were initially installed in 1999. Replacement will begin next week.

Well seven (7) on the north side of 105, by the Santa Fe Trail, heading toward Palmer Lake, has experienced rapid water loss. Mr. Tharnish suspects the issue is down the well which is approximately 1,700 feet deep. Mr. Tharnish stated the screens appear to be plugged which prevents water flow. Mr. Tharnish stated that a video will be performed on Friday and we will evaluate for further repairs. Some of the pipe being pulled from the well is showing signs of corrosion and cannot be reused. Mr. Tharnish stated there have been similar issues with other wells tied into the Arapahoe Basin and that well seven (7) is the Town's most critical well on the basin. The cost to rehabilitate the well will exceed the \$30k currently in the Water Enterprise Fund by an estimate of \$20k.

Mr. Tharnish stated he is in the process of training some of his water employees in regards to water audits to better assist citizens with water inspections for conservation and overuse.

Trustee Kaiser asked Mr. Tharnish to look into three items: An update from Bob Krassa on where the town stands as far as ownership of the dam; research existing engineering studies in regards to the Laramie Fox Hill Aquifer and information in regards to storm water fees, tax revenues and when these will hit. Mr. Kassawara stated there is currently a storm water impact fee assessed to new development in old town however it is onetime revenue. Mr. Tharnish stated there will be a cost associated for Mr. Krassa's opinion.

Police Department:

Chief Shirk informed the board the police department is offering two new services: Safety and security inspections for church and faith based organizations and CPTED (Crime Prevention through Environmental Design).

Trustee Tooley asked Chief Shirk to present a resolution at the next board meeting in support of the 2nd amendment.

Town Manager:

Ms. Smith reviewed her report as presented in the packet. Ms. Smith stated the town has donated a cemetery plot to Ryan Willhite and Scarlett Gallagher, the two children murdered February 13th in eastern Colorado Springs. Both children had strong ties in Monument.

Public Comments:

Ms. Swearengin thanked the board for their forward efforts in regards to water conservation. Ms. Swearengin inquired about the sidewalk project. Mr. Kassawara stated north/south facing streets will receive a sidewalk on one side of the street to better support pedestrian traffic; a sidewalk will be built to connect 105 to the existing sidewalk at Beacon Lite Road. No bike lanes will be provided. Mr. Kassawara stated the money for the sidewalk project has come from a PPACG grant.

Adjournment:

Trustee Kaiser made a motion to adjourn at 8:17pm, seconded by Trustee Dominguez. The motion passed 6-0.

Respectfully Submitted,

Cynthia Sirochman Town Clerk



BOARD OF TRUSTEES BACKGROUND PAPER

Ordinance

Title: An ordinance approving a Replat and Vacations of Rights-of-

Way for the Hull Subdivision (Beacon Lite Assisted Living

Facility)

Date: March 4, 2013

Department: Development Services

Contact: Tom Kassawara, Director of Development Services

Background: Encore Partners, Inc., is seeking approval for a Replat of the

Hull Subdivision Plat as well as the vacation and dedication of rights-of-way associated with a proposed 57-bed assisted living facility to be located on the Hull Subdivision property, west of Beacon Lite Road, south of First Street. The Staff Report contains all the details of the replat and right-of-way revisions, and an analysis of the application's conformance to

Town Code requirements.

Accompanying this application is a request for approval of a Preliminary/Final PD Site Plan, and an ordinance requesting the right-of-way vacations, both of which will be presented

separately for consideration by the Board.

Financial Impact: None

Motion Approve the ordinance as presented.

Recommendation:

STAFF REPORT

Date: 02/25/13

To: Town of Monument Board of Trustees for Hearing on 03/04/13

From: Tom Kassawara, Director of Development Services

Re: Application for Approval of a Replat and Vacation of Rights-of-Way for

Beacon Lite Assisted Living Facility (Hull Subdivision)

Project No. P-06-08

PROJECT DESCRIPTION:

Chad Kuzbek of Westworks Engineering, on behalf of Encore Partners, Inc., is seeking approval of a replat for the Hull Subdivision, located at the southwest corner of Beacon Lite Road and First Street.

OUTSTANDING SIGNIFICANT ISSUES:

None.

PROJECT REPRESENTATIVES:

Land Owner: Goldwest II, LLC

Jamie Hull

3870 Mallow Road

Colorado Springs, CO 80907

Applicant: Encore Partners, Inc.

Ron Vaughn

1215 Monaco Parkway Denver, CO 80220

Engineer: Westworks Engineering, Inc.

1023 W. Colorado Avenue Colorado Springs, CO 80904

PROJECT INFORMATION:

<u>Location:</u> The Beacon Lite Assisted Living facility is proposed to be located

on a 3.7 acre parcel on Beacon Lite Road south of First Street. This site is bounded by Adams Street to the west, First Street to the north, Beacon Lite Road on the east, and Lincoln Avenue to the

south.

<u>Legal Description:</u> Lot 1, Addition No. 1, Town of Monument Block 10, Replat A

Zoning & Land Use:

	Zoning	Land Use
-North	PCD	Existing Commercial
-South	R-2	Medium Density Residential
-East	PCD	Vacant
-West	R-2	Medium Density Residential
-The Property	PD	Vacant

ATTACHMENTS:

- -Planning Commission Minutes
- -Narrative by the applicant
- -Replat

SUMMARY:

The application proposes to replat the property, totaling 3.7 acres, as well as vacate portions of Town right-of-way on Adams Street, First Street, and Lincoln Avenue. A portion of right-of-way for Adams Street is also proposed to be dedicated to the Town as part of this application. The vacations and dedication are being proposed in order to provide adequate buffering and drainage for the site. The rights-of-way being vacated do not contain roads or streets and are not necessary for current or future traffic circulation in the area.

A Preliminary/Final PD Site Plan is being reviewed concurrently with this application.

<u>History</u>

This parcel was originally platted as the Hull Subdivision in 2007, and is currently platted as 1 lot and 1 tract.

Proposed Replat

The proposed replat includes some right-of-way dedication on Adams Street, right-of-way vacation on portions of Adams Street, First Street, and Lincoln Avenue, and a small dedication to School District 38.

The adjacent First Street 66 ft. wide right-of-way on the north side of the site is an isolated section of right-of-way with no roadway constructed within it. An actual street cannot be built within this right-of-way as it is blocked by School District 38 development to the west, and the right-of-way dead-ends at the Santa Fe Trail to the east, which is property owned by El Paso County. For these reasons the applicant seeks to vacate the south half (33') of the First Street right-of-way contiguous with the site boundary in order to properly develop the facility. In addition, the property owner of the single-family home to the north of the First Street right-of-way (108 Adams Street) has requested that the Town vacate the northern 33 ft. of the First Street right-of-way, which would then

revert to the owner of this single-family home lot. Since a road cannot be constructed in this right-of-way, and since the homeowner has been maintaining the Town's right-of-

way for the past ten years, Staff recommends that this 0.15 acre portion of the right-of-way be vacated and ownership transferred to the homeowner, who plans to use the property for additional landscaping. At Staff's request, a ten-foot wide sidewalk and trail easement has been reserved on the south side of the right-of-way being transferred in the event the Town wishes to construct a sidewalk or trail connection between the Adams Street sidewalk on the west side of the property and the Santa Fe Trail to the east. A separate ordinance conveying all of the proposed Town right-of-way to be vacated will be on the Board of Trustees agenda for approval in conjunction with the Replat and PD Site Plan items.

The adjacent Lincoln Avenue right-of-way on the south side of the site is a dead-end section of right-of-way with no roadway constructed within it. Lincoln Avenue dead-ends to the west where it meets School District 38 property. The project seeks to vacate the north half (50') of this 100' right-of-way contiguous with the site boundary. A road section could still be constructed for future use in the remaining right-of-way section, if the need arises.

The entire Adams street right-of-way is not currently being used for street purposes, and in fact there are currently some School District athletic field improvements within the right-of-way. The replat actually adds right-of-way width to the 30' alley right-of-way currently platted for this portion of Adams Street. The Adams Street roadway section is partially built along the west side of the site and currently dead-ends with no turn-around. This project will dedicate additional right-of-way to create a full 50' right-of-way plus a cul-de-sac bulb. The section of 30' alley right-of-way south of the future cul-de-sac is proposed to be vacated.

A small parcel of land off the southwest corner of the Adams Street cul-de-sac is proposed to be dedicated to School District 38. The parcel of land is intended to facilitate access from the cul-de-sac into the maintenance and storage area south of Grace Best Elementary building.

The street system proposed by the replat improves traffic and pedestrian circulation in the area. An aerial view of the site is shown on the next page.



Aerial View of the Site

Water

The project's water demand is calculated at 7.83 acre-feet per year, based upon a study of assisted living facilities in the United States, and on the irrigation demand calculated by the project's landscape architect. Per the Town's water engineer, the water available for the property is 5.45 acre-feet per year, resulting in a 2.38 acre-foot shortfall. However, this project is within the designated Downtown Monument area as identified in Resolution 21-2007, which allows the Board of Trustees to consider discounted fees in lieu of water rights for properties within the Downtown area. Per the resolution, the project should bring some unique or desirable use to the downtown area for the Board to consider discounted water rates. Also, Town Code Section 13.04.160 allows the Town to accept a fee in lieu of water rights in the event the water rights associated with a proposed development are insufficient. Therefore, it is recommended that the Board of Trustees establishes a minimum cost per acre-foot in order to encourage the development of this essential facility.

As a matter of record, the property owner, Goldwest II, LLC claims prior approval of 8 acre-feet of water rights for the property from a previous Town administration. Since this claim cannot be substantiated through documentation, Staff recommends that the Board allocate the 2.38 acre-foot shortfall to the property.

CONFORMANCE WITH THE SUBDIVISION REGULATIONS

The replat application is in conformance with the following General Provisions and Purpose of the Subdivision Regulations as outlined below:

- 1. Implement the Town's Comprehensive Plan. The Comprehensive Plan designates the subject site as Downtown. This site is on the extreme southeastern edge of the Downtown area and, as such, many of the Downtown principles and strategies included in the Comprehensive Plan are not relevant to the property. However, this facility does provide a catalyst for some of the more important precepts of the Plan, namely the strengthening of the Downtown area as a center for business and activities, and the need for adequate pedestrian circulation. The number of employees and visitors to the assisted living facility will provide a significant influx of new people to the area who need services that they can find within walking distance of this facility. Access is provided to the property from the west, so it is a short walk to most of the Downtown area's businesses and attractions.
- 2. Establish adequate and accurate records of land subdivision. The resubdivision and vacations will be filed with the County Clerk and Recorder when finalized and will become a permanent file with the County.
- 3. Harmoniously relate the development of the various tracts of land to the existing community and facilitate the future development of appropriate tracts. The proposed replat will continue to consolidate the original 8 tracts of residential property into one tract. The replat is consistent with the current plat in terms of orientation, and the proposed access configuration will assist in any future development of the Grace Best Elementary School property to the west of the subject parcel.
- 4. Provide for adequate, safe and efficient public utilities, transportation, and pedestrian circulation and improvements; and to provide for other general community facilities and public places. The re-subdivision consolidates access to the property, which enhances traffic flow and safety for both vehicles and pedestrians. A new sidewalk will be constructed along Adams Street as part of the site plan improvements, which will enhance safety and improve circulation for pedestrians by extending the sidewalk system in the vicinity. A connection is also being made between the internal pedestrian circulation system and the Santa Fe Trail. A sidewalk and trail easement is being established along the northern property line of the site for a potential future connection between the Adams Street sidewalk and the Santa Fe Trail.
- 5. Provide for light, air, parks, open space, and other spaces for public use. The project provides ample light, air, and adequate open space.

- 6. Provide for protection from fire, flood, geologic hazards and other dangers; and to provide for proper design of storm water drainage and streets. The subdivision is providing stormwater drainage for the lot, as well as improving Adams Street by widening a portion of the pavement adjacent to the project.
- 7. Provide that the cost of improvements which benefit the tract of land being developed be borne by the owners/developers of the tract, and the costs of improvements which benefit the entire community be borne by the entire community. The applicant is solely responsible for all development costs, including sidewalks, utilities, and drainage improvements serving the property.
- 8. Promote the general health, safety, and welfare of the present and future inhabitants of Monument. The re-subdivision provides enhanced pedestrian circulation and a connection to the regional trail system, which will improve the safety of pedestrians in the area. As previously discussed, sidewalks along Adams Street are being provided, which will also improve pedestrian safety. An assisted living facility has long been a need in the area, so the needs of a significant group of the citizens of Monument will be met with the opening of this facility.
- 9. Provide for the preservation and conservation of unique or distinctive natural areas, scenic areas and views, natural landmarks, including rock outcroppings, significant wildlife habitats and migration areas, drainage areas, riparian areas, wetlands, historic features and archaeologically sensitive sites, recognizing the irreplaceable character of such resources and the importance to the quality of life in Monument. There are no significant natural or scenic areas on the site.
- 10. Provide for the preservation and conservation of significant stands of native vegetation. There are no existing trees or significant vegetation on the site.
- 11. Ensure adequate access is provided within the subdivision. Adequate access will be provided from Beacon Lite Road for visitors and via Adams Street for employees and deliveries.
- 12. The subdivision conforms to the Subdivision Dedication Requirements. The replat conforms to all applicable dedication requirements. No park or school land dedications or in-lieu fees are required for the proposed use.
- 13. It conforms to the Design Principles as outlined in Section 16.40. The subdivision meets the Design Principles in the Subdivision Regulations. There are no 100-year floodplains on the property and therefore none have been shown on the replat.

In consideration of the above, the replat is in conformance with the Town's Subdivision Regulations.

REFERRAL COMMENTS:

There were no major comments or concerns made by the referral agencies.

PLANNING COMMISSION RECOMMENDATION:

At its February 13, 2013 meeting, the Planning Commission voted 7 to 0 to recommend approval of the replat and right-of-way vacations.

PROPOSED MOTION:

I move to approve / approve with conditions / deny / continue) the request for approval of a Replat and Vacation of Rights-of-Way for Lot 1, Addition No. 1, Town of Monument Block 10, Replat A, based on the findings that the proposed development (does / does not) comply with the standards and criteria for approval, subject to the following conditions:

None.

NARRATIVE

Location:

The Beacon Lite Assisted Living, (herein referred to as the Site) is a 3.7 acre parcel platted as Lot 1 and Tract B Hull Subdivision and located at 351 Lincoln Avenue. The site lies within the southeast quarter of Section 15, Township 11 South, Range 67 West of the 6th P.M. in the Town of Monument, El Paso County, Colorado. This site is bounded by Adams Street to the west, First Street to the north, Beacon Lite Road on the east, and Lincoln Avenue to the south.

Development Summary:

The property is currently platted as 1 lot and 1 tract. The site is currently undeveloped and covered mostly with native grasses. The site consists of gentle grades. The site slopes generally from northeast to southwest. Proposed development includes an assisted living facility building, parking, and landscaping. Beacon Lite Assisted Living will consist of 57 apartment units, including a 13 apartment memory care (Alzheimer's & dementia) neighborhood.

This Development will require two (2) separate Town of Monument applications:

I. Replat

The parcel is currently platted as 1 lot and 1 tract. The proposed replat includes some right-of-way dedication on Adams Street, right-of-way vacation on portions of Adams Street, First Street, and Lincoln Avenue, and a small dedication to School District 38.

The adjacent First Street (north) is an isolated section of right-of-way with no roadway constructed in it. First Street cannot be extended as it is blocked by School District 38 development to the west and the right-of-way dead-ends at the Sante Fe Trail to the east. For these reasons the project seeks to vacate the south half (33') of the First Street right-of-way contiguous with the site boundary.

The adjacent Lincoln Avenue (south) is a dead-end section of right-of-way with no roadway constructed in it. Lincoln Avenue dead-ends to the west where it meets School District 38 property. The project seeks to vacate the north half (50') of this 100' right-of-way contiguous with the site boundary. A road section could still be constructed for future use in the remaining right-of-way section.

Adams Street is platted as a 30' alley right-of-way. The Adams Street roadway section is partially built along the west side of the site and currently dead-ends with no turn-around. This project will dedicate additional right-of-way to create a full 50' right-of-way plus a cul-de-sac bulb (replat Tract B). The section of 30' alley right-of-way south of the cul-de-sac will be vacated.

A small parcel of land off the southwest corner of the Adams Street cul-de-sac (replat Tract A) will be dedicated to School District 38. This parcel of land is intended to facilitate access from

Agenda Item V: Public Hearings and Recommendations

- 1. Beacon Lite Assisted Living Replat and Vacation of Rights-Of-Way
- 2. Beacon Lite Assisted Living Preliminary/Final PD Site Plan

Acting Chair Spence asked if both reports are going to be presented together. Mr. Kassawara indicated he will present both reports together.

Mr. Kassawara gave a brief discussion of the Staff Reports for the Beacon Lite Assisted Living Replat and Vacation of Rights-Of-Way and Preliminary/Final PD Site Plan. The Vacation of Rights-Of-Way will vacate right-of-way that is not currently being used as right-of-way. This is a Preliminary/Final PD Site Plan as it is a new development on a vacant parcel. Staff would like to note that the water demand for the site exceeds the available amount by 2.38 acre-feet. Water supply is not a decision of the Planning Commission; the Board of Trustees can consider discounted fees in exchange for water rights for properties within the Downtown area per Resolution 21-2007. The water supply must be addressed in order for the plat to be approved. Some other issues that are important are traffic, architecture, pedestrian connectivity, and landscaping. All of these review criteria have been addressed by the applicant.

Commissioner Dick asked how many rooms are proposed. Mr. Kassawara replied that there are 57 rooms with 62 beds proposed in the facility. Commissioner Dick asked what is the water demand based on, is it the number of beds? Mr. Kassawara explained that the water demand is based on the total demand of the facility.

Ron Vaughn and Don Gorsuch, on behalf of the owners, discussed the specifics of the proposed assisted living facility, Encore's operational standards and objectives, and a few other details. Mr. Vaughn indicated that they have just opened two new facilities in Wyoming, and the facility in Monument will be very similar to those in terms of operations and architecture. Encore has been looking at Monument for quite some time and sees a demand for this type of facility. Depending on financing, construction could begin in the summer of 2013, or summer of 2014. Construction duration is expected to be 9-10 months. Encore is an owner/operator so they will not be selling the facility after it is constructed.

Acting Chair Spence opened the public hearing. Seeing no one wishing to speak, Acting Chair Spence closed the public hearing and asked the Commissioners if they have questions.

Commissioner Gwisdalla asked about the location of the generator and its proximity to the residential properties to the north. Mr. Vaughn replied that the generator is located 30-40 feet from the memory garden. The generator is run about 20 minutes a week and supplies back-up power for the kitchen and essential operations for residents and employees of the facility. Noise from the

generator is similar to the low rumbling of a bus and it is located approximately 250-300 feet from the residential properties.

Commissioner Gwisdalla asked about noise generated by the loading area and what time of day truck deliveries are made. Mr. Vaughn replied there are approximately 12 deliveries per week, including trash pick-up between 10 a.m. and noon. Mr. Vaughn stated that they have had discussions' with the school to receive deliveries at times that do not conflict with peak traffic times at the school.

Commissioner Gwisdalla asked what the line represents around the detention pond, and ig is it a fence of some sort. Mr. Kuzbek replied that the line is a graphic representation of the top of the pond.

Commissioner Gwisdalla asked about site lighting impacting properties to the north. He is concerned how new lighting in the parking lot and around the loading dock might affect the residents. Mr. Kassawara explained that the overspill at the property line is 0.0 foot-candles, and that the lights on the site are full cut-off fixtures and are approximately 70-80 feet from the residence to the north. Mr. Vaughn stated that the site is also a few feet lower than the property to the north, which should lessen the impact from lighting. Commissioner Gwisdalla asked about traffic coming into the site, specifically the west parking lot, and what the normal work schedule is. Mr. Gorsuch replied that the facility is a 24-hour, seven day a week operation but only a few employees are coming or going at any one time. Mr. Vaughn explained that a traffic report was done and that historically traffic generated by an assisted living facility is low. The main access point on Beacon Lite Road is for family and visitors and the hours for visitation are typically between 9:00 a.m. and 3:30-4:00 p.m. The majority of the parking and vendor/contractor traffic will be served off of Adams Street. Commissioner Gwisdalla stated that right now traffic on Adams Street is low and maybe employees could be asked to exit the west parking lot on the south end and enter on the north end. Commissioner Hogan asked if the entire staff leaves at a 6:30 shift change. Mr. Gorsuch said a shift change consists of three people.

Commissioner Smith asked if a traffic study was done on the effect of buses coming and going on Beacon Lite Road and if there will be a new access lane for the site. Mr. Kassawara explained that when a traffic report is done it does not differentiate between cars and buses. The traffic report showed that the number of vehicles entering the visitor parking lot from Beacon Lite Road is very low and did not warrant improvements to the road. Commissioner Smith asked if Staff is satisfied with the parking spaces provided on site. Mr. Kassawara stated that the proposed parking meets the Town's parking criteria. Commissioner Smith asked if parking is allowed on Beacon Lite Road and whether "no parking" signs are in place. Mr. Kassawara replied that parking is not allowed on Beacon Lite Road and "no parking" signs are typically not placed on major roads; he does not anticipate it happening. Commissioner Hogan asked where people will park if

the visitor parking lot is full. Will they be asked to park in the west/employee parking lot? Mr. Vaughn replied that there will be valet parking for special events that will utilize the employee lot if the visitor lot is full.

Acting Chair Spence noticed that a dog run is shown in the pictures from the Casper, WY facility. Will the Monument facility have a dog run? Mr. Vaughn replied that the Monument facility will have a dog run and it is a fair housing requirement.

Acting Chair Spence asked if the paint colors shown on the Casper facility will be used on the Monument facility, specifically the "red barn" color. Mr. Vaughn replied that the color scheme will be very similar and the "red barn" color is for the doors and accents around windows.

Acting Chair Spence asked if the facility requires residents to move from one room to another. Mr. Gorsuch replied that if residents become a wander risk they can be moved to a secure area in another part of the building. If residents require care beyond the licensed approval of the facility they may be asked to move to another facility. Encore has many referrals for other facilities and will work with residents and families to find alternate locations for their occupants to keep them safe, such as skilled nursing facilities, home health or a hospice.

Commissioner Wood asked about the memory care garden fence in the outside secured area. Is there an outside door or is it completely secure? Mr. Gorsuch replied that there is a door but it is alarmed and it is part of the fire exit system. No one can go into the secured area without a staff member.

Commissioner Gwisdalla asked about the deciduous trees along the north property line next to the loading dock. Mr. Vaughn clarified that the loading dock is further south next to the generator enclosure and this is where most of the business deliveries will take place. Commissioner Gwisdalla inquired about screening the parking lot from properties to the north. Are the deciduous trees adequate and does Staff consider screening when reviewing the plan? Mr. Kassawara replied that Staff does review screening and that differing heights of landscaping were looked at to accomplish the screening of the parking lot. Also, there is another 33 feet to be added to the property to the north, which can be used by the property owner to plant additional landscaping.

Commissioner Smith moved for a recommendation of approval of the Replat and Vacation of Rights-of-Way for Lot 1, Addition 1, Town of Monument Block 10. The motion was seconded by Commissioner Fitzpatrick and passed 7-0.

Vote:

Acting Chair Spence - Yea Commissioner Smith - Yea Commissioner Fitzpatrick - Yea Commissioner Hogan - Yea Commissioner Gwisdalla - Yea Commissioner Dick – Yea Alternate Commissioner Wood – Yea

Commissioner Gwisdalla moved for a recommendation for approval of a Preliminary/Final PD Site Plan for the Beacon Lite Assisted Living facility. The motion was seconded by Commissioner Hogan.

Vote:

Acting Chair Spence - Yea
Commissioner Smith - Yea
Commissioner Fitzpatrick - Yea
Commissioner Hogan - Yea
Commissioner Gwisdalla - Yea
Commissioner Dick – Yea
Alternate Commissioner Wood – Yea

TOWN OF MONUMENT ORDINANCE 06- 2013

AN ORDINANCE APPROVING A REPLAT AND VACATIONS OF RIGHTS-OF-WAY FOR THE BEACON LITE ASSISTED LIVING FACILITY

WHEREAS, Encore Partners, Inc., has applied for approval of a Replat and Right-of-Way vacations in association with the proposed assisted living facility located at 55 Beacon Lite Road, and

WHEREAS, the Monument Planning Commission has conducted a public hearing on this application and made a recommendation for approval; and

WHEREAS, the Board of Trustees hereby determines that the application complies with Town regulations; and

WHEREAS, approval of this application vests certain rights as described in Section 17.76 of the Zoning Ordinance.

WHEREAS, the Board of Trustees finds that the Beacon Lite Assisted Living Facility is in the Downtown Monument area described in Resolution No. 21-2007, and further finds that this facility will add to the vitality and future growth of the downtown area, and implements the vision of the Monument Comprehensive Plan Update and the goals and visions of the residents of the Town of Monument.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, as follows:

- Section 1. The Board of Trustees approves the above-identified Replat and right-of-way vacations
- Section 2. The approvals are for the property described in Exhibit A, which is attached hereto and incorporated herein by this reference.
- Section 3. The approvals are subject to all conditions listed in Exhibit B, which is attached hereto and incorporated herein by this reference.
- Section 4. The Town Board of Trustees, pursuant to Resolution No. 21-2007 and Section 13.04.160 of the Municipal Code, hereby grants the Beacon Lite Assisted Living Facility a reduction in the amount of the fee in lieu otherwise chargeable for a shortage of water. The reduced fee in lieu shall be the sum of one dollar per acre-foot or other valuable consideration thereof. Upon payment of this reduced fee in lieu or other considerations, and dedication of all of the groundwater under the property to the Town, the requirement to dedicate water rights shall be deemed satisfied.

	TOWN OF MONUMENT	
ATTEST:	Travis W. Easton, Mayor	
Cynthia Sirochman, Town Clerk		

INTRODUCED, PASSED, APPROVED AND ADOPTED on this $4^{\rm th}$ day of March, 2013, by a vote of $\,$ for, and $\,$ against.

EXHIBIT A

Lot 1, Addition No. 1, Town of Monument Block 10, Replat A

EXHIBIT B

None.

4

ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B AND VACATION OF RIGHTS—OF—WAY TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

OWNER CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIDED, BEING ALL OF THE OMNERS, MORTGAGEES, AND LENHOLDERS OF CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

(THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 15, THIS, R67M, WHICH BEARS SOCIALISM.)

A PARCEL OF LAND, BEING LOT I AND TRACT B. ADDITION NO. 1 TOWN OF MONUMENT, REPLAT A, TOGETHER WITH FORTIONS OF VACATED LINCOLM AVENUE LINING MEST OF BEACON LITE ROAD, A FORTION OF VACATED 1ST STREET LYING EAST OF ADAMS STREET AND A PORTION OF VACATED ADAMS STREET LYING SOUTH OF 1ST STREET DESCRIBED AS:

THE ENCORE PARTNERS, LLC AND LEMS-PALMER SCHOOL DISTRICT 38 HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBGRADED THE SAME WITD A LOT, TRACTS, EASEMENTS AND REGIT-OF-MAY AS SHOWN ON THIS PLAT UNDER THE MAME AND STATE OF ADDITION AS TOWN OF MOMINERIN, BLCCK TO, REPLAT BY AND DO HELEBY DEDICATE TO THE TOWN OF MOMINERIT THE EASEMENTS SHOWN ON MID PLAT.

THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURITHMANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY

EXECUTED THIS	DAY OF	, 2013.		
	AS	of		
	NÇORE PARTNERS, LLC SOUTH CHERRY STREET			
SUITE	440			
DENVI	ER, CO 80246			
STATE OF COLORADO	2)			
	>SS			
COUNTY OF EL PASC	")			
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NOTARY PUBLIC

EASEMENTS TO BE DEDICATED BY THIS PLAT:

AS SHOWN ON THIS PLAT.

LOT SUMMARY TABLE

DEVELOPMENT SERVICES REVIEW

DIRECTOR OF DEVELOPMENT SERVICES

SIGNED THIS ____ DAY OF ______ 2013.

BY: ATTEST: TOWN CLERK

TOWN APPROVAL

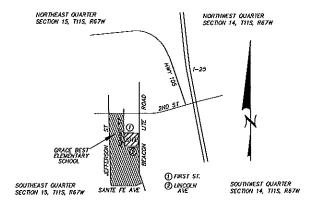
J TRACIS	18,912 SQUARE FEET	10.5771 %
ADOITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B AND VACATION OF RIGHTS-OF-WAY	179,651 SQUARE FEET	100.0%
TITLE CERTIFICATE		
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BY:AUTHORIZED REPRESENTATIVE OF		
STATE OF COLORADO SS COUNTY OF EL PASO		
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THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT DEVELOPMENT SERVICES DEPARTMENT THIS ______ DAY OF

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

160.649 SQUARE FEET

R9 4229X



VICINITY MAP

GENERAL NOTES

- 1) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE EAST LINE OF LOT 1, ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT A. THIS LINE IS MONUMENTED AT EACH FIND BY A TELLOW PLASTIC CAP PLS 25935 ON 15 REPLAY THE LINE WAS ASSOURCE TO BEAR SOLVED OBE (2014) FIET).
- 2) THIS PROPERTY IS SHOWN TO UE IN ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN) ON THE FLOOD DISTRANCE RATE WAS PUBLISHED BY THE FEBRAL EVERGENCY MANAGEMENT FLOOD DISTRANCE, PAINE, MOMBER GOSHICOZOTA F, DATED MARCH FT, 1997.
- 3) THE OWNERS OF THIS SUBDIMISION ARE:

ENCORE PARTNERS, LLC
650 S. CHERRY STREET - SUITE 440
DENVER, CO 80246
LEMS-PALVER SCHOOL DISTRICT 38
144 EFFERSON STREET
WONUMENT, CO 80132

- 4) THIS PLAT DOES NOT CONSTITUTE A RECORD SEARCH BY SHAVING LIND SURVEY FOR MATTERS OF TITLE AND BICUMPRANCE. SHAVANG LAND SURVEY, BIC. WAS NOT PROVIDED A COMMITMENT FOR TITLE RISURANCE FOR THIS PROPERTY.
- ANY ADDRESSES EXHBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 6) ALL LOT CORNERS WILL BE MONUMENTED PRIOR TO THE SALE OF ANY LOTS PURSUANT TO COLORADO REVISED STATUTE 38-51-103.
- 7) TRACT A WILL BE OWNED BY SCHOOL DISTRICT 38.
- B) TRACT B IS HEREBY DEDICATED TO THE TOWN OF MONUMENT FOR ADDITIONAL RIGHT-OF-WAY OF ADAMS STREET.
- 9) TRACT C WILL BE OWNED BY THE OWNER OF LOT 2, KROEKER/PARTON.
- (A) THIS PROPERTY IS ZONED PO
- 11) HOTICE: ACCORDING TO COLORADO LAW YOU MUST CONJENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TIPRE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE CONJENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 12) LINEAR DIVENSIONS SHOWN ON THIS SUBDIVISION PLAT ARE IN U.S. SURVEY FEET.

SHEET INDEX

SHEET 1 - COVER SHEET SHEET 2 - AS ORIGINALLY PLATTED/AS REPLATTED

RECORDER'S CERTIFICATE

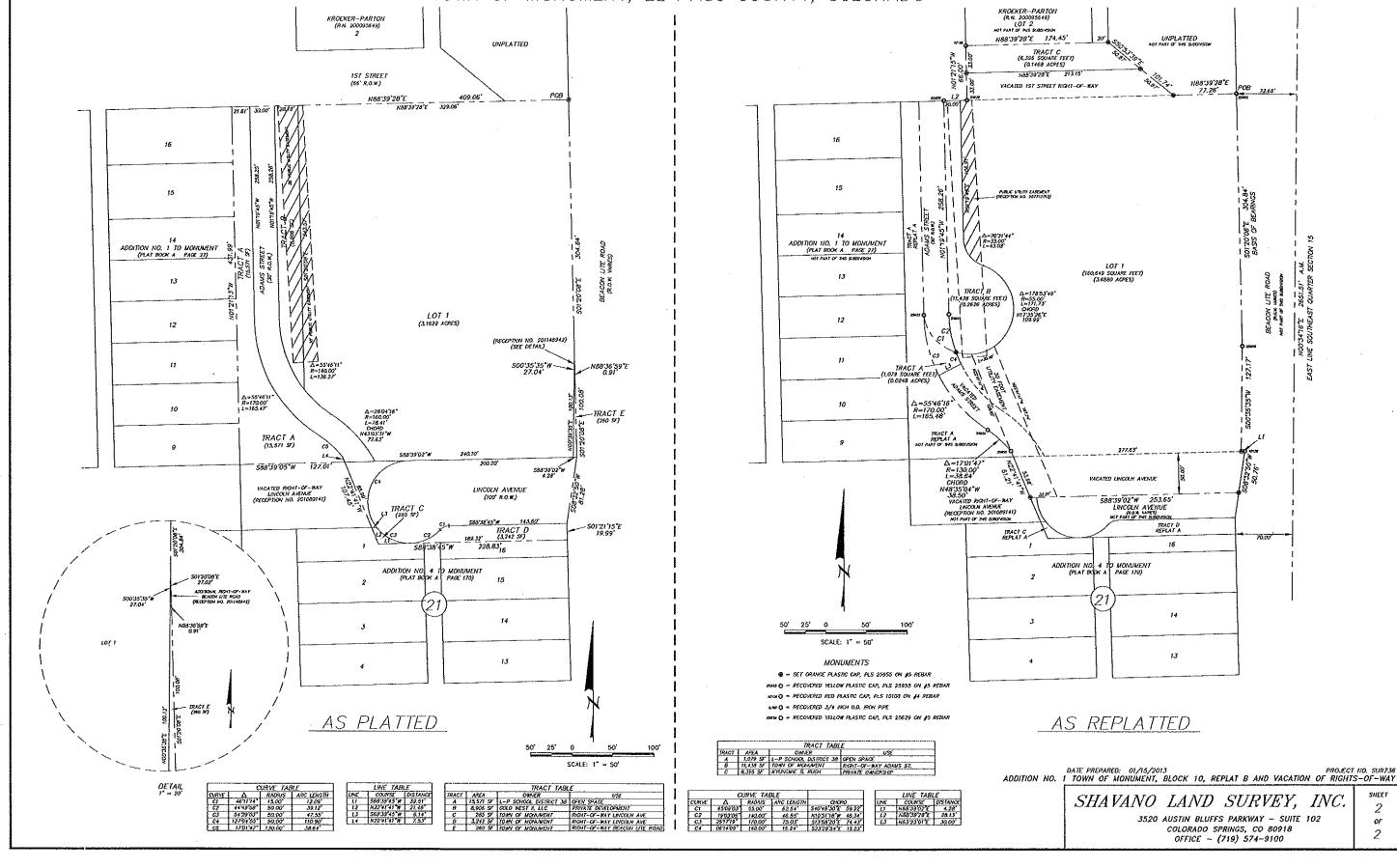
WAYNE W. WILLIAUS - COUNTY CLERK AND RECORDER BY: DEPUTY

DATE PREPARED: 01/15/2013 PROFEST NO SIRTY ADDITION HO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B AND VACATION OF RIGHTS-OF-WAY

OFFICE - (719) 574-9100

SHEET SHAVANO LAND SURVEY, INC. 3520 AUSTIN BLUFFS PARKWAY - SUITE 102 COLORADO SPRINGS, CO 80918 2

ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B AND VACATION OF RIGHTS—OF—WAY TOWN OF MONUMENT, EL PASO COUNTY, COLORADO | KROCKER-PARTON (R.N. 20003549) | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 | 100725409 |





BOARD OF TRUSTEES BACKGROUND PAPER

Ordinance

Title: An ordinance approving a Preliminary/Final PD Site Plan for

the Beacon Lite Assisted Living Facility

Date: March 4, 2013

Department: Development Services

Contact: Tom Kassawara, Director of Development Services

Background: Encore Partners, Inc., is seeking approval for a

Preliminary/Final PD Site Plan for a 57-bed assisted living facility to be located on the Hull Subdivision property, west of Beacon Lite Road, south of First Street. The Staff Report contains all the details of the project and an analysis of

conformance to Town Code requirements.

Accompanying this application is a request for a replat, and an ordinance requesting the right-of-way vacations, both of which will be presented separately for consideration by the Board.

Financial Impact: None

Motion Approve the ordinance as presented.

Recommendation:

STAFF REPORT

Date: 02/25/13

To: Town of Monument Board of Trustees for Hearing on 03/04/13

From: Tom Kassawara, Director of Development Services

Re: Application for Approval of a Preliminary/Final PD Site Plan for the Beacon

Lite Assisted Living Facility: Project No. PD-06-08

PROJECT DESCRIPTION:

Ron Vaughn of Encore Partners, Inc., is seeking approval of a Preliminary/Final PD Site Plan for the Beacon Lite Assisted Living Facility, located in the Hull Subdivision, at the southwest corner of Beacon Lite Road and First Street.

OUTSTANDING SIGNIFICANT ISSUES:

None.

PROJECT REPRESENTATIVES:

Land Owner: Goldwest II, LLC

Jamie Hull

3870 Mallow Road

Colorado Springs, CO 80907

Engineer: Westworks Engineering, Inc.

1023 W. Colorado Avenue Colorado Springs, CO 80904

PROJECT INFORMATION:

<u>Location:</u> The Beacon Lite Assisted Living Facility is proposed to be located

on a 3.7 acre parcel on Beacon Lite Road south of First Street. This site is bounded by Adams Street to the west, First Street to the north, Beacon Lite Road on the east, and Lincoln Avenue to the

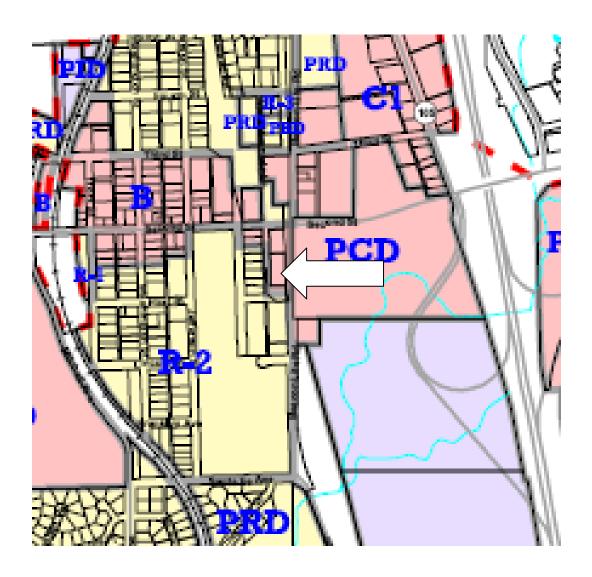
south.

Legal Description: Lot 1, Addition No. 1, Town of Monument Block 10 Replat A

Zoning & Land Use:

	Zoning	Land Use
-North -South	PCD R-2	Existing Commercial Medium Density Residential
-East	PCD	Vacant
-West	R-2	Medium Density Residential
-The Property	PD	Vacant

ZONING MAP



ATTACHMENTS:

- -Planning Commission Minutes
- -Narrative by the applicant
- -Photographs of Similar Facility
- -Future Land Use Map
- -Comprehensive Plan Excerpts
- -Preliminary/Final PD Site Plan

SUMMARY:

The applicant proposes to construct a 62-bed assisted living facility, including a 13-apartment memory care (Dementia/Alzheimer's) wing on a 3.7-acre site on Beacon Lite Road, south of Second Street. The site is bounded by Adams Street to the west, First Street to the north, Beacon Lite Road to the east, and Lincoln Avenue to the south. A replat, which includes partial vacations of Adams Street, First Street, and Lincoln Avenue, and additional right-of-way on a portion of Adams Street, is being reviewed concurrently with this application.

History

This property was originally approved as a mixed-use development via a PD Sketch Plan approval in 2007. Attempts by the property owner to assemble this type of development proved futile and the property has remained vacant since then. A previous application to develop a Microtel lodging facility on the east side of the site was denied by the Board of Trustees in 2009.

<u>Architecture</u>

The 4-sided architecture for the building is intended to give the facility a residential feel. The single story building includes pitched roof lines, fiber cement siding, stone veneer, stone columns, dormer accents, and window trim. Photos of the newly opened facility in Casper, Wyoming have been provided by the applicant and are included in this report. The architecture and basic site layout are similar to the proposed Beacon Lite facility.

In addition, there will be a covered entry porch on the south end of the east elevation, just north of the visitor entry and curb-cut on Beacon Lite Road. Although the porch is not the main entry into the building, the element faces Beacon Lite Road and provides an architectural feature that acknowledges the east elevation as a major focal point for viewing the building from Beacon Lite Road. This design feature transforms the east elevation from being merely a side elevation, to a focal point and logical progression to the main entry and arrival point located on the south end of the building.

