



City of Fort Lupton

REGULAR MEETING AGENDA

Tuesday, September 21, 2021

7:00 PM

130 South McKinley Avenue

Zo Stieber, Mayor

Shannon Rhoda, Ward 1

Chris Ceretto, Ward 2

Mike Sanchez, Ward 3

David Crespín, Ward 1

Tommy Holton, Ward 2

Bruce Fitzgerald, Ward 3

You may join in person or join remotely by registering at:

<https://attendee.gotowebinar.com/register/8202213119026433036>

Pledge of Allegiance

Call to Order

Roll Call

Persons to Address Council - This portion of the Agenda is provided to allow members of the audience to present comments to the City Council. The City Council may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up. Please limit the time of your comments to three (3) minutes - Mayor Stieber

Approval of Agenda

Review of Accounts Payables

- a. September 21, 2021 Accounts Payable

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

- a. September 7, 2021 City Council Meeting Minutes
- b. Second Reading Ordinance 2021-1125 A Ordinance of the City Council of Fort Lupton Accepting the Richard Allen and Deborah L. Smith Public Right of Way Dedication for CR 24
- c. AM 2021-149 Award Contract for Geotechnical Groundwater Study of Groundwater at 305 Wagonwheel to Cesar, Inc. for an Amount not to Exceed \$6,500.00 From Engineering General Fund
- d. AM 2021-150 Approve Payment to the 2022 Colorado Big Thompson (CBT) Assessment From the Utility Fund for an Amount Not to Exceed \$153,961.70

Public Hearings - Public Hearings allow members of the audience to present comments and questions to the City Council on the item being presented. Comments and questions may be limited to three (3) minutes- Mayor Stieber

- a. AM 2021-152 Seeking Determination of a Tavern License Renewal for Silvermoon, LLC DBA Silvermoon Bar and Cafe Located at 334 Main Street

- b. AM 2021-151 Approve a Resolution Accepting the Been Minor Subdivision to Create Four Separate Lots on a Property Located in the Northeast Quarter of Section 16

Action Memorandum

- a. AM 2021-153 Accepting the City of Fort Lupton's Audit Report of Financial Statements for the Year Ending December 31, 2020
- b. AM 2021-154 Approving a Resolution Authorizing the Temporary Suspension of Enforcement of Sections 16-144 and 16-146 of the Fort Lupton Municipal Code for 90 Days
- c. AM 2021-155 Approve Entering Contract Negotiations with Top Ranked Firm for WWTP Lift Station Design and Authorize Negotiation of Agreement

Staff Reports

Mayor/Council Reports

Future City Events

- a. Upcoming Events

Executive Session "To hold a conference with the City's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)." golf course

Executive Session "To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e)." Update on settlement negotiations

Adjourn



City of Fort Lupton

Check Report

By Check Number

Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: FLURA-FLURA Fund						
002610	AIMS COMMUNITY COLLEGE	09/21/2021	Regular	0.00	4,319.08	10114
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
091421 AIMS	Invoice	09/14/2021	FLURA-REIMBURSE WELD TIF VINCENTS EAST..	0.00	4,319.08	
	820-9100-311011		TIF INCREMENT REFUND		4,319.08	
000240	CITY OF FORT LUPTON	09/21/2021	Regular	0.00	18,217.52	10115
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
091421 FL	Invoice	09/14/2021	FLURA-REIMBURSE REC CENTER TIFF 100%	0.00	18,217.52	
	820-9100-311011		TIF INCREMENT REFUND		18,217.52	
001879	FORT LUPTON FIRE PROTECTION DISTRICT	09/21/2021	Regular	0.00	7,348.00	10116
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
091421 FLFD	Invoice	09/14/2021	FLURA-REIMBURSE FLFPD TIF 50% VINCENTS...	0.00	7,348.00	
	820-9100-311011		TIF INCREMENT REFUND		6,368.68	
	820-9100-311011		TIF INCREMENT REFUND		979.32	
001880	WELD COUNTY GOVERNMENT	09/21/2021	Regular	0.00	10,301.41	10117
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
091421 WELD	Invoice	09/14/2021	FLURA-REIMBURSE WELD TIF VINCENTS EAST..	0.00	10,301.41	
	820-9100-311011		TIF INCREMENT REFUND		10,301.41	

Bank Code FLURA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	4	4	0.00	40,186.01
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	4	4	0.00	40,186.01

Check Report

Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Golf Course-Golf Course						
000024	ACE HARDWARE OF FORT LUPTON	09/14/2021	Regular	0.00	19.14	84677
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
90462	Invoice	09/01/2021	GOLF-KEYS-PRD SHOP	0.00	19.14	
	600-6800-520100		GENERAL SUPPLIES		19.14	
000044	AGFINITY INC	09/14/2021	Regular	0.00	4,531.04	84678
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
158807	Invoice	09/01/2021	GOLF-FUEL-MAINT	0.00	3,384.20	
	600-6850-520800		FUEL & OIL		3,384.20	
158808	Invoice	09/01/2021	GOLF-FUEL-MAINT	0.00	514.91	
	600-6850-520800		FUEL & OIL		514.91	
158809	Invoice	09/01/2021	GOLF-FUEL-MAINT	0.00	631.93	
	600-6850-520800		FUEL & OIL		631.93	
000183	CALLAWAY GOLF SALES COMPANY	09/14/2021	Regular	0.00	1,195.12	84679
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
933718084	Invoice	09/01/2021	GOLF-SUPPLIES-PRD SHOP	0.00	353.52	
	600-6800-551400		COST OF GOODS - PRO SH...		353.52	
933743480	Invoice	09/01/2021	GOLF-SUPPLIES-PRD SHOP	0.00	841.60	
	600-6800-551400		COST OF GOODS - PRO SH...		841.60	
000206	CENTURYLINK	09/14/2021	Regular	0.00	56.88	84680
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
184B AUG'21	Invoice	09/01/2021	GOLF-PHONE SERVICE-MAINT	0.00	56.88	
	600-6850-532900		TELEPHONE		56.88	
002860	LAWSON PRODUCTS	09/14/2021	Regular	0.00	140.70	84681
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
9308743806	Invoice	09/01/2021	GOLF-HEADLAMP-MAINT	0.00	140.70	
	600-6850-520100		GENERAL SUPPLIES		140.70	
000735	LL JOHNSON DISTRIBUTING	09/14/2021	Regular	0.00	3,730.99	84682
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
1138210-00	Invoice	09/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	261.43	
	600-6850-520100		GENERAL SUPPLIES		261.43	
1138267-00	Invoice	09/01/2021	GOLF-PARTS-MAINT	0.00	315.84	
	600-6850-520700		IRRIGATION SUPPLIES		315.84	
1138304-00	Invoice	09/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	2,757.18	
	600-6850-520700		IRRIGATION SUPPLIES		2,757.18	
1138304-01	Invoice	09/01/2021	GOLF-IRRIGATION SUPPLIES-MAINT	0.00	12.67	
	600-6850-520700		IRRIGATION SUPPLIES		12.67	
1855268-02	Invoice	09/01/2021	GOLF-SIGN-MAINT	0.00	322.49	
	600-6850-520100		GENERAL SUPPLIES		322.49	
1862631-01	Invoice	09/01/2021	GOLF-ORANGE PAINT-PRD SHOP	0.00	61.38	
	600-6800-520100		GENERAL SUPPLIES		61.38	
001064	TAYLORMADE GOLF COMPANY INC	09/14/2021	Regular	0.00	428.30	84683

Check Report

Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
35292855	Invoice	09/01/2021	GOLF-SUPPLIES-PRD SHOP	0.00	428.30	
	600-6800-551400		COST OF GOODS - PRO SH...		428.30	
001895	TERMINIX	09/14/2021	Regular	0.00	143.00	84684
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
411700989	Invoice	09/01/2021	GOLF-PEST CONTROL-PRD SHOP	0.00	143.00	
	600-6800-530600		CONTRACTUAL SERVICES		143.00	
001137	UNITED POWER	09/14/2021	Regular	0.00	4,835.00	84685
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SEP21	Invoice	09/03/2021	GOLF-AUG21 ELECTRIC SERVICE	0.00	4,835.00	
	600-6800-533200		UTILITIES - GAS & ELECTRIC		1,114.82	
	600-6800-533200		UTILITIES - GAS & ELECTRIC		26.93	
	600-6800-533200		UTILITIES - GAS & ELECTRIC		24.33	
	600-6850-533200		UTILITIES - ELECTRICAL		3,535.85	
	600-6850-533200		UTILITIES - ELECTRICAL		133.07	
001301	AAA AUTO PARTS INC	09/21/2021	Regular	0.00	171.92	84686
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
122722	Invoice	09/09/2021	GOLF-PARTS-MAINT	0.00	68.41	
	600-6850-532400		REPAIRS & MAINTENANCE -...		68.41	
122791	Credit Memo	09/10/2021	GOLF-PARTS-MAINT	0.00	-48.04	
	600-6850-532400		REPAIRS & MAINTENANCE -...		-48.04	
122956	Invoice	09/13/2021	GOLF-PARTS-MAINT	0.00	151.55	
	600-6850-532400		REPAIRS & MAINTENANCE -...		151.55	
000024	ACE HARDWARE OF FORT LUPTON	09/21/2021	Regular	0.00	78.17	84687
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
90461	Invoice	08/26/2021	GOLF-BATTERIES-MAINT	0.00	29.98	
	600-6850-520100		GENERAL SUPPLIES		29.98	
90621	Invoice	09/07/2021	GOLF-ADAPTOR-MAINT	0.00	21.48	
	600-6850-520700		IRRIGATION SUPPLIES		21.48	
90641	Invoice	09/08/2021	GOLF-CLAMP-MAINT	0.00	26.71	
	600-6850-520700		IRRIGATION SUPPLIES		26.71	
000028	ACUSHNET COMPANY	09/21/2021	Regular	0.00	920.01	84688
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
911763259	Invoice	09/02/2021	GOLF-GOLF BALLS-PRD SHOP	0.00	920.01	
	600-6800-551400		COST OF GOODS - PRO SH...		920.01	
000048	AIRGAS USA LLC	09/21/2021	Regular	0.00	15.73	84689
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9982423357	Invoice	09/01/2021	GOLF-FUEL-MAINT	0.00	15.73	
	600-6850-520100		GENERAL SUPPLIES		15.73	
000160	BREAKTHRU BEVERAGE GROUP	09/21/2021	Regular	0.00	38.99	84690
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
340876426	Invoice	09/01/2021	GOLF-BEVERAGES-PRD SHOP	0.00	38.99	
	600-6800-551300		COST OF GOODS - LIQUOR		38.99	

Check Report

Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
000183	CALLAWAY GOLF SALES COMPANY	09/21/2021	Regular	0.00	222.06	84691
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
933779316	Invoice	09/07/2021	GOLF-SUPPLIES-PRD SHOP	0.00	111.03	
600-6800-551400			COST OF GOODS - PRO SH...		111.03	
933779317	Invoice	09/07/2021	GOLF-SUPPLIES-PRD SHOP	0.00	111.03	
600-6800-551400			COST OF GOODS - PRO SH...		111.03	
000239	CITY OF FORT LUPTON	09/21/2021	Regular	0.00	38,896.05	84692
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
FIN2021251	Invoice	09/10/2021	GOLF-PAYROLL EXPENSE 8/21-9/3/21 PAID 9...	0.00	38,306.37	
600-201100			ACCOUNTS PAYABLE - OTH...		38,306.37	
FIN2021253	Invoice	09/10/2021	GOLF-STANDARD INS INV FOR LTD,LIFE, AD...	0.00	171.70	
600-6800-512500			LIFE & AD&D INSURANCE P...		36.00	
600-6800-512850			LONG TERM DISABILITY IN...		39.93	
600-6850-512500			LIFE & AD&D INSURANCE P...		46.20	
600-6850-512850			LONG TERM DISABILITY IN...		49.57	
FIN2021255	Invoice	09/10/2021	GOLF-JULY21 POSTAGE-PRD SHOP	0.00	44.37	
600-6800-531800			POSTAGE		44.37	
FIN2021257	Invoice	09/14/2021	GOLF-REIMBURSE VERNON INV #9887175328..	0.00	207.11	
600-6800-532900			TELEPHONE		207.11	
FIN2021259	Invoice	09/14/2021	GOLF-REIMBURSE COMCAST INV #12853104...	0.00	166.50	
600-6800-532900			TELEPHONE		166.50	
000307	COMCAST CABLE COMM, LLC	09/21/2021	Regular	0.00	244.23	84693
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
6460120790 SEP21	Invoice	09/06/2021	GOLF-INTERNET/PHONE SRVC 9/6-10/05/21	0.00	244.23	
600-6800-530600			CONTRACTUAL SERVICES		174.90	
600-6800-532900			TELEPHONE		69.33	
002723	EAGLE ROCK COMPANY OF COLO	09/21/2021	Regular	0.00	815.46	84694
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
8147789	Invoice	09/02/2021	GOLF-BEVERAGES-PRD SHOP	0.00	57.73	
600-6800-551300			COST OF GOODS - LIQUOR		57.73	
8147790	Invoice	09/02/2021	GOLF-BEVERAGES-PRD SHOP	0.00	465.20	
600-6800-551300			COST OF GOODS - LIQUOR		465.20	
8165012	Invoice	09/09/2021	GOLF-BEVERAGES-PRD SHOP	0.00	57.73	
600-6800-551300			COST OF GOODS - LIQUOR		57.73	
8165013	Invoice	09/09/2021	GOLF-BEVERAGES-PRD SHOP	0.00	234.80	
600-6800-551300			COST OF GOODS - LIQUOR		234.80	
000567	HIGH COUNTRY BEVERAGE CORP	09/21/2021	Regular	0.00	2,747.95	84695
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
W-6050241	Invoice	09/07/2021	GOLF-BEVERAGES-PRD SHOP	0.00	1,124.75	
600-6800-551300			COST OF GOODS - LIQUOR		1,124.75	
W-6057036	Invoice	09/13/2021	GOLF-BEVERAGES-PRD SHOP	0.00	1,623.20	
600-6800-551300			COST OF GOODS - LIQUOR		1,623.20	
000575	HOTSY EQUIPMENT OF NORTHERN COLORADO IN	09/21/2021	Regular	0.00	544.00	84696
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
77353	Invoice	09/14/2021	GOLF-PARTS-PRD SHOP	0.00	544.00	
600-6800-532500			REPAIRS & MAINTENANCE -..		544.00	

Check Report

Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
000795	MILE HIGH TURFGRASS, LLC	09/21/2021	Regular	0.00	1,254.00	84697
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
8662	Invoice	09/01/2021	GOLF-WATER OX INFUSION-MAINT	0.00	1,000.00	
	600-6850-532500		REPAIRS & MAINTENANCE -...		1,000.00	
8738	Invoice	09/01/2021	GOLF-CHEMICALS-MAINT	0.00	254.00	
	600-6850-520400		CHEMICALS/FERTILIZER		254.00	
000865	OFFICE DEPOT	09/21/2021	Regular	0.00	85.70	84698
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
190353878001	Invoice	09/01/2021	GOLF-OFFICE SUPPLIES-PRD SHOP	0.00	81.11	
	600-6800-520100		GENERAL SUPPLIES		81.11	
190354998001	Invoice	09/01/2021	GOLF-OFFICE SUPPLIES-PRD SHOP	0.00	4.59	
	600-6800-520100		GENERAL SUPPLIES		4.59	
000933	R&R PRODUCTS INC	09/21/2021	Regular	0.00	215.30	84699
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
CD2597767	Invoice	09/02/2021	GOLF-TIRES-MAINT	0.00	215.30	
	600-6850-532400		REPAIRS & MAINTENANCE -...		215.30	
000944	REPUBLIC NATIONAL DISTRIBUTING CO LLC	09/21/2021	Regular	0.00	155.85	84700
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
6273470	Invoice	09/01/2021	GOLF-BEVERAGES-PRD SHOP	0.00	80.95	
	600-6800-551300		COST OF GOODS - LIQUOR		80.95	
6273471	Invoice	09/01/2021	GOLF-BEVERAGES-PRD SHOP	0.00	74.90	
	600-6800-551500		COST OF GOODS - PREPAC...		74.90	
000974	SAFE SYSTEMS INC	09/21/2021	Regular	0.00	139.19	84701
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
870192-1057	Invoice	09/05/2021	GOLF-SECURITY-PRD SHOP	0.00	139.19	
	600-6800-533350		UTILITIES - SECURITY		92.80	
	600-6850-533350		UTILITIES - SECURITY		46.39	
000999	SHAMROCK FOODS COMPANY	09/21/2021	Regular	0.00	5,167.88	84702
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
23480106	Invoice	09/02/2021	GOLF-FOOD-PRD SHOP	0.00	1,481.97	
	600-6800-551200		COST OF GOODS - FOOD		917.70	
	600-6800-551300		COST OF GOODS - LIQUOR		204.39	
	600-6800-551500		COST OF GOODS - PREPAC...		359.88	
23497667	Invoice	09/09/2021	GOLF-FOOD-PRD SHOP	0.00	22.30	
	600-6800-551200		COST OF GOODS - FOOD		22.30	
23497668	Invoice	09/08/2021	GOLF-FOOD-PRD SHOP	0.00	2,714.26	
	600-6800-520100		GENERAL SUPPLIES		444.47	
	600-6800-551200		COST OF GOODS - FOOD		1,710.58	
	600-6800-551300		COST OF GOODS - LIQUOR		126.66	
	600-6800-551500		COST OF GOODS - PREPAC...		432.55	
23506351	Invoice	09/13/2021	GOLF-FOOD-PRD SHOP	0.00	949.35	
	600-6800-520100		GENERAL SUPPLIES		62.02	
	600-6800-551200		COST OF GOODS - FOOD		733.61	
	600-6800-551500		COST OF GOODS - PREPAC...		153.72	
001026	SPECIALTY CIGARS INTERNATIONAL INC	09/21/2021	Regular	0.00	131.13	84703

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2164871	Invoice	09/08/2021	GOLF-SUPPLIES-PRD SHOP	0.00	131.13	
	600-6800-551400		COST OF GOODS - PRO SH...		131.13	
001052	SWIRE COCA-COLA, USA	09/21/2021	Regular	0.00	1,415.95	84704
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
13922207387	Invoice	09/01/2021	GOLF-BEVERAGES-PRD SHOP	0.00	330.05	
	600-6800-551500		COST OF GOODS - PREPAC...		330.05	
13922207452	Invoice	09/07/2021	GOLF-BEVERAGES-PRD SHOP	0.00	631.87	
	600-6800-551500		COST OF GOODS - PREPAC...		631.87	
13922207534	Invoice	09/14/2021	GOLF-BEVERAGES-PRD SHOP	0.00	454.03	
	600-6800-551500		COST OF GOODS - PREPAC...		454.03	
001530	TARGET SPECIALTY PRODUCTS	09/21/2021	Regular	0.00	429.41	84705
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INVP500560761	Invoice	09/01/2021	GOLF-TURF CHEMICALS-MAINT	0.00	619.00	
	600-6850-520400		CHEMICALS/FERTILIZER		619.00	
INVP500578289	Invoice	09/01/2021	GOLF-WEED KILLER-MAINT	0.00	508.50	
	600-6850-520400		CHEMICALS/FERTILIZER		508.50	
PSCM512736	Credit Memo	09/01/2021	GOLF-VGM CREDIT-MAINT	0.00	-316.38	
	600-6850-520400		CHEMICALS/FERTILIZER		-316.38	
PSCM5514089	Credit Memo	09/01/2021	GOLF-CP CREDIT-MAINT	0.00	-31.50	
	600-6850-520400		CHEMICALS/FERTILIZER		-31.50	
PSCM5519552	Credit Memo	08/01/2021	GOLF-CLUB PROCURE-MAINT	0.00	-350.21	
	600-6850-520400		CHEMICALS/FERTILIZER		-350.21	
001115	TRAVIS MATTHEW, LLC	09/21/2021	Regular	0.00	676.71	84706
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
90352289	Invoice	09/03/2021	GOLF-APPAREL-PRD SHOP	0.00	676.71	
	600-6800-551400		COST OF GOODS - PRO SH...		676.71	
001132	UNDERWATER RECOVERY SPECIALISTS	09/21/2021	Regular	0.00	996.00	84707
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1515	Invoice	09/01/2021	GOLF-POND MAINTENANCE-MAINT	0.00	996.00	
	600-6850-520400		CHEMICALS/FERTILIZER		996.00	
001183	WAXIE SANITARY SUPPLY	09/21/2021	Regular	0.00	246.06	84708
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
80259966	Invoice	08/31/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP	0.00	27.89	
	600-6800-520100		GENERAL SUPPLIES		27.89	
80280642	Invoice	09/09/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP	0.00	116.93	
	600-6800-520100		GENERAL SUPPLIES		116.93	
80280765	Invoice	09/09/2021	GOLF-JANITORIAL SUPPLIES-PRD SHOP	0.00	101.24	
	600-6800-520100		GENERAL SUPPLIES		101.24	
001225	YAMAHA MOTOR CORP	09/21/2021	Regular	0.00	10,798.08	84709

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
752397	Invoice	09/01/2021	GOLF-MONTHLY LEASE PAYMENT-PRD SHOP	0.00	10,798.08	
	600-6800-553050	LEASES & RENTALS - GOLF ...	GOLF-MONTHLY LEASE PAYMENT...		10,798.08	

Bank Code Golf Course Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	68	33	0.00	81,486.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	68	33	0.00	81,486.00

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Pooled Cash-Pooled Cash						
002821	FIESTA TIME INC	09/10/2021	Regular	0.00	1,835.00	70187
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
4899	Invoice	09/09/2021	GF-TRAPPERS DAY RENTALS	0.00	1,835.00	
	100-1700-554500		TRAPPERS DAY		1,835.00	
000031	ADAMSON POLICE PRODUCTS	09/14/2021	Regular	0.00	435.12	70188
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
INV360941	Invoice	09/01/2021	GF-UNIFORMS-CDM SVCS	0.00	435.12	
	100-2200-533100		UNIFORMS		435.12	
000037	ADVANCED URGENT CARE AND OCC MED	09/14/2021	Regular	0.00	190.00	70189
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
71384	Invoice	09/08/2021	GF-DOT PHYSICAL/VACCINE-HR	0.00	190.00	
	100-1400-530600		CONTRACTUAL SERVICES		190.00	
000040	AFLAC	09/14/2021	Regular	0.00	1,841.22	70190
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
911751	Invoice	08/12/2021	GF-SUPP INS AUG21-HR	0.00	1,841.22	
	100-212505		AFLAC PAYABLE		1,841.22	
000105	ASSOCIATED SUPPLY CO. INC	09/14/2021	Regular	0.00	427.16	70191
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
98557	Invoice	09/01/2021	REC-PULSAR TANK	0.00	427.16	
	500-6700-532400		REPAIRS & MAINTENANCE --		427.16	
000167	BRIGHTON FORD INC	09/14/2021	Regular	0.00	199.80	70192
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
322457	Invoice	09/03/2021	GF-A/C CHARGE-PD	0.00	199.80	
	100-2100-532700		REPAIRS & MAINTENANCE --		199.80	
002853	BUCKEYE CLEANING CENTER	09/14/2021	Regular	0.00	197.96	70193
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
90351607	Invoice	09/01/2021	GF-TRASH LINERS-PARKS	0.00	197.96	
	100-3500-520100		GENERAL SUPPLIES		197.96	
002861	CARRIE EDGAR	09/14/2021	Regular	0.00	45.00	70194
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
090721	Invoice	09/07/2021	GF-ANIMAL FEES-CDM SVCS	0.00	45.00	
	100-2200-530600		CONTRACTUAL SERVICES		45.00	
000182	CEM SALES & SERVICE INC	09/14/2021	Regular	0.00	2,044.39	70195
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
155140	Invoice	09/01/2021	REC-CHEMICALS	0.00	1,188.45	
	500-6700-520400		CHEMICALS/FERTILIZER		1,188.45	
155141	Invoice	09/01/2021	REC-PARTS	0.00	855.94	
	500-6700-532400		REPAIRS & MAINTENANCE --		855.94	
002651	COLORADO COMMUNITY MEDIA	09/14/2021	Regular	0.00	126.04	70196

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
35207	Invoice	09/03/2021	GF-PUBLIC NOTICES-LEGIS	0.00	126.04	
	100-1000-532200		PUBLIC NOTICES	GF-PUBLIC NOTICES-LEGIS	43.88	
	100-1000-532200		PUBLIC NOTICES	GF-PUBLIC NOTICES-LEGIS	29.64	
	100-1600-532200		PUBLIC NOTICES	GF-PUBLIC NOTICES-LEGIS	52.52	
000307	COMCAST CABLE COMM, LLC	09/14/2021	Regular	0.00	218.97	70197
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
0116038 SEP21	Invoice	09/01/2021	REC-PHONE SERVICE 9/5-10/4/21	0.00	218.97	
	500-6700-530600		CONTRACTUAL SERVICES	REC-PHONE SERVICE 9/5-10/4/21	218.97	
001517	CORE&MAIN LP	09/14/2021	Regular	0.00	419.36	70198
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
P356788	Invoice	09/01/2021	UF-HYDRANT OIL-W LINES	0.00	164.80	
	400-5000-520900		WATER METERS & ACCESS...	UF-HYDRANT OIL-W LINES	164.80	
P418846	Invoice	09/01/2021	UF-HYDRANT OIL-W LINES	0.00	254.56	
	400-5000-520900		WATER METERS & ACCESS...	UF-HYDRANT OIL-W LINES	254.56	
002581	COUNTRY TRUCK & AUTO LLC	09/14/2021	Regular	0.00	122.67	70199
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
12702	Invoice	09/01/2021	GF-A/C RECHARGE-PD	0.00	122.67	
	100-2100-532700		REPAIRS & MAINTENANCE -..	GF-A/C RECHARGE-PD	122.67	
002857	DENISE JENSEN	09/14/2021	Regular	0.00	105.00	70200
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
2006727	Invoice	09/01/2021	REC-MEMBERSHIP REFUND	0.00	105.00	
	500-201101		ACCOUNTS PAYABLE - OTH...	REC-MEMBERSHIP REFUND	105.00	
000431	EMPLOYERS COUNCIL SERVICES, INC	09/14/2021	Regular	0.00	1,500.00	70201
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
385273	Invoice	09/01/2021	GF-DEVELOPMENT-PD	0.00	1,500.00	
	100-2100-553800		PROGRAMS - POLICE	GF-DEVELOPMENT-PD	1,500.00	
002715	ENTERPRISE FM TRUST	09/14/2021	Regular	0.00	2,687.96	70202
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
FBN4291770	Invoice	09/03/2021	GF-SEP21 LEASE PAYMENTS	0.00	2,687.96	
	100-2100-550500		CAPITAL LEASE	GF-SEP21 LEASE PAYMENTS	1,062.10	
	100-2100-550500		CAPITAL LEASE	GF-SEP21 LEASE PAYMENTS	1,062.10	
	100-3000-550500		CAPITAL LEASE	GF-SEP21 LEASE PAYMENTS	563.76	
001766	ERIKS NORTH AMERICA INC	09/14/2021	Regular	0.00	210.65	70203
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
BN059818	Invoice	09/01/2021	GF-HOTSY PARTS-STREETS	0.00	210.65	
	100-3000-520100		GENERAL SUPPLIES	GF-HOTSY PARTS-STREETS	210.65	
001821	FLAGSHIP PUBLISHING INC	09/14/2021	Regular	0.00	500.00	70204
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
24684	Invoice	09/01/2021	GF-TRAPPERS DAY AD	0.00	500.00	
	100-1700-554500		TRAPPERS DAY	GF-TRAPPERS DAY AD	500.00	
002568	FORT LUPTON CAR WASH	09/14/2021	Regular	0.00	292.00	70205

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
212	Invoice	09/01/2021	GF-CAR WASH-PD	0.00	292.00	
	100-2100-532700		REPAIRS & MAINTENANCE -...		292.00	
002856	GLORIA RUIZ	09/14/2021	Regular	0.00	55.00	70206
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2006728	Invoice	09/01/2021	REC-VOLLEYBALL REFUND	0.00	55.00	
	500-201101		ACCOUNTS PAYABLE - OTH...		55.00	
000545	GREELEY TRIBUNE	09/14/2021	Regular	0.00	176.80	70207
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
082621	Invoice	09/01/2021	GF-NEWSPAPER SUBSCRIPTION-LEGIS	0.00	176.80	
	100-1000-530800		DUES & SUBSCRIPTIONS		176.80	
001979	GUADALUPE GALLEGOS	09/14/2021	Regular	0.00	17.92	70208
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
090421	Invoice	09/04/2021	GF-MILEAGE-PD	0.00	17.92	
	100-2100-533000		TRAVEL & MEETINGS		17.92	
001881	HALO BRANDED SOLUTIONS INC	09/14/2021	Regular	0.00	234.77	70209
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2021000034283	Invoice	09/01/2021	REC-LIP BALM	0.00	234.77	
	500-6700-531300		MARKETING & PROMOTIO...		234.77	
002674	HAYES POZNANOVIC KORVER, LLC	09/14/2021	Regular	0.00	3,819.00	70210
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
43256	Invoice	09/03/2021	WST-AUG21 LEGAL-WATER	0.00	3,819.00	
	220-5020-531200		LEGAL FEES		3,819.00	
000691	KONE INC	09/14/2021	Regular	0.00	140.80	70211
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
959961775	Invoice	09/01/2021	REC-ELEVATOR SERVICE	0.00	140.80	
	500-6700-530600		CONTRACTUAL SERVICES		140.80	
000698	L.G. EVERIST, INC	09/14/2021	Regular	0.00	256.40	70212
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
563793	Invoice	09/01/2021	UF-SQUEEGEE	0.00	256.40	
	400-5000-520100		GENERAL SUPPLIES		128.20	
	420-5130-520100		GENERAL SUPPLIES		128.20	
000776	MB AUTO SALES & SALVAGE	09/14/2021	Regular	0.00	150.00	70213
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
082421	Invoice	09/01/2021	UF-VEHICLE TOW-W LINES	0.00	150.00	
	400-5000-532500		REPAIRS & MAINTENANCE-...		150.00	
002243	NOCO MUNICIPAL CONSULTING LLC	09/14/2021	Regular	0.00	200.00	70214
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23	Invoice	09/02/2021	GF-SHOOTING RANGE CONSULTING-MISC	0.00	200.00	
	100-1800-530600		CONTRACTUAL SERVICES		200.00	
000859	NORTHWEST PARKWAY LLC	09/14/2021	Regular	0.00	11.55	70215

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11848108	Invoice	09/01/2021	GF-TOLL FEES-STREETS	0.00	11.55	
	100-3100-520100		GENERAL SUPPLIES		11.55	
000861	NVAA	09/14/2021	Regular	0.00	808.00	70216
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
090921	Invoice	09/09/2021	CPR-VOLLEYBALL FEES	0.00	808.00	
	230-6020-530800		DUES & SUBSCRIPTIONS		808.00	
000865	OFFICE DEPOT	09/14/2021	Regular	0.00	75.48	70217
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
190479381001	Invoice	09/01/2021	GF-OFFICE SUPPLIES-ADMIN	0.00	25.74	
	100-1120-520100		GENERAL SUPPLIES		25.74	
190480310001	Invoice	09/01/2021	GF-OFFICE SUPPLIES-FIN	0.00	49.74	
	100-1600-531050		EQUIPMENT <\$5000		49.74	
000862	O'REILLY AUTO PARTS	09/14/2021	Regular	0.00	561.50	70218
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4489-316762	Invoice	09/01/2021	UF-EQUIPMENT PARTS-S LINES	0.00	203.86	
	420-5130-532400		REPAIRS & MAINTENANCE -..		203.86	
4489-316853	Credit Memo	09/01/2021	UF-EQUIPMENT PARTS-S LINES	0.00	-60.00	
	420-5130-532400		REPAIRS & MAINTENANCE -..		-60.00	
4489-318030	Invoice	09/01/2021	UF-EQUIPMENT MAINTENANCE-W LINES	0.00	37.95	
	400-5000-532700		REPAIRS & MAINTENANCE...		37.95	
4489-318434	Invoice	09/01/2021	GF-SUPPLIES-STREETS	0.00	10.90	
	100-3100-532400		REPAIRS & MAINTENANCE -..		10.90	
4489-319828	Invoice	09/01/2021	GF-VEHICLE MAINTENANCE-STREETS	0.00	109.83	
	100-3100-532700		REPAIRS & MAINTENANCE -..		109.83	
4489-319829	Invoice	09/01/2021	UF-SUPPLIES-S LINES	0.00	258.96	
	400-5000-532400		REPAIRS & MAINTENANCE -..		129.48	
	420-5130-532400		REPAIRS & MAINTENANCE -..		129.48	
000931	R & L TIRES	09/14/2021	Regular	0.00	216.76	70219
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
40919	Invoice	09/01/2021	GF-TIRE-STREETS	0.00	216.76	
	100-3100-532400		REPAIRS & MAINTENANCE -..		216.76	
000932	R & M SERVICES	09/14/2021	Regular	0.00	1,914.25	70220
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10597	Invoice	08/03/2021	GF-REPAIRS-PD	0.00	95.60	
	100-2100-532700		REPAIRS & MAINTENANCE -..		95.60	
10598	Invoice	08/03/2021	GF-REPAIRS-PD	0.00	60.63	
	100-2100-532700		REPAIRS & MAINTENANCE -..		60.63	
10599	Invoice	08/05/2021	GF-REPAIRS-PD	0.00	233.95	
	100-2100-532700		REPAIRS & MAINTENANCE -..		233.95	
10600	Invoice	08/17/2021	GF-REPAIRS-PD	0.00	10.00	
	100-2100-532700		REPAIRS & MAINTENANCE -..		10.00	
10601	Invoice	09/01/2021	GF-REPAIRS-PD	0.00	358.40	
	100-2100-532700		REPAIRS & MAINTENANCE -..		358.40	
10602	Invoice	09/01/2021	GF-REPAIRS-PD	0.00	185.03	
	100-2100-532700		REPAIRS & MAINTENANCE -..		185.03	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
10603	Invoice	09/01/2021	GF-REPAIRS-PD	0.00	76.61	
	100-2100-532700		REPAIRS & MAINTENANCE -- GF-REPAIRS-PD		76.61	
10604	Invoice	09/01/2021	GF-REPAIRS-PD	0.00	95.60	
	100-2100-532700		REPAIRS & MAINTENANCE -- GF-REPAIRS-PD		95.60	
10605	Invoice	09/01/2021	GF-REPAIRS-PD	0.00	77.63	
	100-2100-532700		REPAIRS & MAINTENANCE -- GF-REPAIRS-PD		77.63	
10607	Invoice	09/03/2021	GF-REPAIRS-PD	0.00	720.80	
	100-2100-532700		REPAIRS & MAINTENANCE -- GF-REPAIRS-PD		720.80	
001079	THE EMPLOYMENT FIRM	09/14/2021	Regular	0.00	968.99	70221
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
33921	Invoice	09/08/2021	GF-TEMP EMPLOYEE-FIN	0.00	968.99	
	100-1600-530600		CONTRACTUAL SERVICES GF-TEMP EMPLOYEE-FIN		968.99	
001104	TOSHIBA BUSINESS SOLUTIONS	09/14/2021	Regular	0.00	97.50	70222
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2045734	Invoice	09/01/2021	GF-COLOR BOND-PLANNING	0.00	97.50	
	100-4100-520200		OFFICE SUPPLIES GF-COLOR BOND-PLANNING		97.50	
001126	TYLER TECHNOLOGIES	09/14/2021	Regular	0.00	220.00	70223
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
130-122868	Invoice	09/01/2021	GF-ZEBRA PRINTER ROLLS-PD	0.00	220.00	
	100-2100-520100		GENERAL SUPPLIES GF-ZEBRA PRINTER ROLLS-PD		220.00	
001137	UNITED POWER	09/14/2021	Regular	0.00	41,033.15	70224
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
10553102 SEP21	Invoice	09/03/2021	United Power	0.00	22.37	
	100-3100-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-EMERG SIREN		22.37	
1195501 SEP21	Invoice	09/03/2021	United Power	0.00	2,276.62	
	400-5020-533200		UTILITIES - ELECTRICAL UF-AUG'21 ELEC-WTR TANK&PU...		2,276.62	
1195603 SEP21	Invoice	09/03/2021	United Power	0.00	32.61	
	400-5010-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-455 COLLEGE AV...		32.61	
1196401 SEP21	Invoice	09/03/2021	United Power	0.00	33.82	
	100-3100-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-WELCOME SIGNS		33.82	
1207701 SEP21	Invoice	09/03/2021	United Power	0.00	21.05	
	100-3300-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-B&G SPRINKLER ...		21.05	
1223101 SEP21	Invoice	09/03/2021	United Power	0.00	20.00	
	100-3300-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-B&G 10 HP PUMP		20.00	
1240301 SEP21	Invoice	09/03/2021	United Power	0.00	158.42	
	420-5140-533200		UTILITIES - ELECTRICAL UF-AUG'21 ELEC-SEWER LIFT STA		158.42	
1241801 SEP21	Invoice	09/03/2021	United Power	0.00	166.25	
	100-3300-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-PEARSON PK BAL...		166.25	
1241903 SEP21	Invoice	09/03/2021	United Power	0.00	164.57	
	100-3300-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-PEARSON PK		164.57	
1276101 SEP21	Invoice	09/03/2021	United Power	0.00	567.92	
	400-5010-533200		UTILITIES - ELECTRICAL UF-AUG'21 ELEC-WELL #4		567.92	
1279801 SEP21	Invoice	09/03/2021	United Power	0.00	24.72	
	100-3100-533200		UTILITIES - ELECTRICAL GF-AUG'21 ELEC-SCH SIGNAL		24.72	
1295501 SEP21	Invoice	09/03/2021	United Power	0.00	104.49	
	230-6040-533200		UTILITIES - ELECTRICAL CPR-AUG'21 ELEC-MUSEUM		104.49	
1296101 SEP21	Invoice	09/03/2021	United Power	0.00	798.76	