The entry porch is further strengthened by an extended plaza area to the east, which will incorporate a landscaped seating area and transparent fencing that will enhance the visual appeal of this feature as a "front porch" for people traveling on Beacon Lite Road. This plaza area will also provide a formal resting area for residents and families immediately adjacent to the Santa Fe Trail.

Building Height

The previously approved PD Sketch Plan included heights of 45 ft. for mixed-use development and 40 ft. for high-density residential development. The Beacon Lite Assisted Living use is closer in nature to the high-density residential development, therefore, the maximum allowable building height is proposed to be 40 ft. The actual maximum building height is 32 ft. 6 in. at a high architectural accent near the entrance, with the majority of the building height being less than 22 ft.

Land Use Description

The property is currently zoned PD (Planned Development). As previously mentioned, the PD zone was established with mixed use (residential, commercial, office, retail, and restaurant) and high-density residential land uses. The assisted living land use is unique as a low impact/low intensity use, but is theoretically considered to be a high-density residential land use. Virtually all residents no longer drive, and will utilize transportation services provided by Beacon Lite Assisted Living or family members and friends.

Vehicular Access

Due to the geometry and dimensions of the site, access for visitor parking is provided on Beacon Lite Road at the main/front entry of the community, and access for employees, vendors, volunteers and overflow parking is located on Adams Street. A delivery area is located on Adams Street, at the southernmost entry point.

Adams Street adjacent to the site is proposed to be widened with new curb on the east side and a full cul-de-sac constructed on the south end.

Pedestrian Access

Access for pedestrians will be provided to and from Beacon Lite Road, the Santa Fe Trail, and Adams Street. A secondary pathway at the north of the site has been added to allow easier access to and from the Santa Fe Trail. In addition, as explained in the Staff Report for the Replat, a ten-foot wide sidewalk and trail easement is being reserved within the 33 ft. of First Street right-of-way should the Town desire a future public trail or sidewalk connection from Adams Street to the Santa Fe Trail.

Landscaping

The overall landscape theme is compatible with the Town of Monument and a Rocky Mountain plant palette. At the main entry, the landscape plan will provide for a more intimate, manicured, and residentially oriented "sense of arrival" with turf, trees and plantings. A flag pole and U.S. flag will be located adjacent to the landscaped areas of the roundabout and drop off area at the front porch. The use of irrigated turf is being minimized. The perimeter of the site is primarily a dry land native seed mix which will be irrigated for establishment and in drought conditions only. Trees have been added to

soften vehicular areas at the parking lot islands except where sight triangles or fire truck turning movements prohibit their locations. For maintenance purposes, all shrub beds are covered primarily with decorative rock.

<u>Water</u>

As contained in the Staff Report for the Replat, the Board of Trustees has the ability to set a discounted rate for the purchase of additional water rights necessary to make up for the 2.38 acre-foot shortfall. Language will be inserted into the ordinance for both the PD Site Plan and the Replat allowing the Board of Trustees to sell water at a discounted rate to make up for the 2.38 acre-foot shortfall.

As a matter of record, the property owner, Goldwest II, LLC claims prior approval of 8 acre-feet of water rights for the property from a previous Town administration. Since this claim cannot be substantiated through documentation, Staff recommends that the Board allocate the 2.38 acre-foot shortfall to the property.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the subject site as Downtown. This site is on the extreme southeastern edge of the Downtown area and, as such, many of the Downtown principles and strategies included in the Comprehensive Plan are not relevant to the property. However, this facility does provide a catalyst for some of the more important precepts of the Plan, namely the strengthening of the Downtown area as a center for business and activities, and the need for adequate pedestrian circulation. The number of employees and visitors to the assisted living facility will provide a significant influx of new people to the area who need services that they can find within walking distance of this facility. Access is provided to the property from the west, so it is a short walk to most of the Downtown area's businesses and attractions.

STAFF ANALYSIS OF REVIEW CRITERIA

Following is Staff's analysis of how the application conforms to the Preliminary and Final PD Site Plan Criteria of the Municipal Zoning Code. Each criterion is shown in bold with Staff's analysis provided in regular font.

<u>Preliminary PD Site Plan Review and Approval Criteria</u>

1. Quality and functionality of open space reservations and parks are appropriate to the site in terms of recreation, views, density relief, convenience, and optimum preservation of natural features including trees, shrubs, wildlife habitat, scenic areas, riparian areas, and drainage areas in conformance with the Comprehensive Plan and Parks, Trails, and Open Space Master Plan and Town Subdivision Regulations (Title 16); The site has few natural features and no existing landscaping. Adequate open space is being provided through the extensive use of landscaping and outdoor gardens for the residents and guests. Connection is being made from internal walkways to the Santa Fe Trail, which is immediately adjacent to the property.

- 2. The trail system provides adequate internal circulation and makes appropriate external connections to schools, parks, employment centers, and transit; and trails conform to the Comprehensive Plan and Parks, Trails, and Open Space Master Plan; The internal circulation system provides residents and guests with adequate opportunities for walking throughout the site. As mentioned above, the sidewalk system connects directly to the Santa Fe Trail, which connects this site directly to downtown attractions. Additionally, a 10-foot wide sidewalk and trail easement is being included at the north end of the site for a potential future sidewalk or trail connection from Adams Street to the Santa Fe Trail.
- 3. The fiscal impact of project has been addressed; the project is expected to have a positive fiscal impact or otherwise provide a benefit to the Town such as increasing the variety of development to fill a need and/or provide amenities for the benefit of the Town residents; The applicant will be responsible for the costs of extending services and facilities to the site, including streets, sidewalks, utilities, and drainage facilities to serve the project. The project is expected to financially benefit the Town by providing local housing for the elderly and infirm. Employees and visitors to the facility will patronize local businesses in the downtown area, which will also have a positive fiscal impact.
- 4. Variety of development and housing types, styles, and densities, are proposed. Mixed land use is encouraged; The facility will provide much needed quality elderly housing and care in Monument. The assisted living facility is of a high quality design that will contribute to the architectural quality of the neighborhood and expand the variety of land uses in Town.
- 5. Appropriate relationship exists between use areas, both internal and surrounding, with adequate buffer areas provided if warranted; Appropriate landscape buffers have been provided on all sides of the development. The architecture of the building is residential in nature, which makes it compatible with a majority of the buildings in the area.
- 6. Circulation system provides adequate capacity, connectivity, and accessibility; Adequate access is provided for vehicles and pedestrians, with visitor parking being accessible from Beacon Lite Road, and parking for employees and service vehicles being provided on the northwest side of the site, accessible from Adams Street. Both parking areas will accommodate emergency vehicles.
- 7. Phasing plan is appropriate, minimizes unnecessary or premature grading, removal of vegetation and utility extensions and adequately addresses other fiscal concerns of the Town; There is no phasing plan for this project. The entire facility will be constructed at once.
- 8. Utility service is physically feasible and economically capable of being connected to the Town system, unless such connection requirement is

specifically waived by the Town and there is adequate capacity to serve the development, including that the water supply meets Town standards; The project will be served by Mountain View Electric, Black Hills Energy, Monument Sanitation District, and the Town of Monument. The applicant will be responsible for all costs of extending services to the site. The supply and dedication of water is being addressed in the ordinances for the Preliminary/Final PD Site Plan and the Replat.

- 9. Plan design and layout are innovative and creative, and the architecture will enhance the architectural character of the Town and/or contribute other benefits such as providing affordable housing; The architecture will enhance the appearance of the downtown area. High quality building materials are being used on the facility, including cementitous siding, attractive earth tone stone, and architectural grade laminated roof shingles. The earth tone siding colors provide appropriate contrast on the building for visual interest, yet contain continuity throughout the complex. The development also provides the benefit of senior assisted living in Town, as there is no such facility currently available within the area.
- 10.Plan design and density are sensitive to the site's major environmental characteristics including topography, geology, flood plains, view sheds, scenic features, wildlife habitat and vegetation; The site consists of moderate slopes and is vegetated with grassland. The grading is appropriate. There is no significant vegetation or wildlife habitat on site. There are no on-site geologic or scenic features.
- 11. The plan is consistent with Town's Comprehensive Plan in effect at the time of application, and other relevant Town goals and policies; As explained earlier, the proposed facility is consistent with the Comprehensive Plan designation of the site for downtown development.
- 12.A Site Plan Improvement Agreement (SPIA) shall be approved by Staff and executed by the owners/applicant and the Town prior to recordation of a PD site plan. A site plan improvement agreement must be executed in conjunction with the Construction Drawing approval.

Following is an analysis of the relevant Final PD Site Plan Approval Criteria not already addressed above:

1. Circulation in terms of an internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, access, handicap access, noise and exhaust control. Though generally discouraged, private internal streets may be considered where appropriate to the development. A proper institutional framework must be established for maintenance thereof and the streets must be accessible by police and fire department vehicles for emergency purposes. Bicycle and pedestrian traffic shall be considered and provided for when necessary. As stated above, traffic circulation has been adequately addressed and will primarily be limited to private autos and light delivery vehicles. Residents generally do not drive, so employees and visitors will be the only vehicles using the facility. Pedestrians will have easy access to and from downtown by means of existing sidewalks and the Santa Fe Trail.

- 2. Privacy for individuals, families and neighbors is provided as appropriate; The site is buffered by landscaping from the single-family home on the north side. There are no other active parcels immediately adjacent to the site. Lighting meets the Town's standards, and is full cutoff so that no glare will be apparent from adjacent properties.
- 3. Building type in terms of appropriateness to density, site relationship and bulk. There is an adequate landscaped perimeter buffer around the project for compatibility with adjacent commercial development and single-family residences in the neighborhood. The building height is less than 20 feet, which is in keeping with many of the existing structures in the area. The bulk of the building is visually reduced through quality architectural design. The building features what some designers call a "tri-part design". There is a distinct and attractive stone base. Separate colors are applied to the upper part of the building. The roofing material is a quality asphalt shingle with good texture and a medium brown color. All these features help to visually minimize the bulk and height of the buildings.
- 4. The landscaping is a quality design that enhances the site and is compatible with the surrounding neighborhood as shown by amount, types, and materials used. The landscaping is of a quality design with attractive plants that were selected for hardiness and survivability in Monument. An adequate number of trees are provided, with sufficient room to accommodate their spread at maturity. Additional buffering is provided on the north side of the site to screen the facility from the adjacent single-family home.
- **5. Adequate off-street parking will be provided:** The project provides the number of parking spaces required by Section 17.60 of Town Code.
- 6. The Final PD Site Plan or Preliminary/Final PD site plan has been shown to fit within the context of the planned land use pattern and roadway and utility systems of the larger surrounding area. The site is zoned PD, which allows a variety of uses. The assisted living facility will be the first in Monument, and residents have been awaiting this type of facility for a long time. Its proximity to downtown makes it a significant addition to the downtown development area. Existing roadways and utilities are more than adequate to serve the development.

REFERRAL COMMENTS:

There were no major comments or concerns made by the referral agencies. Meetings were held with the School District Staff to obtain their input and ensure that the proposed development will be compatible with the adjacent Grace Best Elementary

School, should it be opened in the future in some form. The District indicated they are supportive of the proposed development.

PLANNING COMMISSION RECOMMENDATION:

At its February 13, 2013 meeting, the Planning Commission voted 7 to 0 to recommend approval of the Preliminary/Final PD Site Plan to the Board.

PROPOSED MOTION:

I move to (approve / approve with conditions / deny / continue) the request for approval of a Preliminary/Final PD Site Plan for the Beacon Lite Assisted Living facility, based on the findings that the proposed development (does / does not) comply with the standards and criteria for approval.

TAK:me

S:Developments/Beacon Lite Assisted Living/BOT memo_Preliminary-Final PD Site Plan_03-04-13

View of Mountain Plaza Assisted Living in Casper Wyoming Opened Sept. 2012 – Pictures taken 10-14-12



Mountain Plaza Assisted Living October 2012

James Hardie horizontal cementitous siding – Connected Gray – SW 6165



Sunset Stone cementitous rock band with cap – Telluride Ledge w/ 20% cobble

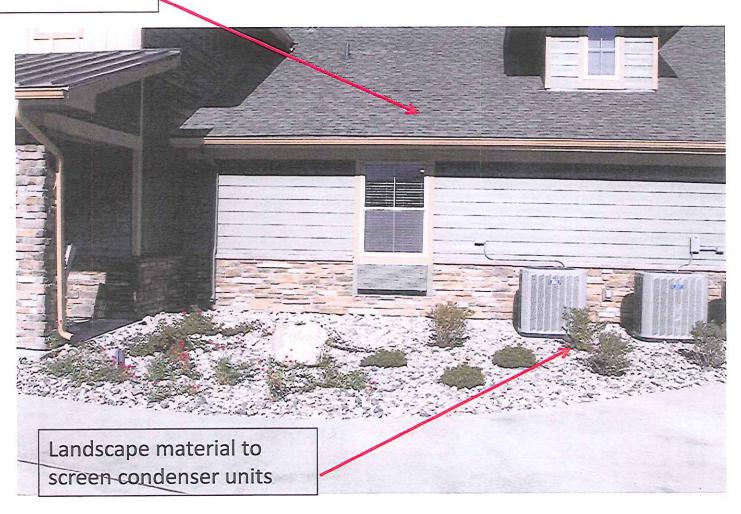
Front elevation & porch entry

James Hardie vertical cementitous siding – color Safari (SW 7697)



50 yr. dimensional shingles – color Heather

Front elevation



Standing seam metal – color Champagne

Front porch

James Hardie vertical trim – color Lanyard (SW 7860)

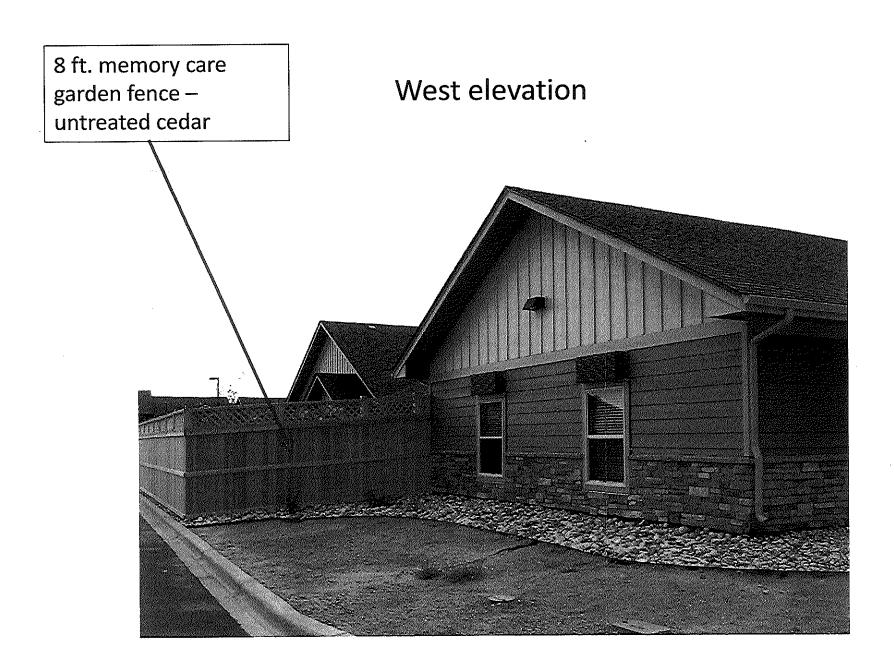


Front elevation – memory care in the foreground



Front entry courtyard





Stand-by generator and transformer to be located as shown on the plans and screened with consistent fencing as memory care garden – just shorter.

West elevation



North courtyard and dog walk

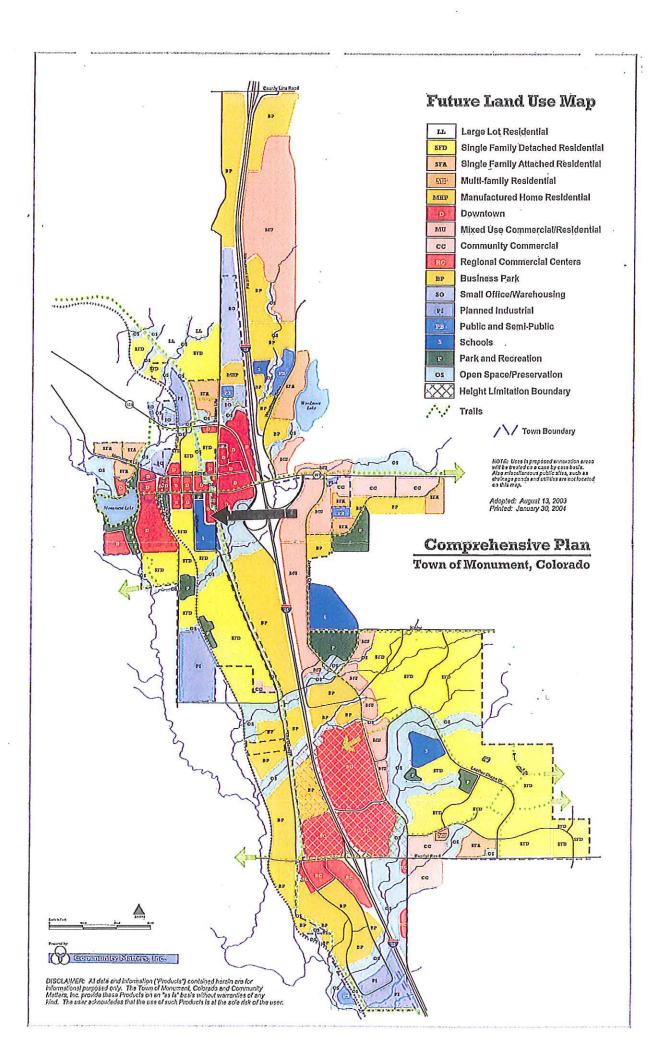


Interior courtyard



East elevation





DOWNTOWN

DOWNTOWN PRINCIPLES

- DT-I DOWNTOWN SHOULD SERVE AS THE SYMBOLIC AND CULTURAL CENTER OF MONUMENT:
- DT-II ENCOURAGE AND PROMOTE THE DEVELOPMENT OF CULTURAL VENUES, CIVIC ACTIVITIES, EATING AND ENTERTAINMENT, SPECIALTY RETAIL SHOPPING AND RECREATIONAL ACTIVITIES IN THE DOWNTOWN AREA
- DT-III DOWNTOWN'S BEAUTIFICATION AND UNIFIED APPEARANCE WILL STRENGTHEN MONUMENT'S SENSE OF "PLACE" AND CHARACTER.

DOWNTOWN POLICIES

- DT-1 Establish clear boundaries and reinforce them with a palette of streetscape improvements to create a pedestrian-friendly streetscape.
- DT-2 Design and construct streetscape improvements and signage to establish the downtown's unique character, attract pedestrians, and improve parking and access.
- DT 3 Encourage the Chamber of Commerce to work with retailers to improve merchandising strategies and techniques
- DT-4 Encourage the Chamber of Commerce to work with Downtown businesses to develop coordinated and extended hours of retail operation.
- DT-5 Continue to implement signage to announce events and direct people to Downtown.
- DT-6 Expand and upgrade clearly defined parking areas with signage to direct people to it.
- DT-7 Create coherent outdoor spaces between buildings.

Downtown

Desired Location

The Downtown Land use category includes the historic heart of Monument and lands located just west of I-25 at Hwy. 105. This area is intended to accommodate a range of land uses including government functions, convenience and specialty retail, housing above retail uses and allow for small businesses to relocate in the historic homes. Parks and recreational facilities are also encouraged in the downtown, particularly around Monument Lake. The entire downtown area is intended as a community gathering point

Desired Attributes

- Development that respects the historic parcel size and integrates with the scale of existing development.
- Developments that minimize visible, at grade, on-site parking.
- Developments that maintain and enhance the historic pattern of trees and lawns and attached sidewalks as outlined in the Downtown Monument Sub-area Plan.
- Development that combines small business and neighborhood oriented retail uses that
 are attractive to pedestrians and do not generate a high volume of vehicle trips are
 encouraged. Attributes of such uses include:
 - Small businesses, restaurants, and limited or specialty retail establishments that provide services to the downtown area and office and employment developments; and
 - Pathways and pedestrian access between commercial areas and residential neighborhoods.
- Cultural as well as park facilities, including but not limited to, museums, art studios, educational facilities, public or private recreational facilities, and amphitheaters (open or enclosed) for musical and/or theatrical performances
- · Encouraged Land Uses would include:
 - Residential uses:
 - Patio homes, duplexes, town homes and group homes;
 - Professional office facilities that are not high traffic generators, including but not limited to: medical, architecture, real estate, financial, legal, and engineering services;
 - > Bed and Breakfast establishments, small inns and lodges (5 to 20 rooms);

NARRATIVE

II. Preliminary/Final PD Site Plan

Architecture:

The 4-sided architecture for the building is intended to give the facility a residential feel. The single story building includes pitched roof lines, fiber cement siding, fiber cement board and batten siding, stone veneer, stone columns, dormer accents, window trim and decorative brackets.

In addition, there will be a covered entry porch on the south end of the east elevation, just north of the visitor entry and curb-cut on Beacon Lite Road. Although the porch is not the main entry into the building, the element faces and acknowledges Beacon Lite Road as an entry cue, thus providing an initial point of arrival. This design feature transforms the east elevation from being merely a side elevation, to a focal point and logical progression to the main entry and arrival point located on the south end of the building, immediately visible and accessible from the visitor parking lot.

The entry porch is further strengthened by the extended plaza area to the east, which will incorporate a landscaped seating area and transparent fencing that will enhance the visual "arrival" cue as a socially-oriented and welcoming "front porch" for people traveling on Beacon Lite Road. This plaza area will provide a formal "way station" and resting area for residents and families on the sidewalk and connector to the Santa Fe Trail.

Building Height:

The previously approved PD Sketch Plan included heights of 45' for mixed-use development and 40' for high-density residential development. Beacon Lite Assisted Living is closer to the high-density residential development; therefore, the maximum allowable building height shall be 40'. The actual maximum building height is 32'-6" at a high architectural accent near the entrance, with the majority of the building peak ridge-height is less than 22 ft.

Land Use Description:

The property is currently zoned PD (Planned Development). The PD zone was established with mixed use (residential, commercial, office, retail, and restaurant) and high-density residential land uses. The assisted living land use is unique as a low impact/low intensity use, but falls into high-density residential land use zones. Virtually all residents no longer drive, and will utilize transportation services provided by Beacon Lite Assisted Living or family members and friends.

Vehicular Access:

Due to the geometry and dimensions of the site, access for visitor parking is provided on Beacon Lite Rd. at the main/front entry of the community and access for employee, vendor, volunteer, and over flow parking is located on Adams St. Delivery and loading drive is located on Adams St., at the southernmost entry point on Adams.

Adams Street will be widened with new curb on the east side and a full cul-de-sac constructed on the south end.

Pedestrian Access:

Access for pedestrians will be provided to and from Beacon Lite Road, the Santa Fe Trail, and Adams Street. A secondary pathway at the north of the site has been added to allow easier access and utilization to and from the Santa Fe Trail.

Landscaping:

The overall landscape theme is compatible with the Town of Monument and a rocky mountain plant palette. At the main entry, the landscape plan will provide for a more intimate, manicured, and residentially oriented "sense of arrival" with turf, trees and plantings. A flag pole and U.S. flag will be located adjacent to the landscaped areas of the round-about and drop off area at the front porch.

The perimeter of the site is primarily a dry land native seed mix which will be irrigated for establishment and in drought conditions only. Trees have been added to soften vehicular areas at the parking lot islands except where sight triangles or fire truck turning movements prohibit their locations. For maintenance purposes, all shrub beds shall be covered primarily with rock cobble.

Utilities:

Wastewater (Monument Sanitation District) — Wastewater service and main extension for this development will be brought in from an existing main on the west side of the site. The service line into the building will include a grease trap along with the 'grey' water line.

Water (Town of Monument) – Water service and main extension for this development will be brought in from an existing main in Adams Street. This dead-end main will be extended to loop over to the existing water main along Beacon Lite Road. This will not only help to serve this facility, but will improve the water system for all of Adams Street south of Second Street. The building will fire-sprinkled. A public utility easement is provided through the southwest portion of the site to accommodate the loop extension.

Electric (MVEA) – Connection will be made to the existing electric distribution system. Electrical transformers and building services will provide the necessary electric power for the buildings and all on site exterior lighting.

Gas (Black Hills Energy) - Connection will be made to the existing gas distribution system.

Fire (Tri-Lakes/Monument Fire Protection District) - The site is within this fire district area.

Design Guidelines:

All proposed development for the Monument Assisted Living Facility is shown on the Preliminary/Final PD Site Plan including buildings, screening, landscape, lighting, etc. Therefore, additional Design Guidelines will not be necessary for this development.

Zoning Regulations:

The proposed development for the Monument Assisted Living Facility shall conform to the zoning regulations established by the PD Site Plan and the Town of Monument Zoning.

PLANNING COMMISSION MINUTES - 2-13-13

Agenda Item V: Public Hearings and Recommendations

- 1. Beacon Lite Assisted Living Replat and Vacation of Rights-Of-Way
- 2. Beacon Lite Assisted Living Preliminary/Final PD Site Plan

Acting Chair Spence asked if both reports are going to be presented together. Mr. Kassawara indicated he will present both reports together.

Mr. Kassawara gave a brief discussion of the Staff Reports for the Beacon Lite Assisted Living Replat and Vacation of Rights-Of-Way and Preliminary/Final PD Site Plan. The Vacation of Rights-Of-Way will vacate right-of-way that is not currently being used as right-of-way. This is a Preliminary/Final PD Site Plan as it is a new development on a vacant parcel. Staff would like to note that the water demand for the site exceeds the available amount by 2.38 acre-feet. Water supply is not a decision of the Planning Commission; the Board of Trustees can consider discounted fees in exchange for water rights for properties within the Downtown area per Resolution 21-2007. The water supply must be addressed in order for the plat to be approved. Some other issues that are important are traffic, architecture, pedestrian connectivity, and landscaping. All of these review criteria have been addressed by the applicant.

Commissioner Dick asked how many rooms are proposed. Mr. Kassawara replied that there are 57 rooms with 62 beds proposed in the facility. Commissioner Dick asked what is the water demand based on, is it the number of beds? Mr. Kassawara explained that the water demand is based on the total demand of the facility.

Ron Vaughn and Don Gorsuch, on behalf of the owners, discussed the specifics of the proposed assisted living facility, Encore's operational standards and objectives, and a few other details. Mr. Vaughn indicated that they have just opened two new facilities in Wyoming, and the facility in Monument will be very similar to those in terms of operations and architecture. Encore has been looking at Monument for quite some time and sees a demand for this type of facility. Depending on financing, construction could begin in the summer of 2013, or summer of 2014. Construction duration is expected to be 9-10 months. Encore is an owner/operator so they will not be selling the facility after it is constructed.

Acting Chair Spence opened the public hearing. Seeing no one wishing to speak, Acting Chair Spence closed the public hearing and asked the Commissioners if they have questions.

Commissioner Gwisdalla asked about the location of the generator and its proximity to the residential properties to the north. Mr. Vaughn replied that the generator is located 30-40 feet from the memory garden. The generator is run about 20 minutes a week and supplies back-up power for the kitchen and essential operations for residents and employees of the facility. Noise from the

generator is similar to the low rumbling of a bus and it is located approximately 250-300 feet from the residential properties.

Commissioner Gwisdalla asked about noise generated by the loading area and what time of day truck deliveries are made. Mr. Vaughn replied there are approximately 12 deliveries per week, including trash pick-up between 10 a.m. and noon. Mr. Vaughn stated that they have had discussions' with the school to receive deliveries at times that do not conflict with peak traffic times at the school.

Commissioner Gwisdalla asked what the line represents around the detention pond, and ig is it a fence of some sort. Mr. Kuzbek replied that the line is a graphic representation of the top of the pond.

Commissioner Gwisdalla asked about site lighting impacting properties to the north. He is concerned how new lighting in the parking lot and around the loading dock might affect the residents. Mr. Kassawara explained that the overspill at the property line is 0.0 foot-candles, and that the lights on the site are full cut-off fixtures and are approximately 70-80 feet from the residence to the north. Mr. Vaughn stated that the site is also a few feet lower than the property to the north, which should lessen the impact from lighting. Commissioner Gwisdalla asked about traffic coming into the site, specifically the west parking lot, and what the normal work schedule is. Mr. Gorsuch replied that the facility is a 24-hour, seven day a week operation but only a few employees are coming or going at any one time. Mr. Vaughn explained that a traffic report was done and that historically traffic generated by an assisted living facility is low. The main access point on Beacon Lite Road is for family and visitors and the hours for visitation are typically between 9:00 a.m. and 3:30-4:00 p.m. The majority of the parking and vendor/contractor traffic will be served off of Adams Street. Commissioner Gwisdalla stated that right now traffic on Adams Street is low and maybe employees could be asked to exit the west parking lot on the south end and enter on the north end. Commissioner Hogan asked if the entire staff leaves at a 6:30 shift change. Mr. Gorsuch said a shift change consists of three people.

Commissioner Smith asked if a traffic study was done on the effect of buses coming and going on Beacon Lite Road and if there will be a new access lane for the site. Mr. Kassawara explained that when a traffic report is done it does not differentiate between cars and buses. The traffic report showed that the number of vehicles entering the visitor parking lot from Beacon Lite Road is very low and did not warrant improvements to the road. Commissioner Smith asked if Staff is satisfied with the parking spaces provided on site. Mr. Kassawara stated that the proposed parking meets the Town's parking criteria. Commissioner Smith asked if parking is allowed on Beacon Lite Road and whether "no parking" signs are in place. Mr. Kassawara replied that parking is not allowed on Beacon Lite Road and "no parking" signs are typically not placed on major roads; he does not anticipate it happening. Commissioner Hogan asked where people will park if

the visitor parking lot is full. Will they be asked to park in the west/employee parking lot? Mr. Vaughn replied that there will be valet parking for special events that will utilize the employee lot if the visitor lot is full.

Acting Chair Spence noticed that a dog run is shown in the pictures from the Casper, WY facility. Will the Monument facility have a dog run? Mr. Vaughn replied that the Monument facility will have a dog run and it is a fair housing requirement.

Acting Chair Spence asked if the paint colors shown on the Casper facility will be used on the Monument facility, specifically the "red barn" color. Mr. Vaughn replied that the color scheme will be very similar and the "red barn" color is for the doors and accents around windows.

Acting Chair Spence asked if the facility requires residents to move from one room to another. Mr. Gorsuch replied that if residents become a wander risk they can be moved to a secure area in another part of the building. If residents require care beyond the licensed approval of the facility they may be asked to move to another facility. Encore has many referrals for other facilities and will work with residents and families to find alternate locations for their occupants to keep them safe, such as skilled nursing facilities, home health or a hospice.

Commissioner Wood asked about the memory care garden fence in the outside secured area. Is there an outside door or is it completely secure? Mr. Gorsuch replied that there is a door but it is alarmed and it is part of the fire exit system. No one can go into the secured area without a staff member.

Commissioner Gwisdalla asked about the deciduous trees along the north property line next to the loading dock. Mr. Vaughn clarified that the loading dock is further south next to the generator enclosure and this is where most of the business deliveries will take place. Commissioner Gwisdalla inquired about screening the parking lot from properties to the north. Are the deciduous trees adequate and does Staff consider screening when reviewing the plan? Mr. Kassawara replied that Staff does review screening and that differing heights of landscaping were looked at to accomplish the screening of the parking lot. Also, there is another 33 feet to be added to the property to the north, which can be used by the property owner to plant additional landscaping.

Commissioner Smith moved for a recommendation of approval of the Replat and Vacation of Rights-of-Way for Lot 1, Addition 1, Town of Monument Block 10. The motion was seconded by Commissioner Fitzpatrick and passed 7-0.

Vote:

Acting Chair Spence - Yea Commissioner Smith - Yea Commissioner Fitzpatrick - Yea Commissioner Hogan - Yea Commissioner Gwisdalla - Yea Commissioner Dick – Yea Alternate Commissioner Wood – Yea

Commissioner Gwisdalla moved for a recommendation for approval of a Preliminary/Final PD Site Plan for the Beacon Lite Assisted Living facility. The motion was seconded by Commissioner Hogan.

Vote:

Acting Chair Spence - Yea
Commissioner Smith - Yea
Commissioner Fitzpatrick - Yea
Commissioner Hogan - Yea
Commissioner Gwisdalla - Yea
Commissioner Dick - Yea
Alternate Commissioner Wood - Yea

TOWN OF MONUMENT ORDINANCE 07 - 2013

AN ORDINANCE APPROVING A PRELIMINARY/FINAL PD SITE PLAN FOR THE BEACON LITE ASSISTED LIVING FACILITY

WHEREAS, Encore Partners, Inc., has applied for approval of a Preliminary/Final PD Site Plan for a proposed assisted living facility located at 55 Beacon Lite Road, and

WHEREAS, the Monument Planning Commission has conducted a public hearing on this application and made a recommendation for approval; and

WHEREAS, the Board of Trustees hereby determines that the application complies with Town regulations; and

WHEREAS, approval of this application vests certain rights as described in Section 17.76 of the Zoning Ordinance.

WHEREAS, the Board of Trustees finds that the Beacon Lite Assisted Living Facility is in the Downtown Monument area described in Resolution No. 21-2007, and further finds that this facility will add to the vitality and future growth of the downtown area, and implements the vision of the Monument Comprehensive Plan Update and the goals and visions of the residents of the Town of Monument.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, as follows:

- Section 1. The Board of Trustees approves the above-identified Preliminary/Final PD Site Plan
- Section 2. The approvals are for the property described in Exhibit A, which is attached hereto and incorporated herein by this reference.
- Section 3. The approvals are subject to all conditions listed in Exhibit B, which is attached hereto and incorporated herein by this reference.
- Section 4. The Town Board of Trustees, pursuant to Resolution No. 21-2007 and Section 13.04.160 of the Municipal Code, hereby grants the Beacon Lite Assisted Living Facility a reduction in the amount of the fee in lieu otherwise chargeable for a shortage of water. The reduced fee in lieu shall be the sum of one dollar per acre-foot or other valuable consideration thereof. Upon payment of this reduced fee in lieu or other considerations, and dedication of all of the groundwater under the property to the Town, the requirement to dedicate water rights shall be deemed satisfied.

INTRODUC	ED, PAS	SED, APPROVED AND ADOPTED on this 4 $^{ m th}$	day of March,
2013, by a vote of	for and	against.	

	TOWN OF MONUMENT	
ATTEST:	Travis W. Easton, Mayor	
Cvnthia Sirochman, Town Clerk		

EXHIBIT A

Lot 1, Addition No. 1, Town of Monument Block 10, Replat A

EXHIBIT B

None.

4

OWNERSHIP CERTIFICATIONS KNOW ALL MEN BY THESE PRESENTS, THAT THE ENCORE PARTNERS, LLC BEING THE OWNER, OF THE FOLLOWING DESCRIBED TRACT OF LANCE:
TRACT OF LAND: LOT 1, TRACT A, AND TRACT B ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B
THE UNDERSOLATED ARE ALL OF THE EMARTS OF CERTAIN LANDS KNOWN AS LOT 1, TRACT A, AND TRACT B ADDITION NO. 1 TOWN OF MORNUMENT, BLOCK 10, REPLAT B IN THE TOWN OF MORNUMENT.
OWNER(S):
STATE OF COLORADO) SS:
COUNTY OF EL PASO }
SCRED THISDAY OF 20, COUNTY STATE
NOTARY SIGNATURE
NY COMMISSION EXPIRES
LIENHOLDER SUBGROWNATION CERTIFICATE: THE UNDERSIGNED ARE ALL THE MONTGAGEES AND LENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE LOT 1, TRACT A,
AND TRACT B ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B IN THE TOWN OF MONUMENT.
THE UNDERSOUND BENEFICARY OF THE LEN CREATED BY INSTRUMENT RECORDED ONN BOOKAT PAGE
MORTGACEE/LIENHOLDER (NOTARIZED SIGNATURE)
SIGNED THIS
STATE OF COLORADO] SS:
COUNTY OF EL PASO }
SIGNED THIS DAY OF, ZO, COUNTY, STATE
NOTARY SIGNATURE
NY COMMISSION EXPIRES
THE CERTIFICATION:
I, AN AUTHORIZED REPRESENTATIVE OF A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF
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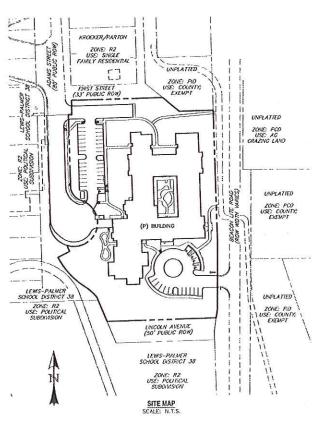
BEACON LITE ASSISTED LIVING CENTER

PRELIMINARY/FINAL PD SITE PLAN

ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

- THE STANDARD ZONING REQUIREMENTS OF THE TOWN CODE CHAPTER 17 INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE
 DEVELOPMENT, AND ACCESSORY AND TEMPORARY USES SHALL APPLY TO THIS PD SITE FLAN, EXCEPT AS MODIFIED BY THE FOLLOWING
- G. APPROVED FINAL PD SITE PLAN OR AVENUMENTS TO;
- THE MAXIMUM ALLOWABLE BUILDING HEIGHT OF 40' AS ESTABLISHED BY THE APPROVED SAETON PLAN FOR HIGH DENSITY RESIDENTIAL USE ON THIS SITE.
- 3 ALL TRASH IS TO BE STORED INSIDE TRASH ENCLOSURES.
- 4. THE STANDARD PARKING STALL DIMENSION ESTABLISHED BY THE PO SITE PLAN SPECIFIC TO THIS PROJECT IS 9-FT WICE AND 18-FT DEEP
- 5. PARKING LOT ISLAND SPACING IS AS SHOWN AS ESTABLISHED BY THE PD SITE PLAN SPECIFIC TO THIS PROJECT.
- NO PORTION OF THE SITE LIES WITHIN A FEMA DESIGNATED FLOODFLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0804100287 F, EFFECTIVE MARCH 17, 1997.
- ANY MODERCATIONS TO THIS SITE PLAN MAY REQUIRE AN AMENDED SITE PLAN SUBMITTAL FOR REVIEW AND APPROVAL BY THE TOWN OF MONAMENT. CERTAIN MINOR MODERCATIONS MAY BE REVIEWED AND APPROVED ADMINISTRATIVELY BY TOWN OF MONAMENT STAFF. MACE MODERCATIONS ON BE DETRIED AS FOLLOWS:
- (c) DOWNG, ADDING, OR REVOWING DOOR LOCATIONS ON BUILDINGS.
 (b) LESS THAIL SX CHANGE IN BUILDING SOURCE FOR ANY INDIMIDUAL BUILDING.
 (c) MODERCATION TO ARCHITECTURAL LEVERALS SUCH AS COLORS AND MATERIALS THAT DO NOT CHANGE THE OVERALL CHARACTER OF THE BUILDINGS OR SITE.
 (d) MAKE MODIFICATIONS TO BUILDING LOCATIONS.
 (e) DINER LINGE SITE MODIFICATIONS TO THE LOCATIONS OF SDEWALKS, LANDSCAPING, SIGNAGE, PARKING, GRADING, UTUTIES, DRAINAGE, AND ANY OTHER SITE AMEDITIES.
 (1) ALL MODIFICATIONS SHALL BE PER TOWN COCE.

- 8. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FUGIT BY ARCRAFT USED IN THE UNITED STATES AR FORCE ACADEMY'S ARMANISHEP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FUGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.



- ETATIONSHIP TO TOWN REGULATIONS. THE PROVINCES OF THIS PREJUNDARY PO SITE FLAN AND THESE COPACITY, COMPATERLE FRANCISCHED TO TOWN REGULATIONS. THE PROVINCES OF THIS PREJUNDARY PO SITE FLAN AND THESE ZOUNG REGULATIONS SHALL FREVEN AND GOVERN THE ELECTROPHET OF THE RELIGIOUS AND THE SECTION HAND CONTROL PROVINCES THAT WHERE THE PROVINCES OF THIS PREJUNDARY PO SITE AND THE SECTION FROM THE SECTION OF THE PROVINCES OF THE PROVINCES OF THE PROVINCES OF THE PROVINCES OF THE THE SECTION OF THE PROVINCES OF THE THIS COVER SHALL BE APPLICABLE FROM SIGNED OF THE TIME.
- DEVELOPMENT ACREEMENT, IN ADDITION TO THESE REGULATIONS, CERTAN PROVISIONS OF THE DEVELOPMENT OF THIS PD PROPERTY ARE CONTROLLED BY AN ASSESSMENT BETWEEN THE TOWN AND THE PO PROPERTY OWNERS.
- CETATIONS, IN ADDITION TO THE STANDARD DEPUTIONS FOUND IT THE TOWN ZORNING GRONANCE, THE FOLLOWING DEFINITIONS OF TERMS
- OFFERING ROLL STANDARDS. THE STANDARD ZONNO PECUREMENTS OF THE TOWN ZONNO OFFERING INCLUDING OFF-STREET PARKING, LINDSCEPPING, STEE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVEW SHALL APPLY TO THIS PO, EXCEPT AS MODIFIED BY THE FOLLOWING.
- APPROVED SKETCH PLAN OR AMENOMENTS TO:
- APPROVED PO SITE PLAN OR AMENDMENTS TO,
- APPROVED FINAL SITE PLAN OR AMENDMENTS TO, APPROVED BY THE TOWN OF MONUMENT
- USE AFEA CATECORES AND CENSITY CAPS, BY ORAT TOM FOR EACH USE AREA OR LAKEOR SUB-AREA INCLUDE THE USE AREA DESCRIBED, GROSS AGENCES, FORCINI OF 1014, ADELAC; GROSS AGENCIA, DECOMADO, GROSS AGENCIA, DECOMADO, GROSS AGENCIA, DECOMADO, CAROS AGENCIA, DECOMADO, CAROS AGENCIA, DECOMADO, DECOMADO, DECOMADO AGENCIA, DECOMADO, DECOM

LOT	USE	GROSS AREA [AC]	% OF SITE	MAX DENSITY	MAX F.A.R.	DEDICATION [AC]
1	ASSISTED LIVING CENTER	3.7	100	16 DU/	30%	0.26 (ADAMS ST. ROW)

- USE AREA CATEGORE'S REGULATIONS. LIST EACH USE AREA CATEGORY AND ITS ASSOCIATED ZONING RESTRICTIONS:
- USES PERMITTED BY RIGHT; ALL AS SHOWN ON THE APPROVED SKETCH PLAN, PD SITE PLAN, OR FINAL SITE PLAN.
- USES PERMITTED BY SPECIAL REVIEW, NONE.
- III. MAXIMUM CROSS DENSITY; 16 DU/AC
- MINIMUM LOT AREA; AS SHOWN ON THE APPROVED SKETCH PLAN, PO SITE PLAN, OR FINAL SITE PLAN.
- V. MAXIMUM FAR (FLOOR AREA RATIO) OR FLOOR AREA RATIO, FOR NONRESIDENTIAL USES: NOT TO EXCEED 30% OF LOT AREA. W. INNUM SETBLOSS BETWEEN RESIDENTIAL AND NONESCENTIAL LAND USES, NOT TO EXCEED 30% OF LOT AREA.

 K. INNUM SETBLOSS BETWEEN RESIDENTIAL AND NONESCENTIAL LAND USES, SETBLOSS FROM MAJOR ROADWAYS, AND SMALAR
 STRANDOSS.

-20' SETBACK ALONG ALL PROPERTY LINES

- VI. MAXIMUM BUILDING HEIGHT; 40°
- VIL WAXIMUM BUILDING COVERAGE; NOT TO EXCEED 30% OF LOT AREA.
- ix. OTHER DEVELOPMENT STANDARDS;
- ASSISTED LIVING SHALL BE DEFINED AS FOLLOWS:
 - ASSISTED LIVING FACULTES ARE MUSING FACULTES FOR PEOPLE WITH DISABILITES AND ELDERLY. THESE FACULTES FROMDE SPERVISON AND ASSISTANCE WITH ACTIVITIES OF DAILY LIVING, COGRONATION OF SERVICES BY OUTSIDE HEALTH CLARE PROVDERS, AND MORITORING OF RESIDENT ACTIVITIES TO HELP DISABLE THEN HEALTH, SAFETY, AND WELL-BEING. VERY FEW RESIDENTS ONLY OF HATE A RED FOR A PERSONAL VEHICLE.
 - IN RECOGNION OF THE UNIOLE CHARACTERISTICS OF AN ASSISTED LIMING FACULTY AND THAT THE TOWN OF MORAMENT ZOWNG COCE DOES NOT ADDRESS THESE UNIOLE CHARACTERISTICS. THE FOLLOWING DEVELOPMENT STANDANDS ARE ESTABLISHED BY THIS PO STEE PLANS SPECIOL TO THIS STIE.
 - -WATER DEMAND SHALL BE O.1 AC-FT/TR/APARTMENT.
- E. SEVERABILITY OF PROMISONS. IN THE EXENT THAT ANY PROMISON HEREOF SHALL BE DETERMINED TO BE ILLEGAL OR YOU BY THE FAUL GROER OF ANY COURT OF COMPETENT ARRESISTION, THE REMAINING PROMISONS SHALL REMAIN IN FULL FORCE AND EFFECT.

LEGEND	
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PROPOSED	(P)
FUTURE	(F)
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(P) WATER SERVICE	
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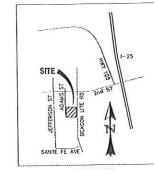
RESPONSIBLE PARTIES

PROPERTY OWNER, DEVELOPER

CIVIL ENGINEER:

I ANDSCAPE ARCHITECT:

PC Hearing Copy 1-29-13



PROJECT INFORMATION

BEACON LITE ASSISTED LIVING CENTER LEGAL DESCRIPTION: ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B

71154-11-005 & 71154-11-006 PARCEL NOS .:

EXISTING PROPERTY AREA:

BUILDING ADDRESS(ES): 351 LINCOLN AVENUE

EXISTING LAND USE: VACANT RESIDENTIAL LOTS

ASSISTED LIVING FACILITY PROPOSED LAND USE: BUILDING HEIGHT:

(AS SHOWN ON SITE PLAN) EASEMENTS:

08041C0287 F FLOODPLAIN MAP NO :

LAND AREA CALCULATIONS

PROPERTY AREA: 160 649 SE

USE	AREA	% OF TOTAL
BUILDING FOOTPRINT	43,200	26.9%
PAYED SURFACES	37,670	23.4%
LANDSCAPE AREA	79.779	49.7%
COURSE PURE	12.112	1004

PARKING CALCULATIONS

USE	NUMBER	RATIO	SPACES REQUIRED
ASSISTED LIVING EMPLOYEES	62 BED 13 EMPL	1 PER 6 BEDS 1 PER EMPLOYEE	10 13
TOTAL			23

DESCRIPTION
PARKING STALLS PROVIDED
HANDICAP STALLS PROVIDED SPACES PROVIDED

WATER DEVIAND BASED ON COLORADO WATERWISE COUNCIL STUDY OF ACTUAL ASSISTED LIWIG FACILITIES IN COLORADO (JULY 2007).
*CALCULATIONS BASED ON WATER NEEDS ESTIMATED BY CITY OF FORT COLLINS INTROCIONE JASEAS.

BOT Hearing Copy

SHEET INDEX:

OTHE SHEET

SIE FLAN

FREUMARY GRADNG FLAN

FREUMARY UTHITY FLAN

FREUMARY LANDSCAPE PLAN (LSI)

FREUMARY LANDSCAPE PLAN (LSI)

FREUMARY LANDSCAPE PLAN (LSI)

FREUMARY LANDSCAPE PLAN (LSI)

FREUMARY LANDSCAPE PLAN

SIE PROTOCE FLAN

DESCRIPTION ADDRESS TOWN OF MONUMENT COMMENTS 12/5/12 DERESS TOWN OF MONUMENT COMMENTS 1/11/13



PREPARED FOR:

THE ENCORE PARTNERS

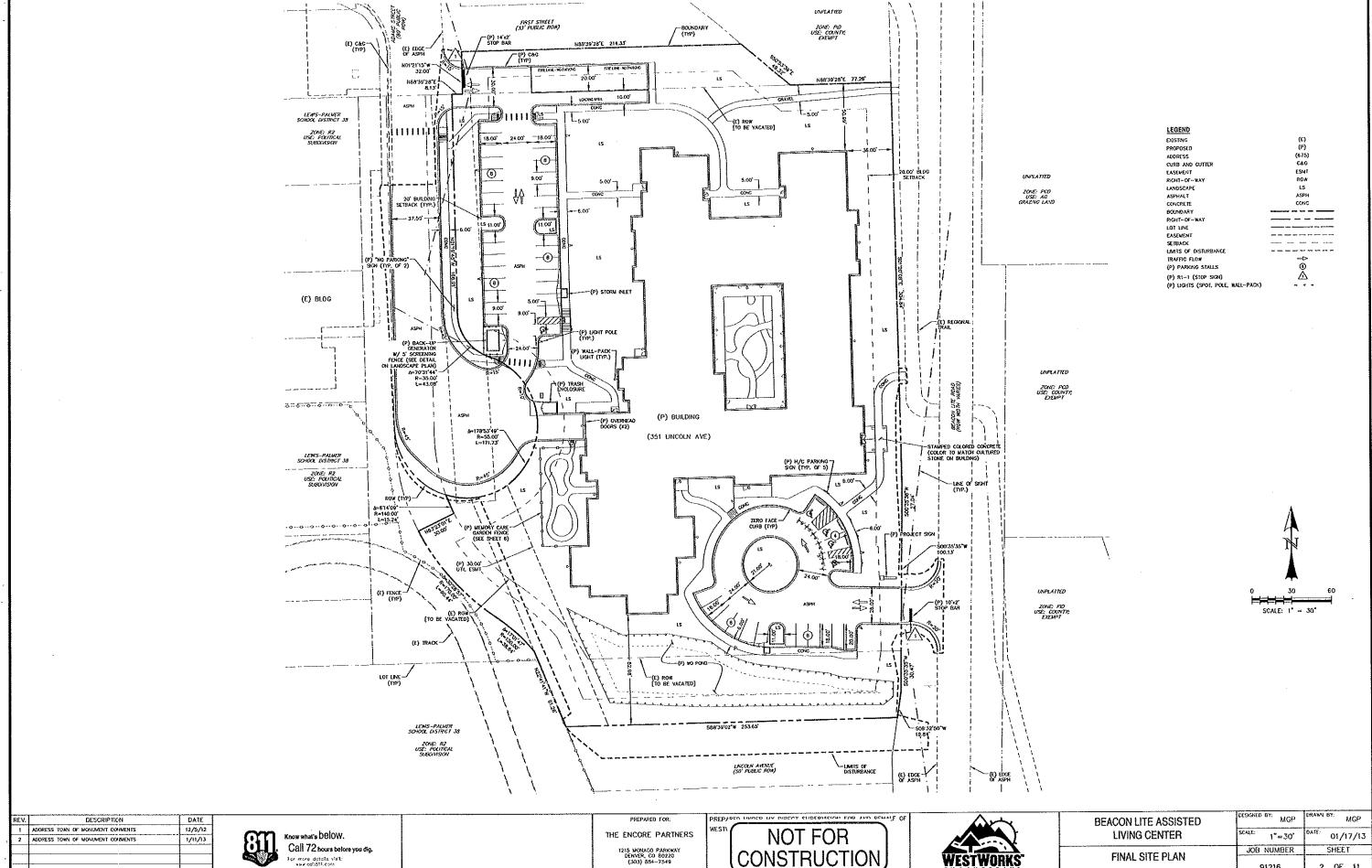
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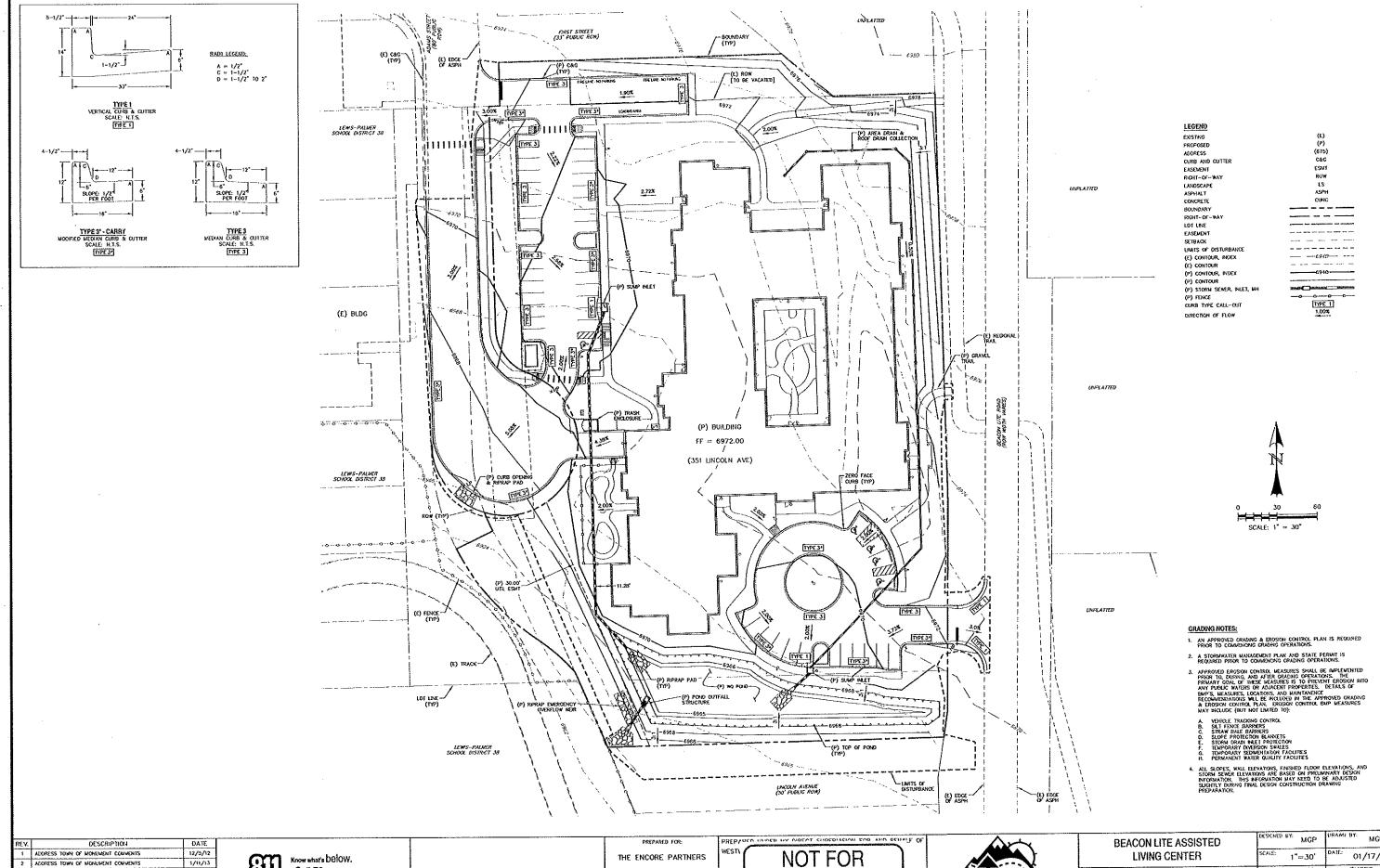
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BEACON LITE ASSISTED	DESIGNED BY: MGP		DRAWN BY: MGP	
LIVING CENTER	SCALE:	N/A	DATE	01/17/13
THE PROPERTY OF STREET	JOB	NUMBER		SHEET
ELIMINARY/FINAL PD SITE PLAN	9	1216	1	OF 11



2 OF 11

91216



2 ADDRESS TOWN OF MONUMENT COMMENTS

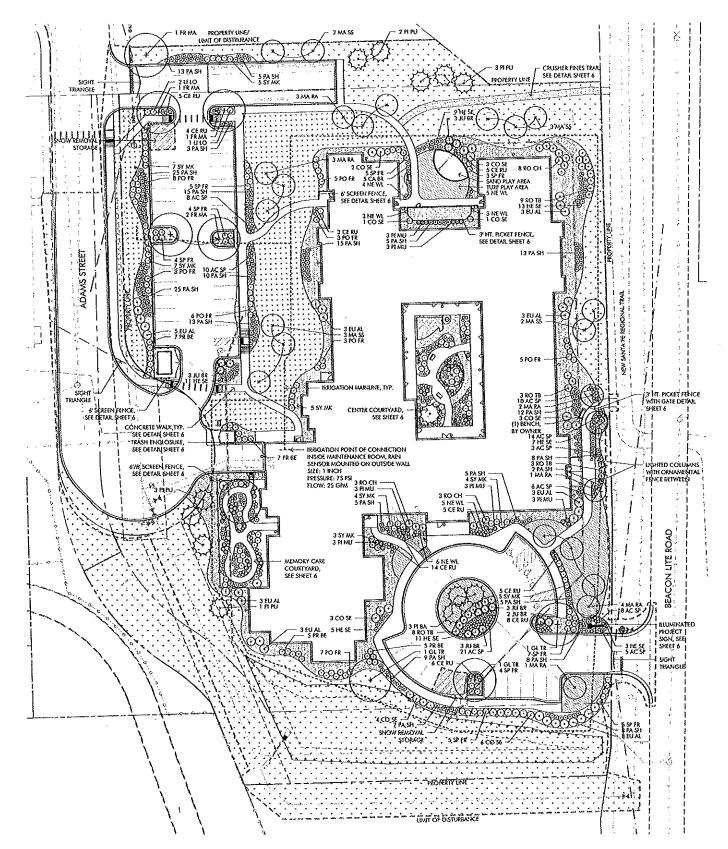


THE ENCORE PARTNERS





BEACON LITE ASSISTED	DESCRED BY: MGP	DRAME BY: MGP
LIVING CENTER	SCALE: 1"=30'	DATE: 01/17/13
ODIOUS DI MI	JOB NUMBER	SHEET
GRADING PLAN	91216	3 OF 11



LEGEND

IRRIC	SATED TURF TYPE TALL FESCUE SOD
IRRK	BATED TURF TYPE TALL FESCUE SEED
NON-	IRRIGATED NATIVE SEED
coal	BLE/ROCK MULCH

GENERAL NOTES

- Landscapo materials shall be in accordance with AAN specifications for Number One Grade.
 Turf areas shall be injusted with an automatic pop up intigation system. Trees and shrubs shall be intigated with an automatic drip (trickle) intigation system. The Intigation plan shall be reviewed and approved by the Town of Montument prior to the issuance of a

- recognitional system. The integration prior to the listiance of a building parmit.

 3. The non-fingated native seed areas shall have an intigation system and shall be watered in to establish the seed.

 4. Field locate utilities prior to planting.

 5. These to be balled and burlapped, unless otherwise noted.

 6. Evergeen and Deciduous trees to have 3' districts stredded gorilla hair mutch at the base of each tree.

 7. The base of individual structs to be mutched with stredded gorilla hair to the extent of the planting pit.

 8. Perential and ornamental grasses to have 12' dismeter shredded gorilla hair to the extent of the planting pit.

 9. To the maximum extent (easable, toposil that is removed during construction shall be stored on site and used in planting beds.

 10. Contractor is responsible to warrantly all material installations for 1 year from date of substantial completion.

 11. Trees shall not be planted closer than 10 feet from existing or proposed undergound tubility lines.

- proposed undergound utility lines.

 12. Shrubs shall not be planted closer than 5 feet from existing or

LAND USE TABLE

Building Area	27%	0,99 AC (43,335 SF)
Parking and Drives	17%	0.61 AC (26,705 SF)
Sideracks	5%	0.19 AG (8,184 SF)
Landscape	42%	1.91 AC (67,401 SF)
Rock Mulch (No landscape)	9%	0.33 AC (14,557 SF)
Total S&s	100%	3 68 AC (160, 152 SF)

PARKING LOT TREES

Parking Spaces	48 Spaces
Trees Required	1 per 9 spaces = 6 Trees
Treas Provided	6 Trees