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	400-5010-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-WELL #5		798.76	
1299501 SEP21	Invoice	09/03/2021	United Power	0.00	112.00	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-1ST & MCKINLEY...		112.00	
1302801 SEP21	Invoice	09/03/2021	United Power	0.00	1,922.14	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-CITY HALL		1,922.14	
1302901 SEP21	Invoice	09/03/2021	United Power	0.00	85.02	
	400-5010-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-WELL #1		85.02	
1316801 SEP21	Invoice	09/03/2021	United Power	0.00	926.20	
	400-5010-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-WELL #3		926.20	
1322501 SEP21	Invoice	09/03/2021	United Power	0.00	5,975.09	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-STREET LIGHTS		5,975.09	
1360303 SEP21	Invoice	09/03/2021	United Power	0.00	30.52	
	350-3670-533200	UTILITIES - ELECTRICAL	CEM-AUG'21 ELEC-CEMETERY		30.52	
13842400 SEP21	Invoice	09/03/2021	United Power	0.00	59.98	
	230-6000-533200	UTILITIES - ELECTRICAL	CPR-AUG'21 ELEC-REC SIGN		59.98	
14427100 SEP21	Invoice	09/03/2021	United Power	0.00	113.69	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-VERIZON BLDG		113.69	
15232500 SEP21	Invoice	09/03/2021	United Power	0.00	22.07	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-TORN SIREN		22.07	
17149700 SEP21	Invoice	09/03/2021	United Power	0.00	53.79	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-WCR8 SIGNAL		53.79	
17761600 SEP21	Invoice	09/03/2021	United Power	0.00	20.13	
	100-3500-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-HERITAGE PARK		20.13	
17868800 SEP21	Invoice	09/03/2021	United Power	0.00	20.00	
	100-3500-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-LANCASTER SPRI...		20.00	
18057500 SEP21	Invoice	09/03/2021	United Power	0.00	567.21	
	420-5140-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-S LIFT STATION		567.21	
18498400 SEP21	Invoice	09/03/2021	United Power	0.00	322.99	
	400-5010-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-WELL#7		322.99	
18762100 SEP21	Invoice	09/03/2021	United Power	0.00	23.84	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-LIGHT RECEPTAC...		23.84	
19545100 SEP21	Invoice	09/03/2021	United Power	0.00	514.76	
	400-5060-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-TERM RES DAM ...		514.76	
20040100SEP21	Invoice	09/03/2021	United Power	0.00	183.99	
	400-5060-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-TERM RES DAM ...		183.99	
21675200 SEP21	Invoice	09/03/2021	United Power	0.00	157.60	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-IRRIGATE 2414 ...		157.60	
21675300 SEP21	Invoice	09/03/2021	United Power	0.00	132.73	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-IRRIGATE 1912 ...		132.73	
22185901 SEP21	Invoice	09/03/2021	GF-FULTON PARK IRRIGATION	0.00	31.20	
	100-3500-533200	UTILITIES - ELECTRICAL	GF-FULTON PARK IRRIGATION		31.20	
3399301 SEP21	Invoice	09/03/2021	United Power	0.00	52.13	
	100-3100-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-FT LUPTON FLAS...		52.13	
6612303 SEP21	Invoice	09/03/2021	United Power	0.00	21.07	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-COYOTE CREEK ...		21.07	
6779701 SEP21	Invoice	09/03/2021	United Power	0.00	8,831.30	
	230-6000-533200	UTILITIES - ELECTRICAL	CPR-25% AUG'21 ELEC-COMM CTR		2,207.83	
	500-6700-533200	UTILITIES - ELECTRICAL	REC-75% AUG'21 ELEC-REC		6,623.47	
704901 SEP21	Invoice	09/03/2021	United Power	0.00	8,923.86	
	420-5140-533200	UTILITIES - ELECTRICAL	UF-AUG'21 ELEC-WWTP		8,923.86	
7225800 SEP21	Invoice	09/03/2021	United Power	0.00	23.56	
	100-3300-533200	UTILITIES - ELECTRICAL	GF-AUG'21 ELEC-GAZEBO		23.56	

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726705 SEP21	Invoice	09/03/2021	United Power	0.00	20.00	
	100-3100-533200		UTILITIES - ELECTRICAL		20.00	
7280200 SEP21	Invoice	09/03/2021	United Power	0.00	21.79	
	400-5060-533200		UTILITIES - ELECTRICAL		21.79	
733101 SEP21	Invoice	09/03/2021	United Power	0.00	222.88	
	100-3000-533200		UTILITIES - ELECTRICAL		222.88	
762901 SEP21	Invoice	09/03/2021	United Power	0.00	37.84	
	400-5010-533200		UTILITIES - ELECTRICAL		37.84	
803908 SEP21	Invoice	09/03/2021	United Power	0.00	6,456.90	
	400-5020-533200		UTILITIES - ELECTRICAL		6,456.90	
8976200 SEP21	Invoice	09/03/2021	United Power	0.00	755.27	
	420-5140-533200		UTILITIES - ELECTRICAL		755.27	
	Void	09/14/2021	Regular	0.00	0.00	70225
001147	USA BLUE BOOK	09/14/2021	Regular	0.00	1,826.15	70226
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
707201	Invoice	09/01/2021	UF-PAINT-S LINES	0.00	688.20	
	420-5130-520100		GENERAL SUPPLIES		688.20	
707445	Invoice	09/01/2021	UF-SUPPLIES	0.00	1,137.95	
	420-5130-520100		GENERAL SUPPLIES		1,137.95	
001149	UTILITY NOTIFICATION CENTER	09/14/2021	Regular	0.00	382.80	70227
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
221080619	Invoice	09/01/2021	SSTX-AUG21 RTL TRANSMISSIONS-STREETS	0.00	382.80	
	200-3100-530600		CONTRACTUAL SERVICES		382.80	
001153	VALLEY FIRE EXTINGUISHER	09/14/2021	Regular	0.00	1,873.00	70228
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
147053	Invoice	09/01/2021	CPR-ANNUAL INSPECTION-COM CTR	0.00	128.00	
	230-6000-530600		CONTRACTUAL SERVICES		128.00	
147055	Invoice	09/01/2021	GF-ANNUAL INSPECTION-B&G	0.00	40.00	
	100-3300-530600		CONTRACTUAL SERVICES		40.00	
147078	Invoice	09/01/2021	GF-ANNUAL INSPECTION-PW SHOP	0.00	935.00	
	100-3000-532500		REPAIRS & MAINTENANCE -..		935.00	
147319	Invoice	09/01/2021	GF-VEHICLE BRACKET-PD	0.00	770.00	
	100-2100-532700		REPAIRS & MAINTENANCE -..		770.00	
001156	VERIZON WIRELESS SVCS LLC	09/14/2021	Regular	0.00	4,414.74	70229

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9887175328	Invoice	09/01/2021	Verizon Bill	0.00	4,414.74	
	100-1000-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-LEGIS	51.44	
	100-1100-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-CITY A...	107.87	
	100-110150		ACCOUNTS RECEIVABLE - ...	LIB- 07/27-08/26 VERIZON	102.88	
	100-110150		ACCOUNTS RECEIVABLE - ...	GOLF- 07/27-08/26 VERIZON	207.11	
	100-1200-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-COURT	51.44	
	100-1300-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-CITY CLK	51.44	
	100-1400-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-HR	51.44	
	100-1500-532900		TELEPHONE	GF- 07/27-08/26 VERIZON HOT S...	120.09	
	100-1500-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-IT	144.27	
	100-1600-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-FINAN...	51.44	
	100-2100-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-PD	1,818.39	
	100-2200-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-COM S...	111.95	
	100-3000-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-PW SH...	30.57	
	100-3100-532900		GENERAL FUND TELEPHON...	GF- 07/27-08/26 VERIZON-STREETS	620.79	
	100-3300-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-FAC	184.89	
	100-3400-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-ENGIN...	102.88	
	100-3500-532900		TELEPHONES	GF- 07/27-08/26 VERIZON-PARKS	308.64	
	100-4100-532900		TELEPHONE	GF- 07/27-08/26 VERIZON-PLAN	245.77	
	230-6000-532900		TELEPHONE	CPR- 07/27-08/26 VERIZON-COM ...	51.44	
001174	WAGNER EQUIPMENT CO.	09/14/2021	Regular	0.00	74.84	70230
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
P00C2387709	Invoice	09/01/2021	GF-EQUIPMENT PARTS-STREETS	0.00	74.84	
	100-3100-532400		REPAIRS & MAINTENANCE -...	GF-EQUIPMENT PARTS-STREETS	74.84	
001963	WASTE CONNECTIONS OF COLO, INC	09/14/2021	Regular	0.00	535.38	70231
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
5535397	Invoice	09/01/2021	UF-AUG21 TRASH SERVICE	0.00	264.81	
	400-5900-530600		CONTRACTUAL SERVICES	UF-AUG21 TRASH SERVICE	264.81	
5535574	Invoice	09/01/2021	GF-AUG21 TRASH SERVICE-PW SHOP	0.00	170.57	
	100-3000-530600		CONTRACTUAL SERVICES	GF-AUG21 TRASH SERVICE-PW S...	170.57	
5552521	Invoice	09/01/2021	CEM-AUG21 TRASH SERVICE	0.00	100.00	
	350-3670-530600		CONTRACTUAL SERVICES	CEM-AUG21 TRASH SERVICE	100.00	
002660	WHITESIDE'S BOOTS AND CLOTHING	09/14/2021	Regular	0.00	175.00	70232
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
383543	Invoice	09/01/2021	GF-JEANS-B&G	0.00	175.00	
	100-3300-533100		UNIFORMS	GF-JEANS-B&G	175.00	
002115	WILLIAMS EQUIPMENT LLC	09/14/2021	Regular	0.00	1,444.47	70233
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
21846	Invoice	09/01/2021	UF-EQUIPMENT PARTS-S LINES	0.00	1,444.47	
	420-5130-532400		REPAIRS & MAINTENANCE -...	UF-EQUIPMENT PARTS-S LINES	1,444.47	
000034	ADT SECURITY SYSTEM	09/21/2021	Regular	0.00	127.49	70234
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
50576495 SEP21	Invoice	09/01/2021	CPR-SECURITY-COM CTR	0.00	127.49	
	100-3500-530600		CONTRACTUAL SERVICES	GF-SECURITY-PARKS	65.86	
	230-6000-530600		CONTRACTUAL SERVICES	CPR-SECURITY-COM CTR	61.63	
000037	ADVANCED URGENT CARE AND OCC MED	09/21/2021	Regular	0.00	110.00	70235

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
71506	Invoice	09/15/2021	GF-PRE-EMPLOYMENT SCREEN-HR	0.00	55.00	
	100-1400-531900		PRE-EMPLOYMENT FEES		55.00	
71507	Invoice	09/15/2021	GF-PRE-EMPLOYMENT SCREEN-HR	0.00	55.00	
	100-1400-531900		PRE-EMPLOYMENT FEES		55.00	
000064	ALYSSA L KNOTSON	09/21/2021	Regular	0.00	84.22	70236
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
91121	Invoice	09/11/2021	GF-MILEAGE REIMBURSEMENT-PLANNING	0.00	84.22	
	100-4100-533000		TRAVEL & MEETINGS		84.22	
000108	AUSMUS LAW FIRM PC	09/21/2021	Regular	0.00	1,800.00	70237
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
7250	Invoice	09/09/2021	GF-PROSECUTION CONTRACT AUG21-COUR...	0.00	1,800.00	
	100-1200-531200		LEGAL FEES		1,800.00	
001646	BANK OF COLORADO	09/21/2021	Regular	0.00	468.88	70238
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
6682 AUG21	Invoice	09/01/2021	GF-AUG21 CNG FUEL PURCHASES-STREETS	0.00	468.88	
	100-3100-520800		FUEL & OIL		468.88	
002853	BUCKEYE CLEANING CENTER	09/21/2021	Regular	0.00	674.87	70239
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
90353428	Invoice	09/08/2021	REC-JANITORIAL SUPPLIES	0.00	674.87	
	500-6700-520300		JANITORIAL SUPPLIES		674.87	
001988	CHARLES P MILLER	09/21/2021	Regular	0.00	91.98	70240
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
91421	Invoice	09/14/2021	GF-LUNCH-PW SHOP	0.00	91.98	
	100-3000-533000		TRAVEL & MEETINGS		91.98	
000232	CIRSA	09/21/2021	Regular	0.00	650.00	70241
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
211483	Invoice	09/10/2021	GF-PC6014529-1 DEDUCTIBLE-MISC	0.00	650.00	
	100-1800-552800		INSURANCE DEDUCTIBLE		650.00	
001526	CLEAR WATER SOLUTIONS INC	09/21/2021	Regular	0.00	6,095.00	70242
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
6365	Invoice	09/01/2021	UF-AWI Act Risk & Resilience Assessment-W...	0.00	3,595.00	
	400-5020-531600		PLANS & STUDIES		3,595.00	
6419	Invoice	09/08/2021	UF-AWI Act Risk & Resilience Assessment-W...	0.00	2,500.00	
	400-5020-531600		PLANS & STUDIES		2,500.00	
000268	COLORADO ANALYTICAL LAB	09/21/2021	Regular	0.00	69.00	70243
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
210907125	Invoice	09/08/2021	UF-WATER TESTING-W LINES	0.00	23.00	
	400-5000-520100		GENERAL SUPPLIES		23.00	
210910091	Invoice	09/13/2021	UF-WATER TESTING-W LINES	0.00	46.00	
	400-5000-520100		GENERAL SUPPLIES		46.00	
000269	COLORADO ASPHALT SVCS	09/21/2021	Regular	0.00	1,318.80	70244

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
0058241	Invoice	09/01/2021	SWTX-COLD ASPHALT-STREETS	0.00	1,318.80	
	200-3100-531500		PATCHING & CRACK SEALI...		1,318.80	
002651	COLORADO COMMUNITY MEDIA	09/21/2021	Regular	0.00	1,514.24	70245
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
31988	Invoice	09/01/2021	GF-PUBLIC NOTICES-FIN	0.00	216.08	
	100-1600-532200		PUBLIC NOTICES		81.56	
	100-204000		DEVELOPERS DEPOSITS		75.84	
	100-204000		DEVELOPERS DEPOSITS		58.68	
35582	Invoice	09/10/2021	GF-PUBLIC NOTICES	0.00	202.76	
	100-1300-532200		PUBLIC NOTICES		93.88	
	100-204000		DEVELOPERS DEPOSITS		25.68	
	100-204000		DEVELOPERS DEPOSITS		26.56	
	100-204000		DEVELOPERS DEPOSITS		28.76	
	100-204000		DEVELOPERS DEPOSITS		27.88	
36078	Invoice	09/17/2021	GF-PUBLIC NOTICES-LEGIS	0.00	1,095.40	
	100-1000-532200		PUBLIC NOTICES		29.64	
	100-1000-532200		PUBLIC NOTICES		85.52	
	100-1300-532200		PUBLIC NOTICES		795.24	
	100-1600-532200		PUBLIC NOTICES		56.92	
	100-204000		DEVELOPERS DEPOSITS		47.24	
	100-204000		DEVELOPERS DEPOSITS		48.56	
	100-204000		DEVELOPERS DEPOSITS		32.28	
000306	COMCAST BUSINESS	09/21/2021	Regular	0.00	2,225.14	70246
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
129452271	Invoice	09/01/2021	GF-SEP21 INTERNET SERVICES	0.00	2,225.14	
	100-1500-530600		SOFTWARE SERVICE AGRE...		1,862.57	
	230-6000-530600		CONTRACTUAL SERVICES		181.27	
	500-6700-530600		CONTRACTUAL SERVICES		181.30	
000307	COMCAST CABLE COMM, LLC	09/21/2021	Regular	0.00	174.03	70247
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
163725 SEP21	Invoice	09/01/2021	GF- PHONE SRVC 9/08-10/07/21	0.00	174.03	
	100-1120-532900		TELEPHONE		34.81	
	100-1120-532900		TELEPHONE		34.81	
	100-1200-532900		TELEPHONE		34.81	
	100-1200-532900		TELEPHONE		34.80	
	100-1600-532900		TELEPHONE		34.80	
000372	DELL MARKETING LP	09/21/2021	Regular	0.00	4,988.18	70248
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
10515156617	Invoice	09/01/2021	Dell Latitude 5420 (2) with Docking Unit (i7)	0.00	4,988.18	
	100-1500-531050		EQUIPMENT <\$5000		4,470.18	
	100-1500-531050		EQUIPMENT <\$5000		518.00	
000429	EMPIRE PORTABLE RESTROOMS	09/21/2021	Regular	0.00	1,144.95	70249
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
60186	Invoice	09/14/2021	GF-RESTROOMS-PARKS	0.00	542.00	
	100-3500-530600		CONTRACTUAL SERVICES		445.00	
	350-3670-530600		CONTRACTUAL SERVICES		97.00	
60333	Invoice	09/14/2021	GF-RESTROOMS-PARKS	0.00	123.95	

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	100-3500-530600		CONTRACTUAL SERVICES		123.95	
60352	Invoice	09/09/2021	GF-TRAPPERS DAY EVENTS	0.00	479.00	
	100-1700-554500		TRAPPERS DAY		479.00	
000455	FASTENAL COMPANY 01COFTL	09/21/2021	Regular	0.00	31.09	70250
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
COFTL178616	Invoice	09/01/2021	GF-PARTS-PW SHOP	0.00	11.48	
	100-3000-532400		REPAIRS & MAINTENANCE ...		11.48	
COFTL178882	Invoice	09/01/2021	UF-PARTS-W LINES	0.00	19.61	
	400-5000-520100		GENERAL SUPPLIES		19.61	
000503	FRONT RANGE INFLATABLES	09/21/2021	Regular	0.00	1,570.00	70251
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2303	Invoice	09/11/2021	GF-TRAPPERS DAY EVENT	0.00	1,570.00	
	100-1700-554500		TRAPPERS DAY		1,570.00	
000513	G & G EQUIPMENT	09/21/2021	Regular	0.00	91.44	70252
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
116177	Invoice	09/08/2021	GF-CUTTING BLADES-PARKS	0.00	91.44	
	100-3500-532400		REPAIRS & MAINTENANCE -..		91.44	
000599	INSTRUMENT & SUPPLY WEST,INC	09/21/2021	Regular	0.00	395.00	70253
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
4895-IN	Invoice	09/01/2021	UF-VALVE SERVICE-W LINES	0.00	395.00	
	400-5000-520100		GENERAL SUPPLIES		395.00	
000698	L.G. EVERIST, INC	09/21/2021	Regular	0.00	315.97	70254
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
565826	Invoice	09/10/2021	UF-SQUEEGEE-W LINES	0.00	315.97	
	400-5000-520100		GENERAL SUPPLIES		213.92	
	420-5130-520100		GENERAL SUPPLIES		102.05	
002755	MAXINE BROOKS	09/21/2021	Regular	0.00	266.00	70255
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
91021	Invoice	09/10/2021	GF-RESTITUTION	0.00	266.00	
	100-221200		RESTITUTION PAYABLE		266.00	
000869	OPERATIONS MANAGEMENT INT	09/21/2021	Regular	0.00	120,324.80	70256
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
351230-22-10	Invoice	10/01/2021	UF-OMI MONTHLY BILLING	0.00	120,324.80	
	400-5010-530500		CONTRACTUAL OPERATION..		1,540.06	
	400-5010-532400		REPAIRS & MAINTENANCE -..		556.67	
	400-5020-530500		CONTRACTUAL OPERATION..		34,667.41	
	400-5020-530500		CONTRACTUAL OPERATION..		1,630.81	
	400-5020-532400		REPAIRS & MAINTENANCE -..		10,020.00	
	400-5060-530500		CONTRACTUAL SERVICES-...		3,533.85	
	400-5060-530500		CONTRACTUAL SERVICES-...		10,323.97	
	400-5060-532400		REPAIRS & MAINTENANCE-...		1,670.00	
	420-5140-530500		CONTRACTUAL OPERATION..		40,795.37	
	420-5140-532400		REPAIRS & MAINTENANCE -..		15,586.66	
000885	PAYMASTER CHECKWRITER CO	09/21/2021	Regular	0.00	547.47	70257

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
211228	Invoice	09/08/2021	GF-ANNUAL CHECK WRITER CERTIFICATION-...	0.00	547.47	
100-1600-520100	GENERAL SUPPLIES	GF-ANNUAL CHECK WRITER CERTI...		97.97		
100-1600-530600	CONTRACTUAL SERVICES	GF-ANNUAL CHECK WRITER CERTI...		449.50		
000901	PLAINS EAST MECHANICAL SERVICES LLC	09/21/2021	Regular	0.00	4,164.29	70258
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
3214-1104	Invoice	09/07/2021	REC-RTU-2 REPAIR	0.00	320.50	
500-6700-532500	REPAIRS & MAINTENANCE -..	REC-RTU-2 REPAIR		320.50		
3215-1105	Invoice	09/07/2021	REC-FITNESS RTU ECONIMIZER REPAIR	0.00	1,656.50	
500-6700-532500	REPAIRS & MAINTENANCE -..	REC-FITNESS RTU ECONIMIZER RE...		1,656.50		
3216-1106	Invoice	09/07/2021	CPR-DAMPER REPAIR-COM CTR	0.00	1,145.00	
230-6000-532500	REPAIRS & MAINTENANCE -..	CPR-DAMPER REPAIR-COM CTR		1,145.00		
3217-1107	Invoice	09/07/2021	REC-VALVE, FLANGE REPLACEMENT	0.00	1,042.29	
500-6700-532500	REPAIRS & MAINTENANCE -..	REC-VALVE, FLANGE REPLACEME...		1,042.29		
001643	PROCEDURE INC	09/21/2021	Regular	0.00	50,742.75	70259
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
1949	Invoice	09/08/2021	GF-AUG21 PERMIT/INSPECTIONS FEES-PLA...	0.00	50,742.75	
100-4000-530600	CONTRACTUAL SERVICES	GF-AUG21 PERMIT/INSPECTIONS ...		50,742.75		
001727	RUBEN FUENTES	09/21/2021	Regular	0.00	89.09	70260
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
91321	Invoice	09/13/2021	UF-LUNCH REIMBURSEMENT-W LINES	0.00	89.09	
400-5000-532800	STAFF DEVELOPMENT	UF-LUNCH REIMBURSEMENT-W L...		44.55		
420-5130-532800	STAFF DEVELOPMENT	UF-LUNCH REIMBURSEMENT-W L...		44.54		
001606	SUPER-TECH FILTERS	09/21/2021	Regular	0.00	460.13	70261
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
354482	Invoice	09/08/2021	REC-HVAC FILLTERS	0.00	460.13	
100-3300-532500	REPAIRS & MAINTENANCE -..	REC-HVAC FILLTERS		33.96		
230-6000-532500	REPAIRS & MAINTENANCE -..	REC-HVAC FILLTERS		68.63		
500-6700-532500	REPAIRS & MAINTENANCE -..	REC-HVAC FILLTERS		357.54		
002816	THE CIRCUIT CLERK	09/21/2021	Regular	0.00	640.00	70262
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
003	Invoice	09/13/2021	GF-MARIJUANA LICENSING CONSULT-MISC	0.00	640.00	
100-1800-530600	CONTRACTUAL SERVICES	GF-MARIJUANA LICENSING CONS...		640.00		
001079	THE EMPLOYMENT FIRM	09/21/2021	Regular	0.00	1,072.79	70263
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
33969	Invoice	09/15/2021	GF-TEMP EMPLOYEE 9/7-9/10/21-FIN	0.00	1,072.79	
100-1600-530600	CONTRACTUAL SERVICES	GF-TEMP EMPLOYEE 9/7-9/10/21-...		1,072.79		
001101	TODD HODGES DESIGN LLC	09/21/2021	Regular	0.00	10,533.01	70264
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
3348	Invoice	09/13/2021	GF-PLANNING SRVC 8/30-9/12/21-PLANNING	0.00	10,533.01	
100-204000	DEVELOPERS DEPOSITS	GF-PLANNING SRVC 8/30-9/12/21...		46.25		
100-4100-530600	CONTRACTUAL SERVICES	GF-PLANNING SRVC 8/30-9/12/21...		9,887.50		
100-4100-533000	TRAVEL & MEETINGS	GF-PLANNING SRVC 8/30-9/12/21...		467.01		
100-4100-533000	TRAVEL & MEETINGS	GF-PLANNING SRVC 8/30-9/12/21...		132.25		

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
001120	TRUDILIGENCE LLC	09/21/2021	Regular	0.00	119.48	70265
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
41906	Invoice	09/01/2021	GF-BACKGROUND CHECKS-HR	0.00	119.48	
100-1400-531900			PRE-EMPLOYMENT FEES		53.24	
100-1400-531900			PRE-EMPLOYMENT FEES		43.00	
100-1400-531900			PRE-EMPLOYMENT FEES		23.24	
001147	USA BLUE BOOK	09/21/2021	Regular	0.00	669.34	70266
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
717619	Invoice	09/03/2021	UF-REPLACEMENT BATTERIES-W LINES	0.00	669.34	
400-5000-520100			GENERAL SUPPLIES		334.67	
420-5130-520100			GENERAL SUPPLIES		334.67	
001963	WASTE CONNECTIONS OF COLO, INC	09/21/2021	Regular	0.00	578.69	70267
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
5535573	Invoice	09/01/2021	GF-AUG21 TRASH SRVC-FAC	0.00	117.64	
100-3300-530600			CONTRACTUAL SERVICES		117.64	
5535575	Invoice	09/01/2021	CPR-AUG21 TRASH SRVC-COM CTR	0.00	304.31	
230-6000-530600			CONTRACTUAL SERVICES		304.31	
5535576	Invoice	09/01/2021	CEM-AUG21 TRASH SRVC	0.00	57.01	
350-3670-532600			REPAIRS & MAINTENANCE -..		57.01	
5535577	Invoice	09/01/2021	GF-AUG21 TRASH SRVC-PARKS	0.00	99.73	
100-3500-530600			CONTRACTUAL SERVICES		99.73	
001183	WAXIE SANITARY SUPPLY	09/21/2021	Regular	0.00	508.17	70268
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
80280583	Invoice	09/09/2021	GF-DOGGIE DISPENSER BAGS-PARKS	0.00	508.17	
100-3500-520100			GENERAL SUPPLIES		508.17	
001212	WILLIAMS AND WEISS CONSULTING	09/21/2021	Regular	0.00	3,375.00	70269
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
1562	Invoice	09/14/2021	2021 WATER ENGINEERING	0.00	3,375.00	
220-5020-532100			PROFESSIONAL SERVICES		2,550.00	
400-5020-531000			ENGINEERING SERVICE		825.00	
000119	BANK OF COLORADO	09/10/2021	Bank Draft	0.00	5,988.08	DFT0001784
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
INV0001033	Invoice	09/10/2021	HSA DISTRIBUTION	0.00	5,988.08	
100-212401			HSA PAYABLE		5,988.08	
000119	BANK OF COLORADO	09/10/2021	Bank Draft	0.00	515.83	DFT0001785
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
INV0001034	Invoice	09/10/2021	HSA DISTRIBUTION	0.00	515.83	
100-212401			HSA PAYABLE		515.83	
001416	VALIC_1	09/10/2021	Bank Draft	0.00	29,907.51	DFT0001786

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0001035	Invoice	09/10/2021	VALIC - 457(b) \$ Contributions	0.00	29,907.51	
	100-212300	414H PLAN PAYABLE	VALIC - 457(b) \$ Contributions		750.00	
	100-212300	414H PLAN PAYABLE	VALIC - 457(b) ROTH \$ Contributi...		630.00	
	100-212300	414H PLAN PAYABLE	VALIC - 457(b) ROTH % Contributi...		774.22	
	100-212300	414H PLAN PAYABLE	VALIC - 457(b) \$ Contributions		735.00	
	100-212300	414H PLAN PAYABLE	VALIC - 457(b) % Contributions		292.06	
	100-212300	414H PLAN PAYABLE	VALIC - PD Retirement Plan Contri...		12,063.40	
	100-212300	414H PLAN PAYABLE	VALIC - Regular Plan Retirement C...		9,152.42	
	230-212300	414H PLAN PAYABLE	VALIC - Regular Plan Retirement C...		1,043.42	
	230-212300	414H PLAN PAYABLE	VALIC - 457(b) \$ Contributions		387.50	
	500-212300	414H PLAN PAYABLE	VALIC - 457(b) ROTH % Contributi...		36.29	
	500-212300	414H PLAN PAYABLE	VALIC - 457(b) \$ Contributions		137.50	
	500-212300	414H PLAN PAYABLE	VALIC - 457(b) % Contributions		24.43	
	500-212300	414H PLAN PAYABLE	VALIC - Regular Plan Retirement C...		1,065.74	
	600-212300	414H PLAN PAYABLE	VALIC - 457(b) ROTH \$ Contributi...		40.00	
	600-212300	414H PLAN PAYABLE	VALIC - 457(b) ROTH % Contributi...		129.41	
	600-212300	414H PLAN PAYABLE	VALIC - Regular Plan Retirement C...		1,384.50	
	810-212300	414H PLAN PAYABLE	VALIC - Regular Plan Retirement C...		1,261.62	
001265	IRS	09/10/2021	Bank Draft	0.00	54,485.95	DFT0001787
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0001036	Invoice	09/10/2021	Federal Withholding	0.00	54,485.95	
	100-212000	FICA/MEDICARE PAYABLE	Social Security		14,318.48	
	100-212000	FICA/MEDICARE PAYABLE	Medicare		5,092.84	
	100-212100	FEDERAL INCOME TAX PAY...	Federal Withholding		15,493.50	
	230-212000	FICA/MEDICARE PAYABLE	Social Security		1,607.92	
	230-212000	FICA/MEDICARE PAYABLE	Medicare		376.14	
	230-212100	FEDERAL INCOME TAX PAY...	Federal Withholding		1,241.84	
	500-212000	FICA/MEDICARE PAYABLE	Social Security		2,901.20	
	500-212000	FICA/MEDICARE PAYABLE	Medicare		678.46	
	500-212100	FEDERAL INCOME TAX PAY...	Federal Withholding		1,257.86	
	600-212000	FICA/MEDICARE PAYABLE	Social Security		4,099.50	
	600-212000	FICA/MEDICARE PAYABLE	Medicare		958.76	
	600-212100	FEDERAL INCOME TAX PAY...	Federal Withholding		2,394.37	
	810-212000	FICA/MEDICARE PAYABLE	Social Security		2,057.40	
	810-212000	FICA/MEDICARE PAYABLE	Medicare		481.16	
	810-212100	FEDERAL INCOME TAX PAY...	Federal Withholding		1,526.52	
001418	CO DEPARTMENT OF REVENUE	09/10/2021	Bank Draft	0.00	9,026.42	DFT0001788
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0001037	Invoice	09/10/2021	CO Withholding	0.00	9,026.42	
	100-212200	STATE INCOME TAX PAYAB...	CO Withholding		6,221.81	
	230-212200	STATE INCOME TAX PAYAB...	CO Withholding		433.52	
	500-212200	STATE INCOME TAX PAYAB...	CO Withholding		655.54	
	600-212200	STATE INCOME TAX PAYAB...	CO Withholding		1,127.03	
	810-212200	STATE INCOME TAX PAYAB...	CO Withholding		588.52	
001416	VALIC_1	09/10/2021	Bank Draft	0.00	-253.62	DFT0001789
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
CM0000022	Credit Memo	09/10/2021	VALIC - PD Retirement Plan Contributions	0.00	-253.62	
	100-212300	414H PLAN PAYABLE	VALIC - PD Retirement Plan Contri...		-253.62	
001265	IRS	09/10/2021	Bank Draft	0.00	6.61	DFT0001790

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Date Range: 09/08/2021 - 09/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
INV0001038	Invoice	09/10/2021	Federal Withholding	0.00	6.61	
	100-212000		FICA/MEDICARE PAYABLE	Medicare	0.78	
	100-212100		FEDERAL INCOME TAX PAY...	Federal Withholding	5.83	
001418	CO DEPARTMENT OF REVENUE	09/10/2021	Bank Draft	0.00	1.20	DFT0001791
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
INV0001039	Invoice	09/10/2021	CO Withholding	0.00	1.20	
	100-212200		STATE INCOME TAX PAYAB...	CO Withholding	1.20	
001416	VALIC_1	09/14/2021	Bank Draft	0.00	253.62	DFT0001796
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
INV0001040	Invoice	09/14/2021	VALIC - PD Retirement Plan Contributions	0.00	253.62	
	100-212300		414H PLAN PAYABLE	VALIC - PD Retirement Plan Contri...	253.62	
000465	FIRE & POLICE PENSION ASC	09/13/2021	Bank Draft	0.00	1,661.24	DFT0001799
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name	Item Description	Distribution Amount	
91321	Invoice	09/13/2021	GF-FPPA PAYMENT FOR PAYROLL 9/10/21	0.00	1,661.24	
	100-2100-512650		FPPA DISABILITY	GF-FPPA PAYMENT FOR PAYROLL ...	1,661.24	

Bank Code Pooled Cash Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	162	82	0.00	293,113.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	10	10	0.00	101,592.84
EFT's	0	0	0.00	0.00
	172	93	0.00	394,706.68

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	234	119	0.00	414,785.85
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	10	10	0.00	101,592.84
EFT's	0	0	0.00	0.00
	244	130	0.00	516,378.69

Fund Summary

Fund	Name	Period	Amount
600	GOLF ENTERPRISE FUND	9/2021	81,486.00
820	FLURA	9/2021	40,186.01
999	POOLED CASH/CONSOLIDATED CASH	9/2021	394,706.68
			516,378.69

RECORD OF PROCEEDINGS
FORT LUPTON CITY COUNCIL/ENTERPRISE BOARDS
September 7, 2021

The City Council of the City of Fort Lupton met in a regular session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the City Council, on Tuesday, September 7, 2021. Due to the COVID-19 virus, the meeting was held with remote access provided through GoToWebinar. Mayor Zo Stieber called the meeting to order at 7:00 p.m. and invited everyone to join her in the Pledge of Allegiance.

ROLL CALL

Mari Peña, City Clerk, called the roll. Those present were Mayor Zo Stieber and Councilmembers Chris Ceretto, Michael Sanchez, and Bruce Fitzgerald. Councilmembers David Crespin and Shannon Rhoda participated remotely through GoToWebinar.

Also present were City Administrator, Chris Cross, City Clerk, Mari Peña, City Attorney, Andy Ausmus, Police Chief, John Fryar, Planning Director, Todd Hodges, and Finance Director, Leann Perino.

PERSONS TO ADDRESS COUNCIL

Sandra Smith, resident of the City of Fort Lupton, addressed Council about her continued ground water issues. She stated that she was unsure of how to make it stop in many areas of her house including the basement and the front yard. She also stated that the water and electricity bills have more than doubled, with her August balance reached \$267.46 with water in her basement. She requested a resolution from Council, as her house is the only one experiencing the ground water issues.

Roy Vestal, Public Works Director, stated that so far they were able to check if water was traveling up the gravel bed from the sewer service. He also stated that the recommended service line for the under drain is under the sewer line which should be draining water out of the gravel bed. He also stated they were able to pump down the pond approximately two feet and pump water out of her front yard, but only pumping the water out of the front yard affected the owner's sump pump. Roy Vestal recommended that the City hire a Geotechnical and Hydrogeological expert to monitor the water elevation to find a solution.

Mayor Stieber asked if water was flowing through the sub-drain as it is supposed to be. Roy Vestal stated that it is flowing correctly.

Councilmember Chris Ceretto asked if the water meter for the property was at the street and if there was a possible leak between the meter and the house. Roy Vestal confirmed that the meter was at the street and that part of the water bill increase is due to the recent fee implemented.

Mayor Stieber asked how much a Hydro Engineer would cost. Roy Vestal stated that he would put together a formal quote to present to Council at a later date.

Andy Ausmus, City Attorney, stated for the record that the City is not assuming any liability for the issue. Sandra Smith stated that she understood.

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APPROVAL OF AGENDA

Staff asked that Action Memorandum Items: AM 2021-148 Award Contract to Imperial Custom Concrete for not to Exceed \$506,000.00 for 2021 – Repairs, Trail and Parking Lot Project From Street Sales Tax Fund and General Fund be added to the Agenda. It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve the Agenda as amended. Motion passed unanimously on a roll call vote.

REVIEW OF ACCOUNTS PAYABLES

Council reviewed the September 7, 2021, payables; there were no questions or comments from the Mayor or Council.

CONSENT AGENDA

It was moved by Bruce Fitzgerald and seconded by Michael Sanchez to approve the Consent Agenda as presented with the following items: August 17, 2021 City Council Meeting Minutes, August 31, 2021 City Council Special Meeting Minutes, Second Reading Ordinance 2021-1123 ADOPT ORDINANCE 2021-1123 ANNEXING LAND LEGALLY DESCRIBED IN EXHIBIT “A” KNOWN AS THE RATERINK ANNEXATION AND APPROVING THE ANNEXATION AGREEMENT, Second Reading Ordinance 2021-1124 INITIALLY ZONING LAND KNOWN AS THE RATERINK INITIAL ZONING, LEGALLY DESCRIBED IN EXHIBIT A, TO THE ‘A’ AGRICULTURAL ZONE DISTRICT, (Correction to Ordinance Number) Ordinance 2021-1125 AN ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE RICHARD ALLEN AND DEBORAH L. SMITH PUBLIC RIGHT OF WAY DEDICATION FOR COUNTY ROAD 24. Motion passed unanimously on roll call vote.

ACTION MEMORANDUM

**AM 2021-139 Permit Application to Change, Alter, or Modify Licensed Premises
Submitted by Ft Lupton Ristorante LLC DBA Wholly Stromboli at 410 Denver Avenue**

An application has been submitted by Melissa Rickman, to modify the liquor licensed premises at her restaurant Wholly Stromboli located at 410 Denver Ave.

Attached is the application and supporting documents defining the additional exterior area to be included. Regulation 47-302 of the Liquor and Beer Code Regulations provides an opportunity for the licensee to modify their licensed premise with prior written consent of the local and state licensing authorities. The proposed modification permit application will include modification of the patio on the east, a new patio on the north and south sides as well as additional storage on the east side of the building and using space that is currently vacant in the building.

Mari Peña, City Clerk, made a presentation on the liquor license modification. She stated the modification includes the Wholly Stromboli restaurant building, the area that used to be the tattoo shop and the eye doctor. There will be outdoor patio seating on the north and south side of the

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building, with additional patio seating on the east side of the building, as well as the patio seating that already exists.

Melissa Rickman, owner of Wholly Stromboli, was present to answer any questions.

It was moved by Chris Ceretto and seconded by Michael Sanchez to approve the permit application to Change, Alter, or Modify Licensed Premises Submitted by FT Lupton Ristorante LLC DBA Wholly Stromboli at 410 Denver Avenue. Motion passed unanimously on a roll call vote.

AM 2021-147 Adopting an Ordinance of the City Council of the City of Fort Lupton Enacting a New Article XII of Chapter 6 of the Fort Lupton Municipal Code Regarding the Regulations and Licensing of Regulated Marijuana Stores

On November 3, 2020, the registered electors of the City of Fort Lupton approved ballot initiatives permitting for the establishment and operation of medical marijuana centers and retail marijuana stores subject to the requirements of the State of Colorado medical and retail marijuana codes and regulations and the ordinances and codes to be adopted by the City of Fort Lupton.

Originally, staff started with two ordinances for medical marijuana and retail marijuana. Staff was ready to proceed with the Second Reading of the Ordinances, however after much concern and discussion with the Council and the public, Council directed staff to write one ordinance rather than two and establish additional regulations within the ordinance. The ordinance reflects the changes after the discussion.

Key Points:

- Maximum number of licensed establishments shall not exceed four (4);
- Stores are permitted only within the following zoning districts: the C-1 General Commercial District, C-2 Heavy Commercial District, I-1 Light Industrial Zone District, I-2 Heavy Industrial Zone District and PUD Planned Unit Development District, which specifically permits retail marijuana stores, and upon obtaining all land use approvals necessary for such use;
- Within one thousand (1,000) feet of any school, any child care center, any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation center;
- Within five hundred (500) feet any public park with playground equipment;

The Ordinance creates: Prohibited marijuana license types, License/bond requirements, Application, Co-location, Licensing Process, Local licensing authority, Issuance of license, duration, renewal; Annual operating and administrative fees, Location, operational restrictions and requirements, marijuana stores, Inspection of books, records, and licensed premises, Transfer of Ownership, change of Corporate Structure, Unlawful acts of licensees and persons, Nonrenewal suspension or revocation of license and Violations and penalties.

The Application Process is listed under Section 6-355 Application.

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- Obtain an approved Zoning Verification Form from the Planning and Development Department.
- Applicant shall submit an application with the required documentation.
- Upon receipt of a complete application, the City Clerk shall notify all affected departments to determine whether the application is in full compliance with all state and local laws, rules, and regulations. The City Clerk will prepare a report to submit to the local licensing authority.

The Licensing Process is listed under Section 6-357 via a 3-Step Process.

- Initial Review
- Lottery
- Public Hearing

Mari Peña, City Clerk, stated that prohibited marijuana license types and bond requirements are now included. She stated that it is up to Council to keep the bond requirements in the Ordinance. Annual operating and administrative fees will be presented as a Resolution to Council at a later date. As discussed, the 3,000 foot requirement between stores was removed, but no more than four stores will be allowed.

Mayor Stieber clarified that this now includes medical and retail marijuana stores.

Mari Peña read the Bond Requirement section of the Ordinance for Council.

It was moved by Michael Sanchez and seconded by Bruce Fitzgerald to approve Ordinance 2021-1127 AN ORDINANCE ENACTING A NEW ARTICLE XII OF CHAPTER 6 OF THE FORT LUPTON MUNICIPAL CODE REGARDING THE REGULATIONS AND LICENSING OF REGULATED MARIJUANA. Motion passed unanimously on a roll call vote.

AM 2021-143 Accepting the 2022 Property/Casualty Preliminary Contribution Quotation From CIRSA Estimated at \$349,107

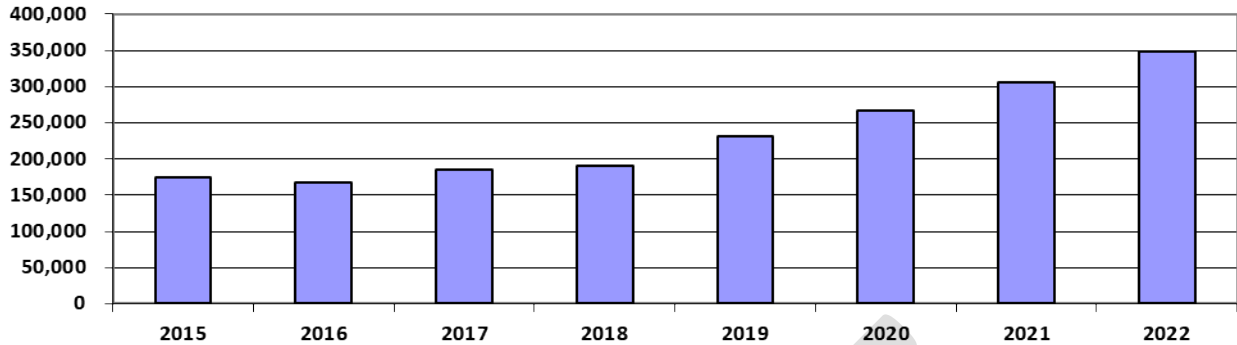
CIRSA annually submits an estimated billing for City's Property/Casualty Insurance coverage. The estimate for the 2022 fiscal year is \$349,107. This will be billed on January 1, 2022

Based on the performance of the City during the year, we are provided a preliminary billing by CIRSA for our Property/Casualty Insurance coverage for the following year. The City will not be billed for this payment until after January 1, 2022.

As a result of the City's claims history, premium contributions have changed over time as follows (it should be noted that "legal" expenses incurred by CIRSA to represent the City are also included in the claims costs):

2015	\$ 175,430	2019	\$ 231,152
2016	\$ 167,640	2020	\$ 267,758
2017	\$ 185,936	2021	\$ 305,176
2018	\$ 190,464	*2022	\$ 349,107

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(*Denotes the preliminary/estimated cost of contribution. This may increase due to actual costs at the end of the year).

The increase is mainly due to the City's loss experience which has increased our 2022 quote \$36,144.77. Other increases are due to the general increase in property insurance due to nationwide natural disasters.

Leann Perino, Finance Director, presented on the preliminary quote from CIRSA. She stated that the quote was 12% higher than last year due to an increase in Police Liability Insurance.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to accept the 2022 Property/Casualty Preliminary Contribution Quotation from CIRSA estimated at \$349,107. Motion passed unanimously on a roll call vote.

PUBLIC HEARING

AM 2021-144 Approval of an Ordinance Declaring That the Public Health, Safety, and General Welfare Require the Inclusion of the City of Fort Lupton Within the Metro Wastewater Reclamation District and that the City Council Desires to Have the City Included Therein Upon the Terms and Conditions Prescribed by the Metro Board of Directors

Approval of this Ordinance is required to continue application with the Metro Wastewater Reclamation District for inclusion as a metropolitan connector.

Council approved pursuit of the METRO connection option on April 20, 2021 with AM2021-066. The City has determined that entering into an agreement with the Metro Wastewater Reclamation District's (MWRD) Regional Northern Treatment Plant may be a preferred alternative to expanding the City's Wastewater Treatment Plant (WWTP). The Metro District Board of Director's Resolution NO. 0721-B7.f was approved on July 20, 2021, which determined that the District could feasibly serve the City.

The next step for joining the regional facility is adopting an ordinance "declaring that the public health, safety, and general welfare require the inclusion of said municipality within the district

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and that the governing body desires to have said municipality included therein upon the terms and conditions prescribed by the board of directors.”

Roy Vestal, Public Works Director, presented on the Ordinance declaring the inclusion of Fort Lupton within the Metro Wastewater Reclamation District.

Councilmember, Shannon Rhoda, asked if this step was just to continue the process, not agreeing to the contract. Staff clarified that this was the service contract and agreement, but the engineering and construction piece is separate.

Council expressed concern of committing to this agreement without known costs. Staff informed Council of the estimated cost of \$50 million.

Andy Ausmus, City Attorney, stated that once the service contract is executed then the City has committed to this agreement.

Mayor Stieber opened the public hearing at 7:35 p.m. Chris Cross, City Administrator, presented on the service agreement with Metro Wastewater Reclamation District.

Mayor Stieber asked if anyone from the public wished to speak for or against the proposal.

Claud Hanes, resident of the City, stated that there has been a lot of back and forth on the matter and the logical choice in his opinion is to go with Metro Wastewater because of their technology and facility.

No further discussion occurred.

Mayor Stieber closed the public hearing at 7:42 p.m.

It was moved by Michael Sanchez and seconded by Bruce Fitzgerald to approve Ordinance 2021-1128 AN ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON, ACTING BY AND THROUGH THE UTILITY ENTERPRISE BOARD, DECLARING THAT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE REQUIRE THE INCLUSION OF FORT LUPTON WITHIN THE METRO WASTEWATER RECLAMATION DISTRICT (DISTRICT) AND THAT THE CITY OF FORT LUPTON INCLUDED THEREIN UPON THE TERMS AND CONDITIONS PRESCRIBED BY THE BOARD OF DIRECTORS OF THE DISTRICT; APPROVING THAT CERTAIN “SEWAGE TREATMENT AND DISPOSAL AGREEMENT (SERVICE CONTRACT) WITH THE METRO WASTEWATER RECLAMATION DISTRICT”: AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY; AND SETTING FORTH OTHER DETAILS RELATED THERETO. Motion passed with 5 ‘yes’ votes and 1 ‘no’ vote by Shannon Rhoda.

ACTION MEMORANDUM

AM 2021-145 Adopt Ordinance to Accept Public Right of Way From McIntosh Farm CO LLLP for 250 Feet of the Northern Portion of County Road 16

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To accept the dedication of a 42.5-foot wide public Right of Way located north of the centerline of County Road 16 approximately 250-feet along the frontage of the McIntosh special use permit site plan, in the Southwest ¼ of Section 29, Township 2 North, Range 66W from McIntosh Farm CO LLLP.

The Heavy Repair Shops Site Plan was required to dedicate Right of Way along County Road 16 as part of the planning process (Road 16 Annexation) approved with Resolution No. 2013R008 on March 11, 2013.

County Road 16 is designated as a Collector in the City's Transportation Plan with a future Right of Way of 85-feet required.

This dedication includes property from section line (southern property line) to 42.55-feet north for Right of Way dedication.

Roy Vestal, Public Works Director, provided a presentation on the Ordinance to accept the public right of way from McIntosh Farm CO LLLP.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve Ordinance 2021-1129 AN ORDINANCE OF THE CITY COUNCIL ACCEPTING THE MCINTOSH FARM CO LLLP PUBLIC RIGHT OF WAY DEDICATION FOR COUNTY ROAD 16. Motion passed unanimously on a roll call vote.

AM 2021-146 Ratifying The Mayor's Signature for Contract Agreement with CDOT for State Highway Maintenance

To ratify the Mayor's signature on the contract with CDOT for maintenance services on Hwy 52 and US 85B.

The State has the responsibility to maintain state highways and contracts with local agencies for assistance to maintain the roadways within the jurisdiction. The annual payment by the state to the city will be \$13,543.00 (\$725.00 / lane mile). City Limits are currently from CR 21 to CR 35 along Hwy 52.

Contracted maintenance functions include:

- Pavement patching / minor repairs,
- Crack sealing pavements
- Base stabilization and repair,
- Fence cleaning and maintenance,
- Sign post installation, maintenance and replacement,
- Delineator, reference post installation, maintenance and replacement,
- Guard rail maintenance, installation and replacement,
- Bridge / Structure painting,
- Snow removal and traction application.

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City public works is capable of performing these maintenance activities and has done so in the past. The contract agreement period is for 4.75-years.

Roy Vestal, Public Works Director, provided a presentation for the contract agreement with CDOT for state highway maintenance.

It was moved by Bruce Fitzgerald and seconded by Michael Sanchez to approve the ratification of the Mayor's Signature on the contract agreement with CDOT for State Highway Maintenance. Motion passed unanimously on a roll call vote.

AM 2021-148 Award Contract to Imperial Custom Concrete for not to Exceed \$506,000.00 for 2021 – Repairs, Trail and Parking Lot Projected From Street Sales Tax Fund and General Fund

Approve Contract Agreement with Imperial Custom Concrete for 2021 - Repairs, Trail and Parking Lot Project for not to exceed \$506,000.00 from Street Sales Tax Fund and General Fund.

Bid documents were advertised from August 6, 2021 with bid opening on September 3, 2021. Three bids were received with Imperial Custom Concrete providing the lowest responsible bid as shown in the attached Bid Tabulation.

Imperial Custom Concrete is a highly respected contractor in Front Range communities with several local municipalities' projects in the area. City staff has a verified company history and references of this contractor, and they have done an excellent job with the construction work.

Budgeted	Awarded	
City Hall Reconfiguration	\$300,000	\$ 31,000
Concrete Repairs	\$ 50,000	\$ 50,000.
Asphalt Repairs/Crack Sealing	\$120,000	\$ 75,000
Recreation Center Trail	\$100,000	\$244,000
Recreation Center Parking Lot	<u>\$250,000</u>	<u>\$105,025</u>
Total Funds available in 2021	\$520,000	\$506,000

Intent of the contract as advertised is to Change Order additional repair work in the 2022 budget year.

Anticipated project start October 1 with completion in 225 Calendar Days.

Roy Vestal, Public Works Director, provided a presentation on the contract with Imperial Custom Concrete for repairs, trail, and parking lot.

It was moved by Chris Ceretto and seconded by Bruce Fitzgerald to approve awarding the contract agreement to Imperial Custom Concrete for not to Exceed \$506,000.00 for 2021 – Repairs, Trail and Parking Lot Project from Street Sales Tax and General Fund. Motion passed unanimously on a roll call vote.

STAFF

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Leann Perino, Finance Director, reported that the auditors will be coming into the next Council meeting to present the 2020 audit.

Roy Vestal, Public Works Director, provided an update on 6th Street. He stated that there is a commitment for the pavers to supply on Friday.

MAYOR/COUNCIL REPORTS

There were no reports from the Mayor or Council.

FUTURE CITY EVENTS

September 10-11, 2021	Trapper Days, Downtown Fort Lupton
September 14, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
September 21, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
September 23, 2021	Senior and Disabled Citizen Fall Clean Up
September 28, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 5, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.

ADJOURNMENT

Mayor Stieber adjourned the meeting at 7:58 p.m.
Submitted by,

Maricela Peña, City Clerk
Approved by City Council

Zo Stieber, Mayor

ORDINANCE NO. 2021-1125

INTRODUCED BY: TOMMY HOLTON

A ORDINANCE OF THE CITY COUNCIL OF FORT LUPTON ACCEPTING THE RICHARD ALLEN AND DEBORAH L. SMITH PUBLIC RIGHT OF WAY DEDICATION FOR CR 24 LOCATED IN THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO.

THIS RIGHT OF WAY IS CREATED AND GRANTED THIS 17th DAY OF AUGUST 2021.

INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED this 17th day of August 2021.

PUBLISHED in the Fort Lupton Press the 25th day of August 2021.

FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY this 21st day of September 2021.

PUBLISHED BY TITLE ONLY the 29th day of September 2021.

EFFECTIVE (after publication) the 29th day of October 2021.

CITY OF FORT LUPTON, COLORADO

Zo Stieber, Mayor

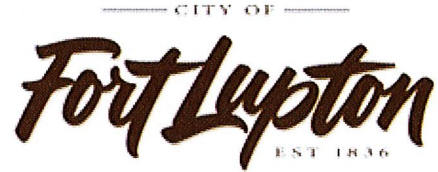
ATTEST:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-149

AWARD CONTRACT FOR GEOTECHNICAL GROUNDWATER STUDY OF GROUNDWATER AT 305 WAGONWHEEL TO CESAR, INC. FOR NOT TO EXCEED \$6,500.00 FROM ENGINEERING GENERAL FUND

I. **Agenda Date:** Council Meeting – September 21, 2021

II. **Attachments:** a. Contract Agreement – Cesar, Inc.
b. Cesar Proposal (Exhibit A)

III. **Summary Statement:**

Award of contract to Cesar, Inc. for geotechnical groundwater study of groundwater at 305 Wagonwheel for not to exceed \$6,500.00 from the Engineering General Fund.

IV. **Submitted by:** _____
Public Works Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ Date

IX. Detail of Issue/Request:

The resident at 305 Wagonwheel has experienced excessive water infiltration into the basement structure of the home. City staff have investigated the situation that is inconclusive related to origin and potential methods to alleviate the situation.

This investigation will determine groundwater level elevations in relation to the structure to determine possible sources and remediation possible.

X. Legal/Political Considerations:

Providing this service does not imply fault or City responsibility for this situation.

XI. Alternatives/Options:

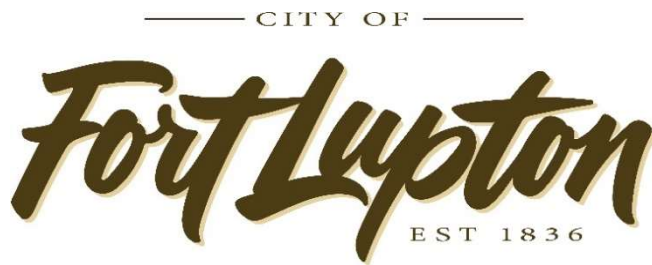
- A) Approve the contract award to Cesar*
- B) Reject agreement contract with another firm.*
- C) Delay action on the contract to gather more information.*

XII. Financial Considerations:

The 2021 budget includes \$15,000 for Engineering Services in the General Fund Engineering Department. Current balance is \$13,597.50 remaining in the budget. (100-3400-531000)

XIII. Staff Recommendation:

Staff recommends approving award of the contract to Cesar for geotechnical groundwater study of groundwater at 305 Wagonwheel for not to exceed \$6,500.00.



City of Fort Lupton, Colorado

Consultant Agreement

This Agreement is entered into by and between the **City of Fort Lupton, Colorado** (hereinafter “City”) and **Cesar, Inc.** (hereinafter “CONSULTANT”).

WHEREAS, the parties hereto agree in consideration of the covenants, payments and agreements set forth herein as follows:

1. **SCOPE OF WORK.** Consultant will furnish all tools, equipment, supplies, superintendence, insurance, transportation, labor and other accessories, services and facilities specified or required to complete the work. Consultant shall provide and perform all necessary labor in a first class and professional manner and in accordance with the conditions and prices stated in the bid proposal and the requirements, stipulations, provisions and conditions of the contract documents. Consultant shall perform, execute, and complete all things mentioned to be done by the Consultant and all work included in the scope of work set forth and incorporated herein as **Exhibit A**. Consultant confirms it possesses all necessary professional licenses and is in good standing with the State of Colorado. Further, Consultant states it possesses professional liability insurance and will add the City as an additional insured for this project.

2. **CONTRACT DOCUMENTS.** This Agreement consists of and includes this Agreement and the scope of work set forth in the Consultant’s proposal attached hereto as **Exhibit A**. In the event of any conflict between any of these documents, this document shall control.

3. **TIME OF COMPLETION.** The Consultant agrees to commence work upon execution of this Agreement and to complete all work in an expeditious and timely manner to meet the prescribed Project schedule.

4. **CONTRACT SUM.** The City shall pay to the Consultant for performance and completion of the work encompassed by this Agreement, and the Consultant will accept as full compensation in accordance with the terms set forth in **Exhibit A**, subject to confirmation by the City of completion of the scope of work in accordance with the contract documents attached hereto. Said amounts to be paid upon review and acceptance of the work by the City, in its sole discretion.

5. **CONTRACT APPROPRIATIONS/NO CHANGE ORDERS.** The City states that the amount of money appropriated for this Agreement is equal to or in excess of the contract amount. No change order to this Agreement requiring additional compensable work to be performed, which work causes the aggregate amount payable under this Agreement to exceed the amount appropriated for the original contract shall be issued by the City unless the City notifies the Consultant in writing, that lawful appropriations to cover the costs of this additional work has been made and the change order is approved by the City in its sole discretion in writing.

6. **AMENDMENT/NO ASSIGNMENT.** No modification or amendment of this Agreement shall be valid unless in writing and signed by all parties to this Agreement.

7. **COMPLETE AGREEMENT.** This Agreement, and the exhibits hereto, shall constitute the entire agreement between the parties with respect to the subject matter hereof and there are no agreements, representations or warranties other than as set forth herein.

8. **SEVERABILITY.** In the event any portion of this Agreement is held to be unenforceable, the unenforceable portion of this Agreement will be deleted and the remaining provisions of the Agreement shall continue in full force and effect.

9. **GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Colorado. All parties agree that any dispute regarding enforcement of this Agreement shall be filed in Weld County District Court after first attempting in good faith to submit the dispute to mediation. Submission of any dispute to mediation shall be a condition precedent to filing litigation in this matter, other than the request for injunctive relief.

10. **OSHA REQUIREMENTS.** Consultant agrees that it alone bears the responsibility for providing a safe and healthy work environment and shall provide its employees with adequate orientation and training to safely perform the scope of work set forth in this contract. Consultant shall at all times comply with the safety and health regulations of the Occupational Safety and Health Act of 1970 (29 CFR 1926) including all amendments and modifications thereto. In the event there is a conflict between the safety and health provisions of federal, state or local regulations, the more stringent provision shall prevail.

11. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** The City, its elected officials, officers and employees are relying upon, and do not waive or intent to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. Sec. 24-10-101 et seq. as amended or otherwise available to the City. Nothing herein shall operate as a waiver of any right the City has of governmental immunity under Colorado law which is specifically herein reserved.

12. **INDEPENDENT CONTRACTOR.** Contractor is a separate, legal entity from the City and the parties make this Agreement accordingly with the understanding that Contractor at all times is acting as an independent contractor and not an employee or agent of the City. All persons retained by Contractor to perform services pursuant to this Agreement shall be employees or independent contractors of Contractor and are not employees, contractors or agents of the City. Contractor does not have the authority to bind the City by contract or otherwise

13. **FORCE MAJEURE.** Neither party shall be liable or responsible to the other party nor be deemed to have defaulted under or breached this Agreement for failure or delay in fulfilling or performing any obligation under this Agreement when such failure or delay is caused by or results from causes beyond the reasonable control of the affected party, including but not limited to fire, floods, embargoes, pandemics, wars, acts of war (whether war is declared or not), insurrections, riots, civil commotions, strikes, lockouts or other labor disturbances, instances affecting public health including

pandemics, acts of God or acts, omission, or delays in acting by any governmental authority. Provided, however, that the party so affected shall use reasonable efforts to avoid or remove such causes of non-performance, and shall continue performance hereunder with reasonable dispatch whenever such causes are removed. Either party shall provide the other party with prompt written notice of any delay or failure to perform that occurs by reason of force majeure. The parties shall mutually seek a resolution of the delay or the failure to perform as noted above.

14. **INDEMNIFICATION BY CONSULTANT.** Consultant shall defend, indemnify and hold the City harmless from any damages, including but not limited to any loss, liability, expenses, suit or claim, or claim for injury to persons or damage to property arising out of the activities of Consultant or its subconsultants pursuant to this Agreement. Expenses shall include all out of pocket expenses, attorney fees, expert costs and related litigation fees.

15. **APPROVAL REQUIRED.** This Agreement is subject to the final approval of the Fort Lupton City Council and signature by the Mayor of Fort Lupton.

EXECUTED THIS _____ DAY OF **September 2021.**

CITY OF FORT LUPTON, COLORADO

BY: Zo Stieber
TITLE: Mayor

Cesar Inc.:

BY: _____
TITLE: _____

EXHIBIT A



September 13, 2021

Mr. Roy Vestal, P.E.
Public Works Director/City Engineer
City of Fort Lupton
130 S. McKinley
Fort Lupton, CO 80621

Subject: Proposed Geotechnical Groundwater Study
305 Wagonwheel Drive
Fort Lupton, Colorado
Proposal Agreement No. F210902

Dear Mr. Vestal:

Cesare, Inc. (Cesare) is pleased to submit this proposal to City of Fort Lupton (Client) for a geotechnical study at 305 Wagonwheel Drive, Fort Lupton, Colorado.

It is Cesare's understanding the single family residence located at 305 Wagonwheel, east of the Coyote Creek Golf Course, is experiencing a condition where high groundwater is causing the sump pump under the structural basement floor to run more frequently than in the past. This could be indicative of a changed groundwater condition. The owner and the City of Fort Lupton would like to conduct a limited groundwater study to try to identify potential source of the groundwater, flow direction, and develop solution alternatives to minimize water accumulating in the crawlspace drain and sump system.

Cesare proposes to:

- 1) Contact the Utility Notification Center of Colorado (811) to have publicly owned utilities identified and marked prior to performing any drilling or excavation on the property. Additionally, a private utility locator will be subcontracted to mark underground utilities and other subterranean structures that can't be located by the 811 service.
- 2) Drill 5 borings in the general area of subject residence. Cesare will collaborate with the City of Fort Lupton to finalize boring locations based on known information about existing utilities, underdrains and nearby surface water impoundments. Borings will be drilled to depths of about 15 to 20 feet below the existing ground surface, or to refusal, whichever occurs first. This proposal is based on the site being accessible by a standard truck mounted, rubber tired drill rig, equipped with continuous flight, solid stem auger. In the event site access or difficult drilling requires use of a different rig or drilling equipment, additional costs will apply.
- 3) Perform penetration resistance tests on the in-place soil/bedrock during drilling to help identify pertinent material layers and obtain samples of the material encountered.
- 4) The borings will be converted to temporary monitoring wells via the installation of slotted PVC pipe, gravel filter pack, and flush mounted well caps at the ground surface at the

time of drilling. Installation of temporary monitoring wells requires a "Notice of Intent" (NOI) be submitted to the Colorado Department of Water Resources (DWR) at least 3 business days prior to drilling the borings, and that a well construction report be submitted for each monitoring well installed within 60 days of drilling completion. Cesare will provide the required NOI and the required well construction reports. Groundwater levels in Cesare's borings/monitoring wells will be checked during drilling and periodically after drilling at a frequency that the Client and Cesare mutually agree to.

- 5) All temporary monitoring wells must be abandoned within 18 months of installation in accordance with DWR abandonment requirements, unless the wells are permitted as permanent monitoring wells. When groundwater monitoring is completed, Cesare can abandon each of the monitoring wells, if and when directed by the Client. Fees for abandoning the wells are not included in this proposal.
- 6) Conduct limited laboratory testing to classify and characterize the soil/bedrock material encountered in the borings. Testing may include grain size distribution, plasticity, natural moisture content and density.
- 7) Present interim data verbally as the field and laboratory study progresses, if requested.
- 8) Summarize the field and laboratory data and present the results of Cesare's evaluation in an engineering letter report. The report will provide an opinion as to the source of the groundwater, hydraulic gradient and flow direction, and suggested mitigation to stop or reduce the flow of water into the area of the crawlspace.
- 9) Submit the geotechnical letter report in electronic format (pdf) signed by a Colorado registered professional engineer upon completion of these services. Printed copies will not be provided unless specifically requested prior to report preparation. Additional fees will apply if printed copies are requested.

Cesare will perform the proposed services on a time and materials bases for an estimated fee of \$6,500

ADDITIONAL SERVICES

Cesare anticipates that some clarification/discussion with the Client and/or other members of Client's design team may be desired/needed after submittal of Cesare's report. Cesare strongly encourages this collaboration and 2 hours of post report consultation time is incorporated into the estimated fee stated herein. Client agrees to compensate Cesare for additional consultation or services provided on a time and materials basis, according to Cesare's current standard schedule of fees. More extensive changes in scope, including but not limited to additional analysis, research, report revisions, engineering, site observations, field or laboratory testing, etc., warrant a presentation of the proposed services and estimated fees and will be performed upon Client's acknowledgment and written authorization.

The proposed services will require driving a drilling rig over the ground surface/existing landscaped areas, possibly causing rutting or damage to the ground surface, existing vegetation, lawn, and/or sprinkler system. This proposal does not cover the costs for repair of such damage, should it occur. If the Client/Owner requires and requests that such damage be repaired, Cesare will submit a separate proposal for the cost of conducting the requested repair.

Depending upon final boring locations selected, it is possible the proposed services may require drilling through existing pavement. Cesare will repair the pavement with cold patch asphalt or non-shrink grout as appropriate. If the Client/Owner requires and requests repair beyond this, Cesare will submit a separate proposal for the cost of conducting the requested repair.

Samples collected and subjected to testing, if any, will be disposed of after testing is completed. Samples not subjected to testing, if any, will be disposed of 30 days after submittal of the report for which the samples were collected.

TERMS OF AGREEMENT

Cesare shall perform its services proposed above, subject to these terms of agreement (Agreement), in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing under similar conditions in the location of the project. No warranty or guarantee, either expressed or implied, is made or intended in our proposals, contracts, or reports.

The Client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by Cesare and that site and material conditions may vary. The data, tests, observations, interpretations, and recommendations made by Cesare are, therefore, based solely on the information available and obtained by Cesare. Cesare will be responsible for those data, interpretations, and recommendations as indicated above, but shall not be responsible for the interpretations by others of the information developed. Cesare is not responsible for knowledge of previous studies on the subject property unless they are made available to Cesare and their review made part of this Agreement.

In performing services under this Agreement, Cesare shall be entitled to rely upon the accuracy and completeness of reports, plans, specifications, and recommendations prepared by other consultants retained by the Client and Cesare shall not be held liable for any actions, allegations, claims, or damages resulting from errors or omissions as a result of such reliance.

In the event the Client presents a claim against Cesare at law or otherwise, for any alleged error, omission, or other act arising out of the performance of our professional services; and the Client fails to prove such claim upon final adjudication, the Client shall pay all costs incurred by Cesare in defending itself against the claim, including but not limited to personnel-related costs, attorney's fees, court costs, and other claim-related expenses.

INVOICES

Invoices will be submitted monthly and on completion of services and are payable on receipt unless other arrangements have been made. Cesare reserves the right to apply an interest charge of 1.5% per month to unpaid balances commencing thirty (30) days from the date of invoice and/or to cease service on any continuing project where invoices are more than sixty (60) days past due. Attorney's fees and other costs incurred in collecting delinquent amounts shall be paid by the Client.

PROPOSALS

Written technical proposals and engineering/consulting fee estimates are provided on request.

Technical proposals and fee estimates are valid for sixty (60) days from the date of the proposal, after which they are subject to review by Cesare. A revised proposal and fee estimate may be submitted.

RIGHT-OF-ENTRY

Client will work with the homeowner to obtain legal right-of-entry for Cesare and associated equipment utilized to complete the proposed services. While Cesare will take reasonable precautions to minimize damage to the project property, it is understood by Client that in the normal course of work, some damage may occur, and unless otherwise stated in Cesare's scope, the correction of which is not part of this Agreement.

UTILITIES

Cesare will contact 811 prior to conducting onsite studies, as described in the scope of services. Client is responsible for designating/marketing the location of all other onsite utilities or subterranean structures not located by 811 prior to the commencement of Cesare's services. Client agrees to indemnify and hold Cesare and Cesare's subcontractors harmless for damage to any utilities or subterranean structures (irrigation lines, telephone wires, pipes, tanks, etc.) whose locations are not marked or are not clearly marked or are not marked accurately in the field prior to Cesare's arrival onsite.

If there are no private onsite utilities or subterranean structures in the locations where subsurface exploration is planned, Client shall provide Cesare a written declaration that the planned exploration areas are clear of private utilities or subterranean structures.

JOBSITE SAFETY

Neither the professional activities of Cesare, nor the presence of Cesare or its employees, and/or subconsultants at the project site, shall relieve the Owner or Owner's representatives of its obligations, duties, and responsibilities with any health and/or safety precautions required by any regulatory agencies. Cesare and its personnel have no authority to exercise any control over any other contractor, consultant, or their employees in connection with their work or any health and/or safety programs or procedures. The Client agrees that other contractors or consultants shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the Client's contract with other contractors or consultants.

OWNERSHIP OF DOCUMENTS

Unless otherwise agreed in writing, all documents and information prepared by Cesare in connection with the performance of its services, including, but not limited to, Cesare's reports, boring logs, maps, field data, field notes, drawings and specifications, laboratory test data, and other similar documents (collectively "Documents") are and shall remain the property of Cesare. Cesare has the right, in its sole discretion, to dispose of or retain the Documents. The Documents may be used by Client only in connection with completion of the subject project.

Upon receipt of payment in full, Cesare grants to Client a non-exclusive license to use the Documents in constructing, maintaining, or renovating the subject project. Client agrees not to alter the

Documents, use the Documents for any other project, or distribute the Documents to any third party. To the maximum extent permitted by law, Client shall defend, indemnify, and hold Cesare harmless against all claims arising out of the unauthorized alteration, distribution, or reuse of Cesare's Documents. Client shall not assign and/or transfer, directly or indirectly, in whole or in part, the Documents to any third party without Cesare's prior review and written consent.

INDEMNIFICATION

The Client expressly agrees to indemnify and save harmless Cesare, its officers, agents, employees, successors, and assigns against any suits, claims, demands, or actions, which are brought against Cesare, its officers, agents, employees, successors, and assigns for or as the result of any injuries or damages received or sustained by any person, firm, or corporation; or persons, firms, or corporations, resulting from the Client's negligent acts, errors, or omissions and those of their contractors, subcontractors, consultants, or anyone for whom the Client is legally liable, and arising from the project that is subject to this Agreement. Cesare is not obligated to indemnify the Client in any manner from the Client's own negligence.

Cesare's services in connection with this Agreement shall in no way subject the Consultant's individual employees, officers, or directors to any personal legal exposure for any services associated with this project.

MEDIATION

In an effort to resolve any conflicts that arise from the services of this Agreement, the Client and Cesare agree that all disputes between them arising out of or relating to this Agreement shall first be submitted to non-binding mediation, unless the parties otherwise mutually agree in writing.

INSURANCE

Cesare has coverage under public liability, property damage, and professional liability insurance policies as Cesare deems to be adequate. Certificates for such policies of insurance shall be provided to Client upon written request.

LIMITATION OF LIABILITY

To the maximum extent permitted by law, the Client agrees to limit Cesare's total aggregate liability to Client and others for all injuries, claims, losses, damages, and expenses (including costs, expenses, attorney fees, and interest) arising out of Cesare's services to the sum of \$50,000 or Cesare's fee for services rendered pursuant to this Agreement, whichever is less. This limitation shall apply, regardless of the nature of the claim made or the cause of action or legal theory pled or asserted.

Further, in the event of a claim, Client agrees that as its sole and exclusive remedy, any claim, demand, or suit shall be brought against Cesare as a corporation only, and not against any of Cesare's individual employees, engineers, agents, officers, directors, or shareholders.

ACCRUAL OF CLAIMS

The parties agree that any claim or cause of action between them, including, but not limited to claims for contribution and indemnity, shall be deemed to have accrued, and the applicable statute of

limitations and repose shall commence to run no later than the date of substantial completion of Cesare's services under this Agreement. Substantial completion shall be deemed to occur no later than the date Cesare signs a lien release for payment, or if no lien release is required, when Cesare issues its final invoice for services that Cesare has completed under this Agreement.

WAIVER OF CONSEQUENTIAL DAMAGES

Client and Cesare waive claims against each other for consequential, incidental, indirect, special, exemplary, or punitive damages arising out of Cesare's services. This mutual waiver includes, but is not limited to, claims for loss of use, product, rent, income, profit, financing, business, and reputation; for delay damages of any kind; for lost management and labor productivity; for lost opportunity to complete other projects; and for increased construction and financing costs. This waiver extends, without limitation, to all consequential damages due to either party's termination under this Agreement.

TERMINATION

Either party may terminate this Agreement for convenience and without cause upon giving the other party not less than seven (7) calendar days' written notice. In the event of such termination, the Client shall, within fifteen (15) calendar days, pay Cesare for all services rendered and all reimbursable costs incurred by Cesare up to the date of termination, in accordance with the payment provisions of this Agreement.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar days' written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement, including Client's failure to pay Cesare's invoices;
- Assignment of this Agreement or transfer of the project by either party to any other entity without the prior written consent of the other party;
- Suspension of the project or Cesare's services by the Client for more than ninety (90) calendar days, consecutive, or in the aggregate;
- Material changes in the conditions under which this Agreement was entered into, the scope of services or the nature of the project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

In the event of termination that is not the fault of Cesare, the Client shall pay Cesare, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by Cesare in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs, and all other expenses directly resulting from the termination.

ASSIGNMENT AND TRANSFER

Neither party may assign and/or transfer, directly or indirectly, all or part of its rights or obligations under this Agreement without the prior written consent of the other party.

THIRD PARTY BENEFICIARIES

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Cesare. Cesare's professional services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against Cesare because of this Agreement or the performance or nonperformance of services hereunder.

NON-SOLICITATION OF EMPLOYEES

Parties to this Agreement shall not either directly or indirectly solicit or hire the other party's employees during the term of this Agreement.

HAZARDOUS MATERIALS

The term "hazardous materials" means any toxic substances, chemicals, radioactivity, pollutants, or other materials, in whatever form or state, known or suspected to impair the environment or human health in any way whatsoever, including but not limited to those substances defined, designated, or listed in any federal, state, or local law, regulation, or ordinance concerning hazardous wastes, toxic substances, or pollution.

Client agrees to notify Cesare about any known or suspected environmental conditions or hazardous materials that could impact the proposed scope of services. Cesare agrees to notify the Client if Cesare encounters any known or suspected hazardous materials. Should any known or suspected hazardous materials be discovered in the course of the performance of the services under this Agreement, such discovery shall constitute a changed condition. Cesare's scope of services and fee schedule will require amendment prior to proceeding or the Agreement may be terminated. Should the discovery of any known or suspected hazardous material require Cesare to take immediate measures to protect health and safety, Client agrees to compensate Cesare for all costs incidental to taking such measures and for any equipment or replacement required. Client agrees to make any disclosure required by law to appropriate governmental agencies. Furthermore, Client agrees to defend, indemnify, and hold Cesare harmless from any and all liability arising from discovery by anyone of any known or suspected hazardous materials.

SEVERABILITY

Any provision of this Agreement later held to be unenforceable, void, or voidable, in litigation proceedings, shall be stricken and all remaining provisions shall continue in full force and effect.

APPLICABLE LAW

The law of the State of Colorado shall govern the validity of this Agreement, including its interpretation and performance.

ENTIRE AGREEMENT

This document shall be the entire Agreement and shall supersede any other Agreement between Client and Cesare relating to the subject matter thereof. In case of a conflict or inconsistency between this Agreement and any other contract documents, this Agreement shall control. Notwithstanding

any other provision in this Agreement, in the event Cesare begins performance of the activities addressed by this Agreement, this Agreement shall be deemed to be in effect and enforceable, regardless of whether either party has signed this Agreement.