PLANT LIST

5 FRMA Frazinus pernsylvanica 'Marchall's Seediess' Marchall's Seediess' Marchall's Seediess' Shademaster' Shademaster' Shademaster' Shademaster' Shademaster' Shademaster' Shademaster' Shademaster' Crebappile 2' Cal. 888 Shadus x Spring Srow' Radiant' Redaint' Readant' Readant Crebappile 2' Cal. 888 Redaint Crebappile 2' Ca	PL	ANT	LIST			
5 FRIMA Frazinus pernsylvanica Marchalfa Seedess' Marchalfa Seedess' Hawthom 2° Cal. B&B 3 GLTR Gledital triscanthos Intermis Shademaster' Shademaster Honopropost 2° Cal. B&B 10 MARS Malus x Spring Snow' Spring Snow Creatappile 2° Cal. B&B 15 MARA Malus x Redent Radiant Radiant Radiant Creatappile 2° Cal. B&B 15 MARA Malus x Redent Radiant Radiant Radiant Creatappile 2° Cal. B&B 15 MARA Malus x Redent Radiant R	DEC	ouak	US TREES			
3 GLTR Gleditsla triscanthros intermis "Shademaster" Shademaster Honeyfocust 2" Cal. B88 B 10 MASS Matus x Spring Srow" Spring Snow Crebappie 2" Cal. B88 B 15 MARA Matus x Radiant Radiant Radiant Radiant Crebappie 2" Cal. B88 B 16 MARA Matus x Radiant Radiant Radiant Radiant Crebappie 2" Cal. B88 B 17 SYM B 18 DOTANICAL NAME	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
10 MASS Malus x Spring Snow Spring Snow Crabappile 2° Cal. B&B 15 MARA Malus x Rediant Readont Radiant Crabappile 2° Cal. B&B 15 MARA Malus x Rediant Readont Radiant Crabappile 2° Cal. B&B 15 MARA Malus x Rediant Readont Radiant Crabappile 2° Cal. B&B 15 MARA Malus x Rediant REES VERGREEN TREES SITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 1 PIBB Picea pungers Balver Balver Balver Balver Struce 6° A 8° Rt. B&B 2 PIPU Picea pungers Balver Balver Balver Balver Struce 6° A 8° Rt. B&B 2 PIPU Picea pungers Colorado Bilus Spruce 6° A 8° Rt. B&B 2 PIPU Picea pungers Balver B	5	FR MA	Fraxinus pennsylvanica 'Marshall's Seedless'	Marshalf's Seedless Hawthorn	2" Cal.	B&8
15 MARA Malus x RedianY RadianY RadianY RadianY Crabapple 2° Cal. B&B VERGREEN TREES ITY SYM BOTANCAL NAME COMMON NAME SIZE ROOT 1 PIBB Picea pungens 'Baberi' Baberi Spruce 12' Ha. B&B 3 PIBA Picea pungens Baberi' Baberi Spruce 6' & 8' Ha. B&B 9 PIPU Picea pungens Colorado Blue Spruce 6' Ha. B&B 12' AR B Avorda melanocarpa friquois Beauty' Dwarf Block Chokeberry 5 Gal. Cont. 12' AR B Avorda melanocarpa friquois Beauty' Dwarf Block Chokeberry 5 Gal. Cont. 12' AR B Avorda melanocarpa friquois Beauty' Dwarf Block Chokeberry 5 Gal. Cont. 12' AR B LUL Ulgastrum vilgaria Tudense' Lodense Phret 14' BULD Ulgastrum vilgaria Tudense' Lodense Phret 15' Gal. Cont. 16' PPE Phenetis fruicosa Yorld Drop' Gold Drop Potentida 5 Gal. Cont. 17' ROOT Rosa 'Champlain' Pirk Melatiand Rosa 5 Gal. Cont. 18' ROOT Rosa 'Champlain' Pirk Melatiand Rosa 5 Gal. Cont. 18' ROOT Rosa 'Champlain' Pirk Melatiand Rosa 5 Gal. Cont. 18' SYMB Symphoricarpus x doorenbosā Magic Berry' Miss Kim Dwarf Libec 5 Gal. Cont. 18' VERGREEN SHRUBS 19' YSYM BOTANICAL NAME COMMON NAME 5 Gal. Cont. 19' VERGREEN SHRUBS 10' VERGREEN GRASSES 10' VERGREEN Carlanagnords brachyticha Korean Feather Reed Grass 1 Gal. Cont. 10' RNAMENTAL GRASSES 10' VERGREEN Advise Kim' Rood Grass 1 Gal. Cont. 10' RNAMENTAL GRASSES 10' VERGREEN Carlanagnords brachyticha Korean Feather Reed Grass 1 Gal. Cont. 10' VERGREEN Carlanagnords brachyticha Korean Feather Reed Grass 1 Gal. Cont. 10' RNAMENTAL GRASSES 10' Cont. 10' SYM BOTANICAL NAME COMMON NAME SIZE ROOT 10' AS PA Berlount virgarium 'Sherrandosh' Red Switch Grass 1 Gal. Cont. 10' Carla Carlanagnords brachyticha Korean Feather Reed Grass 1 Gal. Cont. 10' Carlanathus Namer 1 Gal. Cont. 10	3	GL TR	Gleditala triacanthos intermis "Shademaster"	Shademaster Honeylocust	.2" Cal.	B8B
VERGREEN TREES STY SYM BOTANCAL NAME COMMON NAME SIZE ROOT I PIBB Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 12 Hit. B&B 9 PIPD Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 6 & 8 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 & 8 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 & 8 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 & Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 9 PIPD Picas pungens Baby Blue Eyes' Boteri Spruce 6 Ht. B&B 10 Pip Pip Picas Pungens Beauty Blue Eyes' Boteri Spruce 6 Ht. B&B 10 Pip Pip Picas Pungens Beauty Blue Eyes' Boteri Spruce 6 Ht. B&B 10 Pip Pip Picas Pungens Beauty Blue Eyes' Boteri Spruce 6 Ht. B&B 10 Pip Pip Picas Pungens Beauty Blue Eyes' Boteri Spruce 6 Ht. B&B 10 Pip Pip Picas Pungens Beauty Blue Eyes' Boteri Spruce 6 F Bal Cont. Boteri Spruce 7 Ht. Medidana Rose 5 Gal. Cont. Pip M. Medidana Medicana Pip M. Medidana Medicana Me	10	MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	2 Cal.	888
BOTANECAL NAME COMMON NAME SIZE ROOT I PI BB Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 12 HI. B&B S PI PL Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 12 HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 12 HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 14 HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 16 AB HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 16 AB HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 16 AB HI. B&B S PI PU Picas pungens Baby Blue Eyes' Baby Blue Eyes Spruce 16 AB HI. B&B S PI PU Picas pungens Baby Blue Eyes Spruce 16 AB HI. B&BB S PI PU Picas pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&BB S PI PU Picas Pungens Baby Blue Eyes 16 AB HI. B&B	15	MARA	Make x 'Rediant'	Radiant Crabapple	2º CaL	B&B
1 PIBB Picea pungens Bahy Blue Eyes* Bahy Blue Eyes Spruce 12 IR. B&B 3 PIBA Picea pungens Bahzer* Bahzer* Bahzer Spruce 6* & 8* IR. B&B 9 PIP Picea pungens Bahzer* Bahzer* Bahzer Spruce 6* & 8* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* & 8* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea pungens Bahzer* Colorado Blue Spruce 6* IR. B&B 9 PIPU Picea Pungens Bahzer* Colorado Blue Spruce 5* Gal. Cont. Cont. Colorado Blue Spruce 5* Gal. Cont. Bahzer* Colorado Blue Spruce 5* Gal. Cont. Cont. Colorado Blue Spruce 5* Gal. Cont. Colorado Blue Spruce 6* Gal. Cont. Colorado Blue Spruce 6* Gal. Cont. Colorado Blue Spruce 7* Gal. Cont. Colorado Blue Spruce 7* Gal. Cont. Colorado Blue Spruce 7* Gal. Cont. Pipu Spruce Blue Spruce 7* Gal. Cont. Freebod Spruce 5* Gal.	EVE	RGRE	EN TREES			
3 PIBA Pices pungers Baker* Bohert Spruce 6* 8 8* PIL B&B BB Pices pungers Colorado Blue Spruce 6* HL B&B BB PICE DUOUS SHRUBS DECIDUOUS SHRUBS DIA Proce pungers Colorado Blue Spruce 6* HL B&B BB PICES PUNCE SHRUBS 12 AR B Avoria melenocapa friquois Besuty Dwarf Block Chokeberry 5 Gal. Cont. Con	OTY	SYM	BOTANICAL NAME	COMMON NAME	ŞIZE	ROOT
S PIPU Pioca pungers Colorado Blue Spruce 6 File. B&B ECCIDUOUS SHRUBS ITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 12 AR B Avoria melanocarpa l'inquois Beauty Dwarf Black Chokeberry 5 Gal. Cont. 12 AR B Avoria melanocarpa l'inquois Beauty Dwarf Black Chokeberry 5 Gal. Cont. 13 EU AL Evonymus alsista "Compacitis" Dwarf Black Chokeberry 5 Gal. Cont. 14 EU AL Evonymus alsista "Compacitis" Dwarf Blarring Bush 5 Gal. Cont. 15 Gal. Cont. 16 PO FR Potentite inuciosa "Gold Drop" Gold Drop Potentitia 5 Gal. Cont. 17 Robert Potentite inuciosa "Gold Drop" Gold Drop Potentitia 5 Gal. Cont. 18 RO TROS "Champlain" Pirk Meléfiand Rosa 5 Gal. Cont. 18 RO TROS "Champlain" Pirk Meléfiand Rosa 5 Gal. Cont. 19 Rosa "Therese Buyner! Therese Buyner!	1	PI BB	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	12' łł.	88B
ECIDUOUS SHRUBS ITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 12 AR IB Aronia melenocarpa Tidipuis Beauty Dwarf Block Chokeborry 5 Gal. Cont. 12 COSE Corrus sericea Isand Isand Isand Isand Isand Dogwood 5 Gal. Cont. 23 EU AL Europrass statis Compactus' Dwarf Block Chokeborry 5 Gal. Cont. 38 EU LL Europrass statis Compactus' Dwarf Burring Bush 5 Gal. Cont. 40 PO FR Potentitia fruiciosa 'Gold Drop' Gold Drop Potentitia 5 Gal. Cont. 40 PO FR Potentitia fruiciosa 'Gold Drop' Gold Drop Potentitia 5 Gal. Cont. 41 PR BE Prunus beasoy! Western Sand Cherry 5 Gal. Cont. 42 PR BE Prunus beasoy! Western Sand Cherry 5 Gal. Cont. 43 RO CH Rosa 'Charipfain' Prix Medifiand Rosa 5 Gal. Cont. 44 RO CH Rosa 'Charipfain' Prix Medifiand Rosa 5 Gal. Cont. 55 SF MB Sylmphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 55 SF MB Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x doorentocal Magic Berry Prix Showberry 5 Gal. Cont. 40 SY MS Symphoricarpus x	3	PI BA	Picea pungens Baken			
BOTARICAL NAME COMMON NAME SIZE ROOT 12 AR IB Archia melenocarpa Triquois Beauty Dwaf Block Chokeborry 5 Gal. Cont. 22 CO SE Corrus sericea Isand* Isand Dogwood 5 Gal. Cont. 23 EU AL Europmus albates Yozrapactas* Dwaf Block Chokeborry 5 Gal. Cont. 24 IL LO Ligustrum vidgare Tudense* Lodense Privet 5 Gal. Cont. 25 CO PR Potentitia fruicosa 'Grid Drop' Gold Drop Potentitia 5 Gal. Cont. 26 PR BE Prunus bessor! Western Sand Cherry 5 Gal. Cont. 27 PR BE Prunus bessor! Western Sand Cherry 5 Gal. Cont. 28 LI LO Ligustrum vidgare Tudense* Grid Drop' Gold Drop Potentitia 5 Gal. Cont. 29 PR BE Prunus bessor! Western Sand Cherry 5 Gal. Cont. 40 PO RP Potentitia fruicosa 'Grid Drop' Gold Drop Potentitia 5 Gal. Cont. 40 PR Bes Prunus bessor! Western Sand Cherry 5 Gal. Cont. 40 PR Bes Sprea Therese Bugnet 7 Privi Meditiand Rosa 5 Gal. Cont. 50 SP FR Sprea japonica Froebelf Freebelf 1 Thereso Bugnet Rosa 5 Gal. Cont. 50 SP FR Sprea japonica Froebelf 1 Thereso Bugnet Rosa 5 Gal. Cont. 50 SP FR Sprea japonica Froebelf 1 Thereso Bugnet Rosa 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Romena Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Romena Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Romena Miss Kim Dwarf Libec 5 Gal. Cont. 50 SP MB Symphoricarpus x doorentosa Magic Berry 1 Miss Romena Miss Miss Miss Miss Miss Miss Miss Mis	9	PIPU	Picea pungens	Colorado Blua Spruce	6' Ht.	888
12 AR B Arcida melenocorpa "liriquois Beauty" Dwarf Block Chokeberry 5 Gal. Cont. 22 CO SE Corrus seriosa Isand" Isand Dogwood 5 Gal. Cont. 33 EU AL. Evonymus allobas "Compactus" Dwarf Burning Bush 5 Gal. Cont. 40 PO FR Potentitis fluticosa "Gold Drop" Gold Drop Potentitis 5 Gal. Cont. 40 PO FR Potentitis fluticosa "Gold Drop" Gold Drop Potentitis 5 Gal. Cont. 41 RO CH Rosa "Charplain" Plink Meletilisand Rosa 5 Gal. Cont. 42 PR BE Prunus besseyi Western Sand Cherry 5 Gal. Cont. 43 RO TB Rosa "Charplain" Plink Meletilisand Rosa 5 Gal. Cont. 44 RO CH Rosa "Charplain" Plink Meletilisand Rosa 5 Gal. Cont. 45 SP FR Sprites alponica Froebet Theresa Bugnet Rosa 5 Gal. Cont. 46 ST MK Syringa padula "Riss Kim" Plink Showberry 5 Gal. Cont. 46 ST MK Syringa padula "Riss Kim" Miss Kim Dwarf Libec 5 Gal. Cont. 47 WERGREEN SHRUBS 48 JURIP Juniperus sabina "Broadmoot" Broadmoor Juniper 5 Gal. Cont. 48 PINU Pinus mago Mogel Broadmoot" Broadmoor Juniper 5 Gal. Cont. 49 PINU Pinus mago Mogel Melatina "Broadmoot" Broadmoor Juniper 5 Gal. Cont. 40 RNAMENTAL GRASSES 40 CABR Catamagnosts brachyticha Korean Feather Reed Grass 1 Gal. Cont. 41 PRS Hellicotichion componifers Broadmooth Red Switch Grass 1 Gal. Cont. 42 PRS Hellicotichion componifers Broadmooth Red Switch Grass 1 Gal. Cont. 44 PRS Hellicotichion componifers Broadmooth Red Switch Grass 1 Gal. Cont. 45 PRS Hellicotichion componifers Broadmooth Red Switch Grass 1 Gal. Cont. 46 CABR Catamagnosts brachytichs Miss Broadmooth 1 Gal. Cont. 47 GA OD Galsum odoratum Showa Angel Variegated Cool Bellis 1 Gal. Cont. 48 PRS Heuchtera sanguina "Show Angel" Variegated Cool Bellis 1 Gal. Cont. 49 Cont. Ont. 40 CABR Catamatha sanguina "Show Angel" Variegated Cord Bellis 1 Gal. Cont. 40 CABR Catamatha sanguina "Show Angel" Variegated Cord Bellis 1 Gal. Cont. 40 CABR Catamatha sanguina "Show Angel" Variegated Cord Bellis 1 Gal. Cont.	DEC	OUDIC	US SHRUBS			
22 COSE Corrus sericea lisanti Isanti Dogwood 5 Gal. Conl. 33 EU AL. Euonymus allebus Compactus' Dwarf Barning Bush 5 Gal. Conl. 40 PO FR Potentitis fruitcosa 'Gold Drop' Gold Drop Potentitis 5 Gal. Conl. 40 PO FR Potentitis fruitcosa 'Gold Drop' Gold Drop Potentitis 5 Gal. Conl. 41 RO CH Rosa 'Champlain' Pink Meditand Rosa 5 Gal. Conl. 42 PR BE Prunus becsop! Western Sand Cherry 5 Gal. Conl. 43 RO TR Rosa 'Champlain' Pink Meditand Rosa 5 Gal. Conl. 43 RO TR Rosa 'Champlain' Pink Meditand Rosa 5 Gal. Conl. 5 SY MB Symphoricaspus x doorenbosil Magic Berry' Pink Showberry 5 Gal. Conl. 5 SY MB Symphoricaspus x doorenbosil Magic Berry' Miss kim Dwarf Lilac 5 Gal. Conl. 5 SY MB Symphoricaspus x doorenbosil Magic Berry' Miss kim Dwarf Lilac 5 Gal. Conl. 6 SY MK Syming pathia Miss kim' Miss kim Dwarf Lilac 5 Gal. Conl. 6 VERGREEN SHRUBS 6 DIANICAL NAME COMMON NAME 5 Gal. Conl. 6 VERGREEN SHRUBS 6 DIANICAL NAME COMMON NAME 5 Gal. Conl. 6 CONL. 6 PINM Pinus mago Mogs' Ministrue Mogo Pine 5 Gal. Conl. 7 RNAMENTAL GRASSES 7 DIY SYM BOTANICAL NAME COMMON NAME 5 Gal. Conl. 7 HE SE Helictotrichon componifers 6 Gal. Conl. 7 GA OD Galsum odoratum 5 Percendosh' Red Switch Grass 1 Gal. Conl. 7 GA OD Galsum odoratum 5 Percendosh' Red Switch Grass 1 Gal. Conl. 7 GA OD Galsum odoratum 5 Power Angel' Variegated Coolumbine 1 Gal. Conl. 7 GA OD Galsum odoratum 5 Power Angel' Variegated Cool Bellis 1 Gal. Conl. 8 Divest Woodraf 1 Gal. Conl. 8 Divest Noor Angel' Variegated Cool Bellis 1 Gal. Conl. 8 Divest Woodraf 1 Gal. Conl. 8 Divest Noor Angel' Variegated Coor Bellis 1 Gal. Conl. 8 Divest Noor Angel' Variegated Coor Bellis 1 Gal. Conl. 8 Divest Noor Angel' Variegated Coor Bellis 1 Gal. Conl. 8 Divest Noor Angel' Variegated Coor Bellis 1 Gal. Conl. 8 Divest Noor Angel' Variegated Coor Bellis 1 Gal. Conl.	QTY	SYM	BOTANICAL HAVE	COMMON NAME	SIZE	ROOT
33 EUAL Eucnymus sistatus Yozopactus* Dwarf Burning Bush 5 Gal. Cont. 40 PO FR Petertitis futuces You'd Drop* Gold Drop Potentitis 5 Gal. Cont. 41 PR BE Prunus bessoy! Western Sand Cherry 5 Gal. Cont. 42 PR BE Prunus bessoy! Western Sand Cherry 5 Gal. Cont. 43 PR BE Prunus bessoy! Western Sand Cherry 5 Gal. Cont. 44 PR BE Prunus bessoy! Western Sand Cherry 5 Gal. Cont. 45 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Missisterd Rose 5 Gal. Cont. 46 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 47 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 48 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 49 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 40 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 40 SYMB Symphortcaptus x doorentoes it Magic Berry Prink Snowberry 5 Gal. Cont. 41 JUBR Jurispers sabina 'Broadmoot' Miss Kim Dwarf Litac 5 Gal. Cont. 42 PI MU Prins mugo Moys* Manual Prink Prink Snowberry 5 Gal. Cont. 44 PI MU Prins mugo Moys* Manual Prink Miss Manual Prink Miss Miss Miss Missis M	12	AR IB	Aronia melanocarpa friquois Beauty	Dwarf Black Chokeberry	5 Gal.	Cont.
8 LILD Ligustrum wilgare Lodense* Lodense Privet S Gal. Cont. 60 POFR Potentitis fluticose 'Gold Drop' Gold Drop Potentitis 5 Gal. Cont. 21 PR BE Prunus bessey) Western Sand Cherry 5 Gal. Cont. 22 ROTB Rosa 'Therese Bugnet' Pink Meidfland Rose 5 Gal. Cont. 23 ROTB Rosa 'Therese Bugnet' Therese Bugnet Rose 5 Gal. Cont. 25 SP FR Spires Spontion Freebet Naglo Berry' Pink Meidfland Rose 5 Gal. Cont. 26 SP FR Spires Spontion Freebet Naglo Berry' Pink Snowberry 5 Gal. Cont. 27 KW Symponicarpus x doorenboel Naglo Berry' Pink Snowberry 5 Gal. Cont. 28 KW Symponicarpus x doorenboel Naglo Berry' Pink Snowberry 5 Gal. Cont. 29 KW Symponicarpus x doorenboel Naglo Berry' Pink Snowberry 5 Gal. Cont. 20 KW ROTH Spires Shirt' William Dwarf Libec 5 Gal. Cont. 20 KW ROTH BOTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 5 Gal. Cont. 20 KW ROTH BOTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 5 Gal. Cont. 20 KW ROTH BOTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 5 Gal. Cont. 20 KW ROTH BOTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 5 Gal. Cont. 20 KW ROTH BOTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 5 Gal. Cont. 20 KW ROTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 6 Gal. Cont. 20 KW ROTH SPIRES SIZE ROOT 14 JUBP Juniperus sebina 'Breadmoot' Broadmoor Juniper 15 Gal. Cont. 20 KW ROTH SPIRES SIZE ROOT 15 Gal. Cont. 20 KW ROTH SPIRES SIZE ROOT 16 Gal. Cont. 21 PASH Parkum Virgarium 'Shenandoot' Red Switch Grass 1 Gal. Cont. 22 KW ROTH BOTH ROOT 16 Gal. Cont. 23 KW BOTH BOTH ROOT 16 Gal. Cont. 24 GA BO Galism odoratum Jupiter's Bead 1 Gal. Cont. 25 AQ MC Appliegia McKaena Hybrids McKena's Improved Columbina 1 Gal. Cont. 26 KW M. Nopeta x fassassin Wakura Low Varies and Cont. Varies gold Cont. Varies Gold Balls 1 Gal. Cont.	22	COSE	Comus sericea 'Isantf'	Isanti Dogwood	5 Gal.	Cont
40 PO FR Potentitis fructions 'Gold Drop' 41 PR BE Prunus besseys' Western Sand Cherry 5 Gal. Cont. 42 PR BE Prunus besseys' Western Sand Cherry 5 Gal. Cont. 43 RO CH Rose 'Champlain' Pink Meditional Rose 5 Gal. Cont. 43 RO TB Rose 'Champlain' Pink Meditional Rose 5 Gal. Cont. 50 SP FR Spires japonica Froebal' Froebal Spires 5 Gal. Cont. 50 SP FR Spires japonica Froebal' Froebal Spires 5 Gal. Cont. 50 SP FR Spires japonica Froebal' Froebal Spires 5 Gal. Cont. 50 SP FR Spires japonica Froebal' Froebal Spires 5 Gal. Cont. 60 SP MK Spiringa patha Miss Kim' Miss Kim Dwarf Libec 5 Gal. Cont. 60 SP MK Spiringa patha Miss Kim' Miss Kim Dwarf Libec 5 Gal. Cont. 60 SP MK Spiringa patha Miss Kim' Miss Kim Dwarf Libec 5 Gal. Cont. 60 SP MK Spiringa patha Miss Kim' Miss Kim Dwarf Libec 5 Gal. Cont. 60 SP MK Spiringa Patha Miss Kim' Miss Kim Dwarf Libec 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 5 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniper 6 Gal. Cont. 61 JUBR Juniperus sathina Broadmon' Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon' Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon' Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon' Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Balla Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Balla Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Balla Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Balla Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon Juniperus Balla Gal. Cont. 61 JUBR Juniperus Sathina Broadmon Juniperus Balla Gal. Cont. 61 J	33	EU AL	Evenymus aletus 'Compactus'	Dwarf Burning Bush	5 Gal.	Cont.
24 PR BE Prunus bessey) Western Sand Cherry \$ Gal. Cont. 14 ROCH Rosa Champlain Rosa Therese Bugnet S Gal. Cont. S PF R Spires japonica Froebeti S SYMB Symphoricargus x doorerbosi Magic Berry Pink Snowberry S Gal. Cont. Proebel Spires S Gal. Cont. Froebel Spires S Gal. Cont. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S Gal. Cont. Pink Snowberry S	8	LILO	Ligustrum vulgare Lodense'	Lodense Privet	5 Gal.	Cont.
14 ROCH Rosa Champiain Pink Meidland Rosa 5 Gal. Cont. 23 ROTB Rosa Therese Buynet Therese Buynet Food 5 Gal. Cont. 5 SPFR Sprina Sprinae Freebelf Freebelf Sprina Sprinae Sprina Sprinae Spri	40	PO FR	Potentžia fruticosa 'Gold Drop'	Gold Drop Potentila	5 Gal.	Cont.
23 ROTB Rosa Therese Bugnet Therese Bugnet Rosa 5 Gal. Cont. 50 SP FR. Spires Spires Bugnet Rosa 5 Gal. Cont. 50 SP FR. Spires Maybe Berry Phik Showkerry 5 Gal. Cont. 40 SYMK Syrings peaks 1 Wiss Kim Dwarf Libes 5 Gal. Cont. Wiss Kim Dwarf Libes 5 Gal. Cont. WERGREEN SHRUBS DITY SYM BOTANICAL NAME COMMON NAME 5 Gal. Cont. 4 JUBR Jurisperus sabina Broadmord Broadmord Jurisper 5 Gal. Cont. 14 JUBR Jurisperus sabina Broadmord Miniatura Mugo Pine 5 Gal. Cont. 14 JUBR Jurisperus sabina Broadmord Miniatura Mugo Pine 5 Gal. Cont. 15 JRNAMENTAL GRASSES DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 11 HE 5E Höctotrichen componitiens Bue Oal Grass 1 Gal. Cont. 17 HE 5E Höctotrichen componitiens Bue Oal Grass 1 Gal. Cont. 12 HP AS HP Parkum Virgarium Shenandosh' Red Switch Grass 1 Gal. Cont. 16 JRNAMENTAL SIZE ROOT 10 A GSP Achilles X Summer Pastets' Mixed Pastels Varrow 1 Gal. Cont. 16 A GSP Achilles X Summer Pastets' Mixed Pastels Varrow 1 Gal. Cont. 16 A GSP Achilles X Summer Pastets' Mixed Pastels Varrow 1 Gal. Cont. 16 Gal. Cont. 17 Get RU Contrainthus niber Jupiter's Beard 1 Gal. Cont. 17 Get RU Contrainthus niber Jupiter's Beard 1 Gal. Cont. 17 Gal. Cont. 18 Sex Heuchera sanguinas 'Snow Angel' Varlegated Coral Bellis 1 Gal. Cont. 16 NE MI. Nibera x Ison Angel' Varlegated Coral Bellis 1 Gal. Cont. 18 News Walter's Low Cathrink 1 Gal. Cont. 18 News Walter's Low Ca	24	PRBE	Prunus besseyi	Western Sand Cherry	5 Gal.	Cont
S SPER Spires japonica Froebelf Froebelf Froebel Spires 5 Gal. Cont. S SYMB Symphoricarpus x doorentoosi Magic Berry Pink Snowberry 5 Gal. Cont. Cont. Symphoricarpus x doorentoosi Magic Berry Pink Snowberry 5 Gal. Cont. Cont. CVERGREEN SHRUBS STY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 14 JUBR Juniperus sabina 'Broadmoo' Broadmoor Juniper 5 Gal. Cont. Cont. ON Ministra Mugo Pine 5 Gal. Cont. ON Ministra Mugo Pine 6 Gal. Cont. ON Ministra Mugo Pine 7 Gal. Cont. ON Ministra	14	RO CH	Rosa ' Champlain'	Pink Meidiland Rose	5 Gal.	Cont.
5 SYMB Symphoricarpus x doorenbosi Magic Berry 40 SYMK Symips petida Was Kim WERGREEN SHRUBS EVERGREEN SHRUBS BOTANICAL NAME COMMON NAME SIZE ROOT 14 JUBR Juniperus sabina "Broadmoot" Broadmoor Juniper 5 Gal. Cont.	23	ROTE	Rosa Therese Bugnet	Thereso Bugnet Rose	5 Gat.	Cont
40 SYMK Syringa pabba Niss Kim* Miss Kim Dwarf Libac 5 Gal. Cont. EVERGREEN SHRUBS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 14 JUBR Juniperus sabina Broadmon* Broadmont Juniper 5 Gal. Cont. A PIMU Pirus mugo Moya* Miniatura Mugo Pina 5 Gal. Cont. DRNAMENTAL GRASSES DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 40 CABR Calamagnotis brachytricha Korean Feather Reed Grass 1 Gal. Cont. 11 HA SE Habitotishon sempendens Bue Dal Grass 1 Gal. Cont. 211 PA SH Parkuran Virgarium Shenandosh* Red Switch Grass 1 Gal. Cont. PERENNIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT EVERNIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 104 AC SP Achillea x Summer Pastels* Mixed Pastels Yerrow 1 Gal. Cont. 25 AQ MIC Aguillegia MicKara Hybrids Mickara's Improved Columbina 1 Gal. Cont. 7 GA OD Galkem dooreitum Sweat Angel* Variegated Coral Bells 1 Gal. Cont. 20 HE SA Heuchera sanguinaa 'Snow Angel* Variegated Coral Bells 1 Gal. Cont. Walter's Low Cathrin's 1 Gal. Cont. Walter's Low Cathrin's 1 Gal. Cont.	50	SPFR	Spirea japonica 'Froebell'	Froetical Spirea	5 Gel.	Cont.
VERGREEN SHRUBS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 14 JU BR Juniperus sabina 'Broadmoor' Broadmoor Juniper 5 Gal. Cont. 15 JU BR Juniperus sabina 'Broadmoor' Broadmoor Juniper 5 Gal. Cont. 16 JU BR Juniperus sabina 'Broadmoor' Broadmoor Juniper 5 Gal. Cont. 17 PRIM Pirus mugo Moya' Ministura Mugo Pirina 5 Gal. Cont. 18 PRIM Pirus mugo Moya' Ministura Mugo Pirina 5 Gal. Cont. 19 ROOT AND ROOM NAME SIZE ROOT 10 CABR Catamagnosto brachytricha Korean Feather Reed Grass 1 Gal. Cont. 11 He SE Helsctotichon campanifers Blue Oal Grass 1 Gal. Cont. 12 PASH Pantoum Virgarium 'Shenandosh' Red Switch Grass 1 Gal. Cont. 19 PERENNIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 10 A CSP Achtičea x 'Summer Pastels' Mixed Pastels Yamow 1 Gal. Cont. 10 A CSP Achtičea x 'Summer Pastels' Mixed Pastels Yamow 1 Gal. Cont. 10 Centrarthus nativer Jupiter's Beard 1 Gal. Cont. 10 Gal. Cont. 10 Gal. Cont. 10 Gal. Cont. 11 Gal. Cont. 12 GERU Centrarthus nativer Jupiter's Beard 1 Gal. Cont. 13 Gal. Cont. 14 JU BR Juniperus Beard 1 Gal. Cont. 15 Gal. Cont. 16 Gal. Cont. 16 Gal. Cont. 17 GA OD Galsum odoratum Show Angel' Variegated Coral Bellis 1 Gal. Cont. 18 Variegated Coral Bellis 1 Gal. Cont.	5	SYMB	Symphoricarpus x doorenbosii Niagic Berry	Pink Snowterry	5 Gal.	Cont.
BOTANICAL NAME COMMON NAME SIZE ROOT 14 JU BR Juniperus sabina 'Broadmoor' 44 PIMU Pirus mugo Mosa' Ministura Mugo Pina 5 Gal. Cont. Ministura Mugo Pina 5 Gal. Cont. Cont. COMMON NAME SIZE ROOT Anistara Mugo Pina 5 Gal. Cont. Cont. COMMON NAME SIZE ROOT 40 CABR Calamagnosis brachytisha Korean Feather Reed Grass 1 Gal. Cont. 11 Ha 55 Hallstotishon sampanifans Blue Oal Grass 1 Gal. Cont. Cont. PERENNIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT Anistara Mugo Pina Korean Feather Reed Grass 1 Gal. Cont. Cont. Cont. Cont. Cont. DETERMINIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT Anistara Mugo Pina 1 Gal. Cont. Dity SYM BOTANICAL NAME COMMON NAME SIZE ROOT Anistara Mugo Pina 1 Gal. Cont. Dipter's Beard 1 Gal. Cont. 7 GA OD Galsum odoratum Sweet Woodraft 1 Gal. Cont. Sweet Woodraft 1 Gal. Cont. Cont. Walter's Low Catnirh. Varlegated Coral Bells 1 Gal. Cont. C	40	SYMK	Syringa pabila "Miss Kim"	Miss Kim Dwarf Litac	5 Gal.	Cont.
14 JUBR Juniperus sabina Broadmoor Miniper 5 Gal. Cont. 44 PIMU Pirus mugo Moga Miniperus Mugo Pine 5 Gal. Cont. 44 PIMU Pirus mugo Moga Miniperus Mugo Pine 5 Gal. Cont. 45 PIMU Pirus mugo Moga Miniperus Miniperus Mugo Pine 5 Gal. Cont. 46 CABR Calamagnosis brachyticha Korean Feather Reed Grass 1 Gal. Cont. 71 HE SE Helictotrichon campan/rens Blue Oal Grass 1 Gal. Cont. 71 HE SE Helictotrichon campan/rens Blue Oal Grass 1 Gal. Cont. 71 PASH Parloam virgarium Shenandoah Red Switch Grass 1 Gal. Cont. 72 PERENNIALS 75 PERENNIALS 76 AC SP Actiliza x Summer Pastels Miniperus Service Jupiter's Beard 1 Gal. Cont. 76 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 77 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 78 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 79 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 79 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 70 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 70 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 71 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 71 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 71 GA OD Galsum odoratum Sweet Mogadus 1 Gal. Cont. 72 GE RU Cont.	EVE	RGRE	EN SHRUBS			
44 PJMU Pirus mugo Moya* Ministura Mugo Pina 5 Gal. Cont. DRNAMENTAL GRASSES DTY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 40 CA BR Calemagnords brochyticha Korean Feather Reed Grass 1 Gal. Cont. 71 HE SE Helictotrichno sempendrens Blue Oat Grass 1 Gal. Cont. 211 PA SH Parloum Virgarium Sherandoah* Red Switch Grass 1 Gal. Cont. 212 PA SH Parloum Virgarium Sherandoah* Red Switch Grass 1 Gal. Cont. 213 PA SH Parloum Virgarium Sherandoah* Red Switch Grass 1 Gal. Cont. 214 PA SH Parloum Virgarium Sherandoah* Red Switch Grass 1 Gal. Cont. 215 PA GA GA PA Adrilea x Summer Pastets* Mixed Pastels Yamow 1 Gal. Cont. 216 PA GA CONTAINE McKan at Hybrids McKan at Improved Columbina 1 Gal. Cont. 217 CE RIV. Centranthus ruber Jupiter's Beard 1 Gal. Cont. 218 PA Heuchera sanguinea 'Snow Angel' Variegated Coral Bellis 1 Gal. Cont. 22 HE SA Heuchera sanguinea 'Snow Angel' Variegated Coral Bellis 1 Gal. Cont.	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
RNAMENTAL GRASSES DIY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 40 CABR Calamagrostis brachytylcha Korean Feather Reed Grass I Gal. Cont. 71 He SE Helictotichon campanifers Blue Oal Grass I Gal. Cont. 211 PA SH Particum Virgarium "Shenandoah" Red Switch Grass I Gal. Cont. PERENNIALS DIY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 104 AC SP Achillea x "Summer Pastels" Mixed Pastels Yarrow I Gal. Cont. 25 AQ MCC Appliega McKana Hybrids	14	JU BR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal.	Cont.
DTY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 40 CABR Calamagnostis brachytricha Korean Feather Reed Grass I Gal. Cont. 71 He SE Halkstotischon sempendrens Blue Oal Grass I Gal. Cont. 211 PA SH Pankusm Wigarium "Shenandsah" Red Swikch Grass I Gal. Cont. PERENNIALS DTY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 104 AC SP Achillea x "Summer Pastels" Mixed Paskels Yarrow I Gal. Cont. 25 AQ MIC Aguillegia MicKana Hybrids MicKena's Improved Columbina I Gal. Cont. 7 GA OD Galkum odoratum Sweet Woodruff I Gal. Cont. 7 GA OD Galkum odoratum Sweet Woodruff I Gal. Cont. 8 Sweet Woodruff I Gal. Cont. 6 NE MI. Nopeta x hasserii Walkur's Low Walter's Low Catmink I Gal. Cont.	44	PINU	Pinus mugo 'Mops'	Miniature Mugo Pine	5 Gal.	Cont
AC CABR Catamagnosts brachytista Korean Feather Read Grass I Gal. Cont. 11 He SE Heistotischon nampanifers Buo Dal Grass I Gal. Cont. 121 PASH Parloum Virgarium "Shenandosh" Red Switch Grass I Gal. Cont. 122 PERENNIALS 277 SYM BOTANICAL NAME COMMON NAME SIZE ROOT 104 AC SP Achtièsa x "Summer Pastels" Mixed Pastels Yerrow I Gal. Cont. 25 AQ MC Apillogia McKaran Hybrids McKenna's Improved Columbina I Gal. Cont. 27 CERU Certrantius nater Jupiter's Beard I Gal. Cont. 28 (AQ MC Galisum odoratum Sweet Woodruff I Gal. Cont. 29 Heuchera sanguinaa "Snow Angel" Variegated Coral Bellis I Gal. Cont. 20 NEW. Nopeta x Fassarie Walker's Low Walter's Low Catmink I Gal. Cont.	OR	NAME	NTAL GRASSES			
71 Ht SE Heistotrichon sempen/irens 11 PA SH Parloum Virgarium Shenandoah' Red Switch Grass 1 Gal. Cont. 211 PA SH Parloum Virgarium Shenandoah' Red Switch Grass 1 Gal. Cont. 212 PA SH Parloum Virgarium Shenandoah' Red Switch Grass 1 Gal. Cont. 213 PA SH Parloum Virgarium Shenandoah' Red Switch Grass 1 Gal. Cont. 214 AC SP Achtilea x "Summer Pastels" Mixed Pastels Yarrow 1 Gal. Cont. 215 AQ MC Aquillegia McKara Hybrids McKena's Improved Columbine 1 Gal. Cont. 216 PA Certhardhus North Jupiter's Barba 1 Gal. Cont. 217 GA OD Galsum odoratum Sweet Woodruft 1 Gal. Cont. 218 ESA Heuchtera sanguina "Snow Angel" Varlegated Cord Bellis 1 Gal. Cont. 219 Neet North Shenandoah' Varlegated Cord Bellis 1 Gal. Cont. 220 Neet North Shenandoah' Varlegated Cord Bellis 1 Gal. Cont. 231 Parloum Virgarium Shenandoah' Varlegated Cord Bellis 1 Gal. Cont. 232 He SA Heuchtera sanguina "Snow Angel" Varlegated Cord Bellis 1 Gal. Cont. 233 Parloum Varlegated Cord Bellis 1 Gal. Cont. 244 Parloum Varlegated Cord Bellis 1 Gal. Cont. 245 Parloum Varlegated Cord Bellis 1 Gal. Cont. 246 Parloum Varlegated Cord Bellis 1 Gal. Cont. 247 Parloum Varlegated Cord Bellis 1 Gal. Cont. 248 Parloum Varlegated Cord Bellis 1 Gal. Cont.	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
PRENNIALS DEFENNIALS DITY SYM BOTANICAL NAME COMMON NAME SIZE ROOT 104 AC SP AddRea x Summer Pastels' Mixed Pastels Yarrow 1 Gal. Cont. 25 AQ MC Aquillegia McKana Hybrids McKana's Improved Columbina 1 Gal. Cont. 26 AQ MC Cartinarthus ruber Jupiter's Bend 1 Gal. Cont. 27 CE RU Centranthus ruber Sweet Woodnut 1 Gal. Cont. 28 AG ADI Gašum odoratum Sweet Woodnut 1 Gal. Cont. 29 HE SA Heuchers sanguinea 'Snow Angel' Variegated Coral Bells 1 Gal. Cont. 66 NE WI. Nopeta x hasserii Walker's Low Walter's Low Catmink 1 Gal. Cont.	40	CABR	Calamagrostis brachytricha	Korean Feather Reed Grass		
DETERMINALS	71	HE SE	Helictotrichen sempenvirens	Blue Oal Grass	1 GaL	Cont.
DTY SYM BOTANRCAL NAME COAMMON NAME SIZE ROOT 104 AC SP Achtilea x "Summer Pastels" Mixed Pastels Yerrow 1 Gal. Cont. 25 AQ MC Agsilvagia McKara's hybrids Mixed Pastels Yerrow 1 Gal. Cont. 2 CE RU Certranthus Inter Jupiter's Beard 1 Gal. Cont. 7 GA OD Galkum odorstum Sweet Woodruff 1 Gal. Cont. 2 HE SA Heuchtera sanguirna "Snow Angel" Variegated Coral Bellis 1 Gal. Cont. 66 NE W.I. New Low Cathrink 1 Gal. Cont.	211	PA SH	Panloum virgarium 'Shenandoah'	Red Switch Grass	f Gal.	Cont
Mixed Paskes Yarrow 1 Gal. Cont.	PEF	RENNI	ALS			
25 AQ MC Aquillegia McKara Hybrids McKara hybrids 1 Gal. Cont. 72 CE RU Centranthus ruber Jupiter's Beard 1 Gal. Cont. 7 GA OD Galsum dodoratum Sweet Woodnuff 1 Gal. Cont. 28 A Heuchera sanguinea 'Snow Angel' Variegated Coral Belts 1 Gal. Cont. 8 NE W. Nopela x hasseril Walker's Low Walter's Low Catmink 1 Gal. Cont.	QTY	SYM	BOTANICAL NAME	COMMON NAME		
72 CERU Centranthus ruber Jupiter's Beard 1 Gal. Cont. 7 GA OD Gašam odoratum Sweet Woodouff 1 Gal. Cont. 7 GA OD Gašam odoratum Sweet Woodouff 1 Gal. Cont. 8 NE WI. Nopela x Sansserii Walker's Low Walter's Low Catnink 1 Gal. Cont. 8 NE WI. Nopela x Sansserii Walker's Low Walter's Low Catnink 1 Gal. Cont.	104	AC SP	Achillea x 'Summer Pastels'	Mixed Pastels Yerrow		Cont
72 GA OD Gaisem odorstum Stow Angel Sweet Woodnutt 1 Gal. Cont. 32 HE SA Heuchers assignmes 'Snow Angel' Variegated Coral Bells 1 Gal. Cont. 66 NEWL Nepeta x faasseriil Walker's Low Walter's Low Catmint 1 Gal. Cont.	25	AQ MC	Aquitegia McKana Hybrids	McKena's Improved Columbina		
32 HE SA Heuchers assignmes 'Snow Angel' Variegated Coral Balls 1 Gal. Cont. 66 NEWL Napeta x faasserii Walker's Low Walter's Low Catmint 1 Gal. Cont.	72	CERU	Centranthus ruber	Jupiter's Beard		
66 NE M. Nepeta x faassenii Walker's Low Walker's Low Catmint 1 Gal. Cont.	7	GA OD	Gallum odoratum	Sweet Woodruff		
CO (1E FIL Trepend x responsible treme a con-	32			Variegated Coral Bells		
and the contract of the contra					1 Ga).	Cont.
'Fiant nardiness: survivosity guotestes provided by time Yasay with decare intracty calaboy.	*Pla	nt hardin	ess/survivability guidelines provided by Little Val	ley Wholesale Nursery catalog.		

CONTACT INFO

DEVELOPER: Encore Partners Contact: Ron Vaughn 650 S Cherry Street Glendale, CO 80246 p: (303) 684-7549 CONSULTANT: BHA Design Contect: Mike McBride 1603 Oathfdge Drive Fort Collins, CO 80525 pr (970) 223-7577

LANDSCAPE CERTIFICATION STATEMENT

The undersigned owner/developer understands that all improved land must conform to the regulations set forth in Tide (7 of the Monument Municipal Code. The owner/developer agrees to abide by these regulations and to improve and matritain the land as indicated on the approved tandscaping plan.

Signed:

REVISIONS

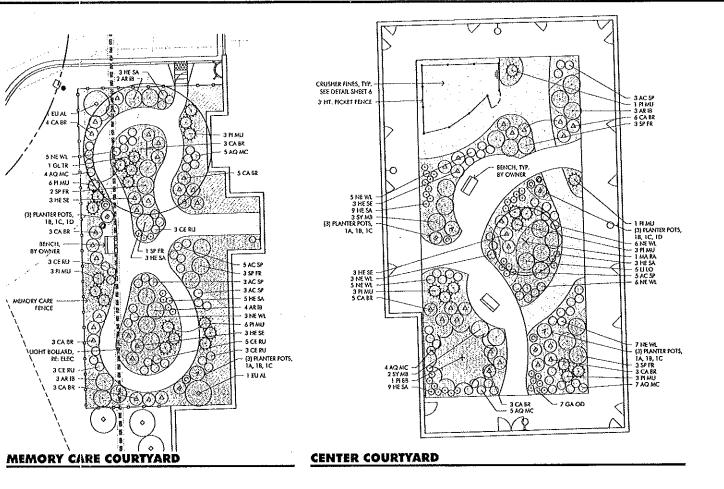
LANDSCAPE PLAN

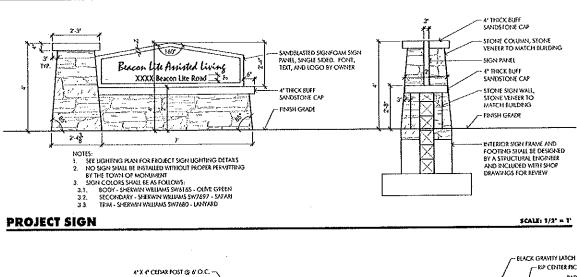
BEACON LITE ASSISTED LIVING BEACON LITE ROAD

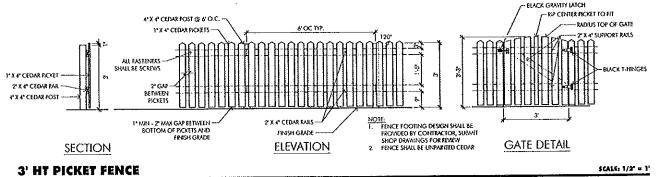
MONUMENT, COLORADO BHA DESIGN, INC. • 1603 OAKRIDGE DRIVE BHE? F1. COLUNS, CO 80525 • 161: [970] 223 - 7577

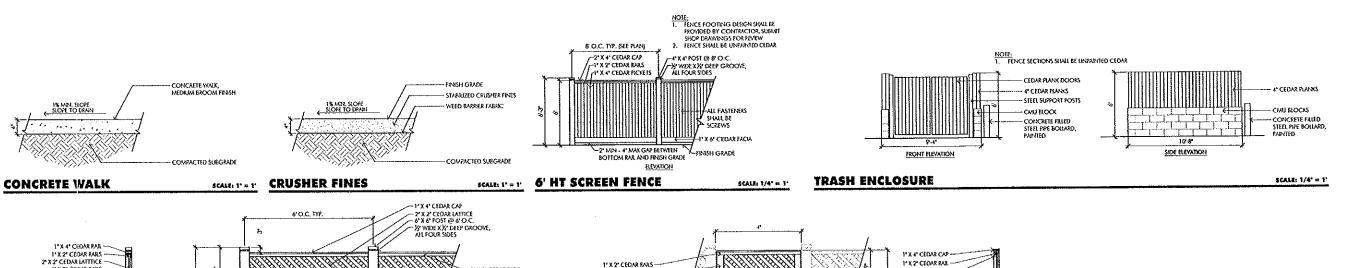


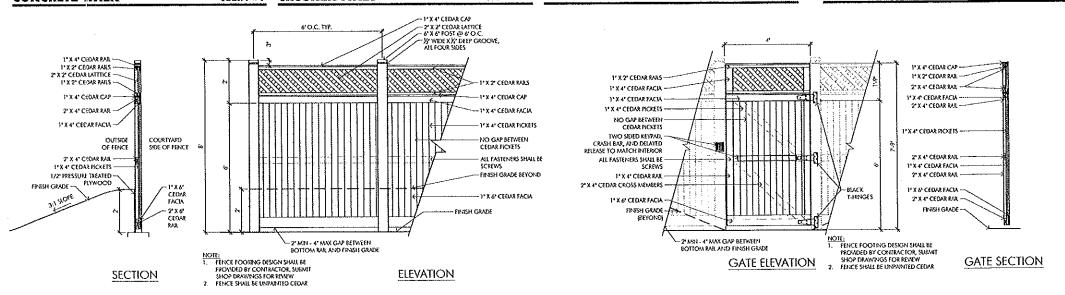














REVISIONS

DATE REVISION
12.7.12 PD Second Submittal
1,16.13 PD Revision

LANDSCAPE PLAN/DETAILS

BEACON LITE ASSISTED LIVING

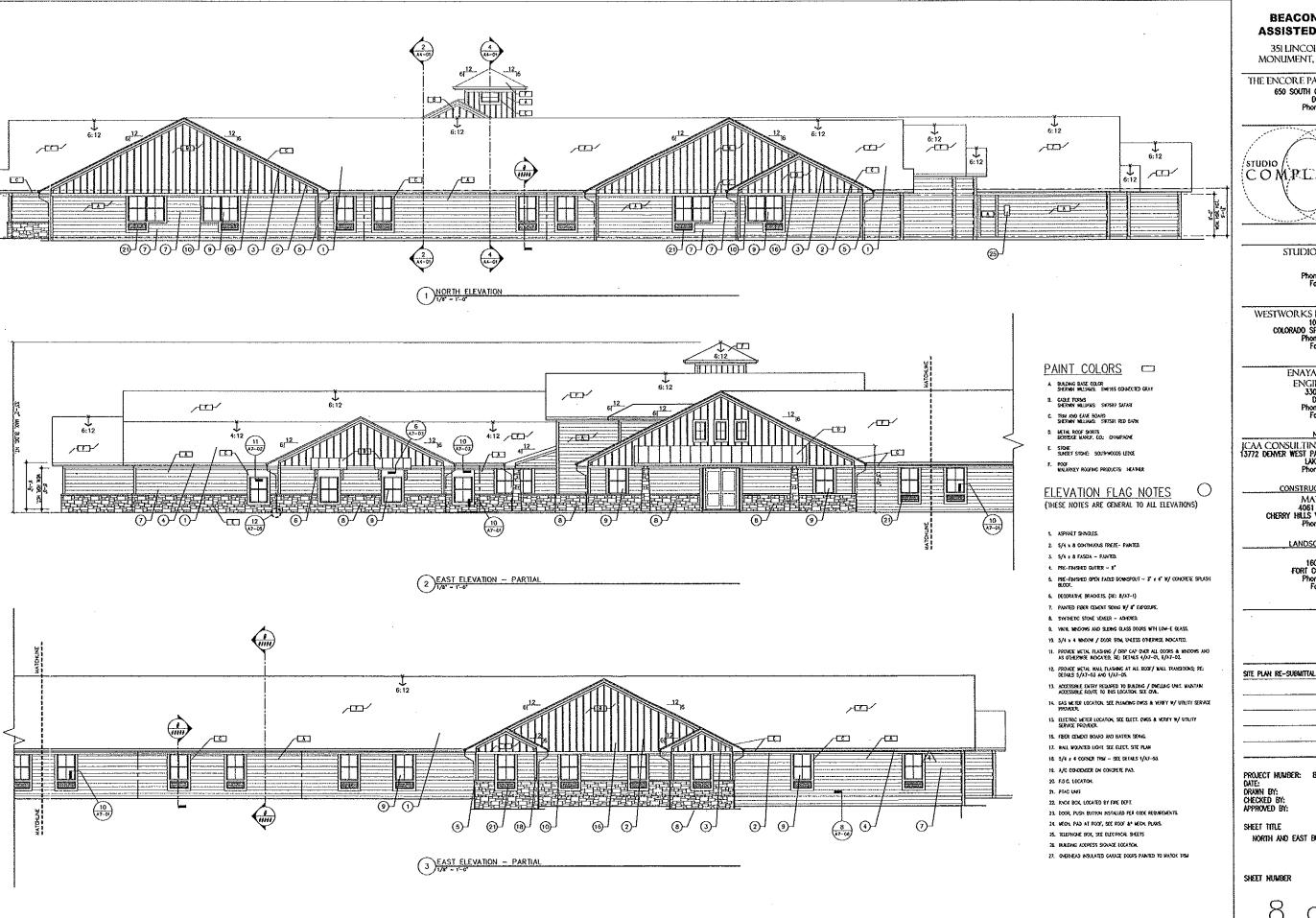
BEACON LITE ROAD

MONUMENT, COLORADO

BHA DESIGN, INC. • 1603 OMSIGGE DENTE | DITE | FT. COLUNS, CO 80525 • TEL 1970, 223 - 7577

OCTOBER 10, 2012

SHEET 6 OF 11



BEACON LITE ASSISTED LIVING

351 LINCOLN AVE MONUMENT, CO. 80132

THE ENCORE PARTNERS, I.C. 650 SOUTH CHERRY ST. 446 DENVER, CO. 80246 Phone: 720-941-402



STUIDIO COMPLETIVA 3000 Zuni Street Derwer, CO 8021: Phone: 303-477-9156 Fac: 303-477-9428

WESTWORKS ENGINEERING
1023 WEST COLORADO
COLORADO SPRINGS, CO. 80904
Phone: 719-685-1670
Fox: 719-685-1426

ENAYAT SCHNEIDER ENGINEERING, INC. 3300 LARBIER STRET DENVER, CO. 80205 Phone: 720-904-1234 Fax: 720-904-5678

MEP CONSULTING ICAA CONSULTING ENGINEERS: 13772 DENYER WEST PARKWAY, SUITE 20C LAKEWOOD, CO. 8040' Phone: 303-985-326C

> CONSTRUCTION MANAGER: MAX MARTIN, P.E. 4061 CLERMONT STREET CHERRY HILLS VILLAGE, CO 80113 Phone: 720-840-3476

> > LANDSCAPE ARCHITECT: BHA DESIGN 1603 OAKROGE DRM FORT COLLINS, CO. 80528 Phone: 970-223-7577 Fox: 720-223-1827

> > > 12/5/2012

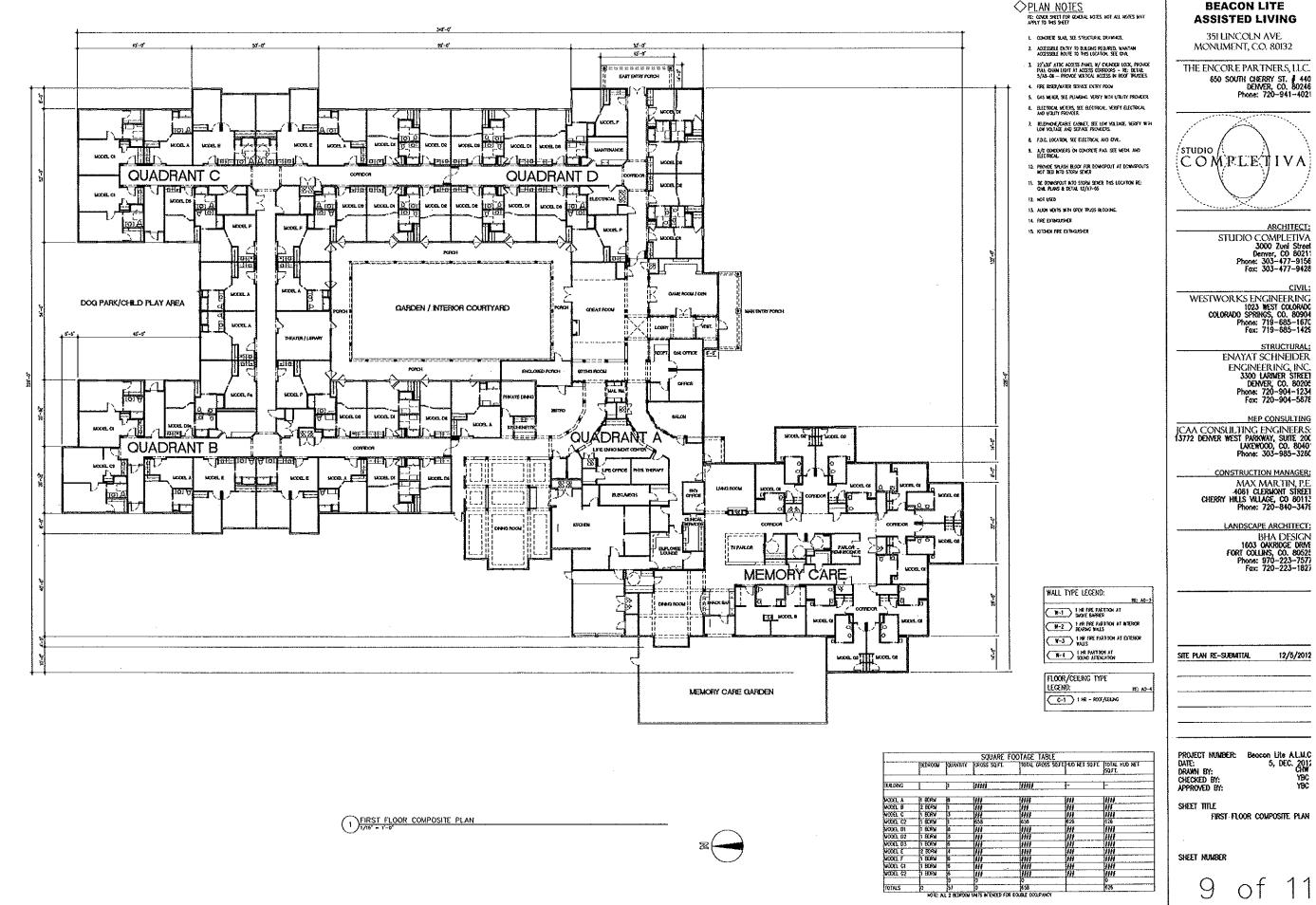
PROJECT MUNBER: Beacon Life ALM.C
DATE: 5, DEC. 2011
DRAWN BY: CHM
CHECKED BY: YBC
APPROVED BY: YBC

SHEET TITLE

NORTH AND EAST BUILDING ELEVATIONS

SHEET HUMBER

of 8



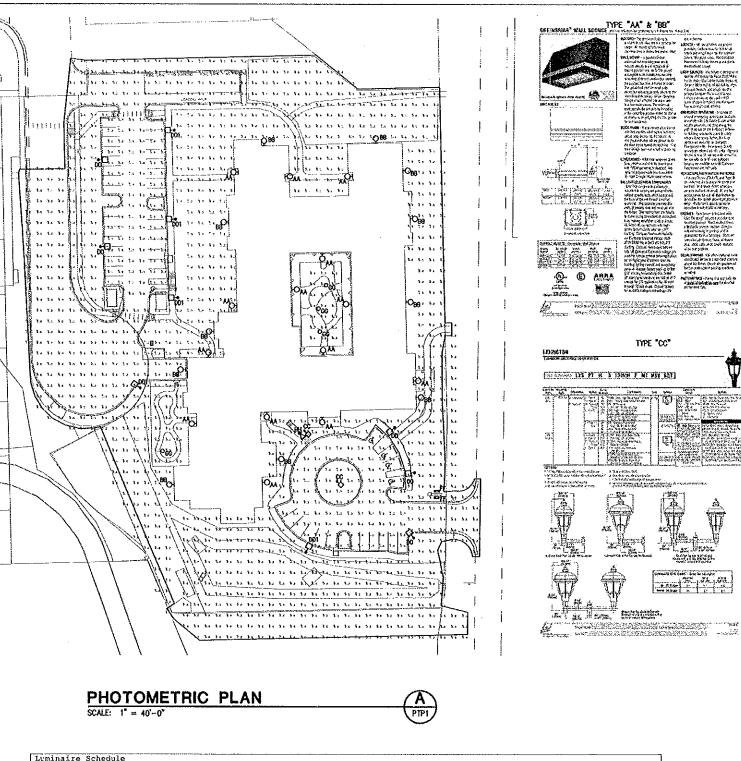
BEACON LITE

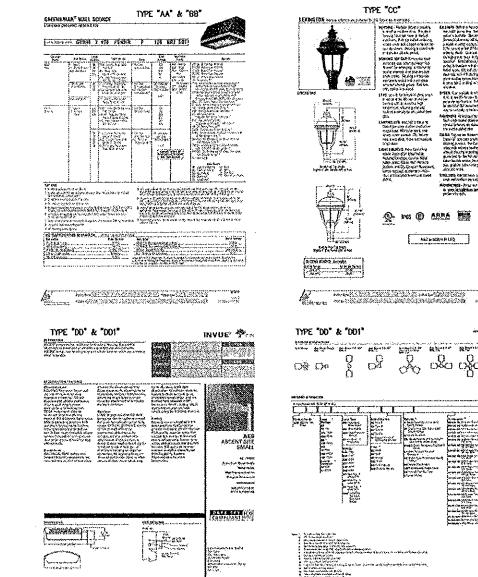


ENAYAT SCHNEIDER

CONSTRUCTION MANAGER: MAX MARTIN, P.E.