Please sign and return this Proposal Agreement to this office. By affixing your signature to this Proposal Agreement, you attest that you have lawful authority to represent and act on behalf of the Client entity. Thank you for considering Cesare for these services.

Sincerely,
CESARE, INC.



K. Craig Vaughn, P.E.
Senior Principal/Director of Business Development

KCV/jkw

Attachment: Schedule of Fees

Agreed to this _____ day of _____, 20_____

Signature _____

Printed name _____

Title _____

Representing _____

Legal property description _____

Invoicing email address _____

CORE SERVICES

GEOTECHNICAL ENGINEERING

- Drop structures and bank erosion
- Earth and rock fill
- Earth/rock fill dams and hydraulic structures
- Excavation evaluation and shoring
- Groundwater and seepage analysis
- Pavement system design and rehabilitation
- Pipelines
- Shallow and deep foundations
- Soil and rock slope engineering
- Soil corrosivity studies
- Soil stabilization and modifications
- Subexcavations
- Subsurface drainage design

SUBSURFACE EVALUATIONS

- Becker and ODEX drilling
- Exploratory pit and excavation logging
- Geophysical assessments
- Packer testing (hydraulic conductivity)
- Piezometer and inclinometer installation and monitoring
- Pressuremeter/in situ testing
- Rock coring
- Rotary drilling and auger boring

CONSTRUCTION OBSERVATION AND MATERIALS TESTING

- Compaction test sections
- Concrete floor moisture barrier and relative humidity (RH)
- Fill, subgrade, and bases testing
- Floor flatness and levelness
- National Ready Mix Concrete Association (NRMCA) concrete plant inspections
- Piers and piling
- Precast and post-tensioned concrete
- Production and field testing of asphalt paving material (APM)
- Production and field testing of concrete material
- Quality assurance/quality control
- Reinforcing steel and concrete embeds
- Rock bolts, soil nails, and ground anchors
- Stabilized soil
- Structural masonry and masonry elements

ENGINEERING GEOLOGY AND GEOLOGIC HAZARDS

- Aggregate resources evaluation
- Detailed geologic mapping
- Excavation studies
- Geologic hazards assessments
- Geophysical assessments
- Rock joint studies and kinematic analysis
- Rockfall evaluation
- Slope stability analysis
- Soil solubility studies

ACCREDITED LABORATORY FACILITIES

- Aggregate tests
- Concrete tests
- Masonry tests
- Mixture designs (concrete, asphalt, soil, and base)
- Soil stabilization tests
- Soil tests

MISCELLANEOUS

- Coring operations (asphalt paving material and concrete)
- Drone applications
- Equipment rental
- Lightweight deflectometer
- Special sample preparation, process, or procedure

FORENSIC EVALUATIONS

- Arbitration, deposition, and trial testimony
- Claim evaluations
- Data analysis and summary reports
- Expert witness and consultation
- Site condition review and photograph documentation

VALUE ADDED BY VALUE ENGINEERING

- Design of asphalt and concrete mixtures using recycled constituents.
- Designing or modifying pavement sections to reduce cost, while still meeting the structural loading demands.
- Our relationships with material producers and intimate knowledge of the material they provide gives Cesare the ability to recommend products that may potentially reduce costs through direct savings on material or reduction in construction time and effort.
- Recommendation of construction methods to improve efficiency and effectiveness for compaction of different types of soil and asphalt.
- Substituting imported material with native material modified to meet the required specifications or intent of design.

Centennial, Colorado
7108 S Alton Way, Bldg B
Centennial, CO 80112

Frederick, Colorado
3772 Eureka Way, Unit A
Frederick, CO 80516

Silverthorne, Colorado
365 Warren Avenue,
Suite #201
Silverthorne, CO 80497

**Salida/Crested Butte
Colorado**
116 Halley's Avenue
Poncha Springs, CO

Mailing:
PO Box 1348
Poncha Springs, CO 81242

Phone 303-220-0300
Fax 303-220-0442
www.cesareinc.com





August 31, 2021

Chris Cross
City of Fort Lupton
130 S McKinley Ave
Fort Lupton CO 80621

STATEMENT – ID 1730

Paragraph 4 of your Class B water allotment contract with the Northern Colorado Water Conservancy District provides for payment of assessment charges on 50 acre-foot units of Colorado-Big Thompson Project water as follows:

2021 Water Year: 50 AFUs @ \$47.80 = \$2,390.00

Paragraph 4 of your Section 131 water allotment contract with the Northern Colorado Water Conservancy District provides for payment of assessment charges on 3,087 acre-foot units of Colorado-Big Thompson Project water as follows:

2022 Water Year: 3,087 AFUs @ \$49.10 = \$151,571.70

Total Due \$153,961.70

Payment is due on or before October 1, 2021. If you have any questions regarding this statement, please contact Sherri Rasmussen at (970) 622-2217.

Please return lower portion with your payment.

Class "B" assessment for: **City of Fort Lupton – ID 1730**

Please make payment to: **NORTHERN WATER**

Amount Due: **\$153,961.70**

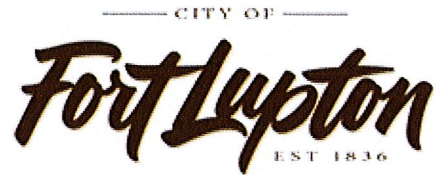
Due Date: **October 1, 2021**

Amount Enclosed: _____

ACCOUNTS RECEIVABLE
NORTHERN WATER
220 WATER AVE
BERTHOUD CO 80513

PLEASE NOTE
Updated
Payment
Address

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-150

**APPROVE PAYMENT THE 2022 COLORADO BIG THOMPSON (CBT) ASSESSMENT FROM THE
UTILITY FUND FOR AN AMOUNT NOT TO EXCEED \$153,961.70**

I. **Agenda Date:** Council Meeting – September 21, 2021

II. **Attachments:** a. Northern Colorado Water Conservancy District Statement

III. **Summary Statement:**

The CBT annual assessment of \$153,961.70 for the 2022 water year, is due October 1, 2021 to Northern Colorado Water Conservancy District.

IV. **Submitted by:** _____
Leann Perino, Finance Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

The CBT annual assessment of \$153,961.70 for the 2022 water year, is due October 1, 2021 to Northern Colorado Water Conservancy District.

The charges are made up of 2 pieces a 2021 water year assessment of 50 acre-feet assessed at the 2021 rate of \$47.80 per acre-foot and a 2022 water year assessment of 3,087 acre-feet at the 2022 assessment rate of \$49.100 per acre-foot.

Water Year	Units (acre-foot)	Rate	Assessment
2021	50	\$ 47.80	\$ 2,390.00
2022	3,087	\$ 49.10	\$ 151,571.70
Total			\$153,961.70

For Comparison our 2021 Assessment were as follows

Water Year	Units (acre-foot)	Rate	Assessment
2020	50	\$ 46.50	\$ 2,325.00
2021	3,065	\$ 48.80	\$ 146,507.00
Total			\$ 148,832.00

X. Legal/Political Considerations:

Payment of the assessment is a required by our water allotment contract with Northern Colorado Water Conservancy District.

XI. Alternatives/Options:

None

XII. Financial Considerations:

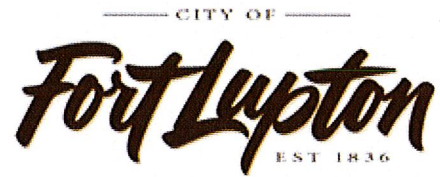
The 2021 assessment of \$2,390 will be charged to the current year's budget in the Utility fund. A total of \$169,000 is budgeted for CBT assessment, Fulton Ditch assessment, and CBT carry over. There is \$16,446 remaining to pay for the \$2,390..

The 2021 assessment will be accrued in 2021 and expenses against the 2022 budget at the beginning of the year.

XIII. Staff Recommendation:

Approve payment of the CBT assessment for an amount not to exceed \$153,961.70 from the Utility Fund.

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-152

**SEEKING DETERMINATION OF A TAVERN LICENSE RENEWAL FOR SILVERMOON,
LLC DBA SILVERMOON BAR AND CAFE LOCATED AT 334 MAIN STREET**

I. Agenda Date: Council Meeting – September 21, 2021

II. Attachments:

- a. Liquor License Renewal Application
- b. Police Department e-mail
- c. Colorado Dept. of Revenue Liquor Enforcement Division Letter

III. Summary Statement:

Silvermoon, LLC dba Silvermoon Bar and Café (“Silvermoon”) submitted a liquor license renewal application on August 20, 2021. Liquor License Renewals may be approved administratively if all conditions listed in Section 6-39 of the Fort Lupton Municipal Code have been met.

IV. Submitted by: _____
Mari Peña, City Clerk

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____ City Clerk _____ Date

IX. Detail of Issue/Request:

Silvermoon, LLC dba Silvermoon Bar and Café submitted a liquor license renewal application on August 20, 2021. Liquor License Renewals may be approved administratively if all conditions listed in Section 6-39 of the Fort Lupton Municipal Code have been met. The conditions listed under *Section 6-39 Administrative Approvals for Liquor Licenses* are as follows:

- i. The applicant has timely and properly submitted a complete license renewal application and tendered all required fees in accordance with this Chapter and the provisions of Title 44 C.R.S.;
- ii. The applicant's license is in good standing with the City and the State, and no violation of law has occurred during the previous year;
- iii. To the knowledge of the City Clerk, there is no pending or proposed criminal or legal investigation or charges against the applicant or the licensed premises; and
- iv. There is no other information known by the City Clerk that would cause the City Clerk, in her reasonable belief, to believe that some violation of applicable law has occurred or that the license should not be renewed.

On Monday, March 21, 2021, Sergeant Whyard submitted an email to the State of Colorado Liquor Enforcement Division requesting the liquor license for Silvermoon be revoked due to various disturbances at the Silvermoon, see Attachment 'B'.

On June 25, 2021, the State of Colorado Liquor Enforcement Division conducted an inspection of the licensed premises and found the following violations: no sandwich type food was available during the hours of operation 44-3-412 C.R.S., books and invoices were not available for inspection 44-3-301 (4)(a) C.R.S., and the local liquor license wasn't posted. A warning letter was issued, see Attachment 'C'.

On or about September 9th, the Code Enforcement Officer conducted an inspection of the premises. At this time, sandwich type food was available, book and invoices were not available, and the local liquor license wasn't posted. The premises was clean and orderly and all other licenses were posted.

The Building Department noted one (1) outstanding building permit requiring a fence to enclose the existing dumpster. The owner is currently working with the building department to finalize the permit and will be provided with a deadline to complete the work.

The Fort Lupton Fire Protection District will be determining if the access to the patio is adequate and if any modifications are required.

Due to this documentation, the City Clerk is unable to process the application administratively and is therefore being presented before City Council for final determination. The Liquor Licensing Authority for the City of Fort Lupton is the City Council.

Notification requirements pursuant to *Section 6-39 (4)* of the Fort Lupton Municipal Code and 44-3-302 C.R.S. have been met. A notice was sent via US Mail to Joe H. Cardenas, a notice was picked up by Jason Cardenas, and notice was posted on the premises at least ten (10) days in advance.

X. Legal/Political Considerations:

XI. Alternatives/Options:

1. Approve the renewal application.
2. Deny the renewal application.

XII. Financial Considerations:

N/A

XIII. Staff Recommendation:

Staff seeks direction.

SILVERMOON BAR AND CAFE
334 MAIN STREET
Fort Lupton CO 80621

REC'D CITY OF FT LUPTON
 AUG 20 2021 PM2:29

Fees Due		
Renewal Fee		Waived due to 20B-001
Storage Permit	\$100 X _____	\$
Sidewalk Service Area	\$75.00	\$
Additional Optional Premise Hotel & Restaurant	\$100 X _____	Waived due to 20B-001
Related Facility - Campus Liquor Complex	\$160.00 per facility	Waived due to 20B-001
Amount Due/Paid		\$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below

Return to city or county licensing authority by due date

Licensee Name SILVERMOON, LLC		Doing Business As Name (DBA) SILVERMOON BAR AND CAFE		
Liquor License # 03-10369	License Type Tavern (city)	Sales Tax License # 33277138	Expiration Date 09/16/2021	Due Date 08/02/2021
Business Address 334 MAIN STREET Fort Lupton CO 80621		County Weld	Phone Number [REDACTED]	
Mailing Address 334 MAIN STREET Fort Lupton CO 80621		[REDACTED]		
Operating Manager Jason Cardenas		[REDACTED]		

- Do you have legal possession of the premises at the street address above? **Yes** No
 Are the premises owned or rented? **Owned** Rented* *If rented, expiration date of lease _____
- Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. Yes **No**
- 3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes **No**
- 3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes **No**
4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. Yes **No**
5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. Yes **No**
6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. Yes **No**
7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. Yes **No**

Subject: FW: Request to revoke liquor sales license in the city

From: Bryan Whyard <bwhyard@fortluptonco.gov>

Date: March 21, 2021 at 05:44:12 MDT

To: DOR_LED@state.co.us

Subject: Request to revoke liquor sales license in the city

Good morning:

I wanted to file negative report regarding a local establishment within the city called Silvermoon Bar and Café located at 334 Main Street. The owner is Jason Cardenas. His license number is 03-10369.

Our agency has had a lengthy history with this establishment and the owner Jason. This establishment had an incident in April of 2017 after a weapons disturbance involving a male patron got upset over the loss of a pool game and pointed a Glock handgun at people at the bar. Jason had to speak with the city regarding obtaining his license again. Ultimately he was granted his license back. Since then, we have been called there for numerous calls such as disturbances, trespassing, disorderly conduct, etc.

One such call occurred on 09/13/2020 when a fight with weapons broke out involving parties who were arguing about who could drink the most whiskey while at the bar. Two men followed a patron outside the bar and attacked him, one using a baseball bat to strike the patron in the head causing the male to go into a coma at University hospital in Denver.

Another incident involved a patron who left the bar and proceeded to key a vehicle that was parked across the street. Ultimately, that male was arrested for Domestic Violence /Criminal Mischief because the vehicle belonged to an ex-spouse. The DV happened as a result of an argument that happened in the bar and made it's way outside.

On 02/07/2021, one of Jason's bartenders left work around 2330 hours. She crashed her vehicle into a residence a few blocks away. She was heavily intoxicated during this incident as well. She was arrested and processed for a DUI.

During the early morning hours today, I was driving passed the bar and observed three people physically fighting in the street outside the bar. Jason was working the establishment and came outside to tell us that nothing happened at the bar or outside his establishment. Jason was so visibly intoxicated he could barely formulate a sentence. He had such unsteady balance that one of my officers had to grab his arm to prevent him from falling over on the sidewalk outside the main entrance. We have had several issues with Jason drinking while the bar has been open. Each occasion Jason claimed that he had a bartender on duty and would argue that he can drink since he's not intoxicated. We have grave concerns that he is over serving patrons while being visibly intoxicated himself.

After the incident this morning (3 people issued citations) we gave an order to Jason to kick out his patrons and close his doors for the remainder of the night. We are asking that your agency get involved and assist us with closing this business. He had issues and was granted the opportunity to salvage the bar, his actions and our call volume suggest that things have gotten worse and not better. We continually come across patrons and employees who are overly intoxicated at the bar or leaving the bar. There is a distinguishable pattern of over serving alcohol with this business.

Thank you for your time. Please reach out with any questions you may have.

Respectfully,

Sergeant Bryan C. Whyard # 211
Fort Lupton Police Department
130 South McKinley Avenue
Fort Lupton, CO 80621
Dispatch 720-652-4222
[REDACTED]





COLORADO

Department of Revenue

Enforcement Division – Liquor & Tobacco

Physical Address:
1697 Cole Boulevard, Suite 200
Lakewood, CO 80401

Mailing Address:
P.O. Box 17087
Denver, CO 80217-0087
Fax: 303-866-2428

June 28, 2021

Silvermoon LLC.
d/b/a Silvermoon Bar and Cafe
334 Main Street
Fort Lupton, Co 80621

This letter is to inform you that on June 25, 2021, I conducted an inspection at Silvermoon Bar and Cafe in Fort Lupton. My inspection revealed you did not have sandwich type food available during your hours of operation, books and invoices not available for inspection, and your local liquor license was not posted. These are violations of the Colorado Liquor and Beer Code as well as the Colorado Code of Regulations.

You must provide sandwich type foods and snacks during all open business hours pursuant to Colorado Revised Statutes 44-3-412, entitled Tavern License, section 1 states:

*“(1) A tavern license shall be issued to persons selling alcohol beverages by the drink only to customers for consumption on the premises. A **tavern licensee shall have sandwiches and light snacks available** for consumption on the premises during business hours, but need not have meals available for consumption.*

The State and Local Liquor Licenses must be conspicuously posted (*in public view*) on your licensed premises pursuant to Colorado Revised Statutes (C.R.S.) 44-3-301(4)(a), entitled Licensing:

A. *The licenses provided pursuant to this article and article 46 of this title shall specify the date of issuance, the period which is covered, the name of the licensee, the premises or optional premises licensed, the optional premises in the case of a hotel and restaurant license, and the alcohol beverages that may be sold on such premises or optional premises. The licenses shall be conspicuously placed at all times on the licensed premises or optional premises, and all sheriffs and police officers shall see to it that every person selling alcohol beverages within their jurisdiction has procured a license to do so.*

Pursuant to the Colorado Code of Regulations 1 C.C.R. 203-2, Regulation 47-700, entitled Inspection of the Licensed Premises:

A. *The licensed premises, including any places of storage where alcohol beverages are stored or dispensed, shall be subject to inspections by the State or Local Licensing Authorities and their duly authorized representatives (which include investigators or peace officers) during all business hours and all other times of apparent activity, for the purpose of determining compliance with the provisions of articles 46, 47, or 48 of title 12, C.R.S., and regulations promulgated thereunder. For examination of any inventory or books and records required to be kept by licensees, access shall only be required during business hours. Where any*

part of the licensed premises consists of a locked area (for example, closets, filing cabinets, desks, safes), upon demand to the licensee, such area shall be made available for inspection without unreasonable delay; and upon request by authorized representatives of the licensing authority or peace officers, such licensee shall open said area for inspection.

1. The State and Local Licensing Authorities and their duly authorized representatives shall have the authority to inventory any or all alcohol beverages and items related to the manufacture, distribution, or sale of alcohol beverages on the licensed premises or any place where alcohol beverages are stored or dispensed.

2. In connection with any such inspections, the State and Local Licensing Authorities and their duly authorized representatives may examine, secure, or seize alcohol beverages or other items found so long as there is a reasonable belief that such alcohol beverages or other items are in violation of, or may be used as evidence of a violation of, articles 46, 47, or 48 of title 12, or any regulations promulgated thereunder. By way of illustration, such other items may include, but are not limited to, inventory, surveillance media, books and records required to be kept by the licensee, and other records maintained by the licensee.

3. The State and Local Licensing Authorities and their duly authorized representatives shall promptly provide the licensee with written notice describing any and all items secured or seized and the reasons for securing or seizing such items.

B. Each licensee shall retain all books and records necessary to show fully the business transactions of such licensee for a period of the current tax year and the three prior tax years. "Books" and "records" include documents or information in printed or paper form as well as documents or information maintained in a readable electronic or digital format. Licensees shall provide copies of books and records requested by the State and Local Licensing Authorities and their duly authorized representatives without unreasonable delay.

I would also like to take this time to remind you that serving visibly intoxicated person(s), which includes employees and licensee's is unlawful.

Pursuant to Colorado Revised Statutes 44-3-901(1)(a), It is unlawful, "To sell, serve, give away, dispose of, exchange, or deliver, or permit the sale, serving, giving, or procuring of, any alcohol beverage to a visibly intoxicated person or to a known habitual drunkard." Any person violating any of the provisions of CRS 44-3-901 (1) (a), commits a class 2 misdemeanor.

Pursuant to the Colorado Code of Regulations, 1 C.C.R. 203-2, Regulation 47-900, Section A, Conduct of Establishment:

A. Orderliness, loitering, serving of intoxicated persons. Each person licensed under Article 46, Article 47, and Article 48 of Title 12, and any employee or agent of such licensee shall conduct the licensed premises in a decent, orderly and respectable manner, and shall not serve a known habitual drunkard or any person who displays any visible signs of intoxication, nor shall they permit a known habitual drunkard or any person who displays any visible signs of intoxication to remain on the licensed premises without an acceptable purpose, nor shall the licensee, his employee or agent knowingly permit any activity or acts of disorderly conduct as defined by and provided for in Section 18-9-106, C.R.S., nor shall a licensee permit rowdiness, undue noise, or other disturbances or activity offensive to the senses of the average citizen, or to the residents of the neighborhood in which the licensed establishment is located.

The licensee is ultimately responsible for all activities that are conducted on the licensed premises. You must understand that any future violations could result in administrative action, which includes possible fines, suspension or revocation of your liquor license.

Your cooperation in addressing these violations and your continued efforts to comply with the *Colorado Liquor and Beer Codes* are greatly appreciated by our Division.

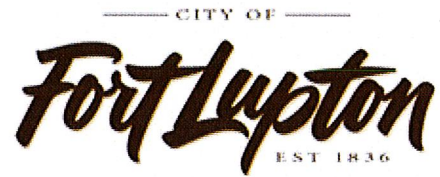
If you should have any questions, please feel free to contact me at 303 598-8375.

Respectfully,

A handwritten signature in black ink that reads "John McFadden". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

John McFadden, Criminal Investigator
Colorado Liquor/Tobacco Enforcement Division
John.mcfadden@state.co.us

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-152

**SEEKING DETERMINATION OF A TAVERN LICENSE RENEWAL FOR SILVERMOON,
LLC DBA SILVERMOON BAR AND CAFE LOCATED AT 334 MAIN STREET**

I. Agenda Date: Council Meeting – September 21, 2021

II. Attachments:

- a. Liquor License Renewal Application
- b. Police Department e-mail
- c. Colorado Dept. of Revenue Liquor Enforcement Division Letter

III. Summary Statement:

Silvermoon, LLC dba Silvermoon Bar and Café (“Silvermoon”) submitted a liquor license renewal application on August 20, 2021. Liquor License Renewals may be approved administratively if all conditions listed in Section 6-39 of the Fort Lupton Municipal Code have been met.

IV. Submitted by: _____
Mari Peña, City Clerk

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____ City Clerk _____ Date

IX. Detail of Issue/Request:

Silvermoon, LLC dba Silvermoon Bar and Café submitted a liquor license renewal application on August 20, 2021. Liquor License Renewals may be approved administratively if all conditions listed in Section 6-39 of the Fort Lupton Municipal Code have been met. The conditions listed under *Section 6-39 Administrative Approvals for Liquor Licenses* are as follows:

- i. The applicant has timely and properly submitted a complete license renewal application and tendered all required fees in accordance with this Chapter and the provisions of Title 44 C.R.S.;
- ii. The applicant's license is in good standing with the City and the State, and no violation of law has occurred during the previous year;
- iii. To the knowledge of the City Clerk, there is no pending or proposed criminal or legal investigation or charges against the applicant or the licensed premises; and
- iv. There is no other information known by the City Clerk that would cause the City Clerk, in her reasonable belief, to believe that some violation of applicable law has occurred or that the license should not be renewed.

On Monday, March 21, 2021, Sergeant Whyard submitted an email to the State of Colorado Liquor Enforcement Division requesting the liquor license for Silvermoon be revoked due to various disturbances at the Silvermoon, see Attachment 'B'.

On June 25, 2021, the State of Colorado Liquor Enforcement Division conducted an inspection of the licensed premises and found the following violations: no sandwich type food was available during the hours of operation 44-3-412 C.R.S., books and invoices were not available for inspection 44-3-301 (4)(a) C.R.S., and the local liquor license wasn't posted. A warning letter was issued, see Attachment 'C'.

On or about September 9th, the Code Enforcement Officer conducted an inspection of the premises. At this time, sandwich type food was available, book and invoices were not available, and the local liquor license wasn't posted. The premises was clean and orderly and all other licenses were posted.

The Building Department noted one (1) outstanding building permit requiring a fence to enclose the existing dumpster. The owner is currently working with the building department to finalize the permit and will be provided with a deadline to complete the work.

The Fort Lupton Fire Protection District will be determining if the access to the patio is adequate and if any modifications are required.

Due to this documentation, the City Clerk is unable to process the application administratively and is therefore being presented before City Council for final determination. The Liquor Licensing Authority for the City of Fort Lupton is the City Council.

Notification requirements pursuant to *Section 6-39 (4)* of the Fort Lupton Municipal Code and 44-3-302 C.R.S. have been met. A notice was sent via US Mail to Joe H. Cardenas, a notice was picked up by Jason Cardenas, and notice was posted on the premises at least ten (10) days in advance.

X. Legal/Political Considerations:

XI. Alternatives/Options:

1. Approve the renewal application.
2. Deny the renewal application.

XII. Financial Considerations:

N/A

XIII. Staff Recommendation:

Staff seeks direction.

RESOLUTION NO. P2021-017

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF THE BEEN MINOR SUBDIVISION TO CREATE FOUR SEPARATE LOTS ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 24, 2021, for the purpose of reviewing the Been Minor Subdivision application; and

WHEREAS, the minor subdivision will divide the property into four (4) separate lots planned; and

WHEREAS, after review of the application and supporting documentation, the Planning Commission finds the request for a minor subdivision to create four (4) separate lots generally conforms with City codes and requirements and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has considered the application and has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Been Minor Subdivision to create four (4) separate lots on a property located in the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado with the following conditions:

I. Prior to recording the minor subdivision plat:

- A. The title of the minor subdivision map shall include the Project No.: LUP2021-0013 & Plan No.: MSD2021-0002.
- B. Any redline comments provided by staff shall be made to the minor subdivision plat.
- C. Applicant shall dedicate by separate document 55' of right-of-way on County Road 19 requested by the Public Works Director.
- D. Applicant shall verify and delineate all utility easements on the plat.
- E. Applicant shall review the lots that the access easement(s) will benefit and update the map if necessary.
- F. Applicant shall finalize inclusion into the Northern Colorado Water Conservancy District.

- G. Applicant shall provide written evidence that the comments from the Public Works Director have been adequately addressed.
- H. Applicant shall identify any oil and gas wells and/or equipment on the property and provide a buffer in the size required by staff.
- I. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
- J. Applicant shall provide written acknowledgment of the comments from the Weld County Department of Public Health and Environment.
- K. Applicant shall provide written evidence that the comments from the Colorado Division of Water Resources have been adequately addressed.
- L. The following notes shall be added to the minor subdivision map:
 - 1. The property owner must submit evidence of adequate water supply prior to any change of use for the lots that are part of the Been Minor Subdivision.
 - 2. Access easements are dedicated for the benefit of owners of lots as depicted on this plat. No lot owner may install a gate or otherwise impede the use of such easements without the approval of all persons with rights of use of such easements.

DONE THIS 24TH DAY OF JUNE, 2021 BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, June 24, 2021.

Chair Mike Simone called the meeting to order at 6:03 p.m. and gave the following advisement:

Tonight's meeting shall have the option of virtual appearances so as to ensure the health and safety of the general public and the City of Fort Lupton Planning Commission and staff.

The intent and purpose of the virtual appearance option is to allow the City to be innovative in providing the general public the most meaningful access possible in light of the current challenges present as a result of the Covid-19 pandemic. Therefore, members of the general public will be offered the opportunity to be electronically present for meetings at the City, subject to existing health conditions.

An electronic link has been made available for tonight's meeting on the City's website and social media platforms and as posted at City Hall, so that the general public, Planning Commission and staff may choose to participate electronically via the internet or on the phone.

ROLL CALL

Roll was taken and those present were Chair Mike Simone and Commission Members Carlos Barron, Kathy Kvasnicka and Paul Weber. Member Thomas Meyers participated via phone. Also in attendance were Planning Director Todd Hodges, City Planner II Alyssa Knutson, City Planner I Maria Lancto, and Administrative Assistant Magaly Morales-Tejada.

APPROVAL OF AGENDA

A motion to approve the agenda was moved by Carlos Barron and seconded by Kathy Kvasnicka.

CONSENT AGENDA

A motion to approve the consent agenda was moved by Paul Weber and seconded by Kathy Kvasnicka.

PUBLIC COMMENT

Chair Simone asked if there was anyone who would like to comment on an item not on the agenda tonight. Hearing none, he closed Public Comment.

ACTION ITEMS

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

P2021-017: Been Minor Subdivision

Chair Simone stated that the Been Minor Subdivision and the Been Special Use Permit would be presented together, but public comment would be separate.

Planner Alyssa Knutson presented this item. She stated that this property, located west and adjacent to county road 19, would be subdivided into 4 separate parcels, Lot 3 specifically is being proposed for a special use permit for an RV park for about 75-141 RV's. Lot 1 is an existing residence, lot 2 would become future residential and lot 4 is yet to be determined. This property is zoned agricultural; an RV park is not a use by right in agricultural zoning which is why the special use permit is required. Conditions of approval have been added to the resolution that address lighting and landscaping. All notification requirements have been met and the applicant would like to provide a presentation.

Chair Simone addressed the applicant's representative, Chadwin Cox, and the applicant, Sheryl Been, and asked if they understood that a Member of the Planning Commission is appearing tonight via virtual connection and will not be appearing in-person. He asked if they consented to the applicable member voting on the submittal, even though said member was not present in person and if they voluntarily signed and submitted the written waiver and consent to proceed electronically tonight.

Ms. Been and Mr. Cox answered yes to all questions.

Mr. Cox stated that this 17-acre property includes an existing residence and the subdivision proposal would divide the property into four lots, 2 residential, 1 RV lot and 1 undetermined lot. The entire property is zoned agricultural. As part of the process, they have worked with traffic engineers, sales engineers, and consultants to identify short-term and long-term traffic. 75 RVs is the threshold at which improvements to the turn lane would be required. There will be internal water within the RV park, the water rights for the wells have been secured to serve 75-80 RV's; however, they are continuing conversations with Central Weld Water to secure a connection to the water system. The site drains from northeast to southeast, this drainage pattern will remain the same with a proposed storm water retention pond. This proposed RV park is the 3rd park that Western Engineering Consultants has worked on and the regulations within the park would be similar to those in the Keenesburg RV park. These regulations include no exterior storage on site, quiet hours, no ATV or motorized scooters, pets on leash, visitor registration, firearms and fireworks are strictly prohibited and campfires are only permitted in fire pits. There will be a quantity of trees along with a 6-foot screening fence along the border of the property. There will be a screened trash enclosure on site, a security building and a caretaker building with an outdoor covered area for gatherings.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full land fair opportunity to participate in tonight's public hearing

Ms. Been stated yes

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

Ms. Been stated no.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Tom Tinney, 3867 CR 19, asked when this property was annexed into Fort Lupton. He asked what the difference is between the residential parcels and the RV lot. He asked how many residences there would be. He asked what the permanence is of the RV's. He asked who is responsible for the road maintenance. He asked how about the effect on the water wells. He asked who is responsible for the enforcement of rules within the subdivision. He asked if this would be meant to house workers passing through the area. He asked if there are any city ordinances in place for RV permanence.

Mr. Cox responded to Mr. Tinney's questions. He stated that the property was annexed in 2020 - *staff correction, 2021*- this is not intended for mobile homes, the previously referenced RV Park in Keenesburg is very high-end, with no derelict vehicles in the lot, the property owner will provide the road maintenance on site. The State of Colorado Division of Water Resources has vetted the water well usage and deemed it adequate. The rules will be enforced at a zero-tolerance level and if local law enforcement is needed it will be called. The expected tenants are those working in the community that may not have the funds to purchase a permanent residence in the community.

Chair Simone closed the public comment portion of the Hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Barron asked if the access to the two residential lots was through the RV lot.

Mr. Cox stated that they would.

Member Barron asked if the access was vehicle accessible.

Mr. Cox states that all of the accesses are vehicle accessible. The internal roads were designed with fire district circulation in mind.

Chair Simone called for a motion to approve P2021-0015.

It was moved by Paul Weber and seconded by Carlos Barron. Motion passed unanimously.

P2021-018 Been RV Park Special Use Permit

There was no additional presentation for this item; the presentation for P2021-017 addressed the "Been" proposal in its entirety.

Chair Simone opened up the public comment portion of the Hearing for this action item.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

Danielle Rainey, 3863 CR 19, stated that she is strongly opposed to this special use permit being approved. She stated that she and her family moved in to the property north and adjacent to this parcel and stated that had she known this RV park was being proposed she would not have bought the property. She stated that this will impact the property values of her home and of others in the area and that it will affect their quality of life. She stated that she is concerned about the increase in traffic and the distance of the Fort Lupton police department and Fort Lupton Fire District, a distance that would not provide immediate response if there was an issue on the property. She also expressed concern about the impact on local schools and classroom sizes. Ms. Rainey stated that the increased traffic flow and the light pollution is unfavorable to land and livestock in the area. She stated that that the significant use of the water well will decrease the lifespan of the water well. She stated that she believes that the special use permit is a loophole in the agricultural zoning that will have a detrimental effect on the land. She concluded by stating that she does not believe that this use is harmonious with the current agricultural zoning.

Dolf Veit, 8502 CR 10, stated that if approved he would like the RV park completely fenced around as his property is accessible by foot and he has had issues with the current pedestrian flow on his property. He stated that the community as a whole is opposed to this project and that he does not appreciate that Ms. Been, who is living out of state, is proposing such a major change to their tight knit community. Mr. Veit voiced his concern over fire pits being used by several RV's and the effect that would have to the health of the community. He stated that many of the property owners in the area invested in these properties to retire on someday and that this proposed development directly affects those investments. Mr. Veit asked for clarification on the use of fire pits.

Eric Gardner, 3308 CR 19, stated that he believes that the RV Park would significantly affect the property values in the area. Mr. Gardner stated that many of the wells in the area are already shallow and this increased use could cause a significant decrease in the volume. He asked who would be responsible for paying for new wells if they become necessary due to direct impact of this project. Mr. Gardner referenced another RV park in Platteville - similar to this proposed park – and stated that it was closed due to contamination issues. Mr. Gardner stated that traffic increase would affect the roads and increase traffic accidents. He stated that the fire pits would cause insurance prices to go up. He stated that in 2007 there was an explosion at the refinery across the street, potentially putting the RV tenants at risk.

Tom Tinney, 3867 CR 19, stated that he is strongly opposed to this use. He stated that this use would significantly alter the character of this area. He stated that the large RVs present a risk to the pedestrian traffic as well as vehicular traffic. Mr. Tinney asked if this special use satisfy the applicable provisions of the code and if it is consistent with Fort Lupton's comprehensive plan. Mr. Tinney stated that the code encourages a neighborhood meeting, which was not done by the applicant.

John Brunetti, 3869 CR 19, stated that he wishes the applicant had reached out to the surrounding neighbors to discuss their concerns. He stated that a high-density development is not the intended use for agricultural zoning. He stated that he has concerns with the water rights not being fully secured, sewer concerns and light pollution. Mr. Brunetti stated that he would like more time to understand how these issues are being addressed. He also stated that the property is not properly maintained, creating a lot of trash in the area and imagines that an RV lot will bring more trash. He stated that he is concerned with an increase in crime, and how that will directly affect his business and the horses on his property.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021

Dean Felton, 3434 CR 19, read a letter on behalf of himself and his wife. The letter is attached to these minutes. He stated that they have concerns about the lack of notification from both the County and the City regarding this project. Mr. Felton stated that he has concerns on the well usage and how that will affect the volume of the well. He stated that the community as a whole is opposed to this development.

Chair Simone closed the Public Comment portion of the Hearing.

Mr. Cox responded to the questions. He stated that they did discuss how to safely conduct a neighborhood meeting, but it was decided that due to COVID-19 they would not pursue that. He stated that they will discuss the possibility of more fencing. Mr. Cox stated that there are currently no fire pits proposed on this property. He stated that the refinery is regulated by the State. The well usage and septic design criteria has also been regulated by the State. Mr. Cox stated that well usage is only being proposed in the event that negotiations between Central Weld Water and Northern Colorado Water District take several years. He stated that the caretaker will live on site and will be responsible for daily maintenance, including cleanliness of the property.

Chair Simone addressed the applicant, Sheryl Been. He asked if she felt she had a full and fair opportunity to participate in tonight's public hearing.

Ms. Been stated yes.

Chair Simone asked if there was anything she would have liked to present that she felt she was prevented from doing.

Ms. Been stated no.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions.

Member Weber asked for clarification on when the annexation of the property was finalized.

Planner Knutson stated that the City Council approval for the annexation was on February 16, 2021.

Mr. Weber asked if there is an age limit for the RV's.

Ms. Been stated that they would like them to be no older than 8 years.

Mr. Weber asked how it was determined that the aquifer is suitable for 75+ units.

Mr. Cox stated that the required usage is projected, which is then used to apply through the water court at which point it is vetted by that court and the State Division of Water Resources. He stated that there is a series of criteria that needs to be met.

Mr. Weber asked for clarification on what they intend to use for water.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

Mr. Cox stated that they intend to pursue Central Weld Water rather than well usage. However, both usages will be efficient.

Chair Simone asked if proposed lighting is included in this proposal and if all lighting would be downcast.

Mr. Cox stated that the photometric design address no shedding of light outside of the property.

Chair Simone addressed the public; he explained that while he, and the other members of the commission, are sympathetic to the concerns expressed tonight, he would like to clarify that the Planning Commission votes using criteria of land usage and zoning.

Member Barron added that all of these comments will be given to City Council for their hearing and that the public is encouraged to attend the City Council hearing.

Chair Simone called for a motion approve P2021-0018. It was moved by Paul Weber and seconded by Carlos Barron. Motion passed with four "yes" votes and one "no" vote.

P2021-019 Fort Lupton East Change of Zone

Planner Maria Lancto presented this item. She stated that this property, located northwest of the intersection of Hwy 52 and CR 35, is owned by the City of Fort Lupton and will be annexed by ordinance. She stated that city owned property can be annexed without public hearings; however change of zone requires public hearings. She stated that this hearing is for the initial zoning to the Agricultural zone district. She stated that there is currently no proposed development, and all future land use would go through the appropriate land use process. All notification requirements have been met, and staff is available to answer any questions.

Chair Simone opened up the public comment portion of the Hearing for the action item.