LANDSCAPE ARCHITECT:





Regards at a

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Employee (Common or Common or Common

13772 DENYER WEST PARKWAY, SUFFE 200 LAKEWOOD, CO. 80401 Phone: 303-985-3260 CONSTRUCTION MANAGER: MAX MAR TIN, P.E. 4061 CLERNONT STREET CHERRY HILLS WILLAGE, CO 80113 Phone: 720-840-3479 LANDSCAPE ARCHITECT: BHA DESIGN 1603 OAKRIGGE DRIVE FORT COLLINS, CO. 80525 Phone: 970-223-7577 Fox: 720-223-1827

ICAA CONSULTING ENGINEERS:

BEACON LITE

ASSISTED LIVING 35I LINCOLN AVE.

MONUMENT, CO. 80132

THE ENCORE PARTNERS, LLC. 650 SOUTH CHERRY ST. # 440 DENVER, CO. 80246 Phone: 720-941-4021

COMPLETIVA

ARCHITECT:

STRUCTURAL: ENAYAT SCHNEIDER ENGINEERUNG, INC. 3300 LARMER STREET DEMER, CO. 80205 Phone: 720-904-1234 Fox: 720-904-5678

MEP CONSULTING

STUDIO COMPLETIVA 3000 Zuni Street Denver, CO 80211 Phone: 303-477-9156 Fox: 303-477-9428

WESTWORKS ENGINEERING 1023 WEST COLORADO
COLORADO SPRINOS, CO. 80904
Phone: 719-685-1670
Fox: 719-685-1429

/stubio

site plan submittal 12/5/2012

DATE: Drawn by:

12.0200 5, OCT. 2012 CHECKED BY:

SHEET TITLE PHOTOMETRIC PLAN

SHEET NUMBER

10 of

505 14000

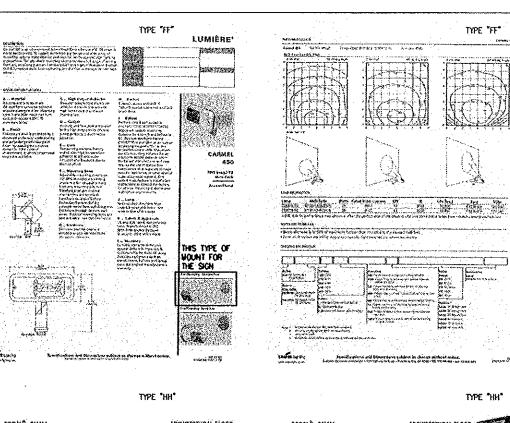
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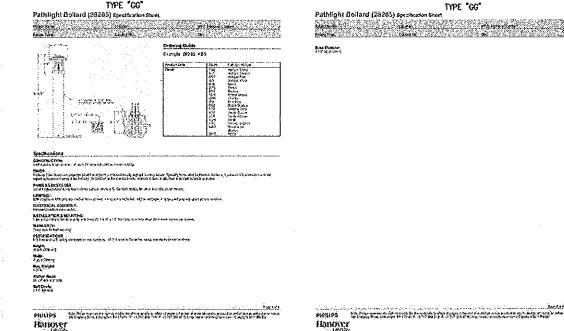
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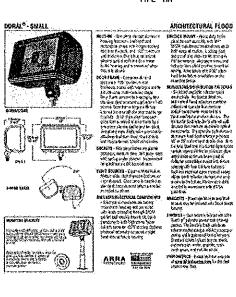
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SINGLE

Label	CalcType	Units	Avg	Max	Min	Avq/Min
CCURTYARD	Illuminance	FC	0.44	0.9	0.2	2.20
PARKING	Illuminance	Fc	1.46	2.8	0.7	2.09
PARKING 2	Illuminance	Fc	1.39	3.2	0.4	3.48

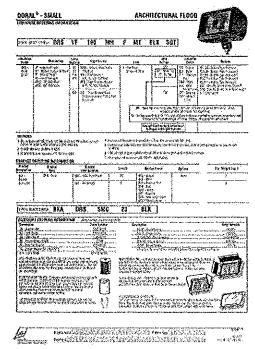




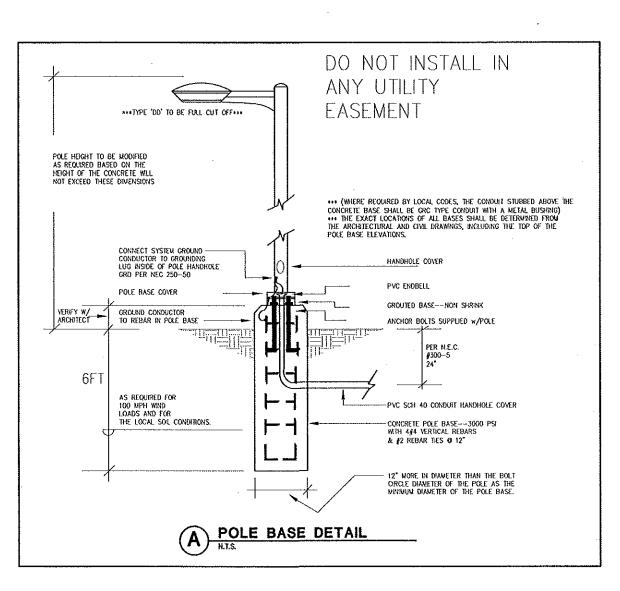


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FIXT. MANUFACTURER		VOLT			1	1	
TYPE	NAME	CATALOG NUMBER	AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT
AA	FRI	GBWS-FTM-42-CFL-F	84	SURFACE	2) 42W CFL	WALL PACK	120
BB	LSI	GBWS-FT-70-MH-F	70	SURFACE	1) 70W MH	WALL PACK	120
CC	LSI	LXS-PT-H-5-150-MH-F	150	POLE 10' AFG	1) 150W MH	SITE	120
DD	INVUE	AES-175W-WH- 120-35-HS	175	POLE 20' AFG	1) 175W MH	SITE WITH HOUSE SHIELD	120
DD1	INVUE	AES-175W-MH-120-3S	175	POLE 20' AFG	1) 175W WH	SITE	120
FF	COOPER	450 MH7018 120 WM BZ HA	150	HOOK ARM 24"	1) 70W MH	SITE SIGN DOWN LIGHT	120
GG	HANOVER LIGHTING	2825-ARB-8-D-401-E	40	SURFACE	1) 40W INC	BOLLARD	120
нн	LSI	DRS-MF-150-MH-F	150	STANCHION MITD	1) 150W MH	LIGHT FOR FLAG	120



BEACON LITE ASSISTED LIVING

351 LINCOLN AVE. MONUMENT, CO. 80132

THE ENCORE PARTNERS, LLC.
650 SOUTH CHERRY ST. # 440
0ENVER, CO. 80246
Phone: 720-941-4021



ARCHITECT:
STUDIO COMPLETIVA
3000 Zuni Street
Derver, CO 80211
Phone: 303-477-9156
Fox: 303-477-9428

CIVIL:
WESTWORKS ENGINEERING
1023 WEST COLORADO
COLORADO SPRHISS, CO. 80904
Phone: 719-685-1670
Fox: 719-685-1429

STRUCTURAL: ENAYAT SCHNEIDER ENGINEERING, INC. 3300 LARMER STREET DENYER, CO. 80205 Phone: 720–904–1234 Fox: 720–904–5678

MEP CONSULTING
JCAA CONSULTING ENGINEERS:
13772 DENVER WEST PARGYAN, SURE 200
LAKEWOOD, CO. 80401
Phone: 303-985-3260

CONSTRUCTION MANAGER:

MAX MAR TIN, P.E.
4061 CLERMONT STREET
CHERRY HELS VILLAGE, CO 80113
Phone: 720-840-3479

LANDSCAPE ARCHITECT:
BHA DESIGN
1603 OAKBOSE DRAG
FORT COLUNS, CO. 80525
Phone: 970-223-7577
Fox: 720-223-1827

STE PLAN SUBMITTAL	12/5/2012

PROJECT NUMBER: 12.0200
DATE: 5, OCT. 2012
DRAWN BY:
CHECKED BY:
APPROVED BY:

SHEET TITLE
FIXTURE SCHEDULE, POLE BASE DETAIL, & CUT SHEETS

SHEET NUMBER

11 of 11



BOARD OF TRUSTEES BACKGROUND PAPER

Ordinance

Title: An ordinance approving the vacation of rights-of-way for

portions of First Street, Adams Street, and Lincoln Avenue

Date: March 4, 2013

Department: Development Services

Contact: Tom Kassawara, Director of Development Services

Background: In conjunction with the PD Site Plan and Replat for the Beacon

Lite Assisted Living Facility (Hull Subdivision), the applicant is requesting that several revisions to Town rights-of-way in the area of the development be approved. The vacations will allow adequate buffering, landscaping, parking and pedestrian circulation for the property. A request for vacation of any right-of-way must be approved by separate ordinance by the Board of Trustees. The accompanying ordinance contains legal descriptions for all of the rights-of-way that are anticipated to

be vacated by virtue of the approval of the Replat.

Financial Impact: None

Motion Approve the vacation of the rights-of-way.

Recommendation:

TOWN OF MONUMENT

ORDINANCE NO. 08 - 2013

AN ORDINANCE APPROVING THE VACATION OF RIGHTS-OF-WAY FOR PORTIONS OF FIRST STREET, ADAMS STREET, AND LINCOLN AVENUE

WHEREAS, the Town of Monument owns various properties which are currently designated as rights-of-way within the Town, and

WHEREAS, certain rights-of-way are proposed to be modified in conjunction with a development known as Beacon Lite Assisted Living, and

WHEREAS, modifications to rights-of-way must be approved by the Town Board of Trustees, and

WHEREAS, Town Staff recommends the vacation of portions of the rights-of-way for First Street, Adams Street, and Lincoln Avenue in order for the Beacon Lite Assisted Living project to provide adequate buffering, parking, landscaping, and pedestrian circulation, and

WHEREAS, the Board of Trustees acknowledges that the rights-of-way proposed to be vacated do not serve a useful purpose for traffic or pedestrian circulation due to various physical parameters and development patterns over the years

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO THAT:

Section 1. The Board of Trustees hereby approves the vacation of portions of rights-of-way for First Street, Adams Street, and Lincoln Avenue as depicted in the legal descriptions contained in Exhibit "A", which are attached to, and become part of, this ordinance.

INTRODUCED, PASSED, APPROVED, AND ADOPTED by the Board of Trustees of the Town of Monument, El Paso County, Colorado, this 4th day of March, 2013 by a vote of for and against.

	TOWN OF MONUMENT
ATTEST:	Travis W. Easton, Mayor
Cynthia Sirochman Town Clerk	

SHAVANO LAND SURVEY, INC.

3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 OFFICE (719) 574-9100

PROPERTY DESCRIPTION VACATED RIGHT-OF-WAY LINCOLN AVENUE

(A PORTION OF PROPOSED LOT 1, ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B)

A tract of land, being a portion of vacated Lincoln Avenue as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27 and modified by Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712, Town of Monument, El Paso County, Colorado, described as:

(The bearings used in this description are based on the East boundary line of Addition No. 1 Town of Monument, Block 10, Replat A which bears S01°20'08"E).

Commencing at the Southwest Corner of Tract A, Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712 of the El Paso County records; thence N88°39'05"E, on the South boundary line of said Tract A, a distance of 127.01 feet to the Point of Beginning; thence N88°39'02"E a distance of 277.63 feet to an angle point in the West Right-of-Way line of Beacon Lite Road; thence continue N88°39'02"E a distance of 4.28 feet to an angle point in the West Right-of-Way line of Beacon Lite Road; thence S08°32'50"W, on said West Right-of-Way line, a distance of 50.76 feet; thence S88°39'02"W a distance of 253.65 feet; thence N22°41'41"W a distance of 53.68 feet, more or less to the Point of Beginning.

The described vacated Right-of-Way contains 13,389 square feet being 0.3074 acres, more or less.

Prepared by: Stephen L. Mc Anally, Colorado PLS 25955 Shavano Land Survey, Inc.

3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 OFFICE (719) 574-9100

PROPERTY DESCRIPTION VACATED RIGHT-OF-WAY ADAMS STREET

(PROPOSED TRACT A, ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B)

A tract of land, being a portion of vacated Adams Street as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27 and modified by Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712, Town of Monument, El Paso County, Colorado, described as:

(The bearings used in this description are based on the East boundary line of Addition No. 1 Town of Monument, Block 10, Replat A which bears S01°20'08"E).

Commencing at the Southwest Corner of Tract A, Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712 of the El Paso County records; thence N88°39'05"E, on the South boundary line of said Tract A, a distance of 127.01 feet; thence N22°41'41"W a distance of 7.53 feet; thence on a curve, non-tangent to the preceding course, concave to the Southwest, having a radius of 130.00 feet, through a central angle of 17°01'47", an arc length of 38.64 feet and a chord bearing N48°35'04"W a distance of 38.50 feet; thence on a reverse curve having a radius of 170.00 feet, through a central angle of 30°28'57", an arc length of 90.44 feet and a chord bearing N41°51'28"W a distance of 89.38 feet to the Point of Beginning; thence continue on the preceding curve, having a radius of 170.00 feet, through a central angle of 25°17'19", an arc length of 75.03 feet and a chord bearing N13°58'20"W a distance of 74.43 feet; thence on a curve, non-tangent to the preceding course, concave to the Northeast, having a radius of 55.00 feet, through a central angle of 65°09'03", an arc length of 62.54 feet and a chord bearing S40°49'30"E a distance of 59.22 feet; thence on a curve, non-tangent to the preceding course, concave to the East, having a radius of 140.00 feet, through a central angle of 06°14'09", an arc length of 15.24 feet and a chord bearing S23°29'54"E a distance of 15.23 feet; thence S63°23'01"W, on a line radial to the preceding curve, a distance of 30.00 feet, more or less, to the Point of Beginning.

The described vacated Right-of-Way contains 1,079 square feet being 0.0248 acres, more or less.

3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 OFFICE (719) 574-9100

PROPERTY DESCRIPTION VACATED RIGHT-OF-WAY ADAMS STREET

(A PORTION OF PROPOSED LOT 1, ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B)

A tract of land, being a portion of vacated Adams Street as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27 and modified by Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712, Town of Monument, El Paso County, Colorado, described as:

(The bearings used in this description are based on the East boundary line of Addition No. 1 Town of Monument, Block 10, Replat A which bears S01°20'08"E).

Commencing at the Southwest Corner of Tract A, Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712 of the El Paso County records; thence N88°39'05"E, on the South boundary line of said Tract A, a distance of 127.01 feet to the Point of Beginning; thence N22°41'41"W a distance of 7.53 feet; thence on a curve, non-tangent to the preceding course, concave to the Southwest, having a radius of 130.00 feet, through a central angle of 17°01'47", an arc length of 38.64 feet and a chord bearing N48°35'02"W a distance of 38.50 feet; thence on a reverse curve having a radius of 170.00 feet, through a central angle of 30°28'57", an arc length of 90.44 feet and a chord bearing N41°51'28"W a distance of 89.38 feet; thence N63°23'01"E, on a line radial to the preceding curve, a distance of 30.00 feet; thence on a curve, radial to the preceding course, having a radius of 140.00 feet, through a central angle of 30°28'57", an arc length of 74.48 feet and a chord bearing S41°51'28"E a distance of 73.61 feet; thence on a reverse curve having a radius of 160.00 feet, through a central angle of 28°04'46", an arc length of 78.41 feet and a chord bearing S43°03'33"E a distance of 77.63 feet; thence S88°39'02"W a distance of 37.53 feet, more or less, to the Point of Beginning.

The described vacated Right-of-Way contains 4,374 square feet being 0.1004 acres, more or less.



3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 OFFICE (719) 574-9100

PROPERTY DESCRIPTION VACATED RIGHT-OF-WAY 1st STREET

(A PORTION OF PROPOSED LOT 1, ADDITION NO. 1 TOWN OF MONUMENT, BLOCK 10, REPLAT B)

A tract of land, being a portion of vacated 1st Street as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27, Town of Monument, El Paso County, Colorado, described as:

(The bearings used in this description are based on the East boundary line of Addition No. 1 Town of Monument, Block 10, Replat A which bears S01°20'08"E).

Beginning at the Northwest Corner of Lot 1, Addition No. 1 Town of Monument, Block 10, Replat A as recorded under Reception Number 207712712 of the El Paso County records; thence N01°21'15"W a distance of 33.00 feet to the centerline of 1st Street as dedicated by the plat of Addition No. 1 Town of Monument; thence N88°39'28"E, on said centerline, a distance of 213.15 feet to the West boundary line of the tract owned by El Paso County; thence S50°53'39"E, on said West boundary line, a distance of 50.87 feet to the North line of Lot 1, Addition No. 1 Town of Monument, Block 10, Replat A; thence S88°39'28"W, on said North line, a distance of 251.86 feet, more or less, to the Point of Beginning.

The described vacated Right-of-Way contains 7,673 square feet being 0.1762 acres, more or less.



3520 AUSTIN BLUFFS PARKWAY SUITE 102 COLORADO SPRINGS, CO 80918 OFFICE (719) 574-9100

PROPERTY DESCRIPTION VACATED RIGHT-OF-WAY 1st STREET

(ADJACENT TO LOT 2, KROEKER/PARTON)

A tract of land, being a portion of vacated 1st Street as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27, Town of Monument, El Paso County, Colorado, described as:

(The bearings used in this description are based on the East boundary line of Addition No. 1 Town of Monument, Block 10, Replat A which bears S01°20'08"E).

Beginning at the Southwest Corner of Lot 2, Kroeker/Parton as recorded under Reception Number 200095649 of the El Paso County records; thence S01°21'15"E a distance of 33.00 feet to the centerline of 1st Street as dedicated by the plat of Addition No. 1 Town of Monument; thence N88°39'28"E, on said centerline, a distance of 213.15 feet to the West boundary line of the tract owned by El Paso County; thence N50°53'39"W, on said West boundary line, a distance of 50.87 feet to the East Right-of-Way line of the Public Alley as platted in Addition No. 1 Town of Monument as recorded in Plat Book A at Page 27; thence S88°39'28"W a distance of 20.00 feet to the Southeast Corner of said Lot 2, Kroeker/Parton; thence continue S88°39'28"W, on the South boundary line of said Lot 2, a distance of 154.45 feet, more or less, to the Point of Beginning.

The described vacated Right-of-Way contains 6,395 square feet being 0.1468 acres, more or less.





BOARD OF TRUSTEES BACKGROUND PAPER

Ordinance

Title: Ordinance approving revisions to Town Code Section 13.08

regarding the "Water Rates and Charges"

Date: March 4, 2013

Department: Public Works

Contact: Thomas A. Tharnish, Public Works Director

Background: The Water Enterprise Fund for the Town of Monument has not

been funded enough to support the ever increasing costs to maintain and operate the Town's Water System. The research indicates there has not been a water rate increase since prior to 1998. In order to attempt to increase the funding for the Water Enterprise Fund, I have developed a water tiered rate structure that could help guide the funding up to the levels where it needs to be. At the September 17th, 2012 Board of Trustees meeting, a water tiered rate structure was proposed to the Trustees for review and consideration. The Board of Trustees comments were taken into consideration and the proposal was revised down to two options, noting that the lower the rate increase becomes, the sooner we may have to revisit this rate structure plan. A notice to the public was "Tribune" and the "OCN" published in both the local newspapers, in addition the notice was sent out to our water customers through their latest water bill notifying the public of water rate increase hearing. The hearing was presented during the last regularly scheduled Board of Trustees meeting on February 19th, 2013 for final BOT review and to hear comments from the general public concerning the proposed water rate increase. The final language is presented to you in a revised ordinance which is attached to the current ordinance. There are also minor changes to address our bulk water customers which we currently have not addressed in any previous ordinance in section 13.08 of our town code.

Financial Impact: Increase in revenue to the Water Enterprise Fund of

approximately 150 to 200 thousand dollars in order to try and

make the Water Enterprise Fund pay for itself

Motion Approve the ordinance as presented.

Recommendation:

13.08.010 - Metering of water.



All water sold by the Town shall be metered by meters which shall be installed inside of the building, unless the board of trustees or their duly appointed representatives shall give written permission to locate the meter in a curb box.

(Prior code § 10-2-1)

13.08.020 - Tap fees.



Upon application for a water service connection within the Town, or in the sole discretion of the board of trustees at the time of issuance of a certificate of occupancy an applicant shall pay to the Town clerk a fee in cash or other certified funds based on the herein stated schedule of fees. This fee schedule is based on the required meter and connection size as determined by the requirements of the Uniform Plumbing Code as administered and enforced by the El Paso County Regional Building Authority.

A. Tap fees for all commercial, industrial and residential uses including single family, multiple family and mobilehome parks are as follows:

Meter/Pipe Size	Tap Fee
3/4"	\$9,000.00
1"	\$18,000.00
1 ½"	\$36,000.00
2"	\$72,000.00
3"	\$162,000.00

Should an applicant desire a meter/pipe size over three inches, the applicant may apply to the board of trustees for approval of such meter/pipe size and the board of trustees shall determine each such application and the requisite fee associated therewith on a case-by-case basis.

The above-stated fees do not include any of the meter and appurtenances, the service line or any installation costs or inspection fees, which costs shall be the sole responsibility of the applicant.

- B. Charge. Monthly service charges shall be applicable to all existing taps and bulk water customers -now outstanding or purchased subsequent to the effective date of the ordinance codified in this chapter and which are not connected to the present distribution system. Charges will be billed at the rates tabulated in Section 13.08.060. Billing will commence on the first day of the month next following issuance of taps of the effective date of said ordinance, whichever comes first.
- C. Tap fees for all uses outside the corporate limits of Monument will be determined by the Board of Trustees.

D. Legal Description. Each application for a water tap shall include a precise legal description of the property to which the tap will be applied. The approved tap shall not be transferred to any other property or location.

(Ord. 15-2000; Ord. 6-98 (part); prior code § 10-2-2)

13.08.030 - Service line regulations.



Notwithstanding the following in this section, (1) the Town may approve a looped water line serving a single undivided parcel, and (2) commercial development with multiple utility connections on a single lot under single ownership may retain those connections.

A "principal and accessory building," as defined in this code, on a single unsubdivided parcel may be serviced by a single water service line; provided, that all applicable Town fees have been paid for such service; and further provided, that no more than thirty (30) water fixture units are served and that such water fixture units can be served by the existing service (tap size). All new uses upon such parcel shall be permitted uses under the Town zoning regulations; provided, however, that all uses made upon such parcel prior to the effective date of the ordinance codified in this chapter may continue. Any resubdivision of such parcel will necessitate installation of a separate water service line for each lot created by resubdivision. All service lines shall be installed at a depth of at least sixty (60) inches below the surface of the ground. Each service line shall contain a stop and waste cock where the water may be turned off to the entire parcel.

(Ord. 22-2003 § 1; Ord. 13-98: prior code § 10-2-3)

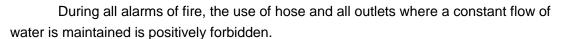
13.08.040 - Waste of water prohibited.



Customers shall prevent unnecessary waste of water and keep all water outlets closed when not in actual use. Hydrants, urinals, water closets, bath tubs and other fixtures must not be left running for any purpose other than the use for which they were intended. In addition to the penalty provided in this code for code violations, the water supply may be turned off where any such waste occurs. In the event the Town is unable to contact the owner or the owner's representative of a property that has a water leak, and the Town is unable to shut off the water to the property, the Town has the authority to hire a contractor at the owner's expense to have the leak repaired to prevent wasting the Town's water supply.

(Prior code § 10-2-4)

13.08.050 - No use during fire alarms.



(Prior code § 10-2-5)



13.08.060 - Service charges and water rates.

A. Service Charges. All owners of property with an existing water tap <u>and bulk water</u> <u>customers</u> shall be subject to a service charge. The service charge is intended to defray the cost of installing, maintaining and reading meters, <u>installing and maintaining the Town's Bulk Water Station</u> and preparing, mailing and collecting bills.

Service charges shall be as follows:

Meter Size	Service Charge
Bulk Water Customers	<u>\$8.80</u>
3/4"	\$ 8.80
1"	\$ 9.00
1-1/2"	\$ 10.00
2"	\$ 10.80
3"	\$ 18.50
4"	\$ 23.70
6"	\$ 35.70

B. Water Rates. All water sold by the Town shall be sold at the following rates:

1.

<u>Urban residential (in the Town excluding Tri View and Forest Lakes</u>

<u>Metropolitan Districts) residential, mobilehome parks, and multifamily units</u>

<u>with residential billing status:</u>

USAGE	WATER RATE
<u>0 – 6,000 gallons</u>	(\$4.99) per thousand gallons or fraction thereafter up to 6,000 gallons.
6,001 – 12,000 gallons	(\$5.99) per thousand gallons or fraction thereafter up to 12,000 gallons.
12,001 – 24,000 gallons	(\$6.99) per thousand gallons or fraction thereafter up to 24,000 gallons.
>24,000 gallons	(\$7.99) per thousand gallons or fraction thereafter over 24,000 gallons.

Urban residential (in the Town excluding Tri View and Forest Lakes Metropolitan Districts) residential, mobilehome parks, and multifamily units with residential billing status:

Four dollars and ninety-nine cents (\$4.99) per thousand gallons or fraction thereafter up to ten thousand (10,000) gallons and five dollars and ninety-nine cents (\$5.99) per thousand gallons or fraction thereafter over ten thousand (10,000) gallons.

2.

Urban commercial (in the Town excluding Tri View and Forest Lakes Metropolitan Districts) multifamily units with commercial billing status and commercial:

USAGE	WATER RATE
<u>0 – 6,000 gallons</u>	(\$4.99) per thousand gallons or fraction thereafter up to 6,000 gallons.
6,001 – 12,000 gallons	(\$5.99) per thousand gallons or fraction thereafter up to 12,000 gallons.
12,001 – 24,000 gallons	(\$6.99) per thousand gallons or fraction thereafter up to 24,000 gallons.
>24,000 gallons	(\$7.99) per thousand gallons or fraction thereafter over 24,000 gallons.

_Four dollars and ninety-nine cents (\$4.99) per thousand gallons or fraction thereafter up to ten thousand (10,000) gallons and five dollars and ninety-nine (\$5.99) per thousand gallons or fraction thereafter over ten thousand (10,000) gallons.

(Ord. 7-98; prior code § 10-2-6)

13.08.070 - Water bills and payment.



All water bills shall be due on or before the date stated on the water billings.

(Prior code § 10-2-7)

13.08.080 - Delinquent payments.



In case there shall be any water rent delinquent and the supply has been turned off, the water shall not be turned on again until all such delinquent water rents have been paid.

All water bills not paid in full within five calendar days of the stated date shall be assessed an administrative fee of the amount of five dollars (\$5.00) added to the billing.

(Prior code § 10-2-8)

13.08.090 - Nonpayment over thirty days.



All water bills in excess of thirty (30) days may result in termination of service, or other penalty, including, but not limited to filing or recording of a notice of unpaid assessments or notice of lien.

(Prior code § 10-2-9)

13.08.100 - Reinstatement of service.



No water reconnects or disconnects will be done after three-thirty p.m., <u>unless</u> <u>authorized by the Public Works Director</u>, as the public works department is open from seven a.m. to three-thirty p.m.

Only cash, money order, or certified check will be accepted on a reconnect. For repeat offenders in a twelve (12) month period the following reconnect fee schedule will be assessed:

1st reconnect:	\$50.00
2nd reconnect:	100.00
3rd reconnect and thereafter:	150.00

The El Paso County Health Department will be notified immediately if a business or an apartment building is disconnected.

(Prior code § 10-2-10)

13.08.110 - Abandonment of taps.



Any property owner who does not pay for the use of water or who does not pay the minimum water service fees for a period of two consecutive years or more shall be deemed to have abandoned the waterline and water tap. Thereafter, water service shall be provided only upon payment of the tap fee then in effect and the installation of a new service line and stop cock which meets all specifications set forth in this code.

(Prior code § 10-2-11)

13.08.120 - Tap use and fund escrow.



Upon approval of an application for a water tap and payment of the required fee therefore, the owner of the property to which the tap is applied shall be required to start construction, of the building or buildings which will utilize such tap, within ninety (90) days of the approval of such tap or the tap shall be forfeited to the Town and all tap fees paid

therefore shall be returned, except that a fifty dollar (\$50.00) fee will be retained by the Town from the fee refund to cover the cost of processing the tap application and monitoring compliance with this chapter.

(Prior code § 10-2-12)

13.08.130 - Tap fee transfer.



A tap fee will pass with title to the lot or parcel of property in question unless a contrary agreement has been approved by the board of trustees prior to the transfer of the land. The board will consider requests to transfer to contiguous parcels within a block or legal description on a case-by-case basis.

(Prior code § 10-2-13)

13.08.140 - Tap fees required on private water lines.



Water tap fees will be charged to all users requiring town water service except uses owned by the Town. Exceptions to this section require Town board approval.

(Prior code § 10-2-14)

13.08.150 - Abandonment of water taps.



From and after November 15, 1998, the Town will not recognize the existence of any water tap unless a tap fee has been paid pursuant to the provisions of Section 13.08.020 and unless either a service charge or water charge is paid on account of such water tap pursuant to the provisions of Section 13.08.060. Nonpayment of either a service charge or water charge as set forth above, for a period exceeding twelve (12) months shall be deemed prima facie evidence of abandonment of any water tap.

- A. Any person claiming existence of a pre-existing water tap or prepayment for a water tap must present satisfactory evidence of the existence of such tap on or before November 15, 1998. Evidence of the existence of such tap shall be presented to the Town manager who will review the facts and circumstances surrounding the claim and pass along for appropriate action to the board of trustees with regard to the recognition or nonrecognition of the existence of such water tap or prepayment of a water tap.
- B. In the event a tap is recognized pursuant to the procedures of subsection A of this section, no tap fee shall be charged on account of such tap; provided however, that after such recognition regular monthly payments or either a service charge or water charge shall be made. If such service charge or water charge is not made, the tap shall be subject to abandonment pursuant to the provisions of this section. (Ord. 6-98 (part): prior code § 10-2-15)

TOWN OF MONUMENT ORDINANCE NO. 09-2013

AN ORDINANCE AMENDING CHAPTER 13.08 OF THE MONUMENT MUNICIPAL CODE CONCERNING APPROVING THE REVISIONS TO THE WATER RATE AND CHARGES SECTION

WHEREAS, the Board of Trustees has determined it to be reasonable and necessary to amend the Municipal Code regarding the Water Rates and Charges; and

WHEREAS, such amendments are in the best interests of the citizens of the Town of Monument.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT AS FOLLOWS:

13.08.010 - Metering of water.

All water sold by the Town shall be metered by meters which shall be installed inside of the building, unless the board of trustees or their duly appointed representatives shall give written permission to locate the meter in a curb box.

(*Prior code § 10-2-1*)

13.08.020 - Tap fees.

Upon application for a water service connection within the Town, or in the sole discretion of the board of trustees at the time of issuance of a certificate of occupancy an applicant shall pay to the Town clerk a fee in cash or other certified funds based on the herein stated schedule of fees. This fee schedule is based on the required meter and connection size as determined by the requirements of the Uniform Plumbing Code as administered and enforced by the El Paso County Regional Building Authority.

A. Tap fees for all commercial, industrial and residential uses including single family, multiple family and mobile home parks are as follows:

Meter/Pipe Size	Tap Fee
3/4"	\$9,000.00
1"	\$18,000.00
1 ½"	\$36,000.00
2"	\$72,000.00
3"	\$162,000.00

Should an applicant desire a meter/pipe size over three inches, the applicant may apply to the board of trustees for approval of such meter/pipe size and the board of trustees shall determine each such application and the requisite fee associated therewith on a case-by-case basis.

The above-stated fees do not include any of the meter and appurtenances, the service line or any installation costs or inspection fees, which costs shall be the sole responsibility of the applicant.

- B. Charge. Monthly service charges shall be applicable to all existing taps and bulk water customers now outstanding or purchased subsequent to the effective date of the ordinance codified in this chapter and which are not connected to the present distribution system. Charges will be billed at the rates tabulated in Section 13.08.060. Billing will commence on the first day of the month next following issuance of taps of the effective date of said ordinance, whichever comes first.
- C. Tap fees for all uses outside the corporate limits of Monument will be determined by the Board of Trustees.
- D. Legal Description. Each application for a water tap shall include a precise legal description of the property to which the tap will be applied. The approved tap shall not be transferred to any other property or location.

(Ord. 15-2000; Ord. 6-98 (part); prior code § 10-2-2)

13.08.030 - Service line regulations.

Notwithstanding the following in this section, (1) the Town may approve a looped water line serving a single undivided parcel, and (2) commercial development with multiple utility connections on a single lot under single ownership may retain those connections.

A "principal and accessory building," as defined in this code, on a single unsubdivided parcel may be serviced by a single water service line; provided, that all applicable Town fees have been paid for such service; and further provided, that no more than thirty (30) water fixture units are served and that such water fixture units can be served by the existing service (tap size). All new uses upon such parcel shall be permitted uses under the Town zoning regulations; provided, however, that all uses made upon such parcel prior to the effective date of the ordinance codified in this chapter may continue. Any resubdivision of such parcel will necessitate installation of a separate water service line for each lot created by resubdivision. All service lines shall be installed at a depth of at least sixty (60) inches below the surface of the ground. Each service line shall contain a stop and waste cock where the water may be turned off to the entire parcel.

13.08.040 - Waste of water prohibited.

Customers shall prevent unnecessary waste of water and keep all water outlets closed when not in actual use. Hydrants, urinals, water closets, bath tubs and other fixtures must not be left running for any purpose other than the use for which they were intended. In addition to the penalty provided in this code for code violations, the water supply may be turned off where any such waste occurs. In the event the Town is unable to contact the owner or the owner's representative of a property that has a water leak, and the Town is unable to shut off the water to the property, the Town has the authority to hire a contractor at the owner's expense to have the leak repaired to prevent wasting the Town's water supply.

(*Prior code § 10-2-4*)

13.08.050 - No use during fire alarms.

During all alarms of fire, the use of hose and all outlets where a constant flow of water is maintained is positively forbidden.

(*Prior code § 10-2-5*)

13.08.060 - Service charges and water rates.

A. Service Charges. All owners of property with an existing water tap and bulk water customers shall be subject to a service charge. The service charge is intended to defray the cost of installing, maintaining and reading meters, installing and maintaining the Town's Bulk Water Station and preparing, mailing and collecting bills.

Service charges shall be as follows:

Meter Size	Service Charge
Bulk Water Customers	\$8.80
3/4"	\$ 8.80
1"	\$ 9.00
1-1/2"	\$ 10.00
2"	\$ 10.80
3"	\$ 18.50
4"	\$ 23.70
6"	\$ 35.70

- B. Water Rates. All water sold by the Town shall be sold at the following rates:
 - 1. Urban residential (in the Town excluding Tri View and Forest Lakes Metropolitan Districts) residential, mobile-home parks, and multifamily units with residential billing status:

USAGE	WATER RATE
0 – 6,000 gallons	(\$4.99) per thousand gallons or fraction thereafter up to 6,000 gallons.
6,001 – 12,000 gallons	(\$5.99) per thousand gallons or fraction thereafter up to 12,000 gallons.
12,001 – 24,000 gallons	(\$6.99) per thousand gallons or fraction thereafter up to 24,000 gallons.
>24,000 gallons	(\$7.99) per thousand gallons or fraction thereafter over 24,000 gallons.

2. Urban commercial (in the Town excluding Tri View and Forest Lakes Metropolitan Districts) multifamily units with commercial billing status and commercial:

USAGE	WATER RATE
0 – 6,000 gallons	(\$4.99) per thousand gallons or fraction thereafter up to 6,000 gallons.
6,001 – 12,000 gallons	(\$5.99) per thousand gallons or fraction thereafter up to 12,000 gallons.
12,001 – 24,000 gallons	(\$6.99) per thousand gallons or fraction thereafter up to 24,000 gallons.
>24,000 gallons	(\$7.99) per thousand gallons or fraction thereafter over 24,000 gallons.

(Ord. 7-98; prior code § 10-2-6)

13.08.070 - Water bills and payment.

All water bills shall be due on or before the date stated on the water billings.

(*Prior code § 10-2-7*)

13.08.080 - Delinquent payments.

In case there shall be any water rent delinquent and the supply has been turned off, the water shall not be turned on again until all such delinquent water rents have been paid. All water bills not paid in full within five calendar days of the stated date shall be assessed an administrative fee of the amount of five dollars (\$5.00) added to the billing.

(*Prior code § 10-2-8*)

13.08.090 - Nonpayment over thirty days.

All water bills in excess of thirty (30) days may result in termination of service, or other penalty, including, but not limited to filing or recording of a notice of unpaid assessments or notice of lien.

(*Prior code § 10-2-9*)

13.08.100 - Reinstatement of service.

No water reconnects or disconnects will be done after three-thirty p.m., unless authorized by the Public Works Director, as the public works department is open from seven a.m. to three-thirty p.m.

Only cash, money order, or certified check will be accepted on a reconnect. For repeat offenders in a twelve (12) month period the following reconnect fee schedule will be assessed:

1st reconnect:	\$50.00
2nd reconnect:	100.00
3rd reconnect and thereafter:	150.00

The El Paso County Health Department will be notified immediately if a business or an apartment building is disconnected.

(*Prior code § 10-2-10*)

13.08.110 - Abandonment of taps

Any property owner who does not pay for the use of water or who does not pay the minimum water service fees for a period of two consecutive years or more shall be deemed to have abandoned the waterline and water tap. Thereafter, water service shall be provided only upon payment of the tap fee then in effect and the installation of a new service line and stop cock which meets all specifications set forth in this code.

(*Prior code § 10-2-11*)

13.08.120 - Tap use and fund escrow.

Upon approval of an application for a water tap and payment of the required fee therefore, the owner of the property to which the tap is applied shall be required to start construction, of the building or buildings which will utilize such tap, within ninety (90) days of the approval of such tap or the tap shall be forfeited to the Town and all tap fees paid therefore shall be returned, except that a fifty dollar (\$50.00) fee will be retained by the Town from the fee refund to cover the cost of processing the tap application and monitoring compliance with this chapter.

(*Prior code § 10-2-12*)

13.08.130 - Tap fee transfer.

A tap fee will pass with title to the lot or parcel of property in question unless a contrary agreement has been approved by the board of trustees prior to the transfer of the land. The board will consider requests to transfer to contiguous parcels within a block or legal description on a case-by-case basis.

(*Prior code § 10-2-13*)

13.08.140 - Tap fees required on private water lines.

Water tap fees will be charged to all users requiring town water service except uses owned by the Town. Exceptions to this section require Town board approval.

(Prior code § 10-2-14)

13.08.150 - Abandonment of water taps.

From and after November 15, 1998, the Town will not recognize the existence of any water tap unless a tap fee has been paid pursuant to the provisions of <u>Section 13.08.020</u> and unless either a service charge or water charge is paid on account of such water tap pursuant to the provisions of <u>Section 13.08.060</u>. Nonpayment of either a service charge or water charge as set forth above, for a period exceeding twelve (12) months shall be deemed prima facie evidence of abandonment of any water tap.

A. Any person claiming existence of a pre-existing water tap or prepayment for a water tap must present satisfactory evidence of the existence of such tap on or before November 15, 1998. Evidence of the existence of such tap shall be presented to the Town manager who will review the facts and circumstances surrounding the claim and pass along for appropriate action to the board of trustees with regard to the recognition or non-recognition of the existence of such water tap or prepayment of a water tap.

B.	3. In the event a tap is recognized pursuant to the procedures of subsection A of		
	section, no tap fee shall be charged on account of such tap; provided however,		
	that after such recognition regular monthly payments or either a service charge or		
	water charge shall be made. If such service charge or water charge is not made,		
the tap shall be subject to abandonment pursuant to the provisions of this see			
	(Ord. 6-98 (part): prior code § 10-2-15)		

Effective Date. This Ordinance shall be in full force and effect from and after its publication as required by law.

INTRODUCED, APPROVED, AND ADOPTED this 4th day of March, 2013 by the Board of Trustees of the Town of Monument by a vote of ____ for and___ against.

the Board of Trustees of the Town of Monumer	nt by a vote of for and a
	TOWN OF MONUMENT
ATTEST:	Travis Easton, Mayor
Cynthia Sirochman Town Clerk	



BOARD OF TRUSTEES BACKGROUND PAPER

Resolution

Defense of the 2nd Amendment Title:

Date: March 4, 2013

Department: Police Department

Contact: Jake Shirk, Police Department

Background: As you know, there are efforts by the Colorado General

> Assembly to pass legislation that would infringe on constitutionally protected rights under the Second Amendment to include additional restrictions on lawful firearms and accessories; or on the possession, use, sale or transfer of

legitimately owned firearms.

This resolution expresses the views of the Board of Trustees of the Town of Monument, duly elected officials charged with public trust, that they do not support any infringement on the

Second Amendment.

Financial Impact: None

Motion

Move to approve the Defense of the 2nd Amendment Recommendation: Resolution which calls upon the Colorado General Assembly

> and the United States Congress to not entertain consideration of any new legislation that would infringe on constitutionally protected rights under the Second Amendment through any

means, including additional restrictions on lawful firearms and accessories; or on the possession, use, sale or transfer of legitimately owned firearms.

TOWN OF MONUMENT

RESOLUTION NO. 04-2013

A RESOLUTION IN DEFENSE OF THE 2nd AMENDMENT

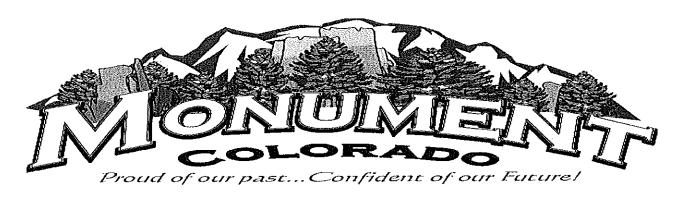
- **WHEREAS**, the Second Amendment of the United States Constitution provides that "A well regulated militia, being necessary to the security of a free state, the right of the people to keep and bear arms, shall not be infringed," and
- **WHEREAS**, the right to arms and self defense is recognized in State Constitutions; and
- **WHEREAS**, the natural and inalienable right to self-defense is well established in the writings of many philosophers and authors since ancient times of Greece and Rome; and
- **WHEREAS**, for centuries tyrants have recognized that a disarmed population is readily dominated; and
- **WHEREAS**, the Second Amendment protects the rights of self-defense, defense of others and defense of the nation, and assumes the rights to hunting and sport shooting; and
- **WHEREAS**, it is estimated that more than 70 million people, representing more than half of the households in America, have chosen to lawfully exercise the right to bear arms and defend themselves and their families; and
- **WHEREAS**, many gun-control laws implicitly assume the guilt of lawful and responsible firearms owners with little effect on the ability of criminals to obtain firearms and use them unlawfully; and
- **WHEREAS**, the vast majority of all lawfully owned firearms in America are not used in crime; and
- **WHEREAS**, in 2008 the United States Supreme Court in *District of Columbia* v. *Heller* ruled that the Second Amendment protects an *individual's—rather than a* collective—right to keep and bear arms, and in 2010 in *McDonald v. City of Chicago* the Supreme Court further opined that the right of an individual to keep and bear arms protected by the Second Amendment is incorporated by the Due Process Clause of the Fourteenth Amendment and applies to the States; and
- **WHEREAS**, studies by the National Academies of Science and the Centers for Disease Control have found no persuasive evidence that "gun control" laws actually reduce crime; and
- **WHEREAS**, today, Americans are safer from violent crime than they have been at any time since the mid-1960s.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, STAE OF COLORADO, WILL uphold the Second Amendment of the Constitution of the United States, and WILL act in conformity with our sworn duties as duly elected officials charged with public trust, and WILL, in conjunction with prior decisions by the United States Supreme Court, NOT enforce any statutes, edicts, Presidential Directives, or other regulations and proclamations which conflict—and are expressly preempted by—the U.S. Supreme Court's rulings.

The Board of Trustees of the Town of Monument, State of Colorado strongly urges that the Colorado General Assembly of the State of Colorado should not entertain consideration of any new legislation that would infringe on constitutionally protected rights under the Second Amendment through any means, including additional restrictions on lawful firearms and accessories; or on the possession, use, sale or transfer of legitimately owned firearms.

AND BE IT FURTHER RESOLVED that the Board of Trustees of the Town of Monument, State of Colorado calls upon the United States Congress and the Colorado General Assembly to recognize the multitudes of existing laws related to the manufacture, sale and possession of firearms, and acknowledge that in order to combat gun violence, the Country must enforce existing laws and more effectively punish and deter those who commit these crimes.

	ESOLVED by the Board of Trustees of the Town of
Monument, El Paso Count	y, Colorado, this 4 TH day of March, 2013 by a vote of
for, ag	gainst,abstained.
	TOWN OF MONUMENT
	Travis W. Easton, Mayor
ATTEST:	
Cynthia Sirochman	
Town Clerk	



TOWN OF MONUMENT **DISBURSEMENTS OVER \$5,000** As of Monday, March 4, 2013

1, Slavens Electric, Inc. 5,349.00

Generator Hook up for Well #7 (CIP 2012 Payment)

Budget 2012

\$ 19,000.00

Spent YTD

(\$ 12,272.67)

Current Request Remaining Budget (\$5,349.00)1,378.33

2. CIRSA Insurance

\$ 10,000.00

Deductible for 2012 payment of YMCA traffic light repairs (CIRSA paid \$8,500.00 on claim)

Budget 2012

20,000.00

Spent YTD

0.00)

Current Request

(\$10,000.00)

Remaining Budget

10,000.00

3. Lytle Water Solutions, LLC

\$ 5,674.50

Water Engineering Consultant per attached projects

Budget 2013

\$ 25,000.00

Spent YTD

(00.0)

Current Request

5,674.50)

Remaining Budget

19,325.50

4. Ace Equipment & Supply Co

\$ 13,595.00

Equipment Lift for Public Works garage

Budget 2013

18,000.00

Spent YTD

1,376.31)

Current Request

13,595.00)

Remaining Budget

3,028.69

Slavens Electric, Inc. P.O. Box 248 Monument, CO 80132

719-491-2958

INVOICE

Date	Invoice#
10/25/2012	1694

Monument Water Dept. Attn: Brian 645 Beacon Lite Road Monument, CO 80132

Payment Approval
Authorized By: 1.A. The

Account Number: 61-15-66020

Terms Due on receipt

Description

2/25/13 A credit of \$325 was given for the pigtail that was not installed and a discount of \$310.85 was given for the labor on the testing of the generator for a total discount of \$635.85.

This invoice is for 46 hours of labor (\$2,300) and materials (\$13,966.85) to install the transfer switch for the emergency generator and to test the transfer switch after it passed inspection.

Materials:

4/2/12 - Engineering Services from Frasier Blectrical billed \$1,935

5/22/12 - Permit from PPRBD for Transfer switch for emergency generator #1046550 \$292.50

5/24/12 - Trystar-Rotary Docking Station, 400A Rotary Switch, Utility-Off Generator, 400A Main Breaker \$8,197

6/28/12 - American Electric Invoice 1125-765218 \$93.44

7/26/12 - American Electric Invoice 1125-767310 \$12.75

7/26/12 - American Electric Invoice 1125-767179 \$94.37

8/3/12 - American Electric Invoice 1125-767586 \$1,157.35

8/8/12 - Home Depot 9011285 \$7.50

8/8/12 - Home Depot 9152233 - Generator 3000 Watt Rental \$41.00

7/25/12 - American Electric Invoice 1125-767218 \$23,13

7/24/12 - All Phase Invoice 1126-97131 \$553.23

9/15/12 - Sunbelt Rental for 500KW Diesel Generator to test the Transfer Switch \$1,559.58

NOTE: Attached are the invoices for the above materials. The cost of the invoices are the actual cost to Slavens Electric with no markup.

Total Due

\$16,266.85

Payments/Credits \$-10,917.85

Balance Due

\$5,349.00



Bill to:

Town Of Monument Attn: Pamela Smith 645 Beacon Lite Rd. 80132 Monument, CO

02/15/2013 Date

INVOICE # 130757

Net: 45 Days

January 2013 Deductible Portion of Claims Paid by CIRSA

To request copies of claims checks, please call or fax claims clerk. All deductible questions, please refer to CIRSA's Finance Department.

CLAIM NUMBER OLD/NEW

5020055

DATE OF LOSS

09/13/12

REFER TO CHECK NUMBER

See Check Register

AMOUNT OF LOSS WITHIN YOUR DEDUCTIBLE

\$10,000.00

Dr 2/19/13

Received a person to count of the count of t

TOTAL DUE

\$10,000.00

PLEASE REMIT YOUR PAYMENT TO CIRSA

PO Box 910543 Denver, CO 80291-0543

Payments received after 45 days will accrue interest at the Prime Rate

LYTLE WATER SOLUTIONS, LLC 640 PLAZA DRIVE, SUITE 170 HIGHLANDS RANCH, CO 80129 (303) 350-4090

INVOICE

DATE	INVOIGE #
2/18/2013	2743

BILL TO

Attn: Ms. Pam Smith

Treasurer/Interim Town Manager

Town of Monument 645 Beacon Lite Road

Monument, Colorado 80132-9143

GENERAL HYDROLOGIC SERVICES.

	•	BILLING PERIOD	P.O. No.	TERMS	PROJECT
		1/19/13-2/15/13	NONE	Net 30	1284-13
Houes	·	DESCRIPTION		RATE (\$/HR)	Амоинт (\$)
5.5 29.5	Principal Staff Engineer/Hydrogeol Project Manager Technical Editor/Publishi Total Reimbursable Expe BREAKOUT BY TASK: Monument Lake Case Ac Monument/Woodmoor St Spruce Mtn. Ranch Water Monument Well Field Ca Monument Lake Case De	ng nses ctg\$3,126.50 ipulations\$810.00 r\$580.00 se\$600.00	1000 1. Hos 6030 61-15	150.00 96.00 120.00 65.00 126.50	1,350.00 528.00 3,540.00 130.00 126.50
DESCRIPTION				TOTAL	PE (74 E)

TOTAL

\$5,674.50

9660 Dallas Street Henderson, CO 80640-8451 Phone: 303-288-2916 Toll Free: 800-435-4266 Fax: 303-288-5609

Ace Equipment & Supply Co.

Business Hours: Monday - Friday 8 a.m. to 5 p.m.

Serving the Rocky Mountain Region since 1949

INVOICE:

155213

02/22/2013

INVOICE DATE: TERMS: FEDERAL ID#:

NET 30

84-0524082

INVOICE

ORDER#:

187399

ORDER DATE: 01/07/2013

ACCT REF#:

PAGE:

1

SOLD TO:

MONUMENT, TOWN OF

645 BEACON LITE ROAD

MONUMENT, CO 80132-9143

SHIP TO: 01

TOWN OF MONUMENT

506 N. JEFFERSON STREET

MONUMENT, CO 80132

	CUSTOMER P.O. ROB ENOCH	CUSTOMER CODE MONUMENT	DC 00	SALESMAN 008	SHIP DATE 02/18/13	SHIP VIA DELIVERY	
¢	QUANTITY B.O. SHIPPED	ITEN	I CODE	- DESCRIPTION		UNIT PRICE	AMOUNT
	CI FA PR	PK16 16,000 2-POST HEAV EAR FLOOR SYM CTORY AUTHORI CODUCT TRAININ ERIAL # 22580	Y DU METR ZED	JTY RICAL LIFT		13595.00	13595.00

18,000-

Payment Approval

Authorized By:___

Account Number: 01-30-

BALANCE DUE INV. TOTAL LABOR TAX S&H PAID TAXABLE **NON-TAXABLE** 13595.00 13595.00 0.00 0.00 0.00 0.00 0.00 13595.00



BOARD OF TRUSTEES BACKGROUND PAPER INFORMATION

Date

March 4, 2013

Title:

January 2013 Financial Statements

Department:

Finance Office

Contact:

Monica Harder, Deputy Treasurer

Background:

The January 2013 Financial Statements and Summary are attached for your consideration. Since this is the first report for 2013, there are no comparables for this month.

Financial Impact:

FINANCIAL IMPACT FOR BUDGET YEAR TO DATE JANUARY
General Fund Revenues were less than Budgeted by 2.1% or \$79k.

(Adjusted for Capital Lease and Grant Revenues)

General Fund Expenditures were less than Budgeted by >1% or \$20k.

(Adjusted for Capital Lease and Grant Expenditures)

The General Fund Net Revenue was under Budget (bad) by \$59k for January 2013. This is not unusual for the first month of the year. We will receive quarterly Franchise Fees in March which will boost revenues.

Water Fund Revenues were less than Budget by 4.6% or 68k.

Water Fund Expenses were less than Budgeted by 3.9% or \$51k.

The Water Fund Net Revenue was under Budget (bad) by \$17k for January

2013. Again not unusual for the first month of the year.

Please see attached cash report for an analysis of our cash position through January 2013. Total cash decreased by \$58k over December 2012 figures.

January 2013 Financial Statements - Financial Impact (continued)

FINANCIAL IMPACT - ACTUAL YEAR TO DATE JANUARY

Enterprise Fund Revenues \$ 49,834 Enterprise Fund Expenses 52,699 Enterprise Fund through January (\$ 2,865)

	Water Enterpr	ise Fund Debt		
<u>Due Date</u>	<u>Fund</u>	<u>Amount</u>	<u>Paid</u>	Amount Due
June 1st	Water Enterprise Fund	20,197		20,197
August 1st	Water Enterprise Fund	168,092		168,092
December 1st	Water Enterprise Fund	20,095		20,095
		208,384	0	208,384

Other Funds Net through January 2013 \$53,427

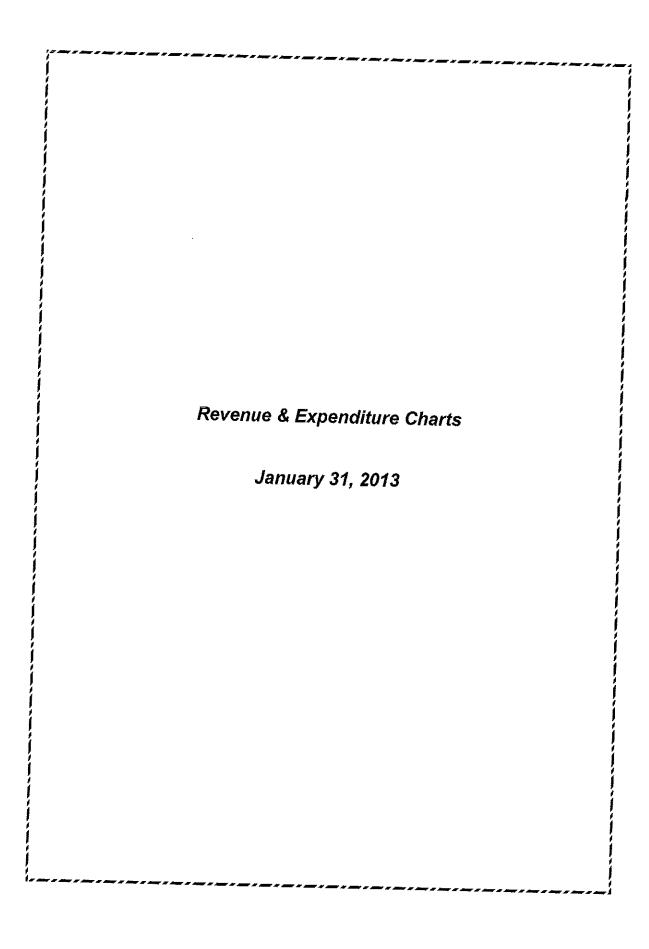
	Capital Project Debt and	Debt Service Fu	nd Debt	
Due Date	<u>Fund</u>	Amount	Paid	Amount Due
Jan 12th	Wells Fargo General Fund	19,938		19,938
April 1st	Debt Service Fund	73,141		73,141
July 12th	Wells Fargo General Fund	19,938		19,938
August 25th	Capital Project Building	365,598		365,598
October 1st	Debt Service Fund	73,141		73,141

Net All Funds Through January 2013 (\$4,045)

Net Cash decreased \$58,411 over December 2012 cash

Motion Recommendation:

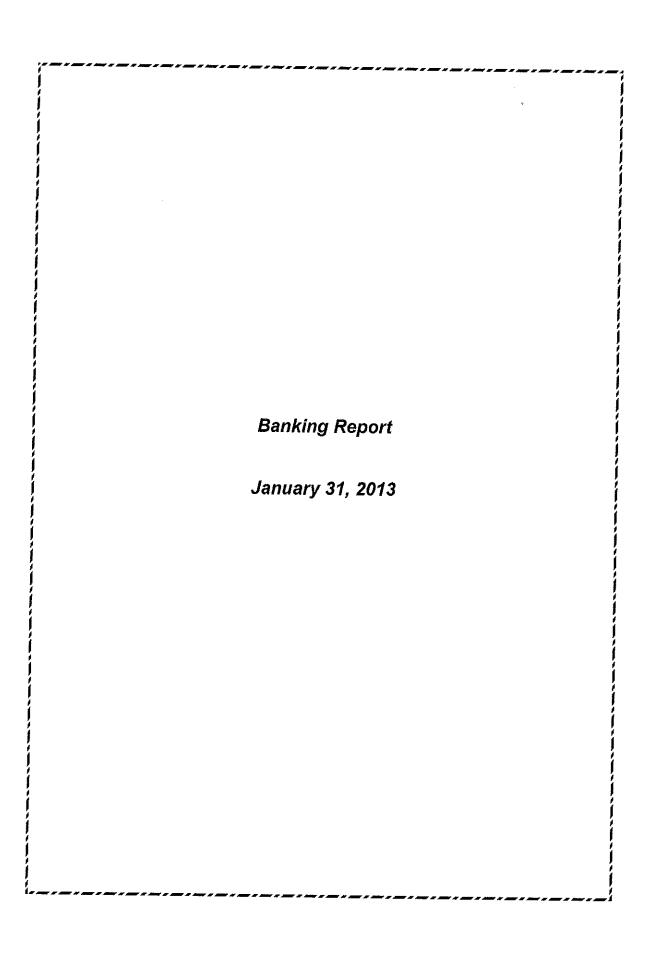
Request you accept the January 2013 financials.



Town of Monument 2012 Revenues Expenditures

Date General & Ancillary Revenues General & Ancillary Expenditures Enterprise Fund Revenues Enterprise Fund Expenses	Jan-13 287,565 288,745 49,834 52,699	Feb-13 0 0	Mar-13 0	Apr-13	May-13 0 0	Jun-13	2 dul-13	Aug-13	Sep-13 0	Oct-13	Nov-13	Dec-13	Total 2013 287,565 288,745 49,834 52,699
	2, ne	Feb.13	Genera Mar-13	Apr-13	May-13	General and Ancillary Fund Revenues and Expenditures	and Expen	ditures	Sp-n-13	0.00 1-1.30	Nov-13	Dec-13	Total 2013
General Fund Revenues	219,435												219,435
General Fund Expenditures	274,041												274,041
CPBF Revenues	30,467												30,467
CPBF Expenses	0												0
2A Water ASD Revenues	21,157												21,157
2A Water ASD Expenses	9,764												9,764
DSF Revenues	13,084												13,084
DSF Expenditures	0												0
CDF Revenues	3,410												3,410
CDF Expenditures	1,625												1,625
IIFF Revenues	Ø												œ
IIFF Expenditures	0												0
SDIFF Revenues	2												Ŋ
SDIFF Expenditures	0												0
CTF Revenues	0												0
CTF Expenditures	3,314												3,314
Total GF & AF Revenues	287,565	0	0	0	0	0	0	0	0	0	0	0	287,565
Total GF & AF Expenditures	288.745	0	0	0	0	0	0	0	0	0	0	0	288,745

NOTE - There are no charts for this month, as we need at least two months for a comparative line to "show up". Charts will be submitted with next month's financials.



Town of Monument Banking Information

<u>GL#</u>	<u>Fund</u>	Bank Account	Dec 12 Balance	Net Change	Jan 13 Balance	Restricted Cash	Unrestricted Cash
99-00-10200	General	Wells Fargo - Operating Account	130,677	(76,296)	54,381		
		Cash Accounts (Petty Cash)	1,300	0	1,300		
01-00-10202	General	Wells Fargo - AFLAC Account	5,560	15,858	21,418		
	General	Peoples Bank Reserve CD	100,000	0	100,000		
01-00-10421	General	Colotrust - General Fund	100,808	(10,086)	90,722		
		Total General Fund	338,345	(70,524)	267,821	338,345	(70,524)
		Projected Restricted/Re	eserve TABOR/	GASB Funds proje	ected for 2013	per Budget	
	Ca	pital Project Debt and Debt Service Fund De	<u>bt</u>				
Due Jan. 12th	Capital Lease 2012	Wells Fargo - General Fund	19,938		19,938		
Due April 1st	Debt Service Fund	Colotrust - General Fund	73,141		73,141		
Due July 12th	Capital Lease 2012	Wells Fargo - General Fund	19,938		19,938		
Due Aug. 25th	Capital Project Building	Colotrust - General Fund	365,598		365,598		
Due Oct. 1st	Debt Service Fund	Colotrust - General Fund	73,141		73,141		
Due Dec. 1st	Debt Service Fund	Colotrust - General Fund	6,675		6,675		
		Total General Fund Debt	538,493	0	538,493		
61-00-10730	WEF	Colotrust - Water Tap Fees	147,765	25	147,790		
61-00-10740	WEF	Colotrust - Water Fund	159,733	(2,890)	156,843		
61-00-10230	WEF	Wells Fargo - Water Security Deposits	12,259	0	12,259		
		Total Water Fund	319,757	(2,865)	316,892	219,807	97,085
		Water Enterprise Fund	d Debt				
Due June 1st	Water Enterprise Fund	Colotrust - Water Tap Fees	20,197		20,197		
Due Aug. 1st	Water Enterprise Fund	Colotrust - Water Tap Fees	168,092		168,092		
Due Dec. 1st	Water Enterprise Fund	Colotrust - Water Tap Fees	20,095		20,095		
		Total Water Enterprise Fund Debt	208,384	0	208,384		
31-00-10428	CDF	Colotrust - Community Development Func	31,004	1,785	32,789	32,789	0
04-00-20536	2A Water	Colotrust - 2A Water ASD Fund	1,141,917	11,393	1,153,310	1,153,310	0
82-00-10422	CTF	Colotrust - Conservation Trust Fund	3,373	1,785	5,158	5,158	0
35-00-10429	SDIF	Colotrust - Storm Drainage Impact Fee Fui	31,506	5	31,511	31,511	0
32-00-10427	TIF	Colotrust - Traffic Impact Fee Fund	54,613	8	54,621	54,621	0

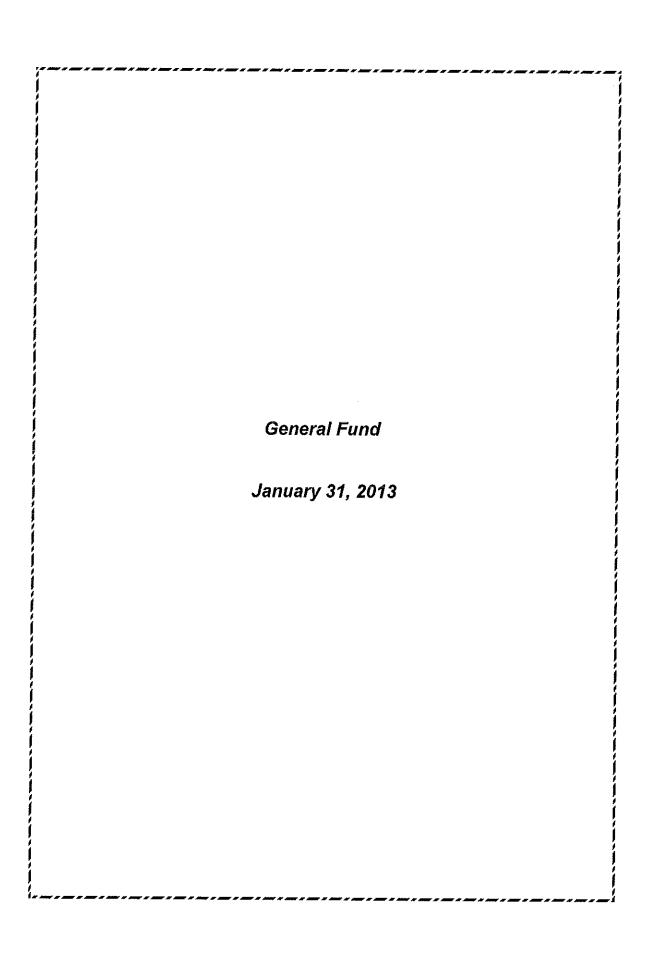
1,920,832

(58,411)

Total All Banking Accounts

1,862,420 1,835,859

26,561



TOWN OF MONUMENT REVENUES WITH COMPARISON TO BUDGET FOR THE 1 MONTHS ENDING JANUARY 31, 2013

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	PUBLIC WORKS					
01-30-40020	GRAVE OPENING & CLOSING	00	00	2 000 00	2,000,00	^
		.00	.00 .00	2,000.00	•	.0 .0
01-30-40030	PLOT SALES	.00.	60.00	16,000.00	16,000.00	1.7
01-30-40341	PW - PARK RESERVATION FEES	60.00		3,500.00	3,440.00	7.6
01-30-40430	HWY USER'S TAX FUND	14,512.74	14,512.74	191,586.00	177,073.26	
01-30-40450	ROAD & BRIDGE FUND-QTRLY	.00	.00	17,505.00	17,505.00	.0
01-30-40630	PW - CAPITAL LEASE INCOME	.00	.00	478,865.00	478,865.00	.0
01-30-48050	GRANT REVENUE-SIDEWALK PROJECT			150,000.00	150,000.00	.0
	TOTAL PUBLIC WORKS	14,572.74	14,572.74	859,456.00	844,883.26	1.7
	ADMINISTRATIVE AND LEGISLATIVE					
01-45-40060	INTEREST & INVESTMENT INCOME	40.92	40.92	5,000.00	4,959.08	.8
01-45-40110	GENERAL PROPERTY TAX	13,618.19	13,618.19	684,221.00	670,602.81	2.0
01-45-40115	SPECIFIC OWNERSHIP TAXES	5,645.68	5,645.68	62,216.00	56,570.32	9.1
01-45-40120	SALES TAX - GENERAL	137,732.65	137,732.65	1,906,450.00	1,768,717.35	7.2
01-45-40124	SALES TAX - AUTO	17,650.82	17,650.82	183,750.00	166,099.18	9.6
01-45-40141	FRANCHISE FEE-MT VIEW ELEC	.00	.00	185,000.00	185,000.00	.0
01-45-40143	FRANCHISE FEE - BLACK HILLS UT	.00	.00	72,000.00	72,000.00	.0
01-45-40147	FRANCHISE FEE - CENTURY LINK	6,574.50	6,574.50	6,000.00	(574.50)	109.6
01-45-40150	FRANCHISE FEE- COMCAST	.00	.00	40,000.00	40,000.00	.0
01-45-40210	LIQUOR LICENSE	325.00	325.00	9,000.00	8,675.00	3.6
01-45-40320	SALE OF COPIES & ORDINANCES	1.75	1.75	.00	(1.75)	.0
01-45-40350	CODE ENFORCEMENT FEES	.00	.00	800.00	800.00	.0
01-45-40400	MOTOR VEHICLE REGISTRATION	1,882.50	1,882.50	23,868.00	21,985.50	7.9
01-45-40410	TOBACCO PRODUCTS TAX	752,97	752.97	8,734.00	7,981.03	8.6
01-45-40630	CAPITAL LEASE FINANCING - GENE	.00	.00	40,000.00	40,000.00	.0
01-45-41050	INFRASTRUCTURE FEE-TRIVIEW	1,000.00	1,000.00	6,250.00	5,250.00	16.0
	TOTAL ADMINISTRATIVE AND LEGISLATIVE	185,224.98	185,224.98	3,233,289.00	3,048,064.02	5.7
*	DEVELOPMENT OFFICE					
	DEVELOPMENT SERVICES					
01-49-40130	USE TAX	5,286.78	5,286.78	110,000.00	104,713.22	4.8
01-49-40230	LAND USE PERMITS	675.00	675,00	10,000.00	9,325.00	6.8
01-49-40270	SIGN PERMITS	100.00	100.00	2,200.00	2,100.00	4.6
01-49-40310	PLANNING FEES	1,280.00	1,280.00	8,000.00	6,720.00	16.0
01-49-40311	ENG REV/INSP FEES	15.00	15.00	24,000.00	23,985.00	.1
01-49-40320	SALE OF MAPS & PUBLICATIONS	.00.	.00,	50.00	50.00	
	TOTAL DEVELOPMENT SERVICES	7,356.78	7,356.78	154,250.00	146,893.22	4.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	LAW ENFORCEMENT					
01-51-40350	FEES FOR SERVICE	1,618.48	1,618.48	20,000.00	18,381,52	8.1
01-51-40510	COURT COLLECTIONS, BOND & FEES	5,752.00	5,752.00	70,000.00	64,248.00	8.2
01-51-40620	TRAFFIC SAFETY INCOME	4,910.00	4,910.00	61,000.00	56,090.00	8.1
01-51-40630	CAPITAL LEASE FINANCING - GENE	.00	.00	62,000.00	62,000.00	.0
	TOTAL LAW ENFORCEMENT	12,280.48	12,280.48	213,000.00	200,719.52	5.8
	TOTAL FUND REVENUE	219,434.98	219,434.98	4,459,995.00	4,240,560.02	4.9

(130,865)

3729, 130 Revised

298.330

5.990

219,435. (2.190)

(18,895) Short

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DUDUO WODIVO					
	PUBLIC WORKS					
01-30-60000	SALARIES	22,990.80	22,990.80	331,670.00	308,679.20	6.9
01-30-60010	OVERTIME PAY	.00	.00	6,453.00	6,453.00	.0
01-30-60020	ON-CALL/STANDBY PAY	775.00	775.00	10,588.00	9,813.00	7.3
01-30-60071	STATE UNEMPLOYMENT TAXES	80.84	80.84	1,046.00	965.16	7.7
01-30-60080	HEALTH INSURANCE	5,057.50	5,057.50	52,897.00	47,839.50	9.6
01-30-60085	LIFE & DISABILITY INSURANCE	362.08	362.08	3,625.00	3,262.92	10.0
01-30-60092	EMPLOYER'S 457	1,147.70	1,147.70	13,995.00	12,847.30	8.2
01-30-60093	EMPLOYER'S FICA	1,544.77	1,544.77	21,620.00	20,075.23	7.2
01-30-60094	EMPLOYER'S MEDICARE	361.26	361.26	5,056.00	4,694.74	7.2
01-30-60135	DRUG/ALCOHOL TESTING	.00	.00	1,300.00	1,300.00	.0
01-30-60200	SAFETY CLOTHING & EQUIPMENT	126.00	126.00	5,000.00	4,874.00	2.5
01-30-60210	UNIFORMS	1,111.80	1,111.80	2,600.00	1,488.20	42.8
01-30-60231	SUPPLIES-OPERATIONS	374.04	374.04	7,000.00	6,625.96	5.3
01-30-60260	DUES, PUBLICATIONS & SUBSCRIPT	50.00	50.00	850.00	800.00	5.9
01-30-60341	UTILITIES - ELECTRIC	.00	.00	36,250.00	36,250.00	.0
01-30-60342	UTILITIES - GAS	.00	.00	3,000.00	3,000.00	.0
01-30-60343	UTILITIES - SANITATION	.00	.00	850.00	850.00	.0
01-30-60345	UTILITIES - TELEPHONE	203.87	203.87	11,500.00	11,296.13	1.8
01-30-60350	UTILITIES - TRASH PICKUP	117.67	117.67	5,000.00	4,882.33	2.4
01-30-60385	SMALL TOOLS	25.57	25.57	1,500.00	1,474.43	1.7
01-30-60387	SALT/SAND	.00	.00	8,000.00	8,000.00	.0
01-30-60610	FUEL	.00	.00	26,000.00	26,000.00	.0
01-30-60770	TRAVEL,TRAINING,MEETINGS	58.76	58.76	4,200.00	4,141.24	1.4
01-30-61085	PURCHASED SERVICES - PORT-A-LE	108.00	108.00	5,200.00	5,092.00	2.1
01-30-62000	REPAIR & MAINTENANCE - PARKS	201.84	201.84	20,000.00	19,798.16	1.0
01-30-65375	RENTAL MACHINERY & EQUIPMENT	21.00	21.00	2,500.00	2,479.00	.8
01-30-65390	REPAIR & MAINTENANCE - VEHICLE	1,851.12	1,851.12	35,000.00	33,148.88	5.3
01-30-65395	REPAIR & MAINTENANCE - EQUIPME	358.94	358.94	16,000.00	15,641.06	2.2
01-30-65400	REPAIR & MAINT - STREETS	457.48	457.48	20,000.00	19,542.52	2.3
01-30-65450	REPAIRS & MAINTENANCE - BUILDI	878.16	878.16	7,000.00	6,121.84	12.6
01-30-65695	REPAIRS & MAINTENANCE - CEMTRY	.00	.00	2,000.00	2,000.00	.0
01-30-65710	PROFESSIONAL SERVICES	152.25	152.25	2,500.00	2,347.75	6.1
01-30-65996	BOARD CONTINGENCY	.00	.00	20,000.00	20,000.00	.0
01-30-66002	ASPHALT REPAIRS	.00	.00	60,000.00	60,000.00	.0
01-30-66004	OLD DENVER HIGHWAY REPAIRS	.00	.00	50,000.00	50,000.00	.0
01-30-66005	2ND ST/105 ROAD IMPROVEMENTS	.00.	.00.	25,000.00	25,000.00	.0
01-30-66017	EQUIPMENT LIFT FOR PUBLIC WRKS	844.80	844.80	18,000.00	17,155.20	4.7
01-30-66018	INFRARED ASPHALT HEATER	.00	.00	16,700.00	16,700.00	.0 .0
01-30-66019	STREET CRACK MAINTENANCE EQUIP	.00	.00	11,000.00	11,000.00	.0
01-30-66020	ASPHALT ZIPPER FOR STREET MNT	.00	.00	125,000.00	125,000.00 150,000.00	.0
01-30-66021	TOP KICK PLOW TRUCK	.00	.00	150,000.00 55,500.00	55,500.00	.0
01-30-66022	2012 FORD F450 SUPER DUTY TRK	.00	.00			.0
01-30-66023	2012 FORD F250 SUPER DUTY TRK	.00	.00	40,365.00	40,365.00 32,300.00	.0
01-30-66024	WOOD CHIPPER	.00	.00	32,300.00 25,000.00	25,000.00	.0
01-30-66025	HEATERS IN PW SHOPS	.00	.00	5,000.00	5,000.00	.0
01-30-66026	WATER PUMP FOR VACUUM TRK	.00	.00 .00	50,000.00	50,000.00	.0
01-30-66027	GRANT MATCH WILLOW SPRINGS BY	.00	.00	50,000.00	50,000.00	.0
01-30-66028 01-30-68355	GRANT MATCH-WILLOW SPRINGS PK CAPITAL LEASE PRINCIPAL	11,363.85	11,363.85	71,365.00	60,001.15	15.9
	TOTAL PUBLIC WORKS	50,625.10	50,625.10	1,475,430.00	1,424,804.90	3.4