Andy Ellis, 17469 CR 14, stated that he had been told that this location would be a gun range in the future. He realizes that this public hearing is only for the change of zone, but would like to voice his opposition to the gun range and ask for recommendation on how to prepare for those hearings.

Planner Knutson stated that any future development proposals at this site would come back to the planning commission and follow the public hearing forum.

Mr. Ellis asked if they would be notified of future public hearings.

Chair Simone stated that there would be public notice and posting of any hearings, such as there were for this hearing.

Chair Simone opened up the hearing to Planning Commissioners' comments and questions. With no questions from Planning Commissioners, Chair Simone called for a motion to approve P2021-0015.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 24, 2021**

It was moved by Kathy Kvasnicka and seconded by Paul Weber. Motion passed unanimously.

DISCUSSION ITEMS

Review of Meeting Discussion

A review of meeting discussions took place.

Development Code Update

A discussion of the Development Code Update took place.

FUTURE BUSINESS

The next meeting of the Planning Commission is scheduled for July 8, 2021 at 6:00 PM.

ADJOURNMENT

Chair Simone adjourned the meeting at 7:22 PM.

Submitted by



Magaly Morales-Tejada, Administrative Assistant

Approved by Planning Commission



Mike Simone, Chair



**BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT
PROJECT NO. LUP2021-0013 / PLAN NO. MSD2021-0002 & SUP2021-0002**

PROJECT DESCRIPTION

Project No.: LUP2021-0013 / Plan No.: MSD2021-0002 & SUP2021-0002

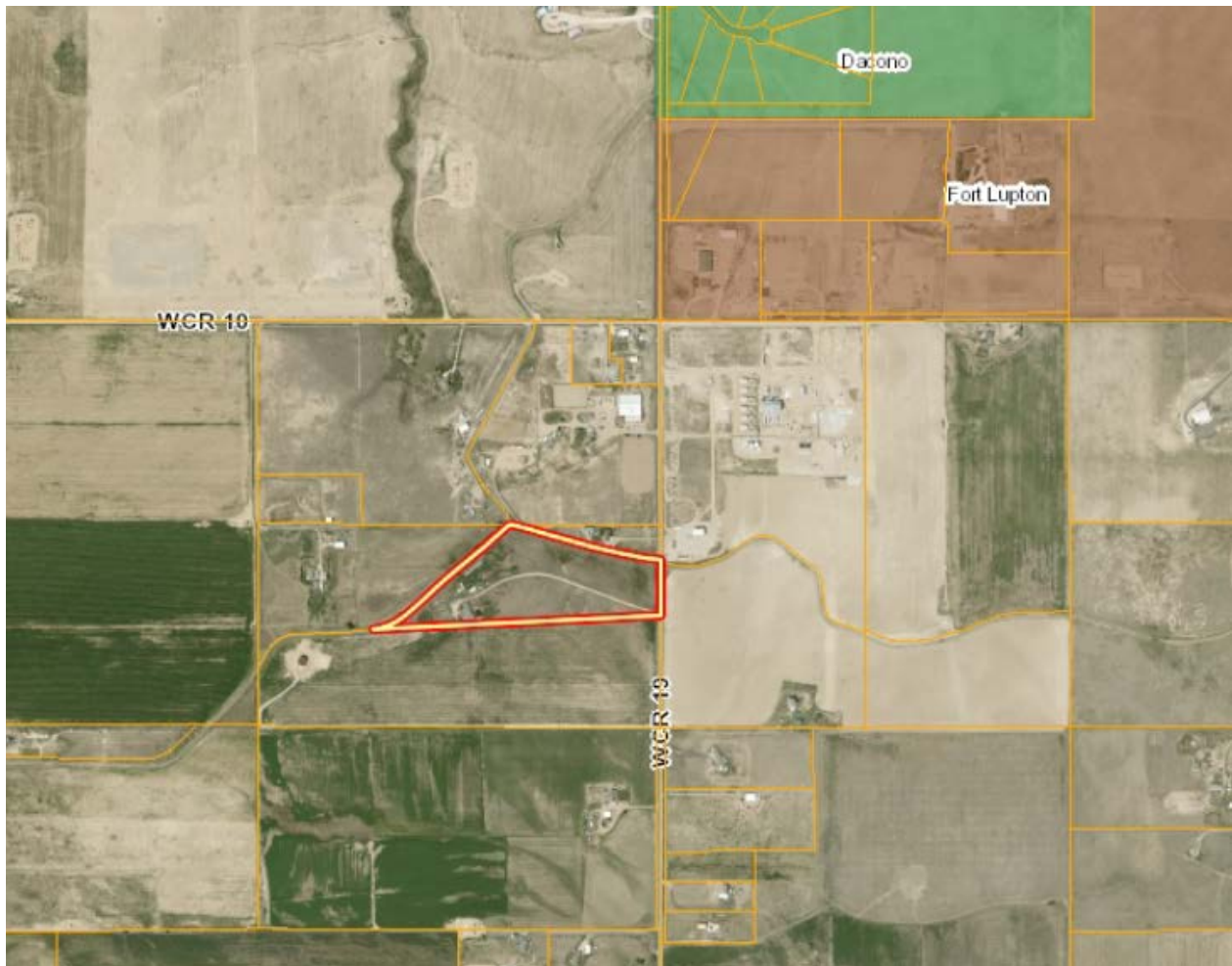
Project name: Been Minor Subdivision & Special Use Permit

Owner: Sheryl Been ("Applicant")

Representative: Chadwin Cox with Western Engineering

Location of Request:

The site consists of a parcel of land located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Weld County, Colorado (Parcel No. 146916100006) (the "Property"). The Property is located in the Northeast Quarter of Section 16, and the Northwest Quarter of Section 15, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for a minor subdivision of the Property into four separate lots. Lot 1 has an existing residence and this use is proposed to remain as is. An additional existing single-family residence is proposed for Lot 2. The Applicant is requesting a special use permit for a proposed RV park for 75 - 141 RVs at Lot 3. Finally, Lot 4 does not have any development planned at this time, but anticipates future development that will be reviewed separately by the Planning Department. There is also an outlot, Outlot A, being proposed for drainage. The Property is zoned 'A' Agricultural.

Additional information on this request is included in the application materials.

Site Size: 15.97 acres, more or less, with the planned subdivided lots measuring as follows:

- Lot 1: 2.15 acres, more or less
- Lot 2: 1.83 acres, more or less
- Lot 3: 9.92 acres, more or less
- Lot 4: 1.06 acres, more or less
- Outlot A: 0.50 acres, more or less

Zone District: The Property is currently zoned 'A' Agriculture, and this designation is not being proposed to change.

Proposed Use: Residential for Lots 1 and 2, and RV park for Lot 3. Lot 4 does not have any development planned at this time.

Existing Use: Lot 1 contains an existing residence. The remaining property has historically been used for agricultural land.

Hearing Dates: Planning Commission – June 24, 2021 at 6:00 PM; and
City Council – July 20, 2021 at 7:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

The property was annexed into Fort Lupton in 2021 (City Council hearing was on February 16, 2021), and was initially zoned to the 'A' Agriculture Zone District (Been Annexation and Initial Zoning).

APPLICATION PROCESS

The Applicant is requesting approval of a minor subdivision for four lots, and a special use permit for an RV park on Lot 3 of the proposed Been Minor Subdivision. A minor subdivision is processed under [Section 17-30](#) of the Fort Lupton Municipal Code ("Code"). A special use permit for the proposed RV Park is processed under [Section 16-7](#) of the Code.

After required public notice of the minor subdivision request, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the minor subdivision. The Planning

Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Subdivision and Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on Wednesday, June 9, 2021.

Notice of the public hearings were posted on the Property pursuant to the Subdivision and Zoning Regulations, which require the Applicant post the Property with notice of hearings at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on June 8, 2021. Mineral notifications were sent as a courtesy at least 15 days prior to the Planning Commission hearing date.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The intent of a minor subdivision is to expedite the process of subdivisions that are minor in size and scope (Section 17-30). A minor subdivision must consist of four or fewer lots, meet zoning and subdivision regulations of the city, and must not include a dedication of public right-of-way. There also may not be other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of Chapter 17 – Subdivision of the Code. The Been Minor Subdivision meets all of the necessary criteria as long as the conditions of approval are met.

An RV park is not a listed use by right in the 'A' Agricultural Zone District. Section 16-7 of the Fort Lupton Municipal Code (the "Code") states that similar or compatible uses may be permitted as special uses, subject to such conditions and limitations as the City may prescribe to ensure that the location and operation of the special uses will comply with special use criteria. Pursuant to Section 16-7(a), special uses are granted to individuals or entities, and not to the property itself. Therefore, this proposed use requires a special use permit review prior to beginning business operations. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

Staff Comment: The Applicant has been working with City staff to comply with applicable provisions of the Code, and has submitted all required special use permit application materials as

required. Information on the proposed project's consistency with the Comprehensive Plan is described later in this Staff Report.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The Property is surrounded by agricultural, rural residential, and oil and gas operation land uses. There is a landscape plan that has been submitted in order to buffer the proposed RV park from the adjacent properties.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

Staff Comment: A traffic letter has been submitted with the application and is part of the Planning Commission packet materials for review. The Public Works Director has accepted the submitted letter.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Staff Comment: These items are addressed in the code, as well as addressed as conditions of approval on the proposed resolution, including addressing traffic, lighting, and screening.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

Staff Comment: A special use permit is non-transferable, and therefore if a new owner were to occupy the Property, the RV park will no longer be permitted unless a new application was submitted and approved. The Planning Department staff will ensure compliance with other conditions of approval, either as listed on the proposed Resolution or as added by City Council.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for the Agriculture and Rural Residential land use type. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning. Given the availability of viable land for development in more appropriate districts, commercial or residential investment within agricultural areas should be discouraged. This will help limit unnecessary loss of agricultural lands and reduce the potential of suburban sprawl.

The property is surrounded by agricultural and rural residential land uses on all sides. The proposed use substantively conforms to the designated land use type and zoning, and specifically meets the intent of the Comprehensive Plan for the Agricultural and Rural Residential land use type by allowing miscellaneous uses.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

City Attorney	Police Chief	Public Works Director
Building Inspector	Water Treatment Plant Manager	GIS Specialist
Fort Lupton Fire Protection District	CDOT	Colorado DRMS
Colorado Parks & Wildlife	Division of Water Resources	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Weld County Department of Planning	Weld Cty Dept of Public Health & Env
Weld County Public Works	Weld County School District RE-8	NCWCD
Town of Frederick	City of Dacono	Bull Canal

RECOMMENDATION

Staff recommends conditional approval of the Been Minor Subdivision and Special Use Permit. Conditions are listed on the proposed Resolution provided to Planning Commission.

***For more information on this development, please refer to the Planning Commission packet provided.
Additional documents are available for review at the Fort Lupton City Hall.***



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: BEEN SHERYL A
 Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Preferred method of contact? Email: ☒ Phone: ☐ Mail: ☐
- 2) Representative Name: CHADWIN F. COX
 Company: Western Engineering Consultants, inc. LLC
 Phone: 720-685-9951 Email: chadwin.cox@westerneci.com
 Address: 127 South Denver Ave. Fort Lupton, CO 80621
 Preferred method of contact? Email: ☒ Phone: ☒ Mail: ☐
- 3) Billing Contact (where invoices should be directed to): BEEN SHERYL A.
 Billing Company: N/A
 Phone: 303-902-9262 Email: wereafrog@yahoo.com
 Address: PO BOX 375, Fort Lupton, CO 80621

B. SITE DESCRIPTION

Site Address: 3647 County Road 19, Fort Lupton, CO 806218408
 Parcel Number: 146916100006
 Existing Zone Classification: AG Proposed Zone Classification: AG
 Water Type: Municipal Name: Central Weld County Water District
 Sewage Type: Septic system District Name or Location Hauled to: N/A

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

Sketch Plat	Administrative Site Plan	PUD Plan (Preliminary & Final)
Preliminary Plat	Special Use Permit	Variance
Final Plat	Oil & Gas Permit	Administrative Variance
Minor Subdivision ☒	Annexation & Initial Zone ☒	Appeal
Amended Plat	Change of Zone	Other: <u>Special Use Permit</u>
Site Plan	Comp Plan Amendment	

Instructions for Submitting the Land Use Application Form

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <https://www.fortluptonco.gov/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortluptonco.gov.

D. PROJECT DESCRIPTION

Project No. _____

Project Name: BEEN RV PARK

Please provide a short description of the proposed project in the space provided below:

Been RV Park will be constructed over multiple phases on an approximate 10 acre site. Up to 2 (two)
employees are expected at buildout to run day to day operations. The hours of operations are intended to
be from 6:00 am to 10:00pm. Quiet hours are anticipated from 10:00pm to 6am. The number of overnight
or long term RV vehicles will be based on the sewer system capacity. Initially 120 with OWTS and a total of
161 when connection to the future City sewer line is available.

E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

Representative Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: _____

Date: 3/18/21

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner: Sheryl A. Barr

Date: 8/5/2020

For Office Use Only

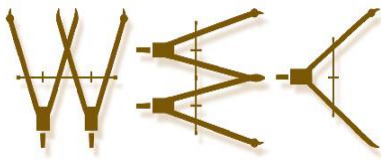
Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Fees Submitted: _____

Escrow Submitted: _____



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

July 14th, 2021

City of Fort Lupton
130 South McKinley Ave.
Ft. Lupton, CO 80621

RE: BEEN MINOR SUBDIVISION NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to summarize the proposed Minor Subdivision. Sheryl Been wishes to subdivide her approximate 15.97 acres into 4 lots through the Minor Subdivision process.

The subject property is located in the northeast quarter of section 16, township 1 north, range 67 west of the sixth principal meridian, County of Weld, State of Colorado.

The property has historically been farmland and its currently zoned Agricultural with one existing residence and a couple accessory buildings.

BACKGROUND AND PURPOSE

Sheryl Been desires to subdivide the property into four (4) lots as submitted by separate but simultaneous application. The proposed Ag zoned lot uses are as follows:

- two (2) single family residences - one existing home to be on Lot 1 (2.15 ac) and one new home proposed on Lot 2 (1.83 ac)
- a Recreational Vehicle Living Park (between 66-90 units) for short or long term on proposed 9.92 acre Lot 3
- a future 1.06 acre Lot 4 adjacent to WCR 19

All lots were annexed and zoned Ag within the City of Fort Lupton this year (2021).

Lot 3 special use is detailed under a separate narrative and under this application would be subdivided as an Ag lot.

The proposed single family and Ag lots and uses will not be detrimental to the public health, safety, or general welfare – and are consistent with the County rural residences and Ag properties along WCR 19 from Highway 52 south to WCR 8 and beyond.

ADJACENT USES

To the immediate north are agricultural land and one rural residence. To the east/northeast lies an Oil and Gas tank and battery assembly. To the south and west are agriculture crops and pastures.

Currently the Bull Canal runs along the North and West sides of the property and Weld County Road 19 exists along the eastern boundary.

Properties north and south of the adjacent properties include industrial related operations such as a construction businesses, outdoor storage, RV storage, oil and gas compressor station, and a mineral resource storage facility.

RELATIONSHIP TO & IMPACT UPON ADJACENT USES

The existing residence in the southwest corner (Lot 1) will remain as is. An additional single-family residence is proposed north of the existing residence will complete the western boundary (Lot 2) thus uses will remain consistent with current conditions along the west property line.

The center portion of the development (Lot 3) is proposed to remain zoned as AG and submitted separately under a Special Use application as a residential (RV Living Park) that will be buffered (setback) from the north and south properties that are currently farmed.

The northeastern corner adjacent to WCR 19 will remain zoned AG and be developed in the future (Lot 4). Any future use(s) for Lot 4 will be submitted through the City's Development process accordingly.

The City Comprehensive Plan show this area as Agricultural & Rural Residential - see Figure 1 below.

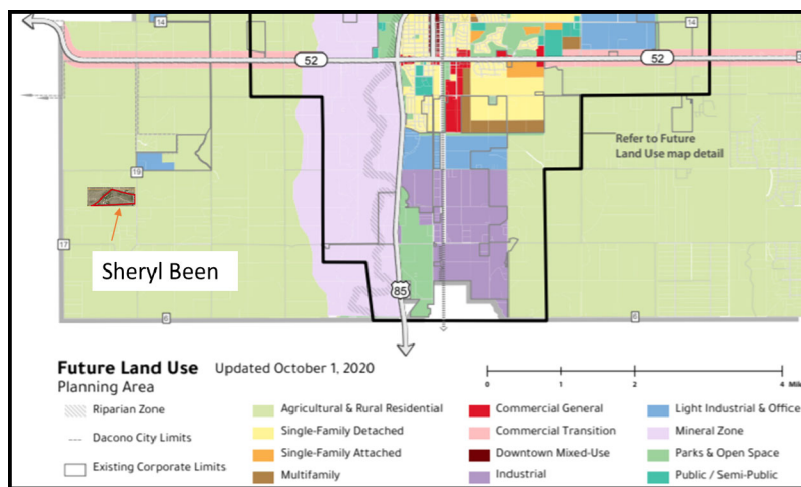


Fig. 1 Future Land Use

ACCESS LAYOUT

The project is proposing two access at each north/south extents of the property. The intent is to have one main access from Weld County Road 19 at the south extent of the property located approximately 1,851 feet south of the WCR 19 and WCR 10 intersection and a second access required for health and safety at the northern extent (270 feet north, 1,580 feet south of WCR 10).

Highway 52 lies less than 2 miles north of this property.

On site will be 2 dedicated access easements (connected and looped within the Lot 3) in order to serve Lots 1, 2 and 3 (the existing and proposed single family residences) and provide acceptable emergency access to said Lots.

MINOR SUBDIVISION DATA TABLE

LOT DATA TABLE		
LOT	AREA (acres)	PROPOSED USE
1	2.15	Rural Residence
2	1.83	Rural Residence
3	9.92	RV Living Park
4	1.06	AG Lot
OUTLOT A	0.50	Drainage area
Dedicated area	0.51	CR 19 Right of Way
TOTAL	15.97	

WATER, SEWER, ELECTRICITY, & NATURAL GASWATER DISTRICT SUPPLY

The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. See attached NCWCD referral response regarding petition status.

WEC and the Applicant have coordinated with and funded a Central Weld County Water District water demand and supply study.

Multiple flow rates were modeled and the district confirmed a Fire flow demand rate of 800 gpm (6.7% more than required by the Fire District) was achievable. The District also modeled a 200 gpm peak domestic demand based on conservative potential demands assumed at that time. The estimated peak demand for two additional single family residences are estimated between 2 gpm (domestic use only) to 10 gpm with irrigation each would total 20 gpm maximum demand (significantly less than the 200 gpm domestic demand modeled).

In short WEC received the CWCWD Engineer's Recommendation for approval of an application for water and fire demand on September 18, 2020 based on the peak domestic and fire demands of 200 gpm and 800 gpm respectively.

Currently CWCWD water main exists 1,850 feet +/- north of the site. For the past several months NCWCD, CWCWD, and the City of Fort Lupton have been coordinating service for the area in each respective jurisdiction that includes this property. It is the intent of the Applicant to connect to the CWCWD system once it is approved (by NCWCD and CWCWD and the City of Fort Lupton) and said main will be extended to this property at the applicant's expense. However neither District or the City have a definitive date for the expected approval and inter-governmental agreements between each other. Please see attached CWCWD email correspondence dated June 28, 2021 regarding current status.

STATE WELL PERMIT SUPPLY

A non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources was approved on September 16, 2020. The permitted well has yet to be drilled, but said well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

Using the State of Colorado Division of Water Resources recommended demand of 75 gallons per day per person for a family of 5 would equate to 0.42 ac-ft per year each residence. Two additional residences (Lots 2 and 4) would only require 0.82 ac-ft per year of the approved annual use of 4.92 ac-ft. The remainder could be used in accordance with the approved well permit.

A referral response letter from the State division of Water Resources dated January 25, 2021 confirmed the approved well permit noted above as well as denoted *"Should the well be constructed, this office has no comments regarding the well being used for an RV Park."*

SEWAGE

On site wastewater systems will be utilized until the City sanitary system is extended to the property frontage. Multiple Test Pits and OWTS designs have been completed and were previously provided.

Based on the completed analysis and designs, each lot has capacity to serve single family homes and Lot 3 specifically could serve a maximum capacity of 4,500 gpd pursuant to existing site soils characteristics and State / County design criteria.

ELECTRICITY & GAS

United Power electricity is immediately adjacent and available. It is unclear if natural gas exists near the Site.

MINERAL RIGHTS & ON-SITE GAS/OIL FACILITIES

The Zeren mineral rights notification certification was previously provided. There were two leases identified.

There is also a gas line located within the center of the site (runs north-south) that has been determined to be abandoned (see attached email from DCP Pipeline). WEC will assist the Applicant to have said line removed and easement vacated.

MINOR SUBDIVISION CHECKLIST

1. Complete Land Use Application	Previously provided
2. Fees	Previously provided
3. Complete Fee Deposit (escrow) Agreement	Previously provided
4. Proof of ownership	Previously provided
5. One set of No. 10 envelopes, stamped, addressed to property owners within 500 feet of property. Envelopes shall be return addressed to the City. In the case of "flagpole" annexation – separate envelopes required.	Previously provided
6. One set of all documents provided in a hard copy and USB	Previously provided
7. Minor Subdivision Map	Previously provided
8. Detailed Project Description	This document updated
9. Water Study	Previously provided
10. Septic Systems design	Previously provided
11. Drainage Report	Previously provided
12. Traffic Study	Previously provided
13. Water rights or an equivalent cash amount	Previously provided
14. Word Format Legal description	Previously provided
15. Mineral owners of minerals and oil and gas leases Report	Previously provided
16. Word format document with the legal description	Previously provided

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

The desired schedule is to achieve approvals and begin Construction within 60 days after approval, late 2021.

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,

A handwritten signature in black ink, appearing to be "Chadwin F. Cox", written over a light blue horizontal line.

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. Minor Subdivision Documents

NCWCD Referral Response
CWCWD Referral Response
CWCWD Engineer Water Demand Model Results
State Well Permit Documents



FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☒ City Attorney	☒ Police Chief
☐ City Administrator	☐ City Clerk	☒ Public Works Director
☒ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☒ OMI	☒ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☒ Fort Lupton Fire Protection District	☒ Weld County Dept. of Public Health & Env.
☒ CDOT	☒ Weld County Public Works
☒ Colorado DRMS	☒ Weld County School District RE-8
☒ Colorado Parks and Wildlife	☒ NCWCD
☒ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☒ United Power	☐ City of Brighton
☒ Comcast	☒ Town of Frederick
☒ CenturyLink	☐ Town of Platteville
☒ Xcel Energy	☒ City of Dacono
☒ Postmaster	☐ Town of Firestone
☒ Weld County Department of Planning	☒ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District & the Municipal Subdistrict, which ARE IN process.

Chadwin Cox @ Western ECI

From: Sherry Been <wereafrog@yahoo.com>
Sent: Thursday, July 1, 2021 12:15 PM
To: Chadwin Cox @ Western ECI
Subject: Fw: Been water update. 3647 CR 19

----- Forwarded Message -----

From: Kathy Naibauer <kathy@cwcd.com>
To: 'Sherry Been' <wereafrog@yahoo.com>
Sent: Monday, June 28, 2021, 07:55:38 AM MDT
Subject: RE: Been water update. 3647 CR 19

Sherry,

I'm going to be out for the rest of the day but wanted to let you know that we are in the process of negotiating a contract with Fort Lupton to serve properties like yours that are annexed but Fort Lupton cannot serve. Because of the petitioning issue we discussed previously, you will likely purchase service through Fort Lupton and they will contact us to set a master meter for them. We would then bill Fort Lupton and they would bill you on their rate schedule (if the contract is approved). I hope to know more in the next few weeks. When I'm able to get you more information I will be in touch.

Thanks,

Kathy Naibauer

Central Weld County Water District

2235 2nd Ave

Greeley, CO 80631

Phone 970 352 1284

From: Sherry Been <wereafrog@yahoo.com>
Sent: Friday, June 25, 2021 9:51 AM
To: Kathy Naibauer <kathy@cwcd.com>
Subject: Been water update. 3647 CR 19

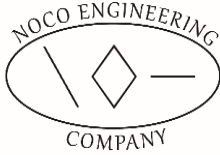
Hi Kathy,

Is it possible to get an update on what my options are for getting water to 3647 County Road 19. I am hoping to get some clarity on when that may be available for

property.

Gratefully,

Sherry Been



11323 Coal Mine Street
Firestone, CO 80504
Phone: 720-324-3625
www.nec-engrs.com

File No: 20-007.05

September 18th, 2020

Central Weld County Water District
2235 2nd Ave
Greeley, CO 80631

ATTN: Darin Naibauer

RE: Tap Request 20-007 – (Node: 48)

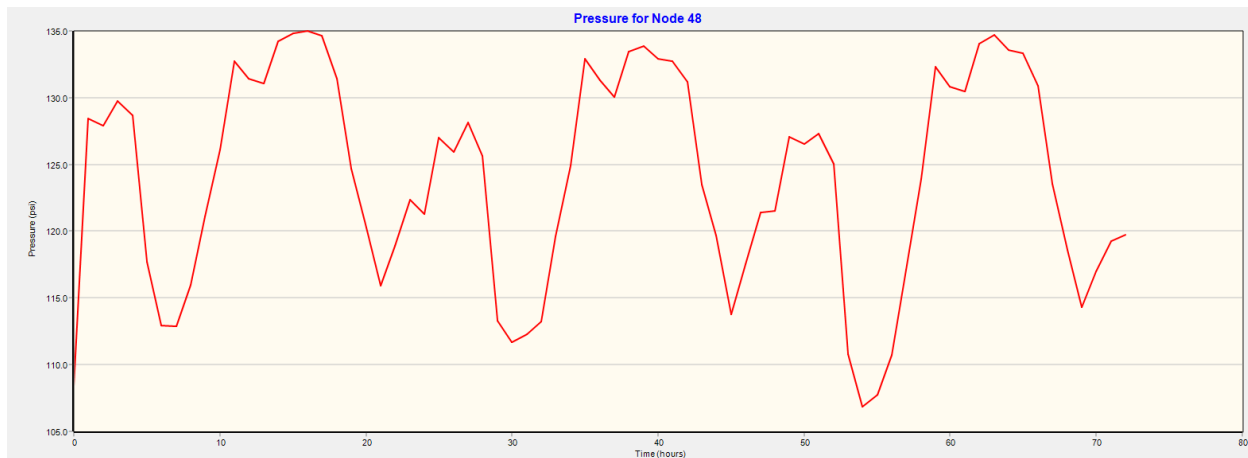
Dear Chris:

The analysis for the following request has been completed:

Applicant	No. of Requested Taps	Location
CWCWD – Fire Hydrant	Fire Flow	WCR 19 Between WCR 10 and WCR 8

The fire flow request is for 1,500 GPM for two hours, with plans for a future development along WCR 19, between the intersection of WCR 19 and cross roads WCR 8 and WCR 10. The area is fed by an eight-inch (8”) PVC line from the West and an eight-inch (8”) PVC line from the North. A twelve-inch (12”) PVC line will be installed to facilitates flows from the intersection of WCR 19 and WCR 10, South along WCR 19 to the fire hydrant location.

A water model was generated with an initial demand of 200 GPM. The resulting pressures at the node are between 130 and 135 psi, as shown below.



The proposed 1,500 GPM fire flow demand was added to the water model and the results showed that we were unable to achieve the desired fire flow. However, a fire flow demand of 800 GPM was modeled, with results indicating adequate pressures greater than twenty (20) psi for the duration of the fire flow, two (2) hours. Operating at maximum day event flows, the fire flow will be able to sustain 800 GPM over a two-hour time period while maintaining a line pressure of 25 psi to 35 psi as shown below.

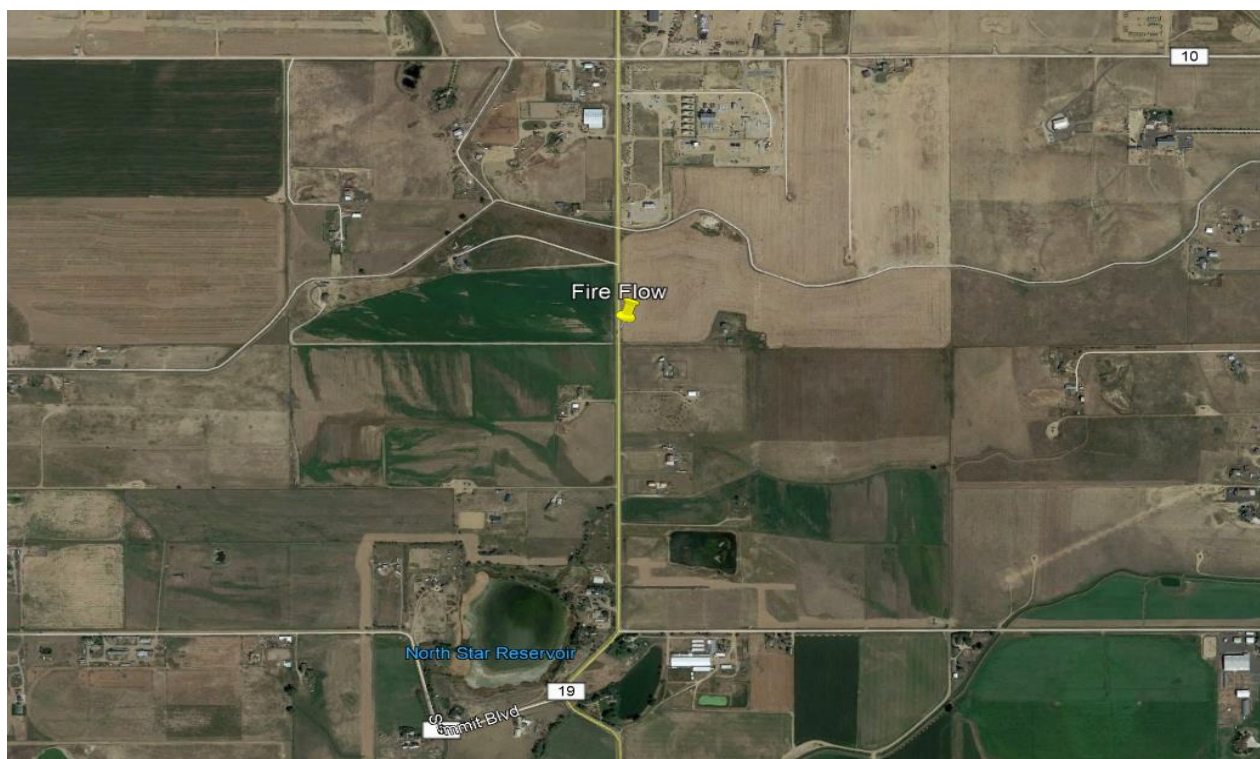
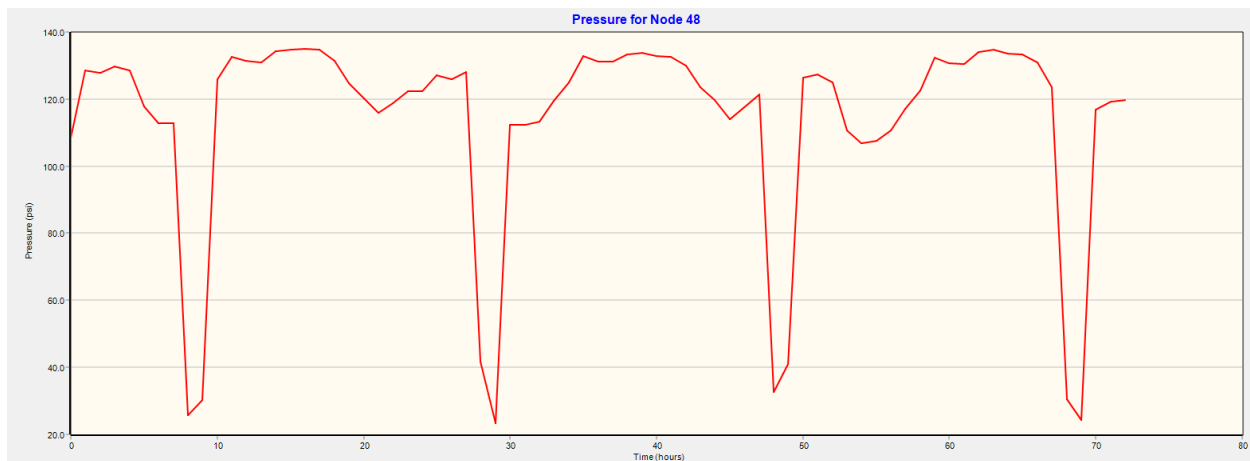


Figure 1. Approximate Fire Flow Location

System Improvements required to serve this request:

Engineer's Recommendation:

NEC recommends approval of this application. Engineer's recommendation is solely based on the pressures observed from the water model; official/final approval will be from the District in which the District will ensure the application meets all of the District's rules and regulations before issuing final approval. Commercial taps are required to be Board approved.

Master Plan Improvements recommended to serve this request:

(None)

The applicant is responsible for the construction of any main extensions from the existing line to serve the proposed tap, in accordance with current District Construction Guidelines, and for providing easements for the main extensions located on private property and obtaining permits from the County and other permits that are required. The applicant should make arrangements for the implementation of this request, or express Intent to Proceed, within 90 days of the date of this correspondence. Otherwise, the proposed request will be removed from the model. If the applicant decides to proceed with the installation anytime thereafter, additional analysis may be necessary.

If this request is to serve a commercial tap, and if the Applicant's total water use in any two years out of three consecutive years exceeds 0.7 acre feet times the number of tap equivalents purchased, then the District may require Applicant to purchase additional tap equivalents to cover the additional demand, and the volumetric limits shall be modified to reflect the additional tap equivalents.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nate Jacobs".

Nate Jacobs
Project Engineer
NOCO Engineering Company



ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1
RE-4223

AUTHORIZED AGENT

STEVEN JANSSEN

Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621
SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.
- 4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.
- 5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)
- 6) The pumping rate of this well shall not exceed 50 GPM (as requested).
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

- 15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://Colorado.gov/water>

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.



Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1,
WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.
2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.
5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).
11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:
- a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.
 - b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

- c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).
- d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.
- e. The well shall be constructed no more than 200 feet from the location specified on the permit application.
- f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.
- g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.
- h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.
- j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Applicant: Sheryl A. Been
Aquifer: Laramie-Fox Hills
Permit No.: 84713-F

Page 3

Dated this 16th day of September, 2020.



Kevin G. Rein, P.E.
Director/State Engineer

By: 

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

RCVD DWR
08/07/2020

Form no. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

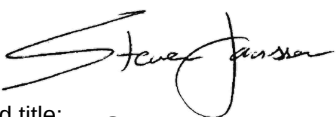
NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant Sheryl A. Been			
Mailing Address P. O. Box 375	City Fort Lupton	State CO	Zip Code 80621
Telephone Number (include area code) (303) 902-9262		Email wereafrog@yahoo.com	
2. AQUIFER Laramie-Fox Hills			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: <u>16</u> in the county of: <u>Weld</u> described as follows (insert legal description). <u>Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at</u> <u>reception no. 3342371, being a part of the South Half of the Northeast Quarter of</u> <u>Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado</u> _____ _____ - I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature:  Date: July 28, 2020 Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been			



COLORADO
Division of Water Resources
Department of Natural Resources

January 25, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: Been Annexation and Initial Zoning
Project no. LUP2020-0034, & Plan Nos. ANX2020-0004, COZ2020-0007
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on January 5, 2021 regarding the above referenced referrals. The Applicant is proposing: to annex into Fort Lupton with initial zoning for an RV Park.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water tap with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed RV Park. The referral material also includes reference to an existing well under permit no. 9930 and well permit 84713-F, which has not been constructed.

Well permit no. 9930 was issued on October 9, 1961 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to section 37-92-602(5), C.R.S. (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. Should the existing well be used for the RV Park, the well should be re-permitted allowing such commercial uses.

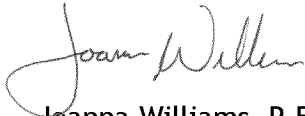
Well permit no. 84173-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills



aquifer. The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84173-F has been constructed. Well permit no. 84173-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joanna Williams".

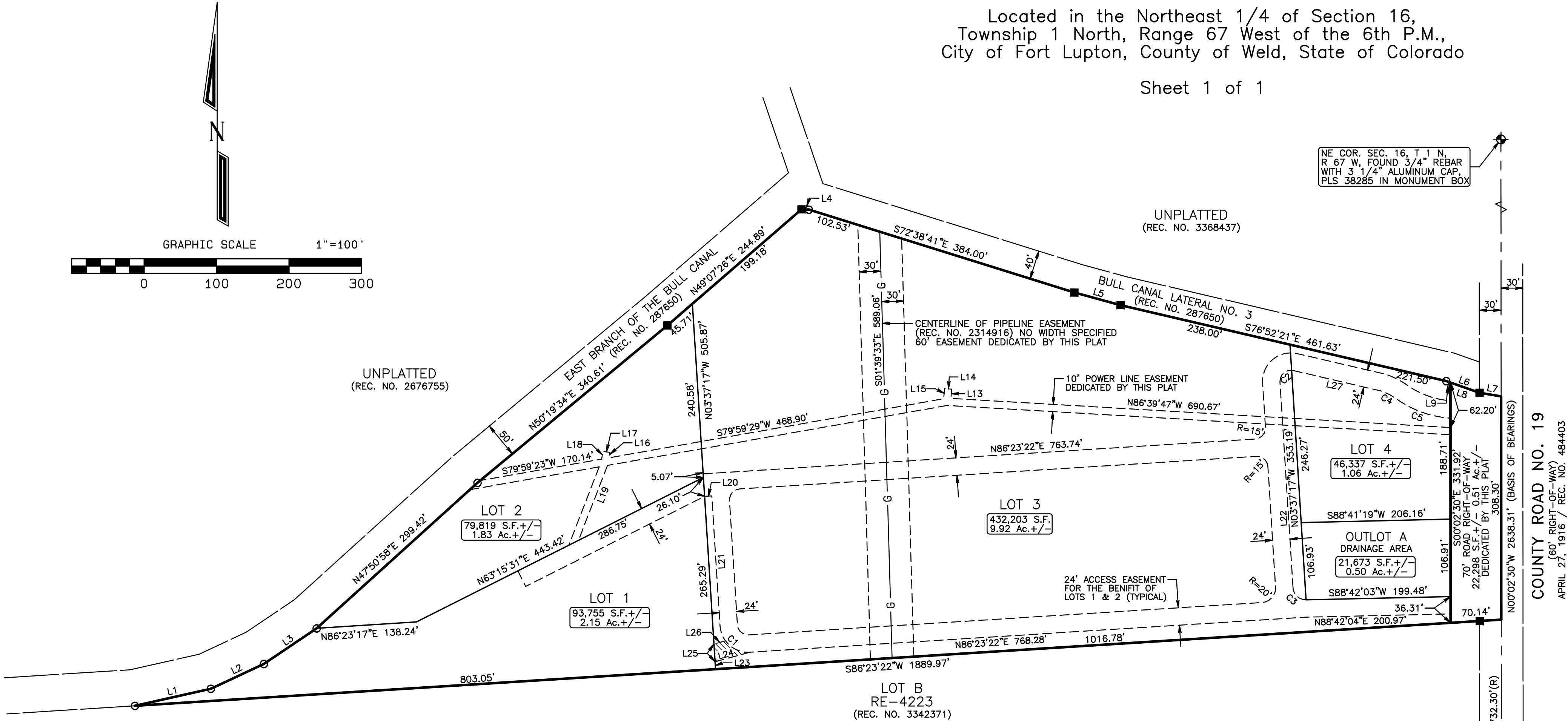
Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27495

BEEN MINOR SUBDIVISION

Located in the Northeast 1/4 of Section 16,
Township 1 North, Range 67 West of the 6th P.M.,
City of Fort Lupton, County of Weld, State of Colorado

Sheet 1 of 1



LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S80°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'
L10	N60°46'39"E	55.80'
L11	N23°42'04"W	20.09'
L12	N60°46'39"E	125.48'
L13	N04°03'59"E	12.86'
L14	N85°56'01"W	10.00'
L15	S04°03'59"W	14.01'
L16	N08°06'43"E	7.55'
L17	N81°53'17"W	10.00'
L18	S08°06'43"W	10.82'
L19	N21°08'37"E	93.93'
L20	N86°22'45"E	10.00'
L21	S03°37'15"E	179.84'
L22	N03°37'17"W	285.08'
L23	N03°37'17"W	10.34'
L24	S74°49'55"W	50.00'
L25	N03°37'17"W	24.50'
L26	N74°49'55"E	16.60'
L27	S76°52'59"E	124.44'

LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
■ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
○ = FOUND 5/8" REBAR.
▨ = 24' ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 ONLY.

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	39.00'	61.25'	89°59'23"	S48°36'56"E	55.15'
C2	15.00'	27.94'	106°44'18"	N49°44'52"E	27.07'
C3	17.71'	27.10'	87°40'40"	N47°27'37"W	24.53'
C4	88.91'	25.34'	16°19'39"	S62°22'38"E	25.25'
C5	146.20'	78.78'	30°52'33"	S70°33'25"E	77.84'

NOTES:

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., IS ASSUMED TO BEAR NORTH 00°02'30" WEST, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 3 1/4" ALUMINUM CAP, PLS 38285 IN MONUMENT BOX, AND WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE CITY OF FORT LUPTON, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223, RECORDED NOVEMBER 23, 2005 AS RECEPTION NO. 3342371, BEING A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/2 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SAID LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF BEEN MINOR SUBDIVISION, AND DO HEREBY DEDICATE TO THE CITY OF FORT LUPTON AND ITS LICENSEES FOR PUBLIC USE FOREVER ALL STREETS, ALLEYS AND UTILITY EASEMENTS AS INDICATED HEREON, IN COMPLIANCE WITH THE CITY OF FORT LUPTON SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____

DAY OF _____, 20____.

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

SHERYL BEEN - TRUSTEE _____

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP
ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

OWNER'S APPROVAL:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREIN, AND _____ ARE ALL OF THE MORTGAGEES AND HOLDERS OF LIENS UPON THE PROPERTY AND EACH AND ALL HEREBY CONSENT TO THIS PLAT AND JOIN THE CONVEYANCE AND DEDICATION OF OUTLOT A AS PUBLIC ROADWAY AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____

DAY OF _____, 20____

OWNERS: THE BEEN ROSENZWEIG TRUST DATED NOVEMBER 13, 2007

SHERYL BEEN - TRUSTEE _____

STATE OF COLORADO }
COUNTY OF WELD } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY 4 Z INVESTMENTS, LLP
ON THIS _____ DAY OF _____, 20____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE:

I, CURTIS D. HOOS, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THUNDER VALLEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CURTIS D. HOOS PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

CITY ENGINEER'S APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____.

CITY ENGINEER _____

PLANNING COMMISSION RECOMMENDATION:

RECOMMENDED THIS _____, DAY OF _____, 20____, BY RESOLUTION NO. _____.

MAYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY RESOLUTION NO. _____ OF THE CITY OF FORT LUPTON PASSED AND ADOPTED ON THE _____ DAY OF _____, A.D., 20____, AND THAT THE MAYOR AND THE CITY OF FORT LUPTON, AS AUTHORIZED BY RESOLUTION NO. _____ ON BEHALF OF THE CITY OF FORT LUPTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: CITY CLERK _____ MAYOR _____

CITY ADMINISTRATOR'S APPROVAL:

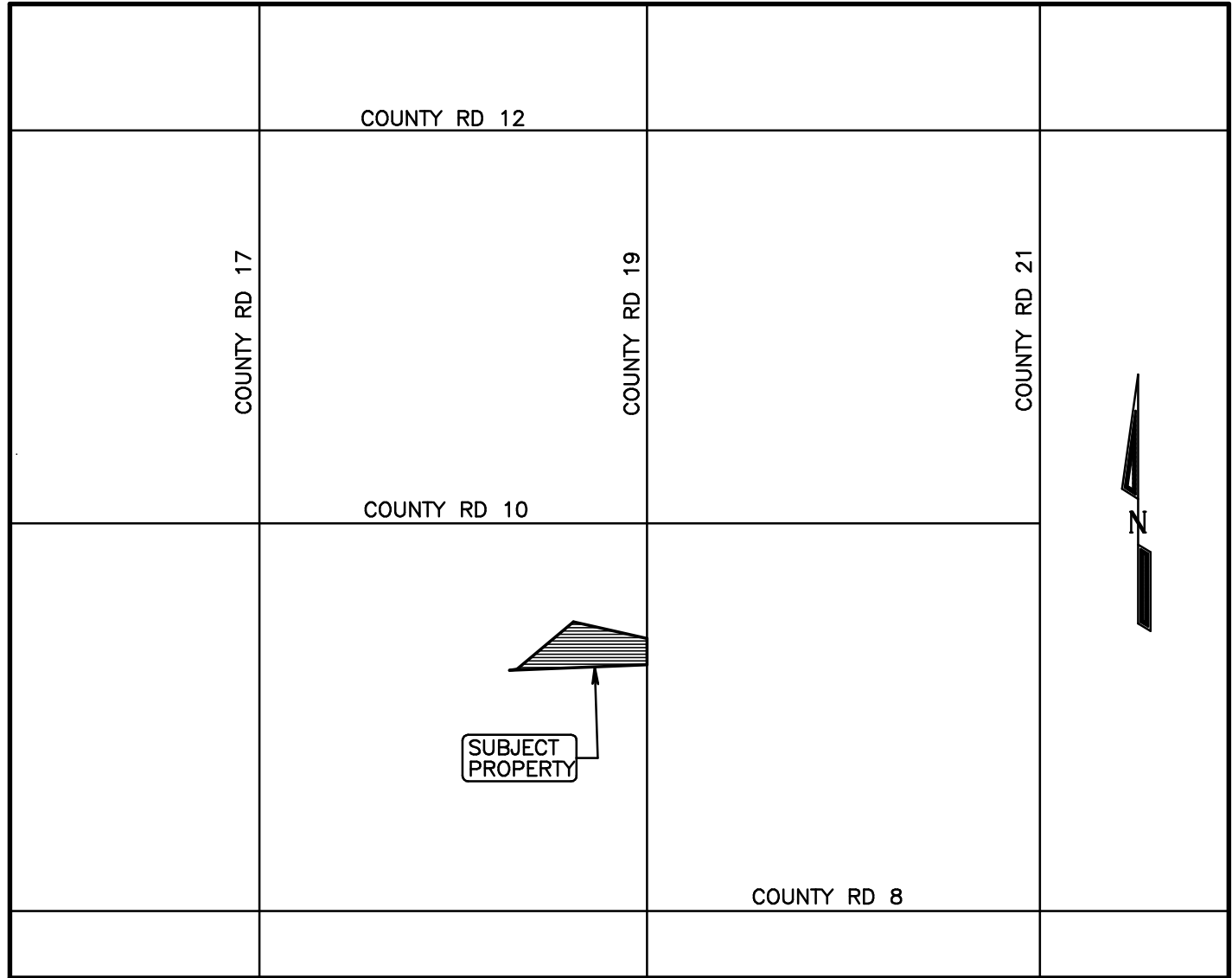
APPROVED THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR _____

CITY WATER AND SEWER DEPARTMENT APPROVAL:

APPROVED THIS _____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS _____



VICINITY MAP: NTS

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestlls.com
SCALE 1" = 100' | DRAWN BY: CDH | CHECKED BY: MJH | DATE: MARCH 19, 2021
REVISIONS:
JOB NO: 21- | FILE: Z:\T1-2N\T1N_R67W\S16\3647 CR 19_SUB_REV10072020.pro



Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE
Traffic Engineer / Principal

August 10, 2020

Mr. Chadwin F. Cox, PE
Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, CO 80735

RE: Trip Generation Estimate for the Been RV Park in Fort Lupton

Dear Chad,

This letter contains a trip generation estimate for the Been RV Park in Fort Lupton. Figure 1 contains a vicinity map that shows the location of the project on the west side of WCR 19 between WCR 10 and WCR 8. A site plan is contained in Figure 2 that shows the site access on WCR 19 and the configuration of the lots. The development will include 123 to 155 recreational vehicle spaces, a light industrial building, and a single-family dwelling unit. A pipeline runs through the middle of the site. If the pipeline is abandoned, 155 spaces will be developed, otherwise only 123 spaces will be developed if the pipeline is not abandoned.

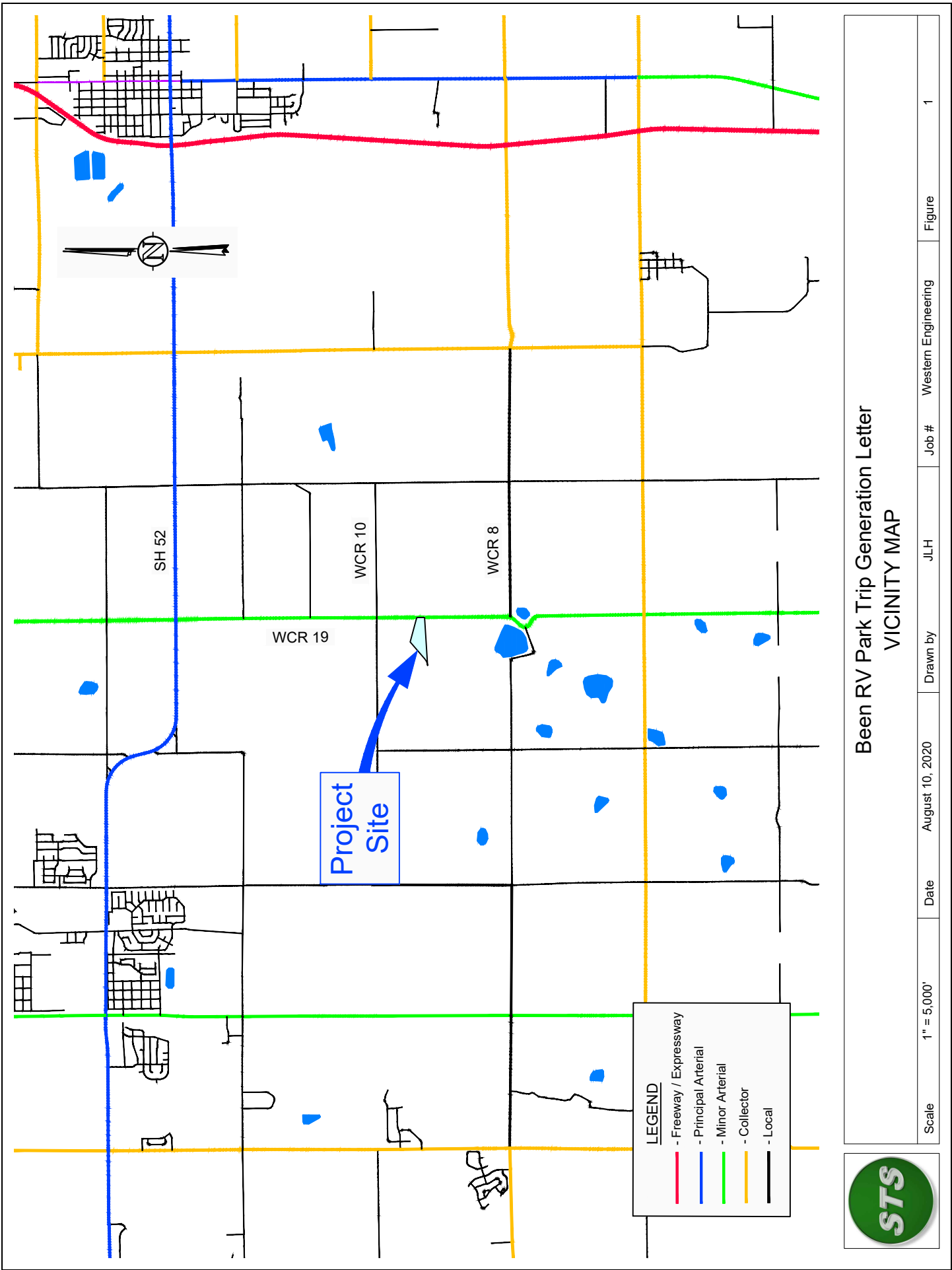
The trip generation for the development was estimated using rates that are contained in the Institute of Transportation Engineers (ITE) Trip Generation¹ manual. The development is expected to generate approximately 689 trips on an average weekday, 68 trips during the morning peak hour, and 127 trips during the evening peak hour (see Table 1).

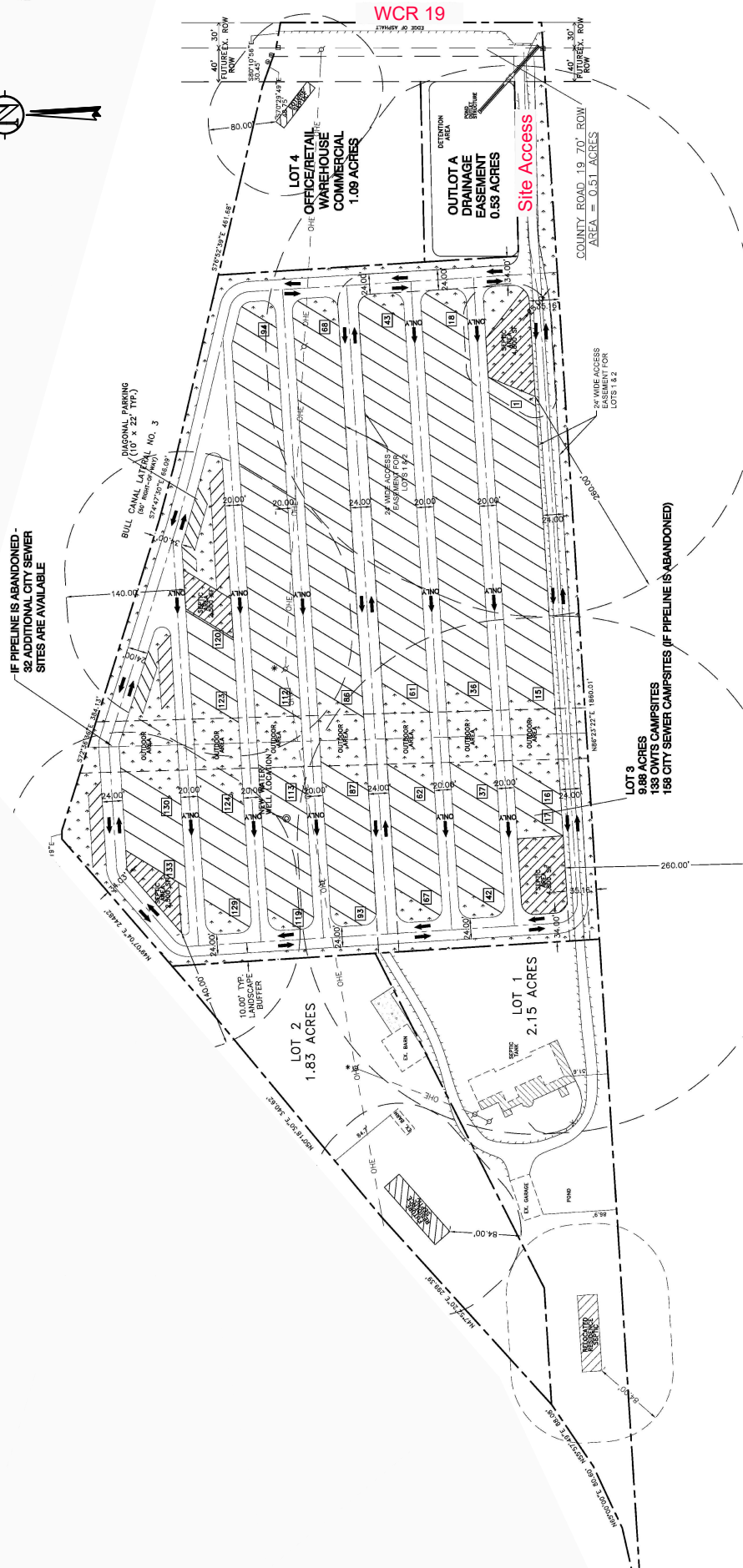
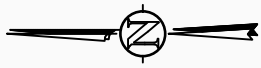
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE
Project Manager / Principal
Been RV Park Trip Generation Letter

¹ Trip Generation, 10th Edition. Institute of Transportation Engineers. September 2017.





Been RV Park Trip Generation Letter SITE PLAN



Scale	NTS	Date	August 10, 2020	Drawn by	JLH	Job #	Western Engineering	Figure	2
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Table 1. Trip Generation Estimate

Land Use ^{1,2}	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Campground / RV Park ^{3,4,5}	416	93	Occupied Camp Sites	3.47	323	161	161	0.48	45	19	26	0.98	91	63	28
Mobile Home Park ^{4,5}	240	62	Dwelling Units	5.00	310	155	155	0.26	16	5	11	0.46	29	18	11
General Light Industrial ⁶	110	10	1,000 ft ² GLA	4.96	50	25	25	0.70	7	6	1	0.63	6	1	5
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Total			---	---	692	346	346	---	69	30	38	---	127	82	45

Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017).
2. Land use estimates are based on the site plan.
3. Trip Generation doesn't have a daily trip rate for an RV park, therefore, STS assumed the daily rate for a recreational home (land use code 260).
4. 60% of the spaces are assumed to be occupied by short term users and 40% by long term residents.
5. The total number of spaces includes 32 spaces that will be developed if a pipeline is abandoned.
6. The commercial parcel is assumed to have a 10,000 sf² building that will occupy approximately 20% of the site.

Table 3. Trip Generation Estimate

Land Use ^{1,2}	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
Phase I															
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Campground / RV Park ^{3, 4}	416	4	Occupied Camp Sites	3.47	13	7	7	0.48	2	1	1	0.98	4	3	1
Mobile Home Park ^{4, 5}	240	71	Dwelling Units	5.00	356	178	178	0.26	19	6	13	0.46	33	20	12
Total Phase I	---			---	379	189	189	---	21	7	14	---	37	23	14
Phase II															
Mobile Home Park ^{4, 5}	240	15	Dwelling Units	5.00	75	38	38	0.26	4	1	3	0.46	7	4	3
Single Family Detached Housing	210	1	Dwelling Units	9.44	9	5	5	0.74	1	0	1	0.99	1	1	0
Total Phase II	---			---	84	42	42	---	5	1	3	---	8	5	3
Total	---			---	463	232	232	---	26	8	18	---	45	28	17

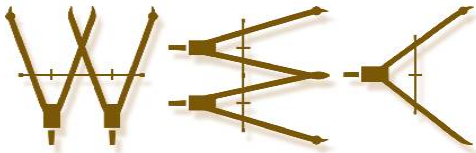
Notes:

1. Trip generation estimates are based on rates contained in Trip Generation, 10th Edition (Institute of Transportation Engineers, 2017).
2. Land use estimates are based on the site plan.
3. Trip Generation doesn't have a daily trip rate for an RV park, therefore, STS assumed the daily rate for a recreational home (land use code 260).
4. 95% of the sites are assumed to be occupied by long term users and 5% by short term users.
5. Mobile homes are not proposed for the RV park. The Mobile Home Park land use was assumed because it represents a long term living condition that the Campground / RV Park land use does not.

**FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16,
T1N, R67W
FORT LUPTON, COLORADO
WELD COUNTY**

CASE NO.

**SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUPTON, CO 80621**



*Western Engineering Consultants Inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621*

Original: October 19, 2020
Revised: March 09, 2021

FINAL DRAINAGE REPORT
FOR
BEEN RV PARK
PART OF THE S ½ OF THE NE ¼ SEC 16, T1N, R67W
FORT LUPTON, COLORADO

Prepared For:

BEEN RV PARK
Contact: Sheryl Been - Owner
3647 County Road 19
Fort Lupton, CO 80621
303-902-9262

Prepared By:

WESTERN ENGINEERING CONSULTANTS inc LLC
127 South Denver Avenue
Fort Lupton, CO 80621
(720) 685-9951
Contact: Chadwin F. Cox, P.E.

Original: October 19, 2020
Revised: March 09, 2021

CERTIFICATIONS

I hereby certify that this report and plan for the drainage design of City of Fort Lupton Been RV Park was prepared by me, or under my direct supervision, for the owners thereof, in accordance with the provisions of Colorado Floodplain and Stormwater Criteria Manual, and Urban Drainage and Flood Control District Design and Technical Criteria, and approved variances and exceptions hereto. I understand that City of Fort Lupton does not and will not assume liability for drainage facilities designed by others.

Chadwin F. Cox, P.E.
Registered Professional Engineer
State of Colorado No. 33802

Sheryl Been hereby certifies that the drainage facilities for Been RV Park design shall be constructed according to the design presented in this report. I understand that City of Fort Lupton does not and will not assume liability for the drainage facilities designed and/or certified by my engineer, and that City of Fort Lupton reviews drainage plans pursuant to Colorado revised Statutes Title 30, Article 28, but cannot, on behalf of Been RV Park, guarantee that final drainage design review will absolve Been RV Park and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat, Final Development Plan, and/or Subdivision Development Plan does not imply approval of my engineer's drainage design.

Been RV Park
Sheryl Been or Owner's Representative

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APPENDICES

APPENDIX A

- Vicinity Map (USGS)
- Key Map (Google Earth)
- FEMA Firmette
- Legal Description
- Soil Survey Map & Soil Legend
- Geotechnical Study

APPENDIX B

- NOAA Atlas 14 Rainfall - Point Precipitation Frequency
- WEC Rational Method Runoff Calculations

APPENDIX C

- Detention Pond Design
- Forebay Design
- Pipe, Inlet, and Channel Capacities

APPENDIX D

- Drainage Plan – (full size – 24 x 36)

INTRODUCTION

This study provides the final drainage design for the construction of Been RV Park. The overall site is an approximate 15.79 acre property as defined by the Minor Subdivision Plat prepared by American West Land Surveying Co. dated October 07, 2020.

The proposed Been RV Park site is proposed on a predominantly undeveloped site. The existing site includes an existing residence, garage, two barns, and a gravel driveway, while the remainder of the site is undeveloped.

The project shall include approximately four (4) Lots. Lots 1 & 2 will be residential lots, with Lot 1 containing the existing residence. Lot 3 will contain the proposed RV Park, and Lot 4 will remain an agricultural lot. A series of gravel roads throughout the RV Park will also serve as access for Lots 1 & 2.

Been RV Park lies approximately 4 miles southwest of the City of Fort Lupton. County Road 19 is the east border, and County Road 10 lies approximately 1,850 feet to the north of the site.

The entire Been RV Park site and all adjacent and surrounding properties are historically tributary to the South Platte River which lies approximately 4 miles northeast of the site.

Based on the initial coordination with the City, no Final Drainage Studies for any adjacent properties were known to exist.

Been RV Park does not lie within a Master Flood or Drainage Planned Study. The entire property is within Zone X "Area of Minimal Flood Hazard" and not within the 100 year floodplain per FEMA FIRM 08123C2100E – effective January 20, 2016.

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

The property lies in the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 1 North, Range 67 West of the 6th P.M.

The overall property nets 15.79 acres +/- . County Road 19 lies along the eastern border.

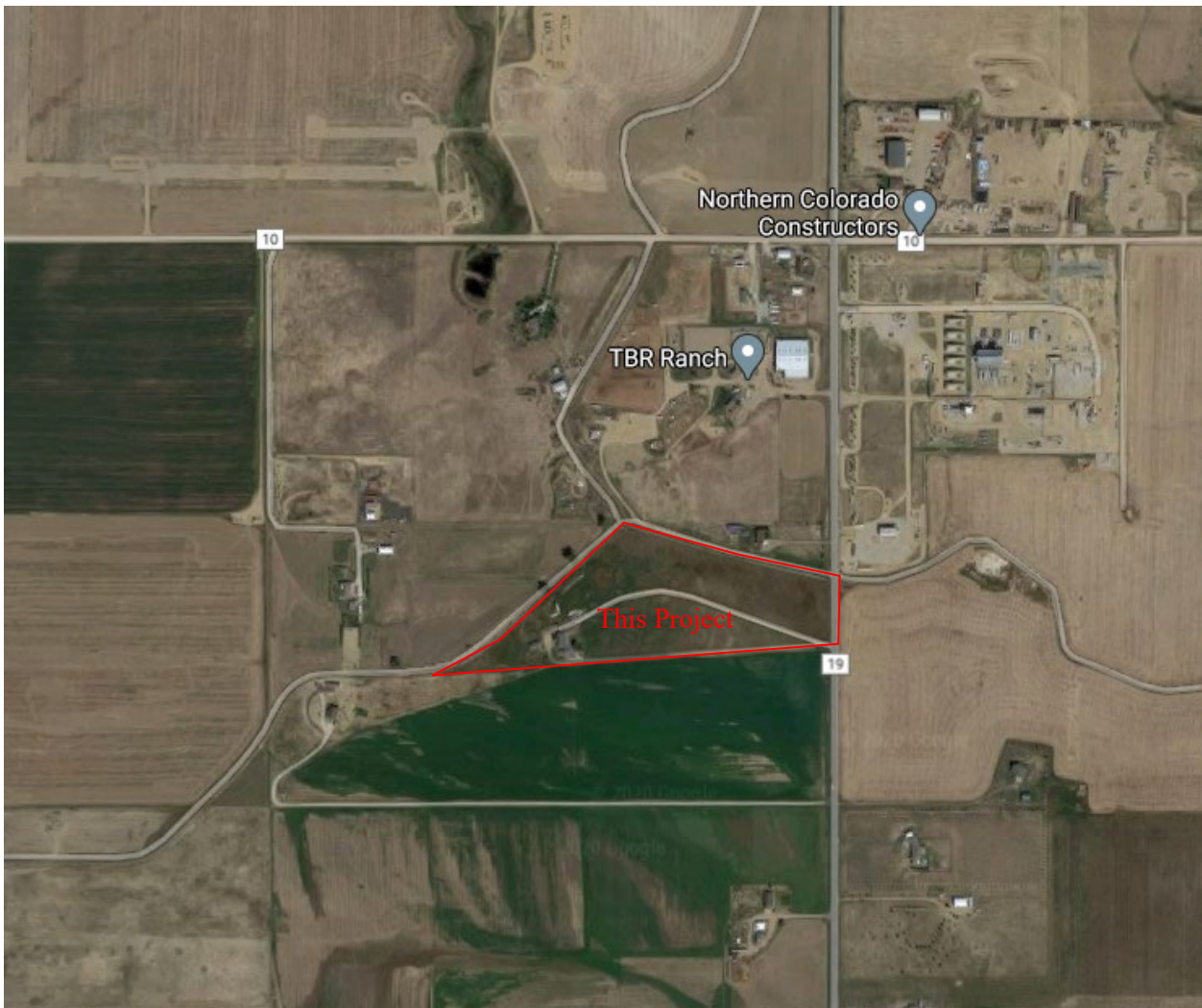
A vicinity and key map of the site are included in Appendix A of this study as well as on the following page.

The scales below are not accurate since the maps included herein are for exhibit purposes only.

*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

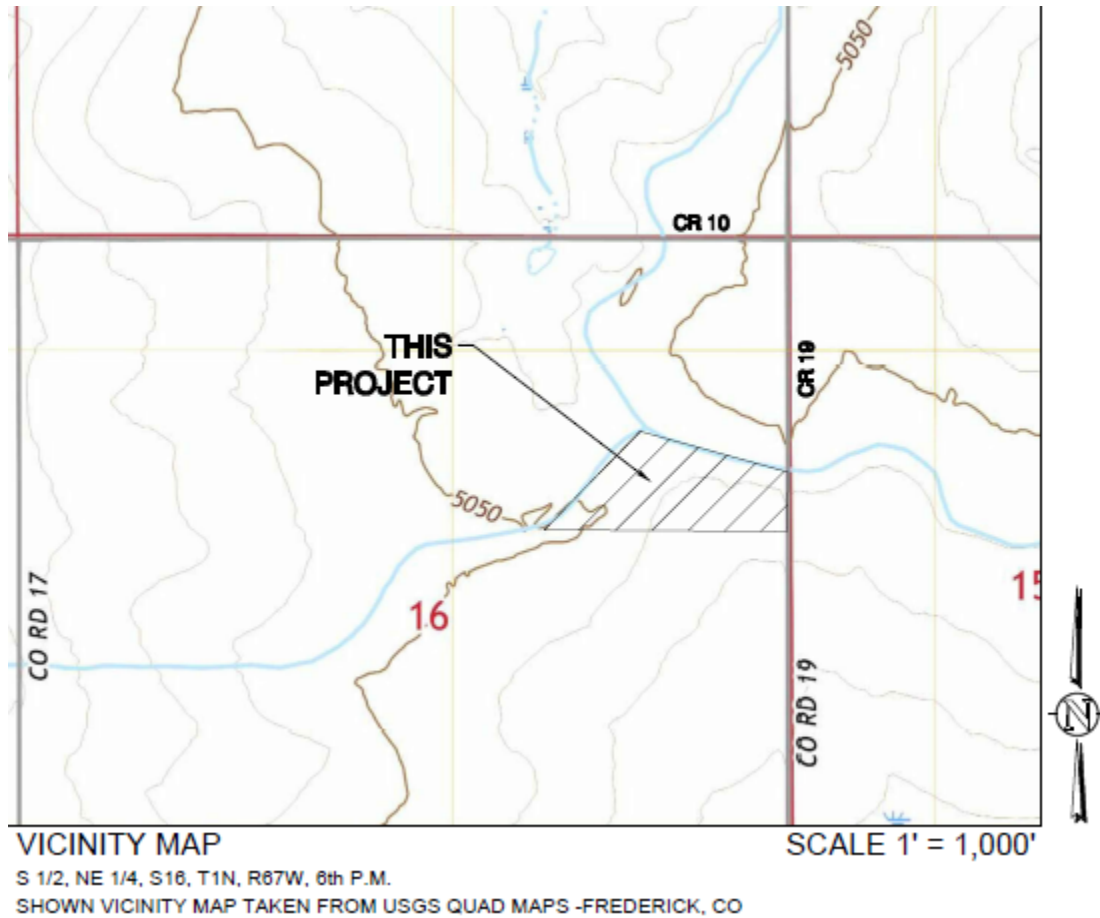
March 09, 2021

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The project is located south of Weld County Road 10, and immediately west of Weld County Road 19.

The Google Earth Exhibit above shows the site and the adjacent properties west of the City of Fort Lupton.



The USGS Exhibit above details the adjacent Weld County Roads and historic topography of the surrounding area.

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B. Description of Property

The metes and bounds legal description for the property is included in Appendix A.

Currently this parcel has slight to moderate topographical relief – 15 feet from the southwest corner (5052 elevation) to the southeast corner (5035 elevation). Ultimately the site does slope generally in one direction – to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The undeveloped lot is nearly bare with moderate weeds and shrub vegetation. Existing slopes average range from 0.5% to 1.7%. The historic slopes appear to be 1.4% based on the USGS Quad from northwest to southeast.

The existing grades in general match the historical direction per USGS Quad maps, but not at consistent slope due to the developed portion of the site.

The approximate grade at the four corners of the property are as follows – 5051.39 SW corner, 5044.19 N corner, 5044.16 NE corner, and 5035.16 SE corner of Been RV Park.

The property is made up of entirely 82 (Wiley-Colby complex), NRCS classified B soils. The soil type is noted as well drained. Soil classifications were taken from Hydrologic Soil Type Map (Appendix A) USDA Soil Survey.

II. DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

The Been RV Park site is solely located in the South Platte River basin and all existing and developed drainage is ultimately tributary to the South Platte River. The historic and existing basins are shown on sheet 22 of the Construction Drawings.

HISTORIC

Basin H (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted above, the historic grades (1.4%) drained off-site to the southeast. As noted previously, the entirety of the site and this basin is (100%) NRCS Soil Type B.

All runoff values presented herein have been prepared with the recently updated method of check for time of concentration – the UDFCD 2017 equation of: $(26-17i) + [L_{\text{travel}} / (60 * (14i + 9) * (S_o)^{.5})]$. All values provided in this study are as determined by the 2017 time of concentration check.

The Historic effective imperviousness value used was 2.0%. The minor (5yr) storm runoff is approximately 0.20 cfs, and the major storm runoff is approx. 20.54 cfs at Design Point H.

EXISTING

Basin E (15.79 ac) includes the entire property up to the existing WCR 398 ROW. As noted previously the topography slightly changes from 0.5% to 1.7% throughout the basin. This parcel currently drains to the existing low point just south of the access point with WCR 19 at the southeast corner of the site. The entirety of the site and this basin is (100%) NRCS Soil Type B.

The existing effective imperviousness value used was modeled at 4.06% since the overall basin (primarily undeveloped) includes the existing residence, accessory buildings, and gravel access road. The minor (5yr) storm runoff is approximately 0.57 cfs, and the major storm runoff is approximately 22.24 cfs at Design Point E1.

OFFSITE BASINS

Based on existing (USDA) topography, no runoff from offsite basins will contribute to the runoff of this site. Runoff from adjacent properties to the north will be captured by the East Branch of the Bull Canal before reaching this site, and existing topography suggests that runoff from the adjacent property to the south will flow south away from this site.

B. Minor Developed Drainage Basins

The Developed sub-basins related to this project are shown on sheet 23 of the Construction Drawings.

This study provides the final developed drainage characteristics for the ~ 15.79 acre site.

The developed basins for the Been RV Park site are defined as Basins Lot 1, Lot 2, Lot 3, and Lot 4. Basin Lot 3 includes the designed Subdivision Detention Pond.

The weighted average imperviousness for the entire site (All Basins including 100yr water surface is 29.43%). The overall imperviousness of the site with a dry pond bottom is 26.36%.

Each minor storm event referred to below is the 5 year event and each major storm event referred to below is the 100 year event. The 10 year event has also been calculated.

Calculations are carried out to the hundredths for consistency purposes only.

1. Basin Lot 1 (2.15 acres)

Basin Lot 1 is the developed lot in the southwest corner of the site. This basin contains the existing residence, garage, and a portion of the existing gravel access road. No improvements are proposed on this Lot with this development.

Runoff from Basin Lot 1 begins as roof runoff and then will be directed overland south and east towards southeast corner of Lot 1. Runoff will then enter Swale S and will be conveyed east and ultimately north to Forebay S in the proposed Detention Pond. The release from Basin Lot 1 occurs at Design Point 1 at the southeast corner of the lot where runoff will leave the basin.

The effective imperviousness value calculated for Basin Lot 1 is 15.24% and the Rational runoff calculations were based on said existing conditions. NRCS Soil Type for this basin is solely Type B. The minor (5yr) storm runoff is approximately 0.53 cfs, and the major storm runoff approximately 5.10 cfs.

2. Basin Lot 2 (1.83 acres)

Basin Lot 2 is located in the northwest corner of the site, directly north of Lot 1. This basin contains the two existing barns and has been modeled to receive a 4,000 square foot residence in the future.

Runoff from Basin Lot 2 begins as roof runoff and is directed overland towards southeast corner of Lot 2. Runoff will then enter the roadside pan of Center Ave and will be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 2 occurs at Design Point 2 where runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 2 is 8.57%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.23 cfs, and the major storm runoff is 3.92 cfs. Calculations were carried out to the hundredths for consistency purposes only.

3. Basin Lot 3 (10.42 acres)

Basin Lot 3 is the center lot of the site. Although this Basin is primarily undeveloped ground, it has been modeled to receive the proposed RV stalls, a series of gravel roads with concrete roadside pans, and the proposed Detention Pond.

Runoff from Basin Lot 3 will flow overland southeast and be captured the roadside pans on the north side of each proposed road. Runoff will then be conveyed east to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 3 occurs at Design Point 3 where the proposed outlet structure will release the detained flow offsite.

The developed effective imperviousness value calculated for Basin Lot 3 is 38.40%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 5.95 cfs, and the major storm runoff is 27.24 cfs. Calculations were carried out to the hundredths for consistency purposes only.

4. Basin Lot 4 (1.08 acres)

Basin Lot 4 is located in the northeast corner of the site. Although this Basin is currently undeveloped ground, it has been modeled to receive the proposed second gravel access road off WCR 19.

Runoff from Basin Lot 4 begins in the northwest corner of the basin and is directed overland south to the south lot line of Lot 4. Runoff will then be conveyed west to Swale E and ultimately south to Forebay N in the proposed Detention Pond. The release from Basin Lot 4 occurs at Design Point 4 where the runoff will leave the basin.