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GENERAL FUND

PERIOD ACTUAL YTD ACTUAL BUDGET UNEXPENDED PCNT

I MENTIONALLY BLANK

GENERAL FUND

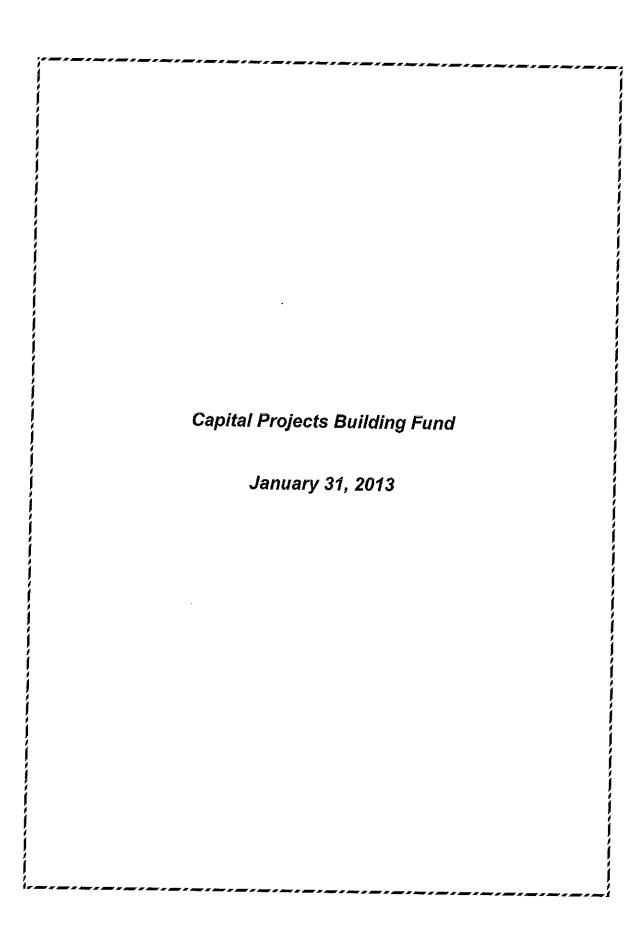
ADMINISTRATIVE AND LEGISLATIVE	PCNT
0.145-60000 SALARIES 30,315.78 30,315.78 32,615.07 3.00 398,375.75 3.01-45-60010 COMPENSATED ABSENCES 21,615.07 21,615.07 21,615.07 3.00 3.378.00 1.378.00	
01-45-60005 COMPENSATED ABSENCES 21,615.07 21,615.07 0 (21,615.07) 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,478.00 2,48.65.00 1,678.00 4,48.60 4,48.60 4,48.60 4,48.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 <	
01-45-60005 COMPENSATED ABSENCES 21,615.07 21,615.07 0 (21,615.07) 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,378.00 1,478.00 2,48.65.00 1,678.00 4,48.60 4,48.60 4,48.60 4,48.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 1,44.60 <	7.1
01-45-60010 OVERTIME PAY 0.0 0.0 1,378.00 1,378.0 01-45-60005 STATE UNEMPLOYMENT TAXES 152.77 152.77 1,184.00 2,486.50 01-45-60005 LIFE & DISABILITY INSURANCE 405.79 405.79 4,694.00 4,285.1 01-45-60003 EMPLOYER'S 457 2,139.70 2,139.70 4,694.00 4,285.1 01-45-60003 EMPLOYER'S NEDICARE 728.38 728.38 5,627.00 4,896.1 01-45-60036 EMPLOYER'S NEDICARE 728.38 728.38 5,627.00 4,896.1 01-45-60038 STAFF TUITION/MAS PARTY 0.0 0.0 5,300.00 5,300.0 01-45-60039 CODE ENFORCEMENT 61.16 61.16 4,000.00 3,938.1 01-45-60030 CONERSC COMPENSATION INSURANCE 5,570.67 5,370.67 4,448.00 59,071.1 01-45-60130 CENERAL INSURANCE 5,588.60 5,686.60 45,566.0 3,657.1 01-45-60230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 1,350.00 1,2471.1 <	
1-14-6-0007	
01-45-60005 HEALTH INSURANCE 2,325.25 2,71910 24,865.0 01-45-60005 LIFE & DISABILITY INSURANCE 405.79 4,05.79 4,694.00 24,865.0 01-45-60003 EMPLOYER'S 457 2,139.70 2,139.70 14,358.00 22,865.0 01-45-60035 EMPLOYER'S FICA 3,114.41 3,114.41 24,060.00 20,945.1 01-45-60036 EMPLOYER'S MEDICARE 728.38 728.38 728.38 5,627.00 4,888.0 01-45-60036 BANK & PAYROLL FEES 421.37 7,500.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 3,938.00 1-45-60030 0.00 5,300.00 5,300.00 3,938.00 1-45-6010 WORKERS COMPENSATION INSURANCE 5,370.67 5,370.67 64,480.00 59,077.7 01-45-60130 GENERAL INSURANCE 5,968.60 5,686.00 45,566.00 39,997.00 01-45-60145 CONTRACT LABOR JANITORIAL 1,440.00 1,440.00 1,740.00 1,450.00 0.00 1,450.00 1,450.00	13.1
01-45-60092 EMPLOYER'S 457 2,139.70 2,139.70 14,358.00 12,218:10-14-560008 01-45-60093 EMPLOYER'S FIGA 3,114.41 3,114.41 2,4060.00 20,945.1 01-45-60098 BANK & PAYROLL FEES 421.37 421.37 7,500.00 7,076.0 01-45-60098 STAF TUITION/XMAS PARTY .00 .00 5,300.00 5,300.00 01-45-60100 CODE ENFORCEMENT 61.16 61.16 4,000.00 3,930.00 01-45-60130 GENERAL INSURANCE 5,370.67 5,370.67 64,448.00 59,077. 01-45-60230 GUPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471. 01-45-60240 POSTAGE 53.30 53.30 80.00.00 7,946. 01-45-60240 SUPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471. 01-45-60240 SUPLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 1,971. 01-45-60240 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,000.00 1,900.	8.6
01-45-60092 EMPLOYER'S 457 2,139.70 2,139.70 14,358.00 12,218:10-14-560008 01-45-60093 EMPLOYER'S MEDICARE 728.38 728.38 5,627.00 4,986.00 01-45-60098 BANK PAYROLL FEES 421.37 421.37 7,500.00 7,078.0 01-45-60098 STAF TUITION/MAS PARTY .00 .00 .5300.00 5,300.00 5,300.00 3,036.0 01-45-60100 CODE ENFORCEMENT 61.16 61.16 4,000.00 3,936.0 01-45-60130 GENERAL INSURANCE 5,370.67 5,370.67 64,448.00 59,077.1 01-45-60230 CONTRACT LABOR-JANITORIAL 1,440.00 1,400.00 1,500.00 16,660.00 01-45-60240 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471. 01-45-60240 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471. 01-45-60240 SUPLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 1,971. 01-45-60240 DUES , PUBLICATIONS & SUBSCRIPT <	8.6
01-45-60093 EMPLOYER'S FICA 3,114.41 3,114.41 24,060.00 20,945.1 01-45-60094 EMPLOYER'S MEDICARE 728.38 728.38 5,627.00 4,968.1 01-45-60098 BANK & PAYROLI FEES 421.37 7,500.00 7,030.00 01-45-60099 CODE ENFORCEMENT 61.16 61.16 4,000.00 3,938.1 01-45-60109 WORKERS COMPENSATION INSURANCE 5,970.67 5,370.67 5,370.67 64.448.00 59,757.0 01-45-60130 GENERAL INSURANCE 5,988.60 5,988.60 45,566.00 39,597.0 01-45-60145 CONTRACT LABOR-JANITORIAL 1,440.00 1,440.00 17,500.00 16,000.0 01-45-60220 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471.1 01-45-60230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.33 13,500.00 12,471.1 01-45-60240 POSTAGE 53.30 53.30 8,000.00 7,946.1 01-45-60245 STORAGE UNIT 128.82 128.82 2,100.00 1	14.9
01-45-80094 EMPLOYER'S MEDICARE 728.38 728.38 5,627.00 4,898.4 01-45-60095 BANK & PAYROLL FEES 421.37 7,500.00 7,070.00 7,070.00 7,070.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 5,300.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,000.00 3,398.4 4,600.00 4,600.00 3,398.4 4,600.00 4,600.00 3,398.7 6,000.00 4,600.00 1,000.00	12.9
01-45-80095 BANK & PAYROLL FEES 421.37 421.37 7,500.00 7,078.0 01-45-80098 STAFT TUITIONIXMAS PARTY 0.00 0.00 5,300.00 5,300.00 3,308.0 01-45-80100 CODE ENFORCEMENT 61.16 61.00 3,098.0 3,938.1 01-45-80130 CENERAL INSURANCE 5,986.80 5,586.80 45,586.00 39,597.1 01-45-80145 CONTRACT LABOR-JANITORIAL 1,440.00 1,440.00 17,500.00 16,080.0 01-45-80240 POSTAGE 53.30 53.30 13,500.00 7,946.1 01-45-80245 STORAGE UNIT 128.82 128.82 2,100.00 1,971.1 01-45-80275 NEWSLETTER 0.0 3,952.00 15,000.00 1,148.1 01-45-80300 PUBLICATIONS & SUBSCRIPT 3,852.00 3,740.00 45,000.00 4,089.1 01-45-80327 NEWSLETTER 0.0 0.0 6,500.00 6,500.00 4,089.1 01-45-80330 TUILITIES - SELECTRIC 0.0 0.0 7,910.00 7,910.00	12.9
01-45-80098 STAFF TUITION/XMAS PARTY .00 .00 5,300.00 5,300.00 01-45-80090 CODE ENFORCEMENT 61.16 61.16 4,000.00 3,938.1 01-45-80100 WORKERS COMPENSATION INSURANCE 5,968.60 5,968.60 45,666.00 39,597.4 01-45-80130 GENERAL INSURANCE 5,968.60 1,440.00 17,500.00 16,060.0 01-45-80230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471.1 01-45-80240 POSTAGE 53.30 53.30 8,000.00 7,946.2 01-45-80240 STORAGE UNIT 128.82 128.82 2,100.00 1,971.1 01-45-80240 STORAGE UNIT 128.82 128.82 2,100.00 1,971.1 01-45-80240 DUES, PUBLICATIONS & SUBSCRIPT 3,862.00 3,852.00 15,000.00 1,471.4 01-45-80330 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 4,089.2 01-45-80330 LEGAL SERVICES 3,740.00 3,740.00 7,910.0 7,910.0	5.6
01-45-80100 WORKERS COMPENSATION INSURANCE 5,370.67 5,370.67 64,448.00 59,077.1 01-45-80130 GENERAL INSURANCE 5,988.60 5,988.60 45,666.00 39,597.1 01-45-60145 CONTRACT LABOR JANITORIAL 1,440.00 1,440.00 17,500.00 16,080.3 01-45-60230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 13,800.00 7,946.1 01-45-60240 POSTAGE 53.30 53.30 8,000.00 7,946.1 01-45-60240 POSTAGE 53.30 3,852.00 15,000.00 11,971.1 01-45-60240 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 1,148.1 01-45-60275 NEWSLETTER .00 .00 .0 6,500.00 6,500.00 01-45-60300 PUBLICALEGAL NOTICES 1,410.26 1,410.26 5,500.00 41,280.1 01-45-60331 UTILITIES - ELECTRIC .00 .00 7,910.0 7,910.0 01-45-60341 UTILITIES - ELECTRIC .00 .00 2,000.0 2,000.0 <t< td=""><td>.0</td></t<>	.0
01-45-60130 GENERAL INSURANCE 5,988.60 5,988.60 45,566.00 39,597.4 01-45-60145 CONTRACT LABOR-JANITORIAL 1,440.00 1,440.00 17,500.00 16,060.1 01-45-60240 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471.1 01-45-60240 POSTAGE 53.30 63.30 8,000.00 7,946.1 01-45-60260 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 6,500.00 01-45-60275 NEWSLETTER .00 .00 6,500.00 6,500.00 01-45-60300 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 4,089.1 01-45-60301 UTILITIES - ELECTRIC .00 .00 7,910.00 7,910.0 7,910.0 01-45-60342 UTILITIES - GAS .00 .00 2,000.0 2,000.0 01-45-60343 UTILITIES - TRASH PICKUP 96.53 96.53 800.00 503. 01-45-60350 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503.	1.5
01-45-60145 CONTRACT LABOR-JANITORIAL 1,440.00 1,440.00 17,500.00 16,080.01 01-45-60230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471.1 01-45-60245 STORAGE UNIT 128.82 128.82 2,100.00 1,971. 01-45-60285 STORAGE UNIT 128.82 128.82 2,100.00 1,971. 01-45-60280 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 6,500.00 01-45-60305 PUBLIC/LEGAL NOTICES 1,410.26 1,500.00 4,089.0 01-45-60305 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.0 01-45-60341 UTILITIES - EAS .00 .00 2,000.00 2,000.0 01-45-60342 UTILITIES - TELEPHONE 913.57 8,000.00 7,086.0 01-45-60343 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503.0 01-45-60340 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503.0 01-45-60345	8.3
01-45-60230 SUPPLIES - OFFICE/OPERATIONS 1,028.38 1,028.38 13,500.00 12,471.4 01-45-60240 POSTAGE 53.30 53.30 8,000.00 7,946. 01-45-60240 POSTAGE UNIT 128.82 128.82 2,100.00 1,971. 01-45-60260 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 11,488. 01-45-60301 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 4,089. 01-45-60302 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.0 01-45-60341 UTILITIES - GAS .00 .00 2,000.00 7,910.0 01-45-60342 UTILITIES - SANITATION .00 .00 200.00 200.00 01-45-60343 UTILITIES - TELEPHONE 913.57 913.57 8,000.00 7,086. 01-45-60350 UTILITIES - TELEPHONE 96.53 96.53 600.00 503. 01-45-60350 UTILITIES - TELEPHONE 96.53 96.53 600.00 500.00 01-45-607	13.1
01-45-60240 POSTAGE 53.30 53.30 8,000.00 7,946. 01-45-60245 STORAGE UNIT 128.82 128.82 2,100.00 1,971. 01-45-60246 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 11,148.1 01-45-60307 NEWSLETTER .00 .00 .6,500.00 6,500.00 6,500.00 01-45-60309 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 40,89.1 01-45-60301 PUBLIC/LEGAL NOTICES 3,740.00 3,740.00 45,000.00 41,260.1 01-45-60305 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.1 01-45-60341 UTILITIES - ELECTRIC .00 .00 2,000.00 2,000.00 01-45-60343 UTILITIES - SANITATION .00 .00 20.00 7,086.1 01-45-60343 UTILITIES - TELEPHONE 913.57 913.57 8,000.00 7,086.1 01-45-60343 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 500.00	8.2
01-45-60245 STORAGE UNIT 128.82 128.82 2,100.00 1,971. 01-45-60260 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 11,148.1 01-45-60275 NEWSLETTER .00 .00 .6500.00 6,500.00 01-45-60305 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 41,260.1 01-45-60345 LEGAL SERVICES 3,740.00 3,740.00 7,910.00 7,910.00 01-45-60341 UTILITIES - ELECTRIC .00 .00 .00 2,000.00 01-45-60342 UTILITIES - GAS .00 .00 2,000.00 2,000.00 01-45-60343 UTILITIES - SANITATION .00 .00 200.00 2,000.00 01-45-60340 UTILITIES - TRASH PICKUP 96.53 96.53 60.00 503. 01-45-60430 TIM - BOARD OF TRUSTEES .00 .00 1,000.00 1,000.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 6,000.00 9,591. 01-45-60760	7.6
01-45-60260 DUES, PUBLICATIONS & SUBSCRIPT 3,852.00 3,852.00 15,000.00 11,148.1 01-45-60275 NEWSLETTER .00 .00 6,500.00 6,500.00 01-45-60300 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 41,869.0 01-45-60301 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.1 01-45-60341 UTILITIES - ELECTRIC .00 .00 .00 7,910.00 7,910.0 01-45-60342 UTILITIES - GAS .00 .00 .200.00 2,000.0 01-45-60343 UTILITIES - TELEPHONE .913.57 913.57 8,000.00 7,086.0 01-45-60350 UTILITIES - TELEPHONE .913.57 913.57 8,000.00 7,086.0 01-45-60350 UTILITIES - TELEPHONE .913.57 913.57 8,000.00 7,086.0 01-45-60350 UTILITIES - TELEPHONE .913.57 913.57 8,000.00 7,086.0 01-45-60750 TARA - SARCHURE .00 .00 .00 1,000.00 1,000	.7
01-45-60275 NEWSLETTER .00 .00 6,500.00 6,500.00 01-45-60300 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 4,089.00 01-45-60305 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.00 01-45-60342 UTILITIES - ELECTRIC .00 .00 .00 2,000.00 2,000.00 01-45-60342 UTILITIES - GAS .00 .00 .00 200.00 2,000.00 01-45-60343 UTILITIES - SANITATION .00 .00 .00 200.00 200.00 01-45-60345 UTILITIES - TELEPHONE .913.57 .913.57 8,000.00 7,086.60 01-45-60345 UTILITIES - TEASH PICKUP .96.53 .96.53 .600.00 .503. 01-45-60350 UTILITIES - TEASH PICKUP .96.53 .96.53 .600.00 .503. 01-45-60400 TRA ORDOR DO F TRUSTEES .00 .00 .00 1,000.00 01-45-60707 TRAVEL, TRAINING & MEETINGS 408.42 408.42 10,000.00	6.1
01-45-60275 NEWSLETTER .00 .00 6,500.00 6,500.00 01-45-60300 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 4,089.00 01-45-60305 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.1 01-45-60341 UTILITIES - ELECTRIC .00 .00 .00 2,000.00 2,000.00 01-45-60342 UTILITIES - GAS .00 .00 .00 200.00 2,000.00 01-45-60343 UTILITIES - TELEPHONE .913.57 .913.57 8,000.00 7,086.00 01-45-60345 UTILITIES - TELEPHONE .913.57 .913.57 8,000.00 7,086.00 01-45-60345 UTILITIES - TELEPHONE .913.57 .913.57 8,000.00 7,086.00 01-45-60350 UTILITIES - TELEPHONE .913.57 .913.57 8,000.00 7,086.00 01-45-60405 TARA CALLETTISES .00 .00 .00 1,000.00 1,000.00 01-45-6070 TRAVEL, TRAINING & MEETINGS 408.42 408.42 10,000.00	25.7
01-45-60300 PUBLIC/LEGAL NOTICES 1,410.26 1,410.26 5,500.00 4,089: 01-45-60305 LEGAL SERVICES 3,740.00 3,740.00 45,000.00 41,260.00 01-45-60341 UTILITIES - ELECTRIC .00 .00 .7,910.00 7,910.00 01-45-60342 UTILITIES - GAS .00 .00 .200.00 2,000.00 01-45-60343 UTILITIES - TRASHITATION .00 .00 .200.00 2,000.00 01-45-60345 UTILITIES - TRASH PICKUP .96.53 .96.53 .600.00 .503.00 01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 .00 .600.00 .503.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 .600.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .6,000.00 .0,000.00 .1,2412.00 .1,2412.00 <td>.0</td>	.0
01-45-60341 UTILITIES - ELECTRIC .00 .00 7,910.00 7,910.00 01-45-60342 UTILITIES - GAS .00 .00 .2,000.00 2,000.00 01-45-60343 UTILITIES - SANITATION .00 .00 .200.00 200.00 01-45-60345 UTILITIES - TELEPHONE .913.57 .913.57 .8,000.00 .7,086. 01-45-60430 UTILITIES - TRASH PICKUP .96.53 .96.53 .600.00 .503.00 01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 .1,000.00 .1,000.00 01-45-60770 TRAVEL, TRAINING & MEETINGS .408.42 .408.42 .408.42 .10,000.00 .6,000.00 01-45-60770 TRAVEL, TRAINING & MEETINGS .408.42 .408	25.6
01-45-60342 UTILITIES - GAS .00 .00 2,000.00 2,000.00 01-45-60343 UTILITIES - SANITATION .00 .00 200.00 200.00 01-45-60345 UTILITIES - TELEPHONE 913.57 913.57 8,000.00 7,086.00 01-45-60350 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503.00 01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 1,000.00 1,000.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 6,000.00 6,000.00 01-45-60770 TRAVEL,TRAINING & MEETINGS 408.42 408.42 10,000.00 9,591.00 01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 172,412.00 172,412.00 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 38,760.00 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.00 01-45-65662 WEBMASTER MAINTENANCE - COPIER 820.11 820.11 11,000.00 1,500.00	8.3
01-45-60343 UTILITIES - SANITATION .00 .00 200.00 200.00 01-45-60345 UTILITIES - TELEPHONE 913.57 913.57 8,000.00 7,086.00 01-45-60350 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503.00 01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 .00 6,000.00 6,000.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 .00 6,000.00 6,000.00 01-45-60770 TRAVEL,TRAINING & MEETINGS 408.42 408.42 10,000.00 9,591. 01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 172,412.00 172,412.0 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 18,970.0 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.0 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.0 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11	.0
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01-45-60350 UTILITIES - TRASH PICKUP 96.53 96.53 600.00 503. 01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 1,000.00 1,000.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 .6,000.00 6,000.00 01-45-60770 TRAVEL,TRAINING & MEETINGS 408.42 408.42 10,000.00 9,591.30 01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 .00 172,412.00 172,412.00 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 18,970.30 01-45-65660 REPAIR & MAINTENANCE - COMPUTE 220.00 220.00 39,000.00 38,780.40 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.40 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.00 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 7,500.00 01-45-656712 PROFESSIONAL CONSULTING .00 .00	.0
01-45-60430 TTM - BOARD OF TRUSTEES .00 .00 1,000.00 1,000.00 01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 6,000.00 6,000.00 01-45-60770 TRAVEL,TRAINING & MEETINGS 408.42 408.42 10,000.00 9,591. 01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 .00 172,412.00 172,412.00 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 18,970.00 01-45-65660 REPAIR & MAINTENANCE - COMPUTE 220.00 220.00 39,000.00 38,780.00 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.00 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.00 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.00 01-45-65666 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 7,500.00 01-45-656712 PURCHASED SERVICES - ANIMAL CO 1,362.75	11.4
01-45-60750 ACCOUNTING/AUDIT SERVICES .00 .00 6,000.00 6,000.00 01-45-60770 TRAVEL,TRAINING & MEETINGS 408.42 408.42 10,000.00 9,591.4 01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 .00 172,412.00 172,412.0 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 18,970.3 01-45-65660 REPAIR & MAINTENANCE - COMPUTE 220.00 220.00 39,000.00 38,780.4 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.0 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.0 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.0 01-45-656710 PROFESSIONAL CONSULTING .00 .00 7,500.0 7,500.0 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.0 01-45-65885 TRI LAKES COMMUNITY FOUNDATION .00 <	16.1
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01-45-63000 TRIVIEW PROPERTY TAX PAYABLE .00 .00 172,412.00 172,412.00 01-45-64000 TAX COLLECTION EXPENSE 1,029.10 1,029.10 20,000.00 18,970.00 01-45-65660 REPAIR & MAINTENANCE - COMPUTE 220.00 220.00 39,000.00 38,780.00 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.00 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.00 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.00 01-45-65710 PROFESSIONAL CONSULTING .00 .00 7,500.00 7,500.00 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.00 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 1,500.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00	.0
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01-45-65660 REPAIR & MAINTENANCE - COMPUTE 220.00 220.00 39,000.00 38,780.0 01-45-65661 COMPUTER LICENSES & SOFTWARE 30.00 30.00 7,000.00 6,970.0 01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.00 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.0 01-45-65710 PROFESSIONAL CONSULTING .00 .00 7,500.0 7,500.0 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.0 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.0 500.0 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.0 1,000.0 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.0
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01-45-65662 WEBMASTER MAINTENANCE .00 .00 1,500.00 1,500.00 01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.00 01-45-65710 PROFESSIONAL CONSULTING .00 .00 7,500.00 7,500.00 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.00 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.00 1,000.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 2,850.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.6
01-45-65665 REPAIR & MAINTENANCE - COPIER 820.11 820.11 10,000.00 9,179.00 01-45-65710 PROFESSIONAL CONSULTING .00 .00 7,500.00 7,500.00 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.00 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.00 1,000.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 2,850.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.4
01-45-65710 PROFESSIONAL CONSULTING .00 .00 7,500.00 7,500.00 01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.00 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.00 1,000.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 1,500.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.0
01-45-65712 PURCHASED SERVICES - ANIMAL CO 1,362.75 1,362.75 16,353.00 14,990.00 01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.00 1,000.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 1,500.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	8.2
01-45-65884 TRI LAKES COMMUNITY FOUNDATION .00 .00 500.00 500.00 01-45-65885 TRI LAKES VIEWS .00 .00 1,000.00 1,000.00 01-45-65887 BRASS PLATES FOR BUILDINGS .00 .00 1,500.00 1,500.00 01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.0
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01-45-65888 TOWN HALL BUILDING ALTERATIONS .00 .00 2,850.00 2,850.00	.0
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01-45-65889 ARTWORK FOR TOWN HALL .00 .00 2.000.00 2.000.00	.0
The state of the s	.0
01-45-65991 COMMUNITY DONATIONS .00 .00 2,450.00 2,450.	.0
01-45-65995 BC-PALMER LAKE FIREWORKS .00 .00 4,000.00 4,000.	.0
01-45-65996 BOARD CONTINGENCY .00 .00 1,500.00 1,500.00	.0
01-45-65997 BC-TRI LAKES SENIOR ALLIANCE .00 .00 1,000.00 1,000.00	.0
01-45-66004 GRANT FUND MATCH .00 .00 5,000.00 5,000.00	.0
01-45-66008 NEW TELEPHONE SYSTEM FOR T. H00 .00 40,000.00 40,000.00	.0
01-45-68355 CAPITAL LEASE PRINCIPAL 4,586.00 4,586.00 9,600.00 5,014.	47.8
TOTAL ADMINISTRATIVE AND LEGISLATIVE 93,738.19 93,738.19 1,125,952.00 1,032,213.0	8.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEVELOPMENT SERVICES	-				
01-49-60000	SALARIES	11,149.08	11,149.08	213,932.00	202,782.92	5.2
01-49-60005	COMPENSATED ABSENCES	8,198.02	8,198.02	.00	(8,198.02)	.0
01-49-60071	STATE UNEMPLOYMENT TAXES	57.93	57.93	642.00	584.07	9.0
01-49-60080	HEALTH INSURANCE	1,925,70	1,925.70	30,406.00	28,480.30	6.3
01-49-60085	LIFE & DISABILITY INSURANCE	146.05	146.05	2,465.00	2,318.95	5.9
01-49-60092	EMPLOYER'S 457	524.90	524.90	10,191.00	9,666.10	5.2
01-49-60093	EMPLOYER'S FICA	1,128.28	1,128.28	13,264.00	12,135.72	8.5
01-49-60094	EMPLOYER'S MEDICARE	263,88	263.88	3,102.00	2,838.12	8.5
01-49-60098	STAFF APPRECIATION/TUITITION	.00.	.00	1,000.00	1,000.00	.0
01-49-60230	SUPPLIES - OFFICE/OPERATIONAL	.00.	.00	1,500.00	1,500.00	.0
01-49-60237	COPIES AND PHOTOS	.00.	.00.	300.00	300,00	.0
01-49-60240	POSTAGE	.45	.45	500.00	499.55	.1
01-49-60245	STORAGE UNIT RENTAL FEES	.00	.00	390.00	390.00	.0
01-49-60260	DUES, PUBLICATIONS & SUBSCRIPT	.00.	.00	800.00	800.00	.0
01-49-60300	PUBLIC/LEGAL NOTICES	.00	.00	1,000.00	1,000.00	.0
01-49-60305	LEGAL SERVICES	583.33	583.33	7,000.00	6,416.67	8.3
01-49-60345	UTILITIES - TELEPHONE	142.71	142.71	2,250.00	2,107.29	6.3
01-49-60610	FUEL	.00	.00.	1,700.00	1,700.00	.0
01-49-60770	TRAVEL, TRAINING & MEETINGS	14.35	14.35	1,500.00	1,485.65	1.0
01-49-65710	PROFESSIONAL SERVICES	152.25	152.25	15,000.00	14,847.75	1.0
01-49-65711	GIS SERVICES	.00	.00.	1,000.00	1,000.00	.0.
	TOTAL DEVELOPMENT SERVICES	24,286.93	24,286.93	307,942.00	283,655.07	7.9

GENERAL FUND

67,096.02 2,787.14 204.11 10,655.44 905.62 1,206.15 2,861.10 3,993.26 933.89	67,096.02 2,787.14 204.11 10,655.44 905.62 1,206.15 2,861.10	866,415.00 36,400.00 2,708.00 125,462.00 10,598.00 19,250.00	799,318.98 33,612.86 2,503.89 114,806.56 9,692.38	7.7 7.7 7.5
2,787.14 204.11 10,655.44 905.62 1,206.15 2,861.10 3,993.26 933.89	2,787.14 204.11 10,655.44 905.62 1,206.15	36,400.00 2,708.00 125,462.00 10,598.00	33,612.86 2,503.89 114,806.56	7.7 7.5
2,787.14 204.11 10,655.44 905.62 1,206.15 2,861.10 3,993.26 933.89	2,787.14 204.11 10,655.44 905.62 1,206.15	36,400.00 2,708.00 125,462.00 10,598.00	33,612.86 2,503.89 114,806.56	7.7 7.5
204.11 10,655.44 905.62 1,206.15 2,861.10 3,993.26 933.89	204.11 10,655.44 905.62 1,206.15	2,708.00 125,462.00 10,598.00	2,503.89 114,806.56	7.5
10,655.44 905.62 1,206.15 2,861.10 3,993.26 933.89	10,655.44 905.62 1,206.15	125,462.00 10,598.00	114,806.56	
905.62 1,206.15 2,861.10 3,993.26 933.89	905.62 1,206.15	10,598.00		8.5
1,206.15 2,861.10 3,993.26 933.89	1,206.15		0,002.00	8.6
2,861.10 3,993.26 933.89		10,000.00	18,043.85	6.3
3,993.26 933.89	2,001.10	40,750.00	37,888.90	7.0
933.89	3,993.26	55,975.00	51,981.74	7.1
	933.89	13,091.00	12,157.11	7.1
00	.00	3,800.00	3,800.00	.0
.00	.00	3,500.00	3,500.00	.0
C 1,440.00	1,440.00	17,500.00	16,060.00	8.2
88.17	88.17	16,500.00	16,411.83	.5
.00.	.00	5,500.00	5,500.00	.0
630.94	630.94	5,000.00	4,369.06	12.6
1,154.80	1,154.80	1,20,000,000,000,000	(154.80)	115.5
125.65	125.65	600.00	474.35	20.9
48.00	48.00	900.00	852.00	5.3
T 170.00	170.00	2,500.00	2,330.00	6.8
.00	.00	4,228.00	4,228.00	.0
.00	.00	2,000.00	2,000.00	.0
.00.	.00	8,475.00	8,475.00	.0
.00.	.00	2,000.00	2,000.00	.0
.00	.00	200.00	200.00	.0
804.79	804.79	12,500.00	11,695.21	6.4
.00	.00	600.00	600.00	.0
.00.	.00	28,000.00	28,000.00	.0
840.00	840.00	10,000.00	9,160.00	8.4
1,740.50	1,740.50	40,000.00	38,259.50	4.4
.00	.00	4,500.00	4,500.00	.0
	2,967.67	4,000.00	1,032.33	74.2
2,967.67	.00	8,000.00	8,000.00	.0
.00.	.00	2,500.00	2,500.00	.0
350.00	350.00	4,200.00	3,850.00	8.3
400.00	400.00	4,800.00	4,400.00	8.3
	.00	62,000.00	62,000.00	.0
		Nego Tomas Taran		22.8
	3,966.00		13,300.00	
105,391.25	105,391.25	1,442,940.00	1,337,548.75	7.3
69, 294,112.		(675,865)	Cap.	
274,041.47	274,041.47	4,352,264.00	4,078,222.53	6.3
(20,070))	3676399		
	(54,606.49)	107,731.00	162,337.49	(50.7)
	3,988.00 105,391.25 990 294,112. 274,041.47	3,988.00 3,988.00 105,391.25 105,391.25 990 294,112. 274,041.47 274,041.47 (20,070)	3,988.00 3,988.00 17,488.00 105,391.25 105,391.25 1,442,940.00 490 294,112. 274,041.47 274,041.47 4,352,264.00 (20,070) 3676399	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

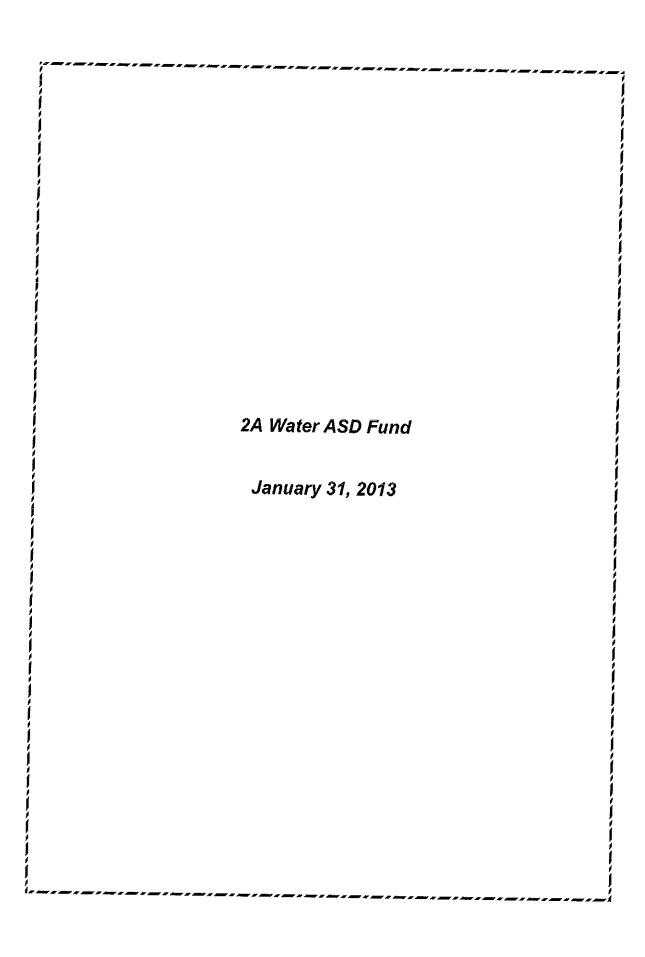


CAPITAL PROJECTS BUILDING FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	CAP BUILDING FUND OPERATIONS					
02-42-40121	SALES TAX - 2A RESERVE FUND	30,466.59	30,466.59	365,599.00	335,132.41	8.3
	TOTAL CAP BUILDING FUND OPERATIONS	30,466.59	30,466.59	365,599.00	335,132.41	8.3
	TOTAL FUND REVENUE	30,466.59	30,466.59	365,599.00	335,132.41	8.3

CAPITAL PROJECTS BUILDING FUND

		PERIOD ACTUAL.	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CAP BUILDING FUND OPERATIONS					
02-42-68355	CAPITAL LEASE EXPENSE	.00	.00.	365,599.00	365,599.00	.0.
	TOTAL CAP BUILDING FUND OPERATIONS	.00	.00	365,599.00	365,599.00	
	TOTAL FUND EXPENDITURES	.00	.00	365,599.00	365,599.00	.0
	NET REVENUE OVER EXPENDITURES	30,466.59	30,466.59	.00.	(30,466.59)	.0

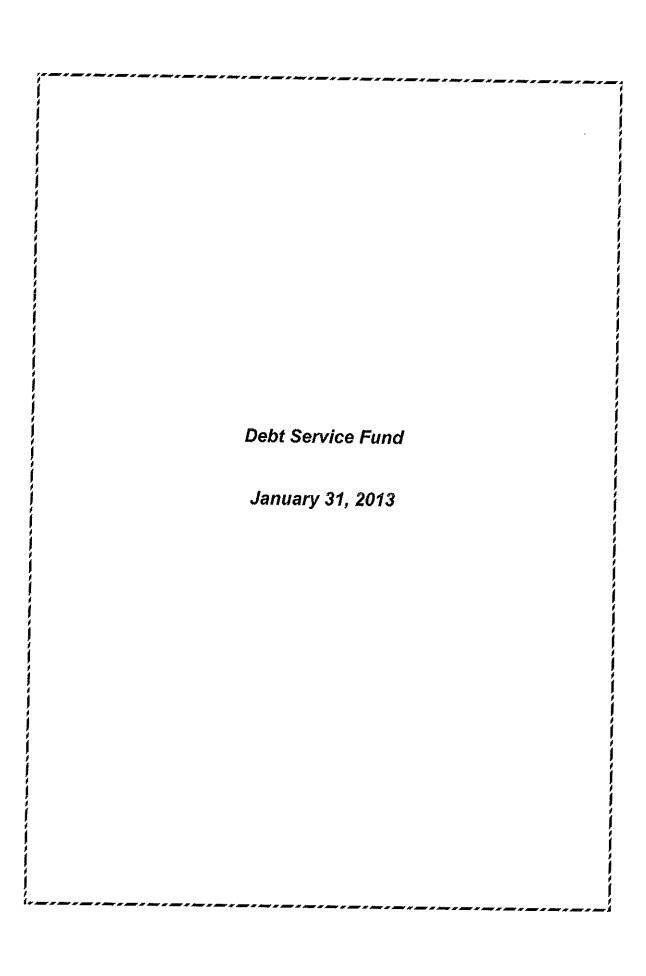


2A WATER ASD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
04-04-40060 04-04-40750	INTEREST INCOME 2A WATER ASD SALES TAX - 2A WATER ASD FUND	164.65 20,991.96	164.65 20,991.96	2,500.00 336,459.00	2,335.35 315,467.04	6.6 6.2
04 04 40100	TOTAL DEPARTMENT 04	21,156.61	21,156.61	338,959.00	317,802.39	6.2
	TOTAL FUND REVENUE	21,156.61	21,158.61	338,959.00	317,802.39	6.2

2A WATER ASD FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
04-04-65997 04-04-66021	WATER ACQUISITION TRANSIT LOSS	.00 9,764.00	.00 9,764.00	1,061,150.00 10,000.00	1,061,150.00 236.00	.0 97.6
	TOTAL DEPARTMENT 04	9,764.00	9,764.00	1,071,150.00	1,061,386.00	.9
	TOTAL FUND EXPENDITURES	9,764.00	9,764.00	1,071,150.00	1,061,386.00	.9
	NET REVENUE OVER EXPENDITURES	11,392.61	11,392.61	(732,191.00)	(743,583.61)	1.6

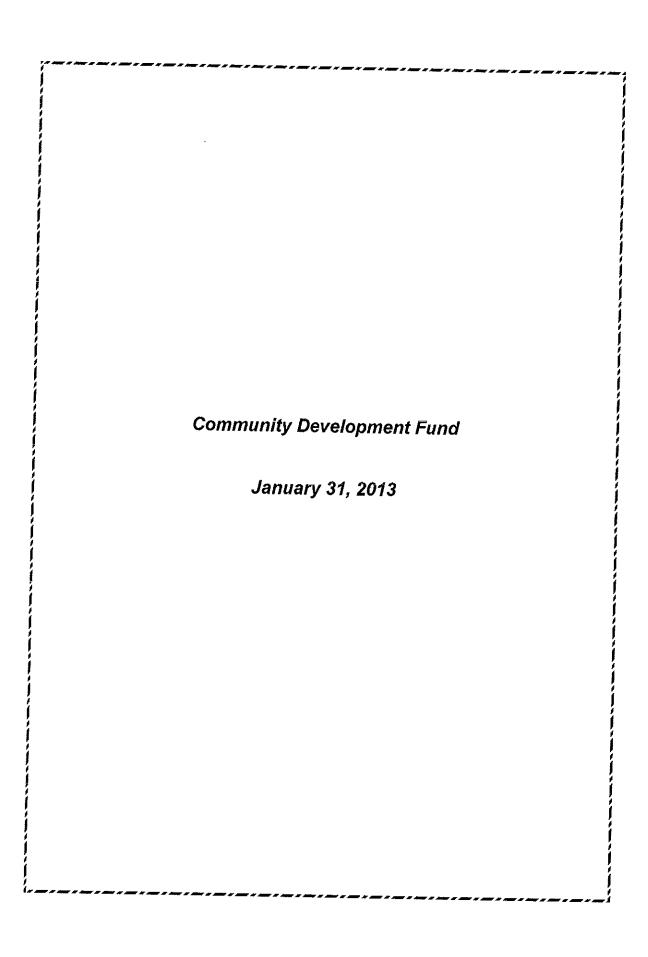


DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	DEBT SERVICE FUND					
05-05-40750	SALES TAX - DEBT SERVICE FUND	13,084.17	13,084.17	157,010.00	143,925.83	8.3
	TOTAL DEBT SERVICE FUND	13,084.17	13,084.17	157,010.00	143,925.83	8.3
	TOTAL FUND REVENUE	13,084.17	13,084.17	157,010.00	143,925.83	8.3

DEBT SERVICE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	DEBT SERVICE FUND					
05-05-68300	DSF GO BOND BOND 1997 - PRINCI	.00	.00	115,000.00	115,000.00	.0
05-05-68310	DSF GO BOND BOND 1997 - INTERE	.00,	.00,	35,560.00	35,560.00	0,
05-05-68320	DSF GO BOND BOND 1979 - PRINCI	.00.	.00	4,500.00	4,500.00	.0
05-05-68325	DSF GO BOND 1979 - INTEREST	.00,	.00.	1,950.00	1,950.00	.0
	TOTAL DEBT SERVICE FUND	.00.	.00	157,010.00	157,010.00	.0
	TOTAL FUND EXPENDITURES	.00.	.00.	157,010.00	157,010.00	.0
	NET REVENUE OVER EXPENDITURES	13,084.17	13,084.17	.00	(13,084.17)	.0

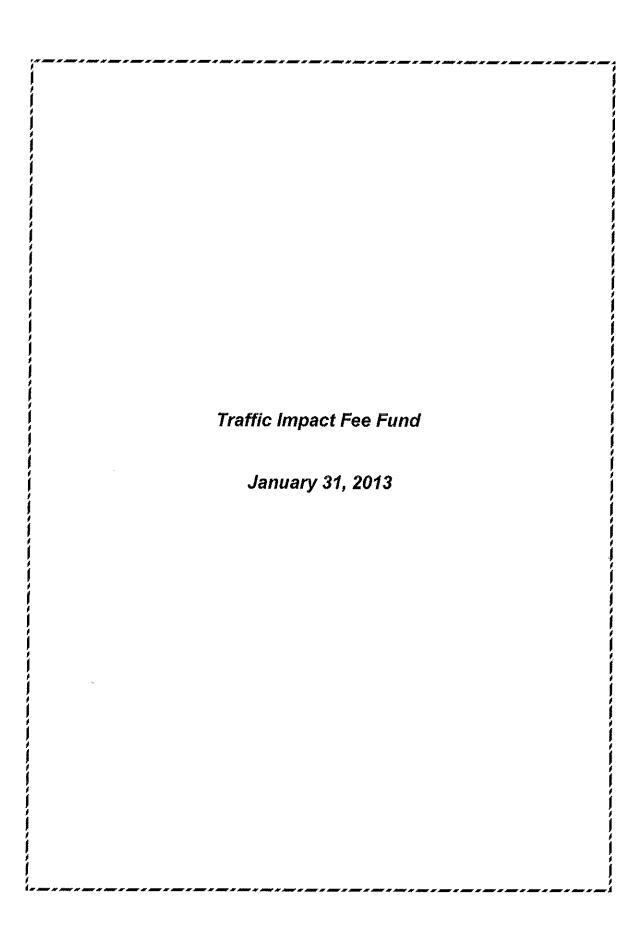


COMMUNITY DEVELOPMENT FUND

		PERIOD ACTUAL.	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	COMMMUNITY DEVELOPMENT FUND					
31-02-40060	INTEREST AND INVESTMENT INCOME	4.98	4.98	100.00	95.02	5.0
31-02-40220	BUSINESS LICENSES-COMMUNITY DE	3,405.00	3,405.00	46,875.00	43,470.00	7.3
	TOTAL COMMMUNITY DEVELOPMENT FUN	3,409.98	3,409.98	46,975.00	43,565.02	7.3
	TOTAL FUND REVENUE	3,409.98	3,409.98	46,975.00	43,565.02	7.3

COMMUNITY DEVELOPMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	COMMMUNITY DEVELOPMENT FUND					
31-02-51000	GRANT EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
31-02-60000	SALARIES	1,448.75	1,448.75	19,586.00	18,137.25	7.4
31-02-60071	STATE UNEMPLOYMENT TAXES	4.34	4.34	.00	(4.34)	.0
31-02-60093	EMPLOYER'S FICA	89.82	89.82	.00	(89.82)	.0
31-02-60094	EMPLOYER'S MEDICARE	21.00	21.00	.00	(21.00)	.0
31-02-60230	SUPPLIES - OFFICE/OPERATIONS	60.85	60,85	1,500.00	1,439.15	4.1
31-02-60260	DUES, PUBLICATIONS & SUBSCRIPT	.00	.00	400.00	400.00	.0
31-02-60770	TRAVEL,TRAINING,MEETINGS	.00	.00.	500.00	500.00	.0
31-02-65360	BACKGROUND CHECKS-SOLICITORS	.00.	.00,	50.00	50.00	.0
31-02-65376	TOWN BEAUTIFICATION	.00.	.00,	8,000.00	8,000.00	.0
31-02-65999	COMMUNITY PROJECTS	.00	.00,	22,402.00	22,402.00	.0
31-02-66003	DOWNTOWN SIGNAGE SYSTEM PH 1	.00.	.00.	7,500.00	7,500.00	.0
31-02-66004	DOWNTOWN SIGN IMPLEMENTATION	.00	.00.	17,500.00	17,500.00	.0
31-02-66005	CHRISTMAS LIGHTS FOR 2ND ST	.00	.00,	6,500.00	6,500.00	
	TOTAL COMMMUNITY DEVELOPMENT FUN	1,624.76	1,624.76	84,938.00	83,313.24	1.9
	TOTAL FUND EXPENDITURES	1,624.76	1,624.76	84,938.00	83,313.24	1.9
	NET REVENUE OVER EXPENDITURES	1,785.22	1,785.22	(37,963.00)	(39,748.22)	4.7