The developed effective imperviousness value calculated for Basin Lot 4 is 6.64%. NRCS Soil Type for this basin is solely Type B. The minor storm runoff is 0.11 cfs, and the major storm runoff is 2.55 cfs. Calculations were carried out to the hundredths for consistency purposes only.

III. DRAINAGE DESIGN CRITERIA

A. Regulations

The calculations provided in this letter report have been prepared in conformance with the City of Fort Lupton Development Standards and Regulations, the Colorado Water Conservation Board and Colorado Department of Natural Resources “*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*” (Ref 1), and “*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*” (Ref 2), latest release unless otherwise noted.

All design elements outlined in this report, and illustrated in the construction plans, are proposed as final conditions (as directed, assumed, or otherwise prepared) in order to complete the development of this Project.

B. Drainage Studies, Outfall Systems Plans, Site Constraints

No apparent Final Drainage Study appears to have been prepared as part of this property or any adjacent properties in the past. The City of Fort Lupton falls just outside of the Urban Drainage boundary.

Coordination with Town staff confirmed no Final Drainage Report is known to exist for this property or any adjacent properties.

No significant constraint was identified as part of the design of this project beyond the flat nature of the area and the proximity of the East Branch of the Bull Canal to the north.

*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

C. Hydrology

The rainfall intensity information was obtained from the NOAA Atlas 14 using 1 hour rainfall depths as taken from UDSDC Manual Vol 1 (Ref 2).

City of Fort Lupton adopted the Colorado Water Conservation Board and Colorado Department of Natural Resources “*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*” (Ref 1), and “*Urban Drainage Flood Control District (UDFCD) Urban Storm Drainage Criteria Manual, Volumes I thru III*” (Ref 2), latest release unless otherwise noted were utilized for confirmation of 100 year and 10 year event storm rainfall data.

Upon review of the aforementioned references, the NOAA Atlas 14 was referenced and data derived for 1 hour rainfall depths at 2, 5, 10, and 100 year events are as follows:

DESIGN STORM	WEC Derived from USDCM NOAA Atlas 14 1-hr Event (inches)
2	0.83
5	1.11
10	1.38
100	2.62

The precipitation depth derived from the NOAA Atlas 14 by WEC for the 1-hour design storm was 2.62 inches rainfall depth for the 100-year storm, 1.38 inches rainfall depth for the 10-year storm, and 1.11 inches rainfall depth for the 5 year storm.

The Rational Method for storm-water runoff calculations, using the Equations as described in the UDFCD (Reference 2) Criteria Manual Chapter 5 Runoff was used to calculate stormwater flows within this study. The run-off coefficient ‘C’ values were obtained from the UDFCD (Reference 2) Criteria Manual as well based on the predominate NRCS Soil Type.

It appears no on site water quality or detention has been provided or maintained for any of the adjacent or neighboring properties (currently primarily agricultural/residential lots).

The use of weighted runoff coefficients is to accurately portray the proposed final conditions of the maximum build out (maximum lot coverage) for this project based on the best available information at this time. Sole use of Table RO-5 is applicable for Master Plan Drainage analysis including projects of this type – however calculation of proposed final conditions using weighted runoff coefficients provides a more thorough and accurate analysis.

The site has been modeled based on the current expected build out conditions. However, should additional paving occur the Swale conveyances have been sized to handle added runoff.

The proposed pond has been sized to capture all of the developed runoff from this site (at an expected build-out effective imperviousness of 40%).

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No other offsite basins have been modeled for Pond A sizing since the adjacent surveyed topography indicated adjacent runoff is not directed onto this property (nor is runoff directed from this property due to the generally flat perimeter and proposed drainage swales).

It is the expectation of this study that any development or improvements to the adjacent properties will require them to provide appropriate stormwater design(s).

This project will not negatively affect the adjacent property and will provide modern stormwater control that does not currently exist. In short, this project will be an enormous improvement to the area.

D. Hydraulics

The conveyance of onsite site stormwater occurs primarily overland across pavements and then through landscape and into swales and roadside pans that will ultimately convey runoff to the proposed Detention Pond. Please see Appendix C for all related pipe and swale capacities.

Hydraulic grade lines have been calculated for the pond outlet pipe based on the 100 year restricted release rate (1.72 cfs) into the WCR 19 roadside ditch.

It is WEC's opinion the modeled and calculated (routed peak runoffs) are likely higher than the expected final developed conditions (final lot development not expected to meet buildout imperviousness modeled). The runoff rates presented in this report are based on the modeled imperviousness of the site (roughly 30%). It is likely that a portion of the developed runoff will be captured by landscape areas while being routed to the pond, and therefore result in a lower total runoff than what is presented in this report.

There are no major drainage ways on this site or immediately adjacent. The East Branch of the Bull Canal lies just north of this site but does not serve this site.

E. Water Quality Enhancement

Water quality will be provided by overland runoff (gravel or vegetated native grasses) and also by the proposed forebays and landscaped pond bottom. Additional grass swales may be incorporated by the future lots.

F. Groundwater

A Project Geotechnical Report was completed by Earth Engineering Consultants, LLC on December 04, 2020.

Groundwater was encountered at a depth of 10-11 feet in five of the test borings.

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Developed runoff is not anticipated to increase groundwater levels but will be infiltrated into the subsurface soils.

Should groundwater levels surface (above the design bottom) at any time for more than 24 hours the Engineer of Record should be contacted and plans to mitigate said groundwater be undertaken (i.e. cleaning of outlet structure and/or raising of Pond bottom above groundwater).

IV. STORMWATER MANAGEMENT FACILITY DESIGN

A. Stormwater Conveyance Facilities

Runoff analysis for stormwater management has been included and presented in this report.

No Master study exists for this area.

Capacity calculations for concrete pans, the proposed storm pipes, and the proposed Swales are included in Appendix C.

B. Stormwater Storage Facilities

Traditional stormwater storage and attenuation (water quality and detention) is currently proposed since this site has a source of formal outfall. A Detention Pond has been designed with an outlet structure and is located in the southeast corner of the site.

UDFCD Criteria Volumes (Ref 2) and Weld County Drainage Criteria (Ref 3) were referenced for determining necessary storage volumes.

Four independent volumes were calculated – (1) WQCV, (2) Required 10 yr, (3) required 100 yr, (4) Available volume @ Emergency Overflow. UDFCD UD spreadsheet version 4.00 was utilized to calculate said volumes; (1) 8,519 cubic feet, (2) 20,842 cubic feet, (3) 39,427 cubic feet, and (4) 45,443 cubic feet.

The current Been RV Park Detention Pond storage/grading design provides volume for the residential Lots 1 & 2, the proposed RV Park (Lot 3), and the future Lot 4.

All calculations are included in Appendix C.

C. Water Quality BMP's

Overland runoff will provide some water quality. Detention Pond Forebays will treat all routed runoff. Additional BMP's in accordance with current UDFCD Volume III criteria (Ref 2) may be added in the future.

*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

D. Floodplain

This project does not lie within a floodplain. The entire subdivision is within Zone X “Area of Minimal Flood Hazard” per FEMA FIRM 08123C2100E – effective January 20, 2016. See also the FIRMETTE map included Appendix A.

E. Groundwater

Typical Lot runoff is expected to moderately infiltrate the seeded grasses and gravel covered site under most minor events. Under multiple minor events or major events runoff is expected to sheet flow to adjacent swales and be routed to the Detention Pond as designed. Minimal effect to the groundwater is expected.

Typical commercial geotechnical reports recommend the building design to incorporate foundation drains and sump pumps for protection against groundwater.

F. Additional permitting

No additional permitting is anticipated.

G. Storm System Maintenance

This section defines the maintenance responsibilities for Been RV Park Site:

- Swales – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for Swales include the concrete pan and adjacent grades and vegetation.
- Drainage Basins – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for each Basin beyond all Swales include the on site grading, on site native grass, and proposed concrete curb adjacent to all proposed Buildings, parking, and access.
- Storm Infrastructure (inlets and piping) – including but not limited to trash and sediment capture and removal, adding erosion control, and replacement of any damaged or failing improvements. Upstream street sweeping will also provide protection against sediment accumulation.
- Detention Pond – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for the Detention Pond includes side slopes, forebays, trickle pan, pond bottom, and the outlet structure located on the east edge.

Frequency of inspections and maintenance are as follows:

- Swales, Basins, Storm Infrastructure, and Detention Pond should be inspected monthly or within 24 hours of each measureable precipitation event.
- Any damaged or lost material (riprap) should be replaced immediately
- Mowing should occur monthly or more often depending upon growth.
- Weed control should occur a minimum of two times per spring/summer/fall season
- Cleaning beyond inspections noted above should occur at a minimum of annually

V. CONCLUSIONS

A. Compliance with standards

This Drainage Study for the Been RV Park site was prepared in conformance with the City of Fort Lupton Development Standards and Regulations, Colorado Water Conservation Board and Colorado Department of Natural Resources “*Colorado Floodplain and Stormwater Criteria Manual Volumes 1 and 2*” (Ref 1), and the Urban Drainage Flood Control District Storm Drainage Design and Technical Criteria (Reference 2).

This drainage design and concept quantifies the requirements to manage stormwater runoff.

B. Variances

No variance is proposed or requested.

C. Drainage concept

The intent of this design is to provide the drainage analysis necessary for capture, routing, and detention of the runoff generated by the Been RV Park property.

D. Additional Items

No additional items were considered at this time.

VI. REFERENCES

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3. Weld County Storm Drainage Design Manual “Weld County Engineering and Construction Criteria – Chapter 8: Storm Drainage Criteria” Revised 2019.

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*Been RV Park – Final Drainage Report
City of Fort Lupton Case # xxx*

March 09, 2021

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APPENDIX A

**Vicinity Map (USGS) / Key Map / FEMA Flood Insurance Rate Map (FIRM),
Legal Description, Soil Survey Map and Soil Legend, Geotechnical Report**

Sheryl Been
Write a description for your map.

Legend

 3647 Co Rd 19



National Flood Hazard Layer FIRMette



104°53'46"W 40°3'25"N



USGS The National Map: Orthoimagery. Data refreshed April 2020

0 250 500 1,000 1,500 2,000 Feet

1:6,000

104°53'8"W 40°2'57"N

Been RV

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2020 at 1:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



United States
Department of
Agriculture

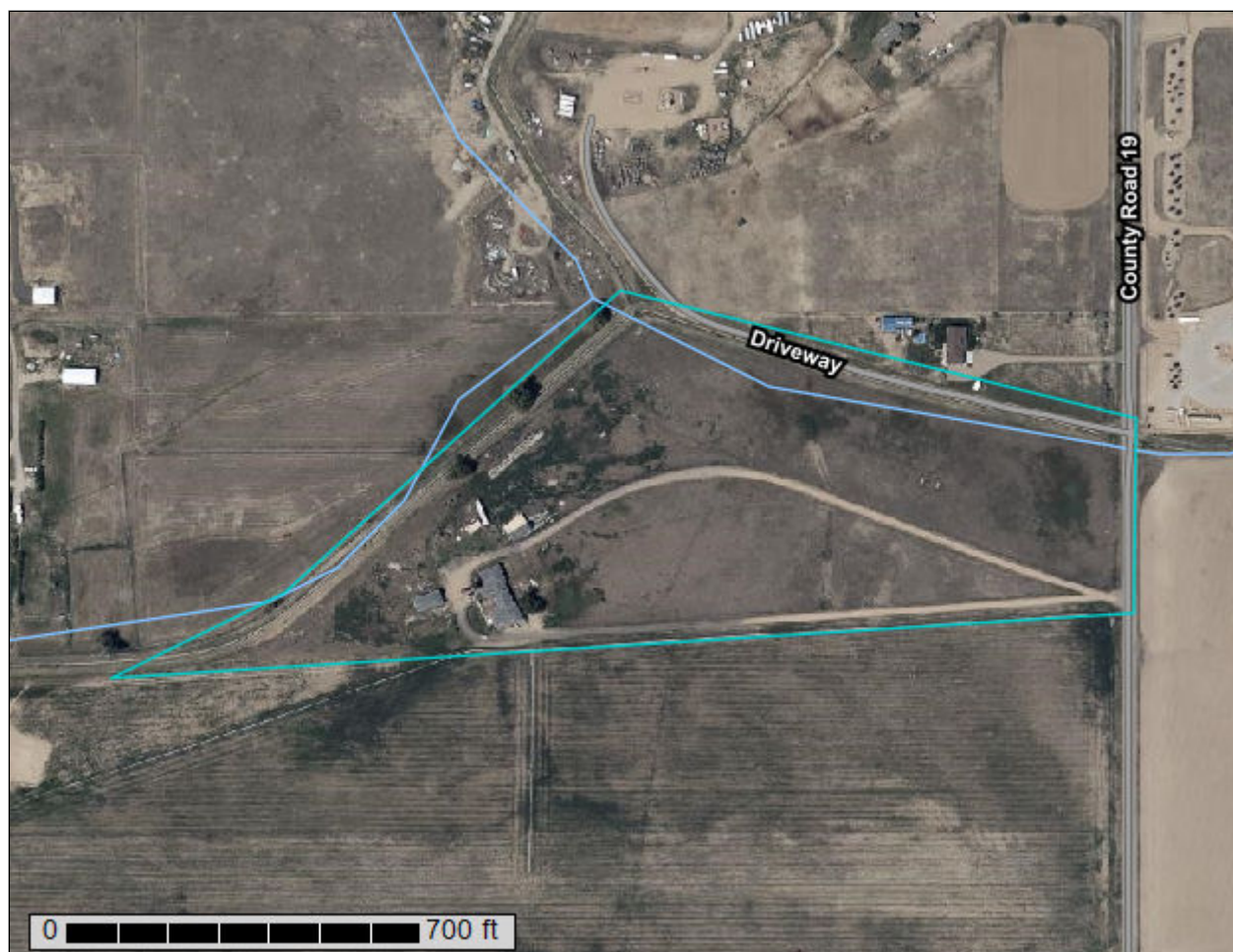
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Weld County, Colorado, Southern Part**

Been RV



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Weld County, Colorado, Southern Part
Survey Area Data: Version 19, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 19, 2018—Aug 10, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
82	Wiley-Colby complex, 1 to 3 percent slopes	19.9	100.0%
Totals for Area of Interest		19.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Weld County, Colorado, Southern Part

82—Wiley-Colby complex, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3643
Elevation: 4,850 to 5,000 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Wiley and similar soils: 60 percent
Colby and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wiley

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 11 inches: silt loam
H2 - 11 to 60 inches: silty clay loam
H3 - 60 to 64 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: High (about 11.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Description of Colby

Setting

Landform: Plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous eolian deposits

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Available water storage in profile: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: Loamy Plains (R067BY002CO)
Hydric soil rating: No

Minor Components

Weld

Percent of map unit: 4 percent
Hydric soil rating: No

Heldt

Percent of map unit: 4 percent
Hydric soil rating: No

Keith

Percent of map unit: 2 percent
Hydric soil rating: No

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**GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083**

Prepared for:

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Prepared by:

Earth Engineering Consultants, LLC
4396 Greenfield Drive
Windsor, Colorado 80550





December 4, 2020

Western Engineering Consultants
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: Geotechnical Engineering Report
Been RV Park
3647 Road 19, Weld County, Colorado
EEC Project No. 1202083

Mr. Cox:

Enclosed, herewith, are the results of the subsurface exploration completed by Earth Engineering Consultants, LLC (EEC) for the referenced project. For this exploration, seven (7) test borings were advanced to depths of approximately 20 to 30 feet below existing site grades. This subsurface exploration was carried out in general accordance with our proposal dated October 13, 2020.

In summary, the subsurface conditions encountered in the test borings generally consisted of lean clay underlain by bedrock at depths of about 4 to 9 feet below ground surface. At current moisture and density conditions, the subgrades/bedrock exhibited moderate to very high swell potential. Groundwater was encountered at depths as shallow as 10 feet below ground surface.

The expansive soils encountered present a risk of post-construction heaving of site improvements should those subgrades become wet subsequent to construction. Due to the presence of expansion soils, it is our opinion that building foundations and structural floor slabs should be supported on drilled pier foundations. As an alternative, post-tension slab foundations could be considered, however, over excavation and replacement of a zone of subgrades beneath the foundations/floor slab should be anticipated with an expectation of higher risk of heave potential/movement of site structure. We anticipate that site roadways and associated flatwork

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EEC Project No. 1202083
December 4, 2020
Page 2

could be supported on a shallow zone of over excavated and backfilled material with the understanding of a higher risk of movement. Geotechnical recommendations concerning design and construction of foundations and support of floor slabs and pavements are presented in the text of the attached report.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning the enclosed report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

Very truly yours,
Earth Engineering Consultants, LLC



Ethan P. Wiechert, P.E.
Senior Project Engineer

Reviewed by: David A. Richer, P.E.
Senior Geotechnical Engineer

**GEOTECHNICAL ENGINEERING REPORT
BEEN RV PARK
3647 ROAD 19, WELD COUNTY, COLORADO
EEC PROJECT NO. 1202083**

December 4, 2020

INTRODUCTION

The geotechnical subsurface exploration for the proposed Been RV Park planned for construction at 3647 Road 19 in Weld County, Colorado has been completed. To develop subsurface information in the proposed development area, seven (7) test borings were drilled to depths of approximately 20 to 30 feet below existing site grades. Individual boring logs and a diagram indicating the approximate boring locations are included with this report.

We understand the planned development would include an RV Park with approximately 133 campsites and associated roadways. The development would also include an approximate 10,000 square-foot commercial building on the east side of the site and a residence on the west side of the site. Numerous onsite wastewater treatment systems are anticipated for the campsites, residence, and commercial structure. Subsurface exploration and geotechnical engineering for the residence and the onsite wastewater treatment systems are outside the scope of our services and provided by others.

The commercial building would likely be a one- or two-story, wood/steel framed structure constructed at-grade (no basement). We estimate foundation loads for the planned building would be relatively light with continuous wall loads less than 3 kips-per-foot and individual column loads less than 50 kips. Floor loads are expected to be relatively light, consistent with commercial/retail use. We anticipate roadways would be utilized by low volumes of light passenger vehicles with areas designated for low volumes of light truck traffic. Based on areal imagery of the site, we anticipate cuts and fill to develop site grades would be less than 2 feet (+/-).

The purpose of this report is to describe the subsurface conditions encountered in the test borings, analyze and evaluate the field and laboratory test data, and provide geotechnical recommendations concerning design and construction of the commercial building's foundations and floor slabs, and support of site flatwork and pavements. Recommended pavement sections, which are based on assumed traffic conditions, are also included.

EXPLORATION AND TESTING PROCEDURES

The test boring locations were selected and established in the field by EEC personnel by pacing and estimating angles from identifiable site features. The approximate locations of the borings are shown on the attached boring location diagram. The boring locations should be considered accurate only to the degree implied by the methods used to make the field measurements.

The test borings were advanced using a truck mounted, CME-55 drill rig equipped with a hydraulic head employed in drilling and sampling operations. The boreholes were advanced using 4-inch nominal diameter continuous flight augers. Samples of the subsurface materials encountered were obtained using split-barrel and California barrel sampling procedures in general accordance with ASTM Specifications D1586 and D3550, respectively.

In the split-barrel and California barrel sampling procedures, standard sampling spoons are advanced into the ground by means of a 140-pound hammer falling a distance of 30 inches. The number of blows required to advance the split-barrel and California barrel samplers is recorded and is used to estimate the in-situ relative density of cohesionless soils and, to a lesser degree of accuracy, the consistency of cohesive soils. In the California barrel sampling procedure, relatively intact samples are obtained in removable brass liners. All samples obtained in the field were sealed and returned to our laboratory for further examination, classification and testing.

Laboratory testing on each of the recovered samples included moisture content tests with unconfined compressive strength of appropriate samples estimated using a calibrated hand penetrometer. Atterberg limits and washed sieve analysis tests were completed on select samples to evaluate the quantity and plasticity of fines in the subgrades. Swell/consolidation tests were performed on select samples to evaluate the potential for the subgrade materials to change volume with variation in moisture content and load. The quantity of water-soluble sulfates was determined on numerous samples to evaluate the potential for sulfate attack on site concrete and for selection of appropriate soils stabilization materials if needed. Results of the outlined tests are indicated on the attached boring logs and summary sheets.

As part of the testing program, all samples were examined in the laboratory and classified in general accordance with the attached General Notes and the Unified Soil Classification System, based on the soil's texture and plasticity. The estimated group symbol for the Unified Soil Classification System is indicated on the boring logs and a brief description of that classification system is included with this report.

SITE AND SUBSURFACE CONDITIONS

The proposed campsite and commercial building area (development property) is located on the west side of Road 19, about a ¼-mile south of Road 10. The development property is about 15 acres in size with about 11 acres planned for the campsites and commercial building. At the time of our site visit, with exception of an existing unsurfaced driveway through the property, the development property was vacant and covered with a thin mantle of topsoil and sparse vegetation. The ground surface in this area was relatively flat with approximately 5 feet of fall from the north to the south. On the development property, evidence of prior building construction was not observed by EEC personnel. Site photos taken at the time of our drilling operations are included with this report.

EEC field personnel were on site during drilling to evaluate the subsurface conditions encountered and direct the drilling activities. Field logs prepared by EEC site personnel were based on visual and tactual observation of disturbed samples and auger cuttings. The final boring logs included with this report may contain modifications to the field logs based on results of laboratory testing and evaluation. Based on results of the field borings and laboratory testing, subsurface conditions can be generalized as follows.

From the ground surface, the topsoil and vegetation was underlain by brown lean clay which extended to depths of approximately 4 to 9 feet below ground surface. The clay soils were relatively dry, dense, very stiff and exhibited high potential to swell with increase in moisture content at current moisture and density conditions. The lean clay soils were underlain by bedrock which extended to the bottom of the completed test borings. The bedrock generally consist of claystone with intermittent sandstone, which transitioned to claystone with depth. The bedrock, particularly the claystone, was moderately hard and exhibited a moderate swell potential.

The stratification boundaries indicated on the boring logs represent the approximate location of changes in soil types; in-situ, the transition of materials may be gradual and indistinct.

GROUNDWATER CONDITIONS

Observations were made while drilling and after completion of the borings to detect the presence and depth to hydrostatic groundwater. At the time of drilling, free water was observed in five of the test borings while drilling at depths of about 12 to 15 feet below ground surface, and in test borings B-1 and B-6 at depths of approximately 10 to 11 feet after drilling. Free water was not observed in test borings B-4 and B-7, generally located on the south side of the site. The borings were backfilled upon completion of the drilling operations; therefore, subsequent groundwater measurements were not obtained. The groundwater level observations are included on the attached boring logs.

Fluctuations in groundwater levels can occur over time depending on variations in hydrologic conditions, and other conditions not apparent at the time of this report. We anticipate the irrigation canal boarding the north side of the site may impact groundwater levels at this site. Longer term monitoring of water levels in cased wells, which are sealed from the influence of surface water, would be required to more accurately evaluate fluctuations in groundwater levels at the site. We have typically noted deepest groundwater levels in late winter and shallowest groundwater levels in mid to late summer.

ANALYSIS AND RECOMMENDATIONS

General

The subgrades encountered in the test borings generally consisted of moderately to highly plastic clay, which was relatively dry, dense, and very stiff, underlain at relatively shallow depth by bedrock. At current moisture and density conditions, the subgrades/bedrock exhibited a moderate to very high potential to swell. Movement of foundations, pavements and other at-grade improvements placed directly on expansive materials would be expected if the moisture content of those materials increases subsequent to construction.

Due to the expansive soils encountered at this site, care will be needed to see that site preparation and designs of site improvements include measures to mitigate the potential of heaving of the site improvements to an acceptable level. Outlined herein are recommendations for development of this site; however, the client should recognize that building on expansive soils is risky, even when

mitigation plans are followed. Mitigation plans outlined herein would reduce the risk of heaving of site improvements, but that risk cannot be eliminated.

Site Preparation

Prior to placement of any fill and/or improvements, we recommend any existing topsoil, vegetation, and any unsuitable materials be removed from the planned improvement areas. After stripping the site and after making all cuts and prior to placing any fill, we recommend over excavating the subgrades beneath pavements and exterior flatwork (sidewalks, curb-and-gutter, etc.). The over excavations should extend to a depth of at least 3 feet below ground surface. The over excavations should extend laterally 8 inches for every 12 inches of over excavation depth. Note, recommendations for preparation in the building areas is included in the section titled *Building Foundations*.

The over excavation depths recommended should reduce the amount of heaving of site flatwork and promote a more even risk of heaving; even though that risk is reduced, it is not eliminated. If those subgrades become substantially wet subsequent to construction, heaving upwards of 6 inches or more could be possible. If that is not acceptable, greater over excavation depths up to 10 feet below ground surface would be necessary to significantly reduce that risk. EEC should be contacted to provide alternative recommendations if that is desirable.

After completing the over excavations, the exposed soils should be scarified to a depth of 9 inches, adjusted in moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698. The moisture content should be adjusted to within -1 to +3%.

Fill soils should consist of approved materials which are free from organic matter and debris. In our opinion, the over excavated clay soils or similar soils could be used. The fill soils should be placed in loose lifts not to exceed 9 inches in thickness, adjusted in moisture content and compacted as recommended for the scarified soils. Care will be needed to maintain the recommended moisture content prior to and during construction of overlying improvements. Care should be taken after preparation of the subgrades to avoid disturbing the subgrade materials. Materials which are loosened or disturbed should be reworked prior to placement of foundations/flatwork.

Foundations/Floor Slabs**Drilled Piers**

Based on the materials encountered in the completed test borings, we recommend the commercial building foundations and floor slabs (structural floor) are supported on deep foundations (drilled piers) extending to bear in competent bedrock.

We recommend drilled piers extend to bear at least 20 feet into firm competent bedrock and have a minimum length of at least 30 feet. Both minimum length and minimum penetration into the underlying bedrock should be met. For design of drilled piers, we recommend using a total end bearing pressure not to exceed 15,000 psf. In addition, a skin friction value of 1,500 psf could be used for that portion of the drilled piers extending into competent bedrock. Lower values may be appropriate for pier groups depending on pier diameter and spacing. Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection. The use of at least 18 inches of void form beneath grade beams and floor slabs is recommended.

When the lateral capacity of drilled piers is evaluated by the LPILE program, we recommend that internally generated load-deformation (P-Y) curves be used. Table 1 below includes recommended soil parameters for design of drilled piers using LPILE.

Table 1. Soil parameters for design of drilled piers using LPILE program.

Parameters	Native Overburden	Bedrock
Unit Weight of Soil (pcf)	130 ⁽¹⁾	130 ⁽¹⁾
Undrained Shear Strength (psf)	2,000	3,000
Angle of Internal Friction, ϕ (degrees)	25	20
Strain Corresponding to $\frac{1}{2}$ Max. Principal Stress Difference, ϵ_{50}	0.01	0.005

All piers should be reinforced full depth for the applied axial, lateral, and uplift stresses imposed. The amount of reinforcing steel for expansion should be determined by the tensile force created by the uplift force on each pier with allowance for dead load. Unit weights in Table 1 should be adjusted for buoyant conditions as appropriate.

Drilling caissons to design depth should be possible with conventional heavy-duty single flight power augers equipped with rock teeth; however, areas of well-cemented bedrock lenses may be encountered throughout the site at various depths where specialized drilling equipment and/or rock excavating equipment may be required.

Cohesive subgrades were encountered overlying the bedrock stratum. Groundwater was also encountered at a depth as shallow as approximately 10 feet below existing site grades. We anticipate temporary casing could be necessary for the portion of the drilled shaft above the bedrock at the time of construction.

Due to the presence of groundwater on the site, we expect some water may infiltrate the drilled shaft borehole. A maximum 3-inch depth of groundwater is acceptable in each pier prior to concrete placement. If pier concrete cannot be placed in relatively dry conditions, a tremie should be used for concrete placement. Due to potential sloughing and raveling, foundation concrete quantities may exceed calculated geometric volumes. Pier concrete with slumps in the range of 6 to 8 inches is recommended. If casing is used for the pier construction, it should be withdrawn in a slow and continuous manner maintaining a sufficient head of concrete to prevent influx of water and/or the creation of voids in the pier concrete.

The foundation pier excavations should be observed by the geotechnical engineer. A representative of the geotechnical engineer should inspect the bearing surface and pier configuration. If the soil conditions encountered differ significantly from those presented in this report, supplemental recommendations could be required.

We estimate the long-term settlement of drilled pier foundations designed and constructed as outlined above would be less than 1 inch.

Post-Tension Slab

As an alternative to deep foundations, it is our opinion the site commercial building could be supported on a post-tension slab foundation bearing on a zone of over excavated and replaced subgrades. Post-tensioned slab foundations consist of a combined floor slab and foundation system joined together with post-tensioning cables. The post-tensioned system moves as a single unit

significantly reducing the amount of differential movement across the building area and between foundation/floor slab elements. Total movement of the overall system should still be expected.

To develop the building areas for a post tension slab foundation system, prior to completing any cuts, fills and/or site improvements, we recommend all existing surficial vegetation and topsoil be stripped from the site. Once the site is stripped, we recommend any additional cuts be completed. Following stripping of the site and after making all cuts, we recommend over excavating a zone of soil beneath the building footprints (foundations and floor slabs) and replacing those soils with moisture conditioned and compaction-controlled material. The over excavations should extend to a minimum depth of at least 6 feet below ground surface and extend laterally 8 inches for every 12 inches of over excavation depth. After the completing the over excavations, the exposed soils should be scarified to a minimum depth of 9 inches, adjusted to within -1 to +3% of standard Proctor optimum moisture content and compacted to at least 95% of the material's standard Proctor maximum dry density as determined in accordance with ASTM Specification D698.

Fill soils to replace the over excavated soils should consist of approved materials, which are free from organic matter and debris. It is our opinion, the over excavated soils or similar could be used as fill in these areas. We recommend the fill soils be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted as recommended for the scarified soils.

Care will be needed to maintain the recommended moisture content within the fill prior to and during construction of overlying improvements. Materials which are allowed to dry excessively or materials which are over compacted by subsequent construction traffic may require removal and replacement or reworking in-place prior to construction of overlying improvements.

Outlined in Table 2 are recommended post-tension slab design criteria based on the subsurface conditions encountered and the above recommendations for subgrade preparation below the site structures. The criteria in Table 2 is developed in general accordance with the 3rd Edition of the Post-Tensioning Institute design manual. Post-tension slab foundations should be designed and constructed in accordance with the appropriate design criteria below.

Table 2. Recommended post-tension slab design criteria.

Maximum Allowable Bearing Pressure		2,000 psf
Edge Moisture Variation Distance, e_m	Center Lift Condition	7.0 ft
	Edge Lift Condition	3.8 ft
Differential Soil Movement, y_m	Center Lift Condition	0.6 in
	Edge Lift Condition	2.1 in
Slab-Subgrade friction coefficient, μ	on polyethylene sheeting	0.75
	on cohesionless soils (sands)	1.0
	on cohesive soils (clays)	2.0

Exterior foundation grade beams, or foundations in unheated areas should be located a minimum of 30 inches below adjacent exterior grade to provide frost protection.

Care should be taken to include flexible connections where utilities enter the building to allow for overall structural movement. Care would be needed to allow for some differential movement between the structure and adjacent exterior flatwork. We estimate total heave of post-tension slab foundations following an over excavation and replacement as outlined above could be 4 inches. Greater over excavation depths could be considered to reduce the total heave potential.

Foundation Wall and Utility Backfill

Backfill needed to develop site grades following installation of foundations and site utilities should consist of low volume change materials which are free of organic matter and debris. In our opinion the site lean clay soils could be used. Backfill soils should be placed in loose lifts not to exceed 9 inches thickness, adjusted in moisture content and compacted to at least 95% of the material's maximum dry density as determined by the standard Proctor procedure, ASTM D698. The moisture content should be adjusted to with -1 to +3% of optimum moisture content.

Seismic

The site soil conditions consist of very stiff lean clay overlying moderately hard bedrock to the depths explored. For those site conditions, the International Building Code indicates a Seismic Site Classification of D. Evaluating borings to a greater depth could reveal an alternative site classification.

Corrosion Potential for Site Concrete

Results of water-soluble sulfate testing on three (3) select subgrade samples indicate sulfate (SO_4) contents ranging from 0.16 to 1.95%. ACI 318, Section 4.2 indicates the site soils have a severe risk of sulfate attack on Portland cement concrete and indicates site concrete should be designed using a sulfate exposure of S2. Note that concrete mixtures with a severe sulfate exposure may require sulfate resistant cements and/or pozzolans in the mixtures; refer to ACI 318 Section 4.3 for mixture design.

Pavements

Pavement subgrades should be prepared as outlined in the section *Site Preparation*. Once the subgrades are prepared as recommended and prior to surfacing with aggregate base, we recommend proof rolling the pavement subgrades to identify any soft, wet and yielding areas. Yielding and/or soft areas in the subgrades should be reworked and/or replaced prior to placement of aggregate base materials. Note that laboratory testing indicated the subgrades contain appreciable amounts of water-soluble sulfates, as such, stabilizing the soil with calcium-based materials (i.e. Class C fly ash, lime, cement) is not recommended.

We anticipate the site pavements would include areas designated for low volumes of light weight passenger vehicles (Light Duty) and areas of low volumes of light trucks (Heavy Duty). Equivalent daily load application (EDLA) values of 15 and 5 were assumed for the Heavy Duty and Light Duty areas, respectively. Based on the subsurface conditions encountered at the site, an assumed R-value of 5 was used in design of the pavement sections.

Recommended minimum pavement sections are provided below in Table 3. Hot bituminous pavement (HBP) sections may show rutting/distress in truck loading and drive areas; therefore, concrete pavements should be considered in those areas. The recommended pavement sections are considered minimum; thus, periodic maintenance should be expected.

Table 3. Recommended minimum pavement sections for estimated traffic loads.

Design Information	Heavy Duty	Light Duty
EDLA	15	5
Reliability (%)	80	80
Resilient Modulus (psi)	3025	3025
Serviceability Loss (psi)	2.2	2.2
Design Structure Number	3.05	2.57
Option 1: Composite		
HBP	5"	4"
Aggregate Base	8"	8"
Option 2: PCC (Non-reinforced)	6.5"	5.5"

We recommend aggregate base meet CDOT Class 5 or Class 6 aggregate base. Aggregate base should be adjusted in moisture content and compacted to achieve a minimum of 95% of standard Proctor maximum dry density.

HBP should be graded as S or SX and prepared with 75 gyrations using a Superpave gyratory compactor in accordance with CDOT standards. Grading SX is recommended for surface course of the pavement. The HBP should consist of PG 58-28 or PG 64-22 asphalt binder; however, if the mix contains reclaimed asphalt pavement (RAP) material, we recommend using PG 58-28 binder. HBP should be compacted to achieve 92 to 96% of the mix's theoretical maximum specific gravity (Rice Value).

Portland cement concrete should be an approved exterior pavement mix with a minimum 28-day compressive strength of 4,500 psi and should be air entrained. Based on appreciable amounts of water-soluble sulfate contents in the subgrades, concrete pavement should be designed using a severe sulfate exposure of S2. Wire mesh or fiber could be considered to reduce shrinkage cracking.

Longitudinal and transverse joints should be provided as needed in concrete pavements for expansion/contraction and isolation. The location and extent of joints should be based upon the final pavement geometry. Sawed joints should be cut in general accordance with ACI recommendations. All joints should be sealed to prevent entry of foreign material and dowelled where necessary for load transfer.

Other Considerations

Positive drainage should be developed away from the structures and pavement areas with a minimum slope of 1 inch per foot for the first 10 feet away from the improvements in landscape areas. Care should be taken in planning of landscaping adjacent to the buildings to avoid features which would pond water adjacent to the foundations or stemwalls. Placement of plants which require irrigation systems or could result in fluctuations of the moisture content of the subgrade material should be avoided adjacent to site improvements. Irrigation systems should not be placed within 5 feet of the perimeter of the buildings and parking areas. Spray heads should be designed not to spray water on or immediately adjacent to the structures or site pavements. Roof drains should be designed to discharge at least 5 feet away from the structures and away from the pavement areas.

The individual contractor(s) should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of both the excavation sides and bottom. All excavations should be sloped or shored in the interest of safety following local and federal regulations, including current OSHA excavation and trench safety standards.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil borings performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations, which may occur between borings or across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork phases to help determine that the design requirements are fulfilled.

This report has been prepared for the exclusive use of Western Engineering Consultants for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design, or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

DRILLING AND EXPLORATION

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 13/8" I.D., 2" O.D., unless otherwise noted
 ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
 R: Ring Barrel Sampler - 2.42" I.D., 3" O.D. unless otherwise noted
 PA: Power Auger
 HA: Hand Auger
 DB: Diamond Bit = 4", N, B
 AS: Auger Sample
 HS: Hollow Stem Auger

PS: Piston Sample
 WS: Wash Sample
 FT: Fish Tail Bit
 RB: Rock Bit
 BS: Bulk Sample
 PM: Pressure Meter
 WB: Wash Bore

Standard "N" Penetration: Blows per foot of a 140 pound hammer falling 30 inches on a 2-inch O.D. split spoon, except where noted.

WATER LEVEL MEASUREMENT SYMBOLS:

WL : Water Level
 WCI: Wet Cave in
 DCI: Dry Cave in
 AB : After Boring

WS : While Sampling
 WD : While Drilling
 BCR: Before Casing Removal
 ACR: After Casting Removal

Water levels indicated on the boring logs are the levels measured in the borings at the time indicated. In pervious soils, the indicated levels may reflect the location of ground water. In low permeability soils, the accurate determination of ground water levels is not possible with only short term observations.

DESCRIPTIVE SOIL CLASSIFICATION

Soil Classification is based on the Unified Soil Classification system and the ASTM Designations D-2488. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; they are described as: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are described as: clays, if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse grained soils are defined on the basis of their relative in-place density and fine grained soils on the basis of their consistency. Example: Lean clay with sand, trace gravel, stiff (CL); silty sand, trace gravel, medium dense (SM).

CONSISTENCY OF FINE-GRAINED SOILS

Unconfined Compressive
 Strength, Qu, psf

Consistency

< 500	Very Soft
500 - 1,000	Soft
1,001 - 2,000	Medium
2,001 - 4,000	Stiff
4,001 - 8,000	Very Stiff
8,001 - 16,000	Very Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS:

N-Blows/ft	Relative Density
0-3	Very Loose
4-9	Loose
10-29	Medium Dense
30-49	Dense
50-80	Very Dense
80 +	Extremely Dense

PHYSICAL PROPERTIES OF BEDROCK

DEGREE OF WEATHERING:

Slight	Slight decomposition of parent material on joints. May be color change.
Moderate	Some decomposition and color change throughout.
High	Rock highly decomposed, may be extremely broken.