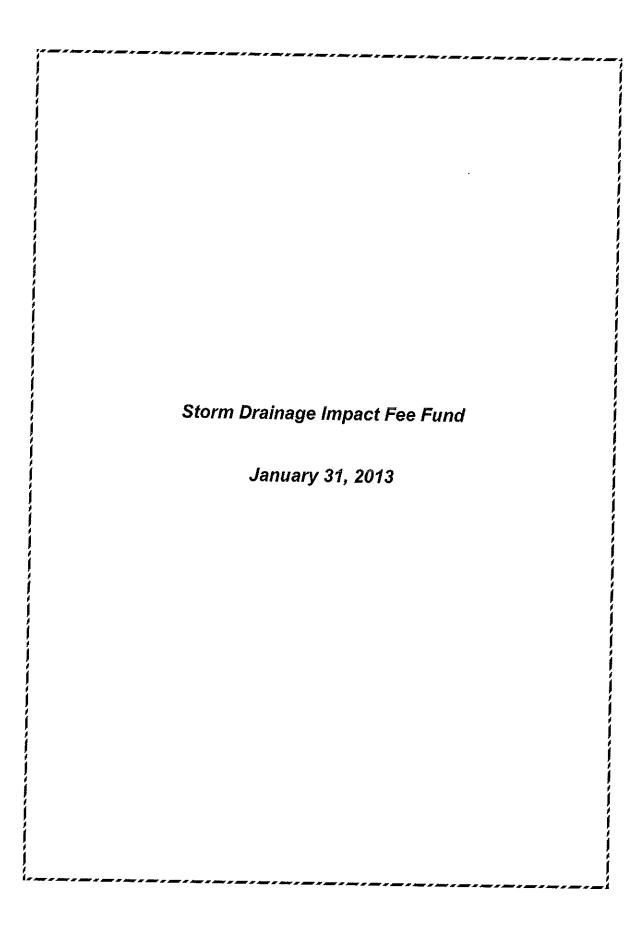


TRAFFIC IMPACT FEE FUND

		PERIOD ACTUAL.	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	TRAFFIC IMPACT FEE FUND					
32-10-40060	INTEREST INCOME	8.09	8.09	102.00	93.91	7.9
32-10-40460	TRAFFIC IMPACT FEES	.00.	.00.	48,000.00	48,000.00	.0
	TOTAL TRAFFIC IMPACT FEE FUND	8.09	8.09	48,102.00	48,093.91	.0
	TOTAL FUND REVENUE	8.09	8.09	48,102.00	48,093.91	.0

TRAFFIC IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TRAFFIC IMPACT FEE FUND					
32-10-65999	CAPITAL OUTLAY-TRAFFIC IMPACT	.00.	.00	48,102.00	48,102.00	.0
	TOTAL TRAFFIC IMPACT FEE FUND	.00	.00	48,102.00	48,102.00	.0
	TOTAL FUND EXPENDITURES	.00.	.00.	48,102.00	48,102.00	.0
	NET REVENUE OVER EXPENDITURES	8.09	8,09	.00.	(8.09)	.0

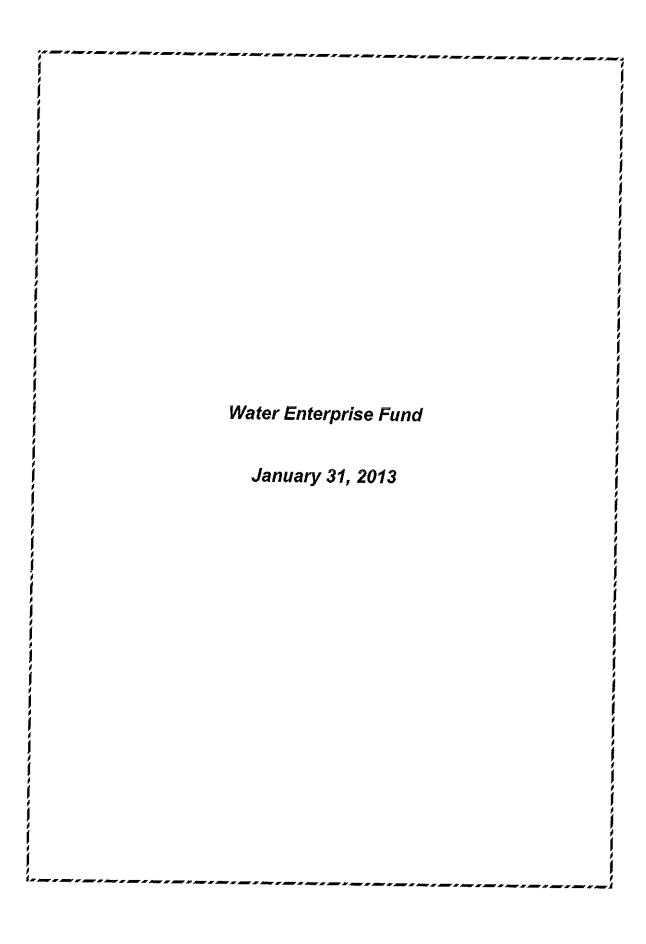


STORM DRAINAGE IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	STORM DRAINAGE IMPACT FEE FUND					
35-35-40060	INTEREST INCOME	4,70	4.70	12.00	7.30	39.2
35-35-41010	STORM DRAINAGE IMPACT FEES	.00.	.00.	16,000.00	16,000.00	.0
	TOTAL STORM DRAINAGE IMPACT FEE FUN	4.70	4.70	16,012.00	16,007.30	.0
	TOTAL FUND REVENUE	4.70	4.70	16,012.00	16,007.30	.0

STORM DRAINAGE IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STORM DRAINAGE IMPACT FEE FUND					
35-35-65999	CAPITAL OUTLAY STORM DRAINAGE	.00.	.00.	16,012.00	16,012.00	.0
	TOTAL STORM DRAINAGE IMPACT FEE FUN	.00.	.00.	16,012.00	16,012.00	.0
	TOTAL FUND EXPENDITURES		.00.	16,012.00	16,012.00	
	NET REVENUE OVER EXPENDITURES	4.70	4.70	.00	(4.70)	.0



WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
61-15-40060	INTEREST AND INVESTMENT INCOME	57.30	57.30	500.00	442.70	11.5
61-15-40630	CAPITAL LEASE FINANCING - WATE	.00	.00	136,000.00	136,000.00	.0
61-15-46100	WATER REVENUE - RESIDENTIAL SA	26,996.28	26,996.28	640,056.00	613,059.72	4.2
61-15-46105	WATER REVENUE - COMMERCIAL SAL	16,403.69	16,403.69	435,909.00	419,505.31	3.8
61-15-46110	WATER REVENUE - BULK SALES	155.74	155.74	5,749.00	5,593.26	2.7
61-15-46111	LATE FEES	1,290.00	1,290.00	18,215.00	16,925.00	7.1
61-15-46115	SALES TAX-WATER FUND	4,323.51	4,323.51	100,982.00	96,658.49	4.3
61-15-46250	OTHER REVENUES	607.59	607.59	5,000.00	4,392.41	12.2
61-15-48080	WATER REVENUE - TAP FEES	.00	.00	125,000.00	125,000.00	.0
	TOTAL DEPARTMENT 15	49,834.11	49,834.11	1,467,411.00	1,417,576.89	3.4
	TOTAL FUND REVENUE	49,834.11	49,834.11	1,467,411.00	1,417,576.89	3.4

(4.6%)

117,393 (67,559) Short

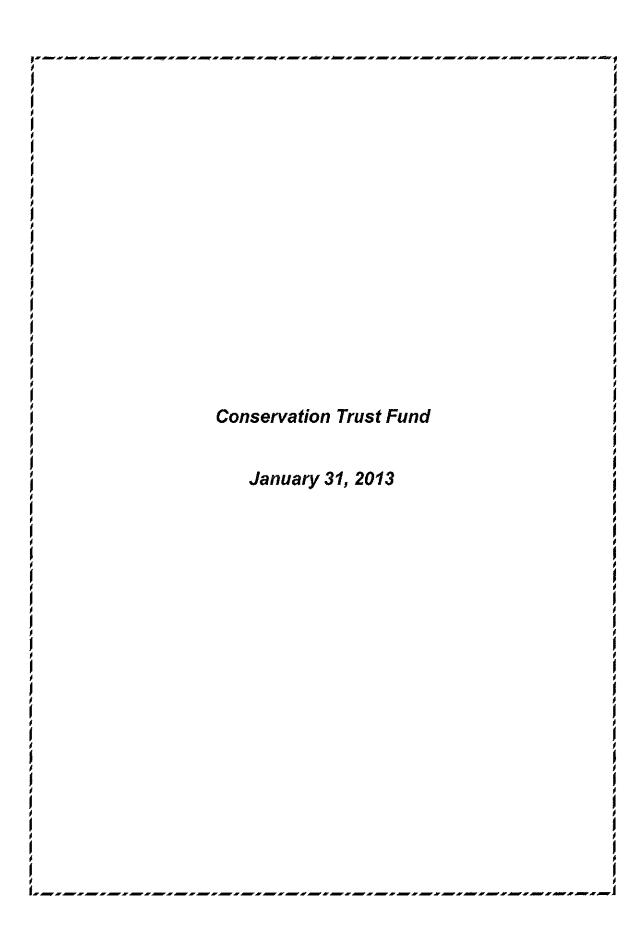
WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
61-15-60000	SALARIES	23,832.62	23,832.62	324,276.00	300,443.38	7.4
61-15-60010	OVERTIME PAY	408,50	408.50	8,436.00	8,027.50	4.8
61-15-60020	ON-CALL/STANDBY PAY	675,00	675.00	10,030.00	9,355.00	6.7
61-15-60071	STATE UNEMPLOYMENT TAXES	76.48	76.48	1,028.00	951.52	7.4
61-15-60080	HEALTH INSURANCE	5,288.79	5,288.79	64,952.00	59,663.21	8.1
61-15-60085	LIFE & DISABILITY INSURANCE	336.37	336.37	4,363.00	4,026.63	7.7
61-15-60092	EMPLOYER'S 457	784.20	784.20	13,309.00	12,524.80	5.9
61-15-60093	EMPLOYER'S FICA	1,431.91	1,431.91	21,250.00	19,818.09	6.7
61-15-60094	EMPLOYER'S MEDICARE	334.87	334.87	4,970.00	4,635.13	6.7
61-15-60095	BANK FEES FOR PSN PAYMENTS	354.64	354.64	.00	(354.64)	.0
61-15-60100	WORKERS COMPENSATION INSURANCE	1,790.25	1,790.25	21,482.00	19,691.75	8.3
61-15-60130	GENERAL INSURANCE	1,989.57	1,989.57	15,189.00	13,199.43	13.1
61-15-60135	DRUG/ALCOHOL TESTING	.00	.00	500.00	500.00	.0
61-15-60136	HEPATITIS B VACCINES	.00.	.00	1,500.00	1,500.00	.0
61-15-60200	SAFETY CLOTHING & EQUIPMENT	119.80	119.80	4,000.00	3,880.20	3.0
61-15-60210	UNIFORMS	943.73	943.73	2,000.00	1,056.27	47.2
61-15-60220	SMALL TOOLS	540.38	540.38	1,500.00	959.62	36.0
61-15-60231	SUPPLIES: OPERATIONS/OFFICE	.00,	.00.	5,000.00	5,000.00	.0
61-15-60240	POSTAGE	137.68	137.68	.00.	(137.68)	.0
61-15-60250	WATER BILLING EXPENSE	477.60	477.60	10,000.00	9,522.40	4.8
61-15-60260	DUES, PUBLICATIONS & SUBSCRIPT	6,543.06	6,543.06	16,000.00	9,456.94	40.9
61-15-60300	PUBLIC/LEGAL NOTICES	.00.	00.	750.00	750.00	.0
61-15-60305	LEGAL SERVICES	666.67	666.67	32,000.00	31,333.33	2.1
61-15-60341	UTILITIES - ELECTRIC	.00	.00.	153,420.00	153,420.00	.0 .0
61-15-60342 61-15-60343	UTILITIES - GAS UTILITIES - SANITATION	.00. 00.	.00 .00	4,500.00	4,500.00	.0
61-15-60345	UTILITIES - TELEPHONE	203.87	203,87	12,000.00 11,000.00	12,000.00 10,796.13	1.9
61-15-60355	REPAIR & MAINTENANCE - DAM	.00	.00	3,000.00	3,000.00	.0
61-15-60400	CHEMICALS/GAS-WATER TREATMENT	1,265.25	1,265,25	17,000.00	15,734.75	7.4
61-15-60610	FUEL	.00	.00	10,000.00	10,000.00	.0
61-15-60700	REPAIR & MAINTENANCE TEST: WAT	280.00	280.00	9,000.00	8,720.00	3.1
61-15-60720	UNCC MEMBERSHIP - LOCATES	.00	.00	600.00	600.00	.0
61-15-60750	ACCOUNTING/AUDIT SERVICES	.00	.00	3,500.00	3,500.00	.0
61-15-60770	TRAVEL, TRAINING & MEETINGS	980.00	980.00	6,500.00	5,520.00	15.1
61-15-65375	RENTAL MACHINERY & EQUIPMENT	24.00	24.00	500.00	476.00	4.8
61-15-65390	REPAIR & MAINTENANCE - VEHICLE	230.89	230.89	8,000.00	7,769.11	2.9
61-15-65395	REPAIR & MAINTENANCE - EQUIPME	.00.	.00	500.00	500.00	.0
61-15-65400	REPAIR & MAINTENANCE - WELL SI	270.18	270.18	20,000.00	19,729.82	1.4
61-15-65403	REPAIR & MAINTENANCE - BOOSTE	22.45	22.45	2,000.00	1,977.55	1.1
61-15-65410	REPAIR & MAINTENANCE - DISTRIB	1,346.59	1,346.59	6,650,00	5,303.41	20.3
61-15-65420	REPAIR & MAINTENANCE-STORAGE T	.00	.00	500.00	500.00	.0
61-15-65430	REPAIR & MAINTENANCE-WATER MET	1,343.55	1,343.55	1,000.00	(343.55)	134.4
61-15-65440	REPAIR & MAINTENANCE SCADA SYS	.00	.00	8,000.00	8,000.00	.0
61-15-65660	REPAIR & MAINTENANCE - COMPUTE	.00	.00.	3,500.00	3,500.00	.0
61-15-65710	PROFESSIONAL SERVICES	.00	.00.	25,000.00	25,000.00	.0
61-15-65996	BOARD CONTINGENCY	.00.	.00	30,000.00	30,000.00	.0
61-15-66020	GENERATOR HOOK UPS WELLS 7 & 8	.00.	.00	5,000,00	5,000.00	.0
61-15-66023	NEW WATER TANK-ANNUAL ACCRUAL	.00.	.00.	25,000.00	25,000.00	.0
61-15-66024	CHART ANALYSIS-LIFE SPAN WELLS	.00.	.00.	2,000.00	2,000.00	.0
61-15-66026	BULK FILL STATION	.00.	.00.	20,000.00	20,000.00	.0
61-15-66027	DAM SPILLWAY IMPROVEMENTS	.00	.00.	40,000.00	40,000.00	.0
61-15-66028	WATER MASTER PLAN	.00	.00.	47,000.00	47,000.00	.0
61-15-66029	DEDICATED SAMPLE SITES FOR TST	.00	.00.	12,000,00	12,000.00	.0

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
61-15-66030	FOREST LAKES WATER TANK REPAIR	.00	.00	12,000,00	12,000.00	.0
61-15-68330	1997 FILTER PLANT BOND-PRINC	.00	.00	33,300.00	33,300.00	.0
61-15-68335	WEF RECD LOAN 1997 - INTEREST	.00	.00	6,947.00	6,947.00	.0
61-15-68347	WEF CWCB LOAN 2003 - INTEREST	.00	.00	34,682.00	34,682.00	.0
61-15-68348	2003 CWCB LOAN PRINCIPAL	.00	.00	133,410.00	133,410.00	.0
61-15-68354	CAPITAL LEASE PRINCIPAL	.00	.00	25,200.00	25,200.00	.0
	TOTAL DEPARTMENT 15	52,698.90	52,698.90	1,295,244.00	1,242,545.10	4.1
			103620			
	TOTAL FUND EXPENDITURES	52,698.90	52,698.90	1,295,244.00	1,242,545.10	4.1
			(50,921)	 -		
	NET REVENUE OVER EXPENDITURES	(2,864.79)	(2,864.79)	172,167.00	175,031.79	(1.7)





CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL.	BUDGET	UNEARNED	PCNT
	CONSERVATION TRUST FUND					
82-08-40060	INTEREST INCOME	.32	.32	6.00	5.68	5.3
82-08-41020	CTF - LOTTERY - QTRLY PMT	.00.	.00.	42,546.00	42,546.00	.0
	TOTAL CONSERVATION TRUST FUND	.32	.32	42,552.00	42,551.68	.0
	TOTAL FUND REVENUE	.32	.32	42,552.00	42,551.68	.0

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	CONSERVATION TRUST FUND					
82-08-60000	SALARIES	3,212.42	3,212.42	38,549.00	35,336.58	8.3
82-08-60345	UTILITIES - TELEPHONE	101.94	101.94	.00	(101.94)	.0
82-08-65999	CTF CAPITAL PROJECTS	.00.	.00.	6,115.00	6,115.00	.0
	TOTAL CONSERVATION TRUST FUND	3,314.36	3,314.36	44,664.00	41,349.64	7.4
	TOTAL FUND EXPENDITURES	3,314.36	3,314.36	44,664.00	41,349.64	7.4
	NET REVENUE OVER EXPENDITURES	(3,314.04)	(3,314.04)	(2,112.00)	1,202.04	(156.9)

Response to Board of Trustees Discussion – Kum and Go Access

At the February 19th Board meeting, the Trustees asked for a potential solution to the issue of vehicles making left turns onto Knollwood Boulevard from the Kum and Go site. As most of you know, the design of the site included a right-in, right-out access on Knollwood Boulevard in deference to the short distance (180 feet) between the access and the intersection of Knollwood and State Highway 105. Despite the project's engineer designing a reasonable directional median at the exit, vehicles consistently make left turns out of the driveway instead of exiting the site on the west side, onto Veterinary Way, then left on Cipriani Loop and left onto Knollwood to access SH 105.

The Town has already had Kum and Go install a second "Right Turn Only" sign across from the exit on Knollwood to remind drivers that there is no left turn permitted at this exit. The Police Department issued a number of tickets at this location, but, since so many of the drivers executed this illegal left turn, in the interest of fairness, the issuance of tickets for this movement was suspended until alternate solutions are discussed.

There are three potential solutions to this problem.

The first is to leave the situation as is, perhaps removing the second sign across from the exit on Knollwood, and allow vehicles to turn left, despite the prohibition via the sign on site. This may lead to a higher potential for accidents since the queues at the intersection become as long as six or seven car lengths at certain times of the day (this is why the restriction was placed on this movement in the first place).

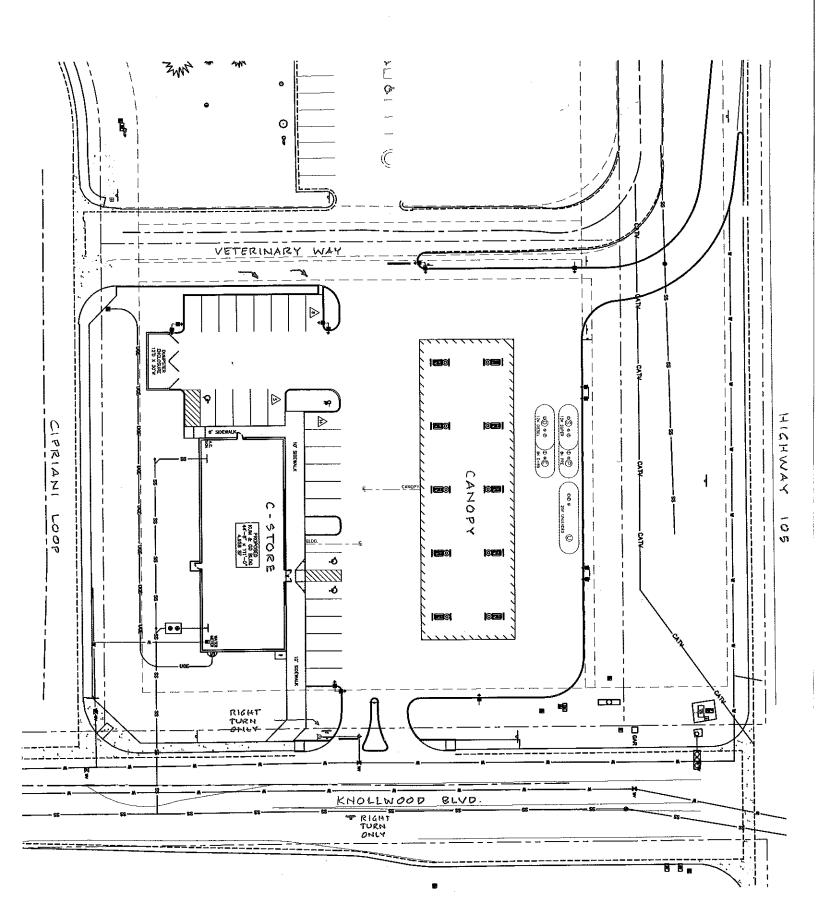
Another alternative would be to install flexible delineators in the center line of Knollwood Boulevard to physically prevent vehicles from making left turns exiting the site. This would likely result in a number of vehicles executing U-turns further down Knollwood Boulevard in order to get back to SH 105.

The third option is the possibility of installing directional signs both on and offsite to direct customers out the west exit and ultimately to SH 105. Staff would contact the store manager to see if Kum and Go would be amenable to installing signage on the site, as well as a few signs offsite, to properly direct traffic to SH 105 from the west exit. All existing signage would remain, and the Police Department would resume the issuance of tickets to drivers making the illegal left turn onto Knollwood Boulevard since drivers would have ample notice that they should exit the site to the west.

Staff is of the opinion that this is potentially the best solution since a) it does not simply avoid the issue by allowing left turns onto Knollwood from a private development, b) it does not result in additional maintenance issues for the Public Works Department, who would be responsible for the delineators in the center line of Knollwood Boulevard, and c) would provide drivers with sufficient direction to return to SH 105 without executing an illegal and potentially hazardous maneuver.

I have discussed this issue and the potential solutions with the Town's traffic engineers. They agree that the left turn prohibition exiting the site is a reasonable and recommended restriction considering the close proximity of the exit to the intersection of Knollwood and SH 105. They also feel that the directional signage option is the most reasonable and favorable first choice to solve this problem. However, compliance by drivers is voluntary (there would be no barriers preventing the left-turn out movement). It remains to be seen if drivers follow the signs or continue to turn left out onto Knollwood Boulevard. If the signing is not effective, the flexible delineators may be the only remaining solution, and should be considered if the signage is not effective in controlling the left turn out movement.

Tom Kassawara





BOARD OF TRUSTEES FOLLOW UP REPORT

Date: March 4, 2013

Subject: Follow up on requests from February 19th BOT Meeting from Public Works Director

The following items were requested from the BOT at the last meeting dated on February 19, 2013. I was asked to:

1. To obtain an update from Bob Krassa concerning where the Town stands as far as ownership of the Dam.

I have e-mailed Bob Krassa on February 21st to gather info concerning this recent request. I have had a reply yet from Bob but I expect he is working diligently on the Town's water court case concerning the water in the lake. I will continue to try and gather info from him and also to propose that he would be invited to speak to the BOT at the March 18th, 2013 scheduled meeting.

2. To research existing studies in regards to the Laramie-Fox Hills Aquifer.

I have contacted Mr. Bruce Lytle of "Lytle Water Solutions", to investigate this possible source of future water and his reply is in a formal letter addressed to the Town. I have attached that letter to this document. The letter explains in detail of what the aquifer consists of and the costs and recommendations of exploring this option as a future source of water for the Town. I am planning on having Mr. Lytle come to our next scheduled board meeting on March 18th, 2013 in order to get the first hand knowledge concerning this aquifer info and to take any questions that the board of trustees may have. I would consider him an expert in future water resource planning and has extensive experience in this field.

3. Information in regards to "storm water fees, tax revenues and when these will hit".

The only fee we currently have associated with Storm water Funds is a fee charged to new development in the Town, however it is a one-time only fee. Our future storm water projects are in our current CIP list for several years in the future and we are not ready to propose any type of storm water fee structure at this time. I suspect in the next few years we will address this issue with the BOT as the infrastructure projects will become a higher priority as we progress down the path of newer regulations imposed by both the State and the EPA concerning Storm water regulations. We are currently members of the Colorado Storm water

Council and look forward to working with that group to take up the upcoming regulatory changes. At this point, I believe it is too early to know when these new costs will hit us. I will keep the Board of Trustees informed as soon as I can acquire the necessary information to make the sound and informed decisions that inevitability will be required in the future.



LYTLE WATER SOLUTIONS, LLC

Town of Monument 645 Beacon Lite Road Monument, Colorado 80132

Attn: Mr. Tom Tharnish

Public Works Director

Subject: Assessment of the Laramie Fox-Hills Aquifer as a Water Supply Source for the Town

of Monument.

Project No. 1284-13

Dear Tom:

The Town of Monument (Monument) currently has 182.4 acre-feet per year (ac-ft/yr) of Laramie-Fox Hills aquifer water that was adjudicated in Case No. 82CW211. In the current well field case (08CW45), an additional 188.7 ac-ft/yr of water is sought to be adjudicated in the Laramie-Fox Hills aquifer. This will result in a total annual water supply of 371.1 ac-ft/yr from the Laramie-Fox Hills aquifer beneath the Monument service area. All of the Laramie-Fox Hills aquifer water is considered to be nontributary and, therefore, fully reusable.

The Laramie-Fox Hills aquifer is the deepest aquifer in the Denver Basin and, beneath Monument, the depth is approximately 2,220 feet to the base of the Laramie-Fox Hills aquifer. The top of the aquifer is approximately 1,950 feet below ground surface and, therefore, all production would be limited to this interval to produce the adjudicated volumes. Lytle Water Solutions, LLC (LWS) has prepared a preliminary engineering estimate of the cost to drill a Laramie-Fox Hills aquifer well at Monument, and this preliminary estimate is shown in Appendix A. The estimated drilling, completion, and testing costs is \$415,000, while LWS estimates an additional \$65,000 for downhole equipment. This estimate does not include the construction of a well house and any necessary piping to connect the well to the existing Monument infrastructure.

Triview Metropolitan District (Triview) has an existing Laramie-Fox Hills aquifer well (Permit No. 54546-F). Based on data from the well permit file for this well and from the South Platte Decision Support System (SPDSS), it is anticipated that Laramie-Fox Hills aquifer wells in this area would yield between 50–100 gallons per minute (gpm). Based on these production rates, it would require a minimum of three to five Laramie-Fox Hills aquifer wells to fully develop Monument's appropriated volumes.

Town of Monument February 26, 2013 Page 2

Generally, water levels in the Laramie-Fox Hills aquifer are relatively high and water levels are not declining significantly because the Laramie-Fox Hills aquifer is not used as heavily as other aquifers such as the Arapahoe. Data from the SPDSS indicate that water levels in the Laramie-Fox Hills aquifer could be in the range of 1,050–1,100 feet, which is more than 800 feet above the top of the Laramie-Fox Hills aquifer. As such, this means that the aquifer life for the Laramie-Fox Hills aquifer is likely longer than for the other, more shallow aquifers (Dawson, Denver, and Arapahoe).

While the yields from the Laramie-Fox Hills aquifer are generally low, the bigger issue with the Laramie-Fox Hills aquifer is water quality. LWS has been provided with some recent water quality data from the Triview Laramie-Fox Hills aquifer well, which indicates high chloride and sodium concentrations, and an extremely high resultant total dissolved solids (TDS) concentration (1,265 milligrams per liter (mg/L), with a secondary drinking water standard of 500 mg/L. A copy of the recent Triview water quality data are presented in Appendix B. The high TDS concentration is a major water treatment issue, as it cannot be removed by conventional water treatment processes. The only methods that can remove TDS are reverse osmosis, electrodialysis, etc., which very expensive methods, both in capital and operating costs. At times, Laramie-Fox Hills wells have been paired with wells of higher quality to blend down high TDS concentrations, but at the level observed at the Triview well, this likely would not be possible. While these analyses did not provide a complete analysis of all parameters, the Laramie-Fox Hills aquifer typically also has issues with gas (both methane and hydrogen sulfide).

In summary, the Laramie-Fox Hills aquifer does provide additional water resources to Monument (371.1 ac-ft/yr) and does provide a less expensive interim option to the importation of renewable water supplies. However, it is relatively expensive to develop Laramie-Fox Hills aquifer wells and they will likely need very extensive, and expensive, wellhead treatment prior to input to Monument's potable water supply system.

If you have any questions regarding our evaluation of the Laramie-Fox Hills aquifer water from beneath Monument, please feel free to give us a call.

Yours truly,

Bruce A. Lytle, P.E.

President

BAL/pk attachments

Town of Monument February 26, 2013 Page 3

Ms. Pam Smith 1cc:

Town of Monument 645 Beacon Lite Road

Monument, Colorado 80132

Robert F.T. Krassa, Esq. 1cc:

Krassa & Miller, LLC

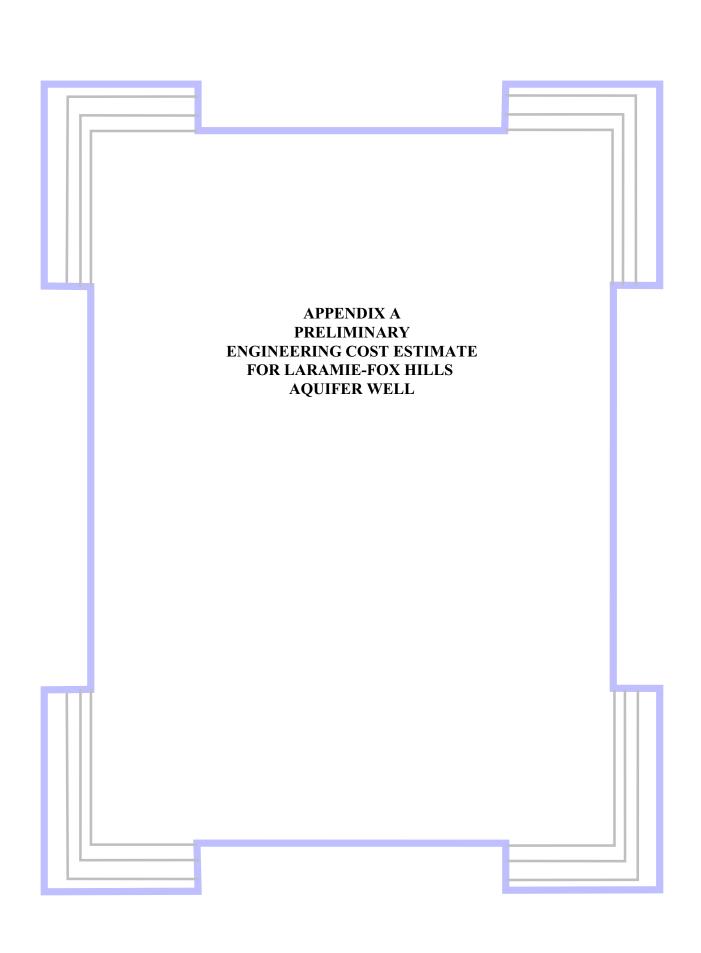
2737 Mapleton Avenue, Suite 103

Boulder, Colorado 80304

1cc:

Gary L. Shupp, Esq. Shupp Law Office 301 South Weber

Colorado Springs, Colorado 80903



LYTLE WATER SOLUTIONS, LLC

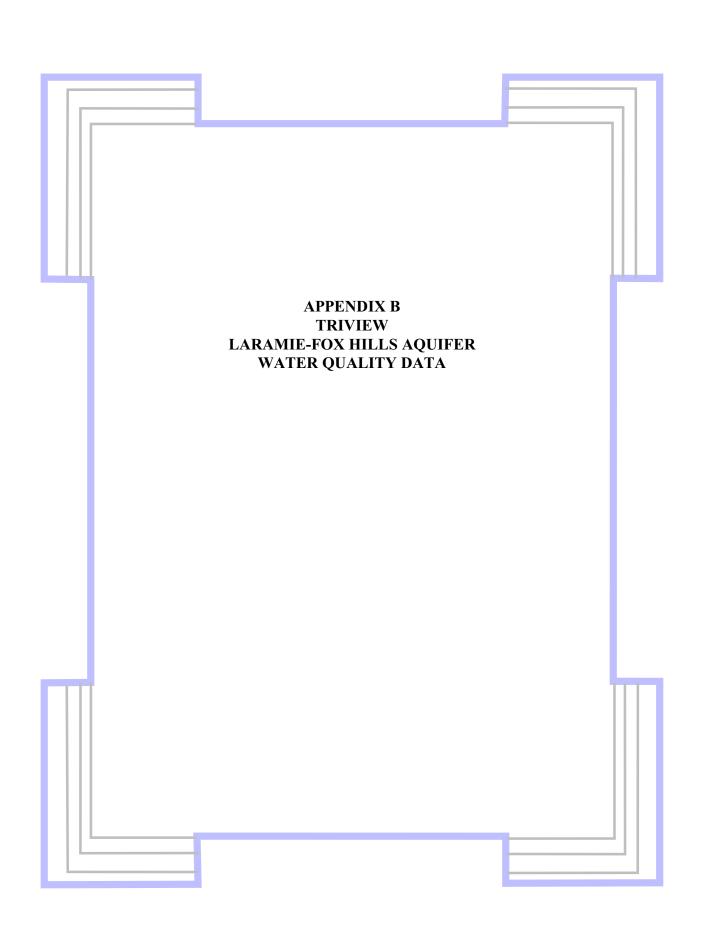


PRELIMINARY ENGINEERING ESTIMATE LARAMIE-FOX HILLS AQUIFER WELL TOWN OF MONUMENT

ITEM	DESCRIPTION	UNIT 1)	ESTIMATED QUANTITY	UNIT PRICE (\$/Unit)	BID AMOUNT (\$)
1	Mobilization/Demobilization to Project Site	LS	1	\$31,000.00	\$31,000.00
2	Drill, Furnish/Install, and Cement 24-inch surface casing	LF	40	\$172.00	\$6,880.00
	,			·	· , ,
3	Drill borehole with minimum 3-in annular space	LF	2,210	\$50.00	\$110,500.00
4	Provide geophysical logs	LS	1	\$8,000.00	\$8,000.00
5	Furnish/install 10-inch diameter steel casing w/ centralizers	LF	2,060	\$40.00	\$82,400.00
6	Furnish/install 10-inch diameter, 30-slot, stainless steel screen	LF	190	\$180.00	\$34,200.00
7	Furnish/install 12-20 gravel pack	LF	290	\$50.00	\$14,500.00
8	Furnish/install 20-40 fine mesh sand pack	LF	10	\$50.00	\$500.00
9	Furnish/install grout seal	LF	1,950	\$20.00	\$39,000.00
10	Develop well by airlifting	HR	60	\$690.00	\$41,400.00
11	Well Testing	LS	1	\$43,000.00	\$43,000.00
12	Well Video Survey	LS	1	\$2,200.00	\$2,200.00
13	Furnish/install pump, downhole equipment and surface gear	LS	1	\$65,000.00	\$65,000.00
		TO [.]	 TAL WELL DRILL	ING COST ESTIMATE:	\$413,580.00
		TOTAL D	RILLING/EQUIPP	ING COST ESTIMATE:	\$478,580.00

1) LS = Lump Sum LF = Linear Feet

HR = Hourly





Analytical Results

Domestic Water Quality TASK NO: 120830012

Report To: Nick Harris

Company: Triview Metro District

P.O. Box 325

Monument CO 80132

Bill To: Nick Harris

Company: Triview Metro District

P.O. Box 325

Monument CO 80132

Task No.: 120830012

Client PO: Client Project:

Date Received: 8/30/12

Date Reported: 9/26/12

Matrix: Water - Drinking

Customer Sample ID LFH-1

Sample Date/Time: 8/30/12

9:30 AM

Lab No. 120830012-01

Test (units)	Sample Result	Suggested Maximum	Comments
Total Alkalinity (mg/L as CaCO3)	306.1	250	-
Bicarbonate (mg/L)	373.4	250	
Carbonate (mg/L)	< 0.1		
Chloride (mg/L)	388.5	250	
lron (mg/L)	0.293	0.3	
Fluoride (mg/L)	1.89	4	
Potassium (mg/L)	3.7	50	
Nitrate Nitrogen (mg/L)	< 0.04	10	
pH (units)	8.34	8.5	
Calcium (mg/L)	5.0	200	
Magnesium (mg/L)	1.6	125	
Sodium (mg/L)	402.2	100	High Sodium may be of concern for health reasons.
Sodium Adsorption Ratio (units)	39.8	4	High Sodium Adsorption Ratio indicates this water will likely inhibit plant growth (Not suitable for irrigation).
Total Hardness (mg/L as CaCO3)	19.3	500	
Sulfate (mg/L)	0.1	250	
Total Dissolved Solids (mg/L)	1265	500	High Total Dissolved Solids may affect taste.

Abbreviations:

mg/L = Milligrams Per Liter or PPM mpn/100 mls = Most Probable Number Index/ 100 mls

Suggested maxiumun levels for Nitrate Nitrogen and Fluoride are mandatory maximums set by The Colorado Department of Public Health and Environment.



Hazen Research, Inc.

4601 Indiana Street Golden, CO 80403 USA Tel: (303) 279-4501 Fax: (303) 278-1528

DATE

September 19, 2012

HRI PROJECT HRI SERIES NO DATE REC'D.

CUST. P.O.#

009-616 H466/12 8/30/2012

None Rec'd

Colorado Analytical Laboratories, Inc. Stuart Nielson 240 S Main Street Brighton, CO 80601

REPORT OF ANALYSIS

SAMPLE NO.

H466/12-1

SAMPLE IDENTIFICATION:

120830012-01 - LFH-1 - Sampled on 08/30/2012 @ 0930 by Nick Harris

PARAMETER	RESULT	DETECTION LIMIT	METHOD	ANALYSIS DATE	ANALYST
Gross Alpha (+-Precision*), pCi/l (T)	0.9(+-0.8)	0.7	SM 7110 B	9/13/2012 @ 0818	AN
Radium-226 (+-Precision*), pCi/l (T)	0.3(+-0.3)	0.1	SM 7500-Ra B	9/11/2012 @ 1245	AN/EH
Radium-228 (+-Precision*), pCi/l (T)	0.0(+-0.6)	0.6	EPA Ra-05	9/6/2012 @ 1058	EH

Results reported herein relate only to discrete samples submitted by the client. Hazen Research, Inc. does not warrant that the results are representative of anything other than the samples that were received in the laboratory.

CODES:

(T) = Total (D) = Dissolved (S) = Suspended (R) = Total Recoverable

(PD) = Potentially Dissolved <= Less Than

Ву: Robert Rostad Laboratory Manager

Page 1 of 1

^{*}Variability of the radioactive decay process (counting error) at the 95% confidence level, 1.96 sigma. Certification ID's: CO/EPA CO00008; CT PH-0152; KS E-10265; NYELAP 11417; PADEP 68-00551; RI LAO00284; TX T104704256-11-2; WI 998376610



Interim Town Manager's Report for Monday, March 4, 2013 Board of Trustees Meeting

I am working with Monica Harder, our Deputy Treasurer, to transition some of the financial work so I will be freed up to work on Town Management issues. She is willing and more than capable to handle this. Monica started this Board meeting by presenting the Financial Information to the Board.

Our IT consultant, John Sisenstein, is still working very hard on the website. There are several pages up already and we will hopefully have it fully populated soon. John was unfortunately very sick last week, but will be back up to full speed soon.

We held an all staff meeting on Wednesday, February 27, 2013. We went over the management changes, the pay for performance process and some general information. The information was well received. There was a large hand of applause for our Public Works Department for their excellent job in keeping the streets clear and safe during the several storms of the last couple of weeks.

The dinner meeting with the Triview Board is "in their court" as we are waiting for preliminary dates from them before we proceed.

You should have received your newest information on the CIP. Our goal tonight is to make a decision about the 2013 Capital, what you want to go forward with using Capital Financing or what you want to forward to next year without financing this year. We can then start moving forward with our 2013 projects, while continuing to work on the future year's capital projects.

I have forwarded you an information sheet on current projects being worked on by the Directors. If there is a topic you wish to see addressed, please let me know and I will be certain it is on our project list.

We hope that you enjoyed the presentation by Sam Mamet, Executive Director of the Colorado Municipal League and found the information helpful and educational. We appreciate Mr. Mamet's time to come down and address the Board.

I attended the Pikes Peak Stormwater Task Force meeting on February 28th which was a kick off meeting for Phase II of this project. I will have a report for you on the meeting to hand out at your Board meeting.

There will be a meeting on Wednesday presented by the PPACG regarding programs they offer and the Town might be able to take advantage of. The meeting will be from 10 AM to noon in the Board Room. All Trustees, Directors and citizens are invited to attend. If you need any additional information on this meeting, please let me know.

As always, if there is anything you need or questions you want to ask, just give us a call or email and we will be happy to assist.

Respectfully submitted

Pamela Smith

Interim Town Manager/Treasurer