HARDNESS AND DEGREE OF CEMENTATION:

Limestone and Dolomite:

Hard	Difficult to scratch with knife.
Moderately	Can be scratched easily with knife.
Hard	Cannot be scratched with fingernail.
Soft	Can be scratched with fingernail.

Shale, Siltstone and Claystone:

Hard	Can be scratched easily with knife, cannot be scratched with fingernail.
Moderately	Can be scratched with fingernail.
Hard	
Soft	Can be easily dented but not molded with fingers.

Sandstone and Conglomerate:

Well Cemented	Capable of scratching a knife blade.
Cemented	Can be scratched with knife.
Poorly Cemented	Can be broken apart easily with fingers.



UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				Soil Classification		
				Group Symbol	Group Name	
Coarse - Grained Soils more than 50% retained on No. 200 sieve	Gravels more than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines	Cu≥4 and 1<Cc≤3 ^E	GW	Well-graded gravel ^F	
			Cu<4 and/or 1>Cc>3 ^E	GP	Poorly-graded gravel ^F	
		Gravels with Fines more than 12% fines	Fines classify as ML or MH	GM	Silty gravel ^{G,H}	
			Fines Classify as CL or CH	GC	Clayey Gravel ^{F,G,H}	
	Sands 50% or more coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines	Cu≥6 and 1<Cc≤3 ^E	SW	Well-graded sand ^I	
			Cu<6 and/or 1>Cc>3 ^E	SP	Poorly-graded sand ^I	
		Sands with Fines more than 12% fines	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils 50% or more passes the No. 200 sieve	Silts and Clays Liquid Limit less than 50	inorganic	PI>7 and plots on or above "A" Line	CL	Lean clay ^{K,L,M}	
			PI<4 or plots below "A" Line	ML	Silt ^{K,L,M}	
		organic	Liquid Limit - oven dried	<0.75	OL	Organic clay ^{K,L,M,N}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
	Silts and Clays Liquid Limit 50 or more	inorganic	PI plots on or above "A" Line	CH	Fat clay ^{K,L,M}	
			PI plots below "A" Line	MH	Elastic Silt ^{K,L,M}	
		organic	Liquid Limit - oven dried	<0.75	OH	Organic clay ^{K,L,M,P}
			Liquid Limit - not dried		Organic silt ^{K,L,M,O}	
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat	

^ABased on the material passing the 3-in. (75-mm) sieve

^BIf field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^CGravels with 5 to 12% fines required dual symbols:

GW-GM well graded gravel with silt

GW-GC well-graded gravel with clay

GP-GM poorly-graded gravel with silt

GP-GC poorly-graded gravel with clay

^DSands with 5 to 12% fines require dual symbols:

SW-SM well-graded sand with silt

SW-SC well-graded sand with clay

SP-SM poorly graded sand with silt

SP-SC poorly graded sand with clay

$$^E C_u = D_{60} / D_{10} \quad C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^FIf soil contains $\geq 15\%$ sand, add "with sand" to

^GIf fines classify as CL-ML, use dual symbol GC-CM, or SC-SM.

^HIf fines are organic, add "with organic fines" to group name

^IIf soil contains $> 15\%$ gravel, add "with gravel" to group name

^JIf Atterberg limits plots shaded area, soil is a CL-ML, Silty clay

^KIf soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel", whichever is predominant.

^LIf soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

^MIf soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI \leq 4$ or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.

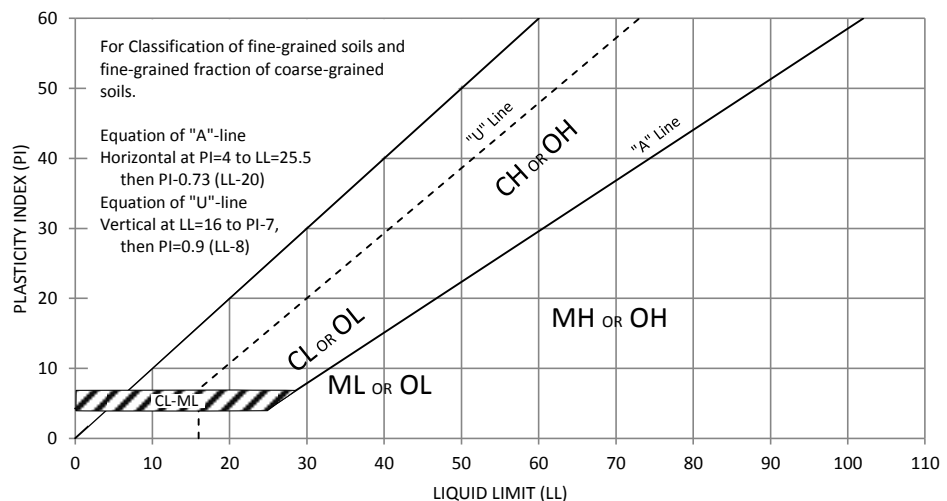






PHOTO # 1



PHOTO # 2

BEEN RV PARK
WELD COUNTY, COLORADO
EEC PROJECT No. 1202083
NOVEMBER 2020



3647 ROAD 19, WELD COUNTY, COLORADO

Continued on Sheet 2 of 2

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BEEN RV PARK												
3647 ROAD 19, WELD COUNTY, COLORADO												
PROJECT NO: 1202083		LOG OF BORING B-1 SHEET 2 OF 2					DATE: NOVEMBER 2020					
RIG TYPE: CME55							WATER DEPTH					
FOREMAN: DG		START DATE		11/11/2020		WHILE DRILLING		12'				
AUGER TYPE: 4" CFA		FINISH DATE		11/11/2020		AFTER DRILLING		10'				
SPT HAMMER: AUTOMATIC		SURFACE ELEV		N/A								
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF
Continued from Sheet 1 of 2 CLAYSTONE gray moderately hard			26									
			--									
			27									
			--									
			28									
			--									
			29									
			--									
		SS	30	46	9000+	20.8						
BOTTOM OF BORING DEPTH 30.5'			--									
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Earth Engineering Consultants

BEEN RV PARK												
3647 ROAD 19, WELD COUNTY, COLORADO												
PROJECT NO: 1202083		LOG OF BORING B-2					DATE: NOVEMBER 2020					
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH					
FOREMAN: DG		START DATE		11/11/2020		WHILE DRILLING		12'				
AUGER TYPE: 4" CFA		FINISH DATE		11/11/2020		AFTER DRILLING						
SPT HAMMER: AUTOMATIC		SURFACE ELEV		N/A								
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
		TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF
VEGETATION AND TOPSOIL			1									
			2									
LEAN CLAY (CL)												(@ 150 PSF)
brown		CS	3	21	8000	9.2					~12000 PSF	13.7%
very stiff			4									
		SS	5	10	8000	11.4						
			6									
			7									
			8									
			9									
		CS	10	25	9000+	14.2	116.2					
CLAYSTONE/SANDSTONE			11									
brown/gray/rust			12									
moderately hard / poorly cemented			13									
			14									
		SS	15	50/6"		22.0						
			16									
			17									
CLAYSTONE			18									
gray			19									
moderately hard												
		CS	20	50/8"	9000+	16.6	116.5				4800 PSF	5.2%
			21									
			22									
			23									
			24									
		SS	25	34	7000	19.7						
BOTTOM OF BORING DEPTH 25.5'												

Earth Engineering Consultants, LLC

BEEN RV PARK														
3647 ROAD 19, WELD COUNTY, COLORADO														
PROJECT NO: 1202083			LOG OF BORING B-3					DATE: NOVEMBER 2020						
RIG TYPE: CME55			SHEET 1 OF 1					WATER DEPTH						
FOREMAN: DG			START DATE		11/11/2020		WHILE DRILLING		14'					
AUGER TYPE: 4" CFA			FINISH DATE		11/11/2020		AFTER DRILLING							
SPT HAMMER: AUTOMATIC			SURFACE ELEV		N/A									
SOIL DESCRIPTION			D	N	QU	MC	DD	A-LIMITS		-200	SWELL			
			TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL				--										
				1										
				--										
				2										
				--										
				3										
LEAN CLAY (CL)					water soluble sulfate content = 0.69%								(@ 150 PSF)	
brown			CS	3	21	9000+	10.6	129.0	47	32	89.6	~10000 PSF	14.0%	
very stiff				4										
				--										
			SS	5	10	8000	13.4							
				6										
				--										
				7										
				--										
CLAYSTONE/SANDSTONE				8										
brown/gray/rust				9										
moderately hard / poorly cemented				--										
			CS	10	50/6"	2500	13.3	111.2						
				11										
				12										
				--										
				13										
				--										
				14										
			SS	15	50/2"	2500	3.5							
				16										
				17										
				--										
				18										
				--										
				19										
			CS	20	50/3"									
BOTTOM OF BORING DEPTH 20'				--										
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BEEN RV PARK													
3647 ROAD 19, WELD COUNTY, COLORADO													
PROJECT NO: 1202083			LOG OF BORING B-4 SHEET 1 OF 1					DATE: NOVEMBER 2020					
RIG TYPE: CME55								WATER DEPTH					
FOREMAN: DG			START DATE		11/11/2020		WHILE DRILLING		None				
AUGER TYPE: 4" CFA			FINISH DATE		11/11/2020		AFTER DRILLING						
SPT HAMMER: AUTOMATIC			SURFACE ELEV		N/A								
SOIL DESCRIPTION			D (FEET)	N (BLOWS/FT)	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL		
								LL	PI		PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL			1										
			2										
			SS	3	34	9000+	10.8						
				4									
			CS	5	37	9000+	9.8	126.3					12.1%
				6									
			7										
			8										
CLAYSTONE gray moderately hard with gypsum crystals			9										
			SS	10	36	8500	14.3						
				11									
			12										
			13										
			14										
			CS	15	26	9000+	22.4	104.7					
				16									
			17										
			18										
			19										
			SS	20	28	9000	19.8						
21													
BOTTOM OF BORING DEPTH 20.5'			22										
			23										
			24										
			25										

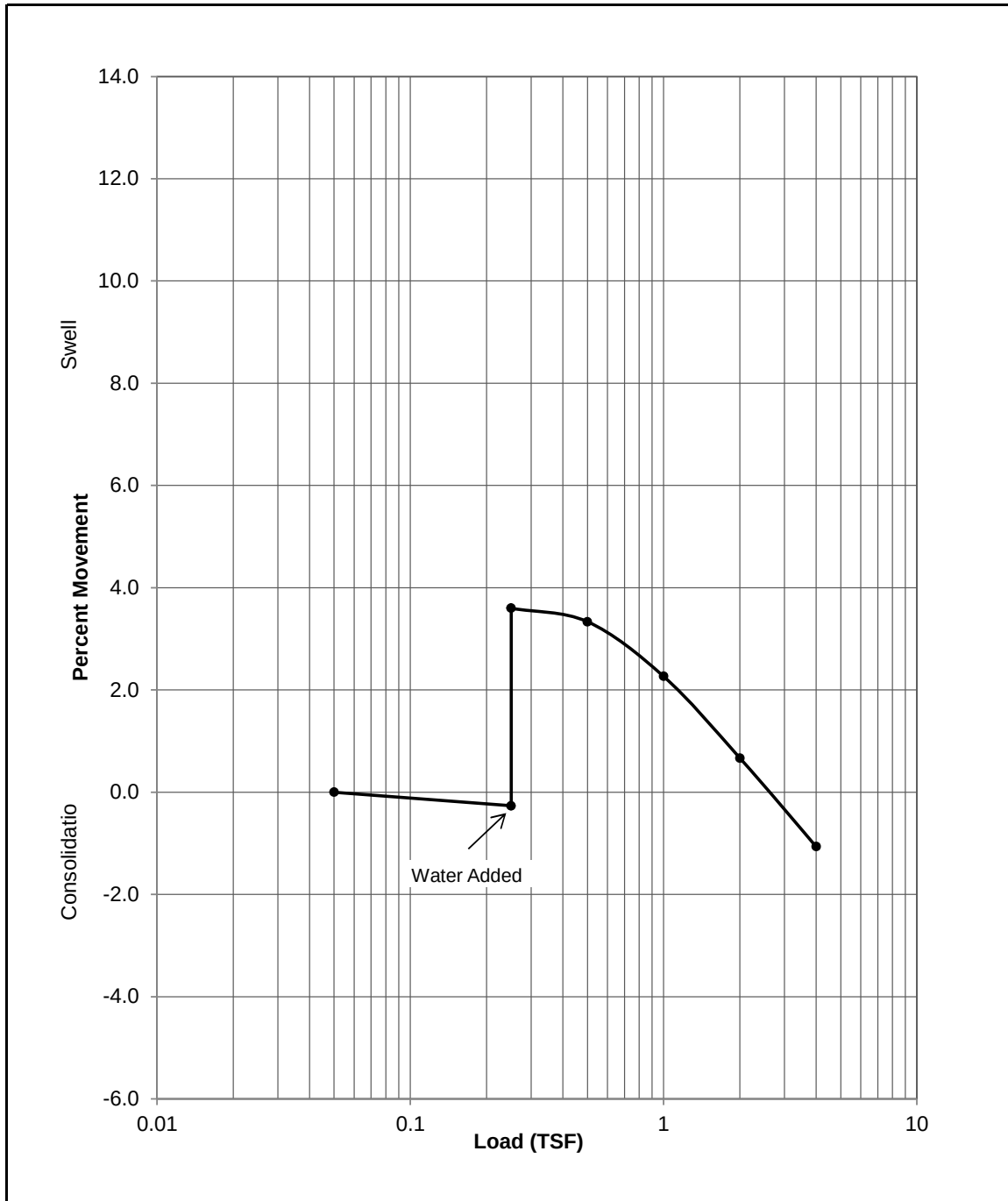
BEEN RV PARK															
3647 ROAD 19, WELD COUNTY, COLORADO															
PROJECT NO: 1202083			LOG OF BORING B-5 SHEET 1 OF 1					DATE: NOVEMBER 2020							
RIG TYPE: CME55								WATER DEPTH							
FOREMAN: DG			START DATE		11/11/2020		WHILE DRILLING		14.5'						
AUGER TYPE: 4" CFA			FINISH DATE		11/11/2020		AFTER DRILLING								
SPT HAMMER: AUTOMATIC			SURFACE ELEV		N/A										
SOIL DESCRIPTION			D	N	QU	MC	DD	A-LIMITS		-200	SWELL				
			TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF		
VEGETATION AND TOPSOIL			1												
			2												
			LEAN CLAY (CL) brown very stiff	CS	3	50	9000+	9.4	124.9						(@ 150 PSF) 18.5%
					4										
			SS	5	27	9000+	11.5								
				6											
			7												
			8												
			9												
			CLAYSTONE gray moderately hard with gypsum crystals	CS	10	44	9000+	12.8	119.8						11.6%
11															
12															
13															
14															
SS	15	33		9000+	16.6										
	16														
17															
18															
19															
BOTTOM OF BORING DEPTH 20'	CS	20	42	9000+	18.8	109.7									
		21													
	22														
	23														
	24														
	25														

BEEN RV PARK												
3647 ROAD 19, WELD COUNTY, COLORADO												
PROJECT NO: 1202083		LOG OF BORING B-6					DATE: NOVEMBER 2020					
RIG TYPE: CME55		SHEET 1 OF 1					WATER DEPTH					
FOREMAN: DG		START DATE		11/11/2020			WHILE DRILLING		14'			
AUGER TYPE: 4" CFA		FINISH DATE		11/11/2020			AFTER DRILLING		11'			
SPT HAMMER: AUTOMATIC		SURFACE ELEV		N/A								
SOIL DESCRIPTION		D	N	QU	MC	DD	A-LIMITS		-200	SWELL		
TYPE		(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL		--										
		1										
		--										
		2										
		SS	3	10	7000	20.8						
			4									
		CS	5	11	8500	14.6	112.0	40	17	90.8	3000 PSF	3.1%
			6									
CLAYSTONE/SANDSTONE brown/gray/rust moderately hard / poorly cemented		--										
		7										
		--										
		8										
		--										
		9										
		SS	10	50	7000	14.1						
			11									
		--										
		12										
		--										
		13										
--												
14												
CS	15	50/8"	7500	12.9	120.1							
	16											
BOTTOM OF BORING DEPTH 20.5'		--										
		17										
		--										
		18										
		--										
		19										
		--										
		20	50/2"		21.0							
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BEEN RV PARK														
3647 ROAD 19, WELD COUNTY, COLORADO														
PROJECT NO: 1202083			LOG OF BORING B-7 SHEET 1 OF 1					DATE: NOVEMBER 2020						
RIG TYPE: CME55								WATER DEPTH						
FOREMAN: DG			START DATE		11/11/2020		WHILE DRILLING		None					
AUGER TYPE: 4" CFA			FINISH DATE		11/11/2020		AFTER DRILLING							
SPT HAMMER: AUTOMATIC			SURFACE ELEV		N/A									
SOIL DESCRIPTION			D	N	QU	MC	DD	A-LIMITS		-200	SWELL			
			TYPE	(FEET)	(BLOWS/FT)	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE	% @ 500 PSF	
VEGETATION AND TOPSOIL			--											
			1											
			--											
			2											
			SS	3	15	8500	17.4							
				4										
			CS	5	15	9000+	11.4							
				6										
CLAYSTONE gray soft to moderately hard with gypsum crystals			--											
			9											
			SS	10	18	7500	17.6							
				11										
			--											
			12											
			--											
			13											
			--											
			14											
			CS	15	50	9000+	16.6	115.3						
				16										
			--											
			17											
			--											
			18											
			--											
			19											
with sandstone lenses			SS	20	34	9000+	17.3							
				21										
			BOTTOM OF BORING DEPTH 20.5'			--								
						22								
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			25											
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SWELL / CONSOLIDATION TEST RESULTS

Material Description: Claystone/Sandstone		
Sample Location: Boring 1, Sample 2, Depth 4'		
Liquid Limit: 26	Plasticity Index: 12	% Passing #200: 43.1%
Beginning Moisture: 6.7%	Dry Density: 130.6 pcf	Ending Moisture: 14.2%
Swell Pressure: 6000 psf		% Swell @ 500: 3.9%

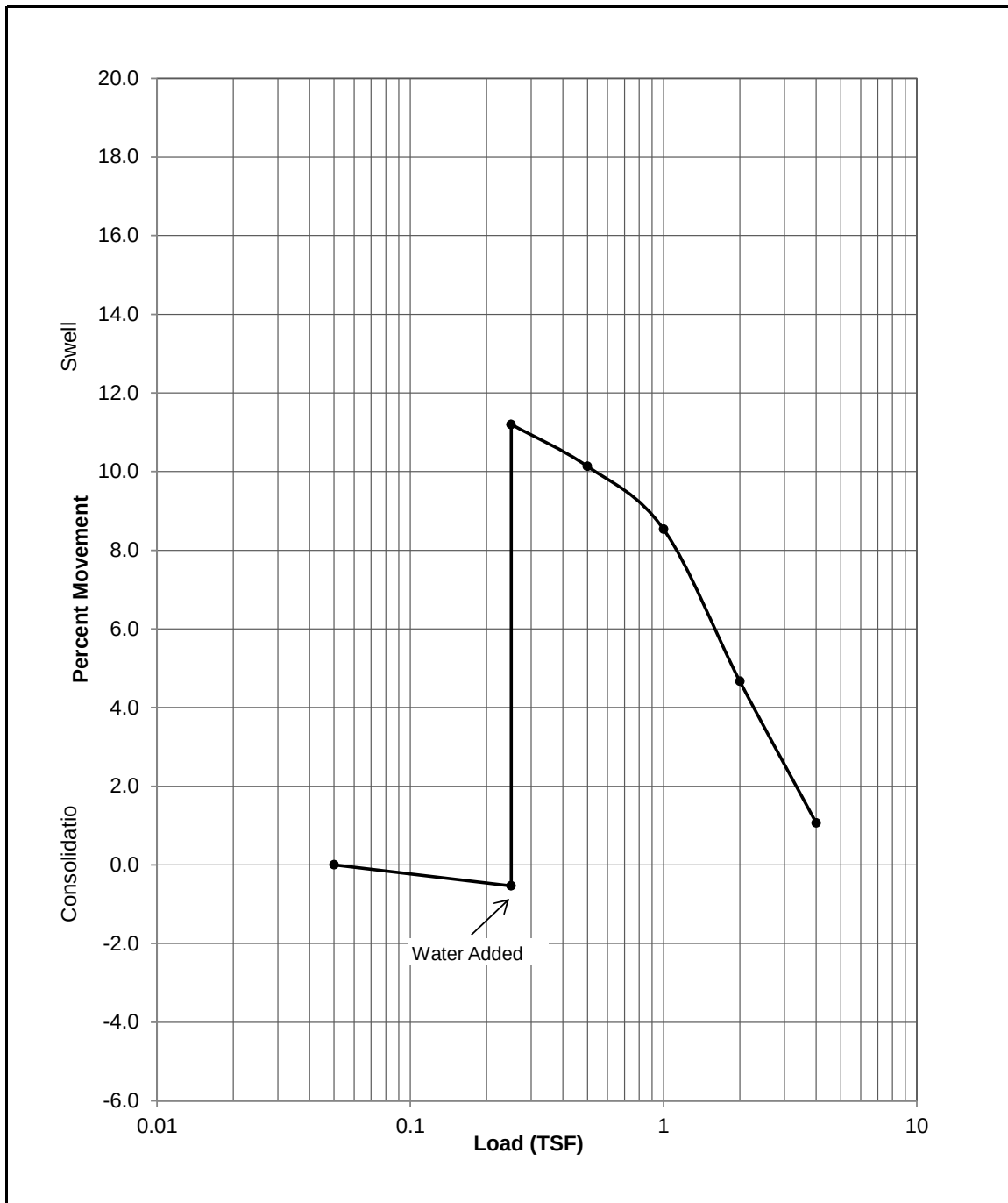


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Claystone		
Sample Location: Boring 1, Sample 6, Depth 24'		
Liquid Limit: 83	Plasticity Index: 60	% Passing #200: 99.6%
Beginning Moisture: 21.3%	Dry Density: 107.5 pcf	Ending Moisture: 25.6%
Swell Pressure: ~10,000 psf		% Swell @ 500: 11.7%

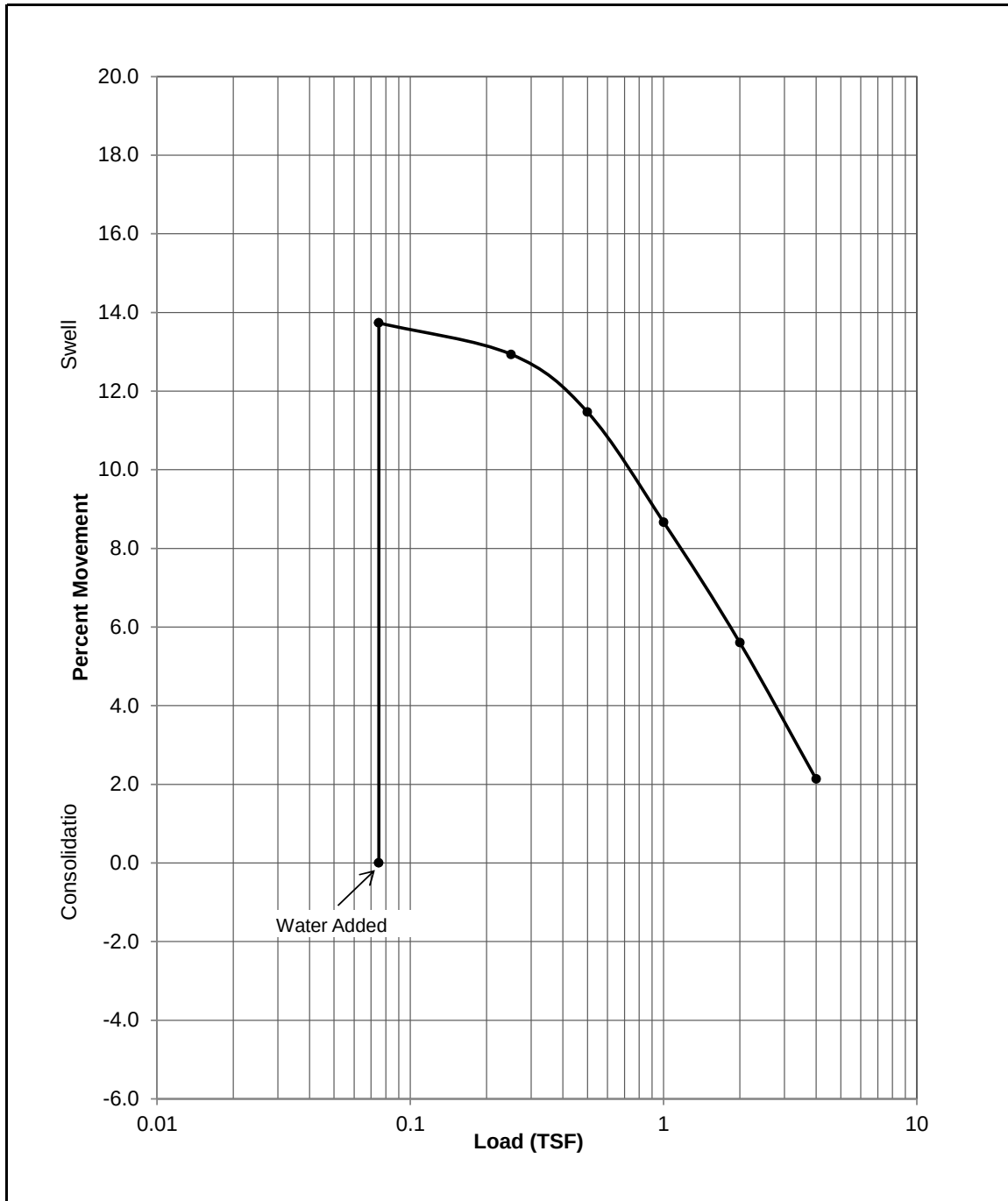


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 2, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.2%	Dry Density: 122.9 pcf	Ending Moisture: 15.8%
Swell Pressure: ~12,000 psf		% Swell @ 150: 13.7%

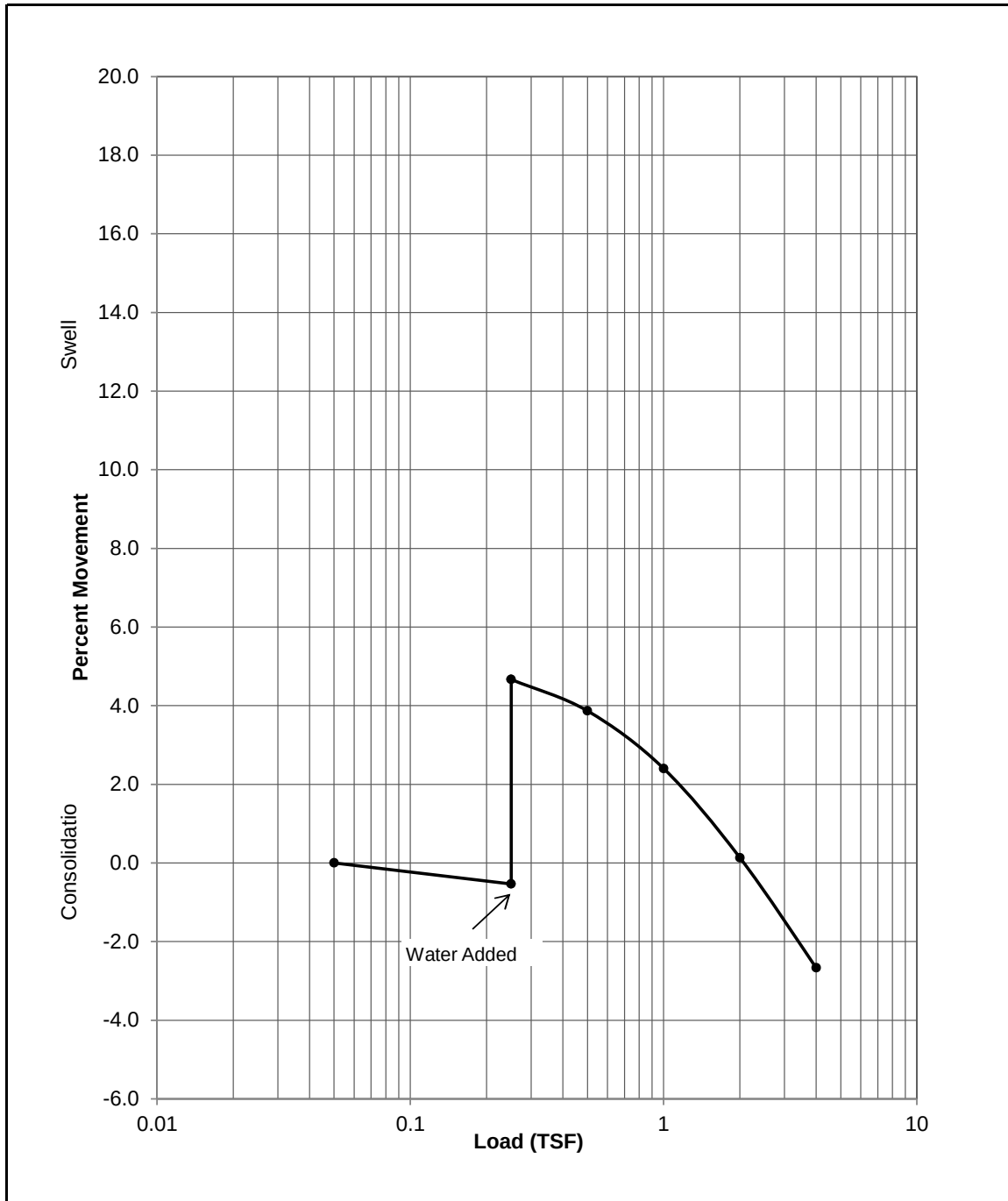


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Claystone		
Sample Location: Boring 2, Sample 5, Depth 19'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 16.6%	Dry Density: 116.1 pcf	Ending Moisture: 18.2%
Swell Pressure: 4800 psf		% Swell @ 500: 5.2%

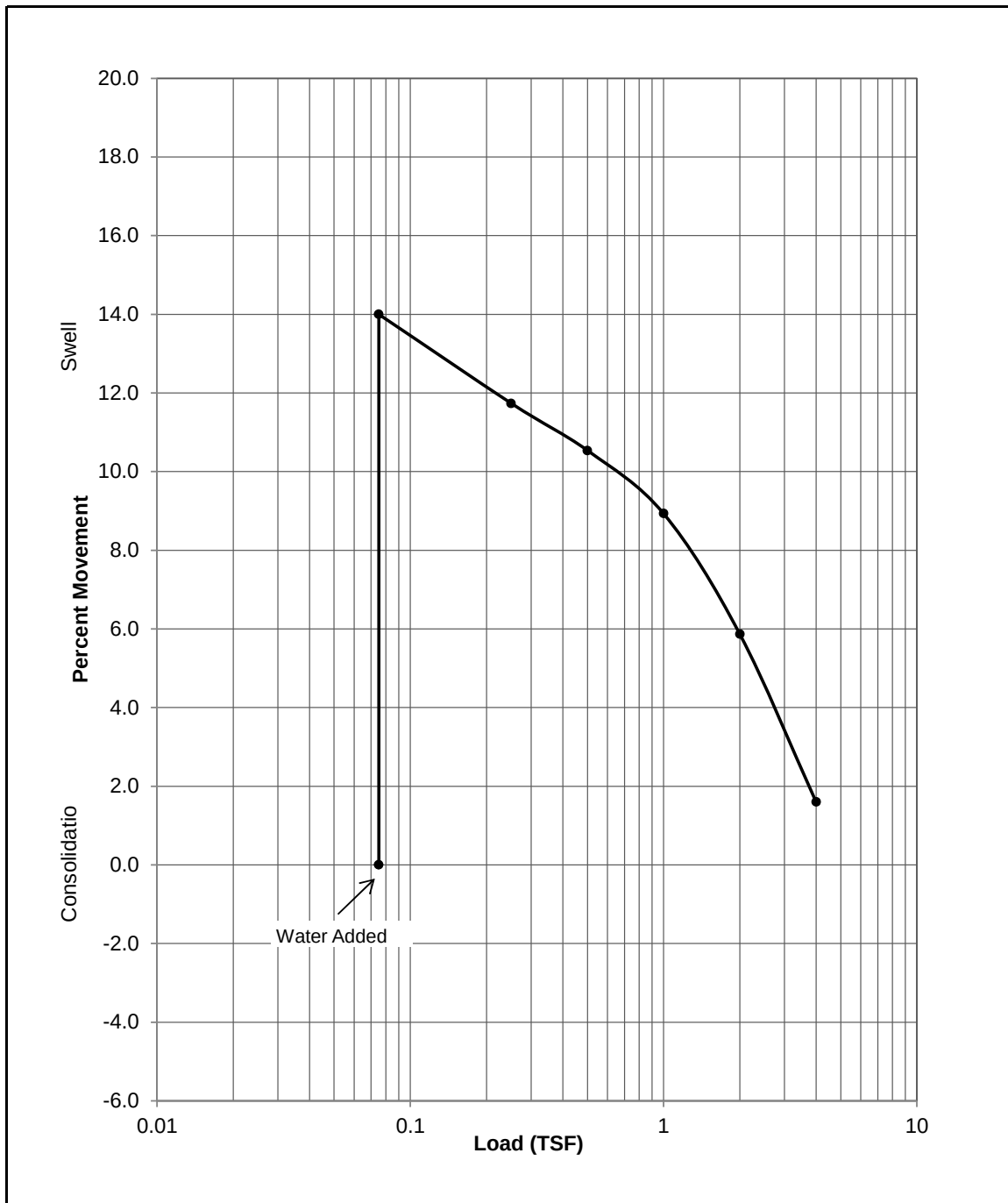


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 3, Sample 1, Depth 2'		
Liquid Limit: 47	Plasticity Index: 32	% Passing #200: 89.6%
Beginning Moisture: 10.6%	Dry Density: 129 pcf	Ending Moisture: 16.5%
Swell Pressure: ~10,000 psf		% Swell @ 150: 14.0%

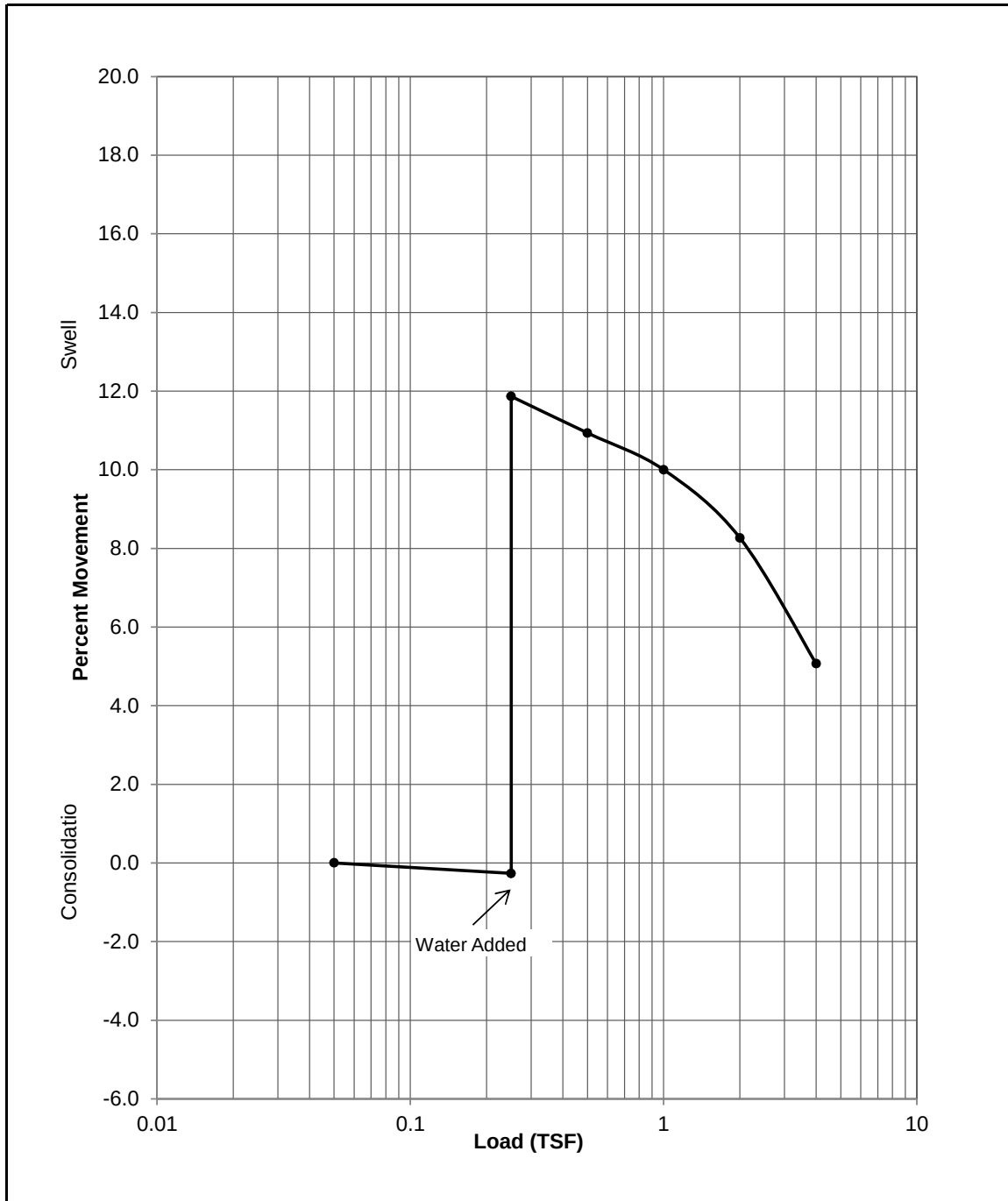


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 4, Sample 2, Depth 4'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.8%	Dry Density: 126.3 pcf	Ending Moisture: 16.1%
Swell Pressure:		% Swell @ 500: 12.1%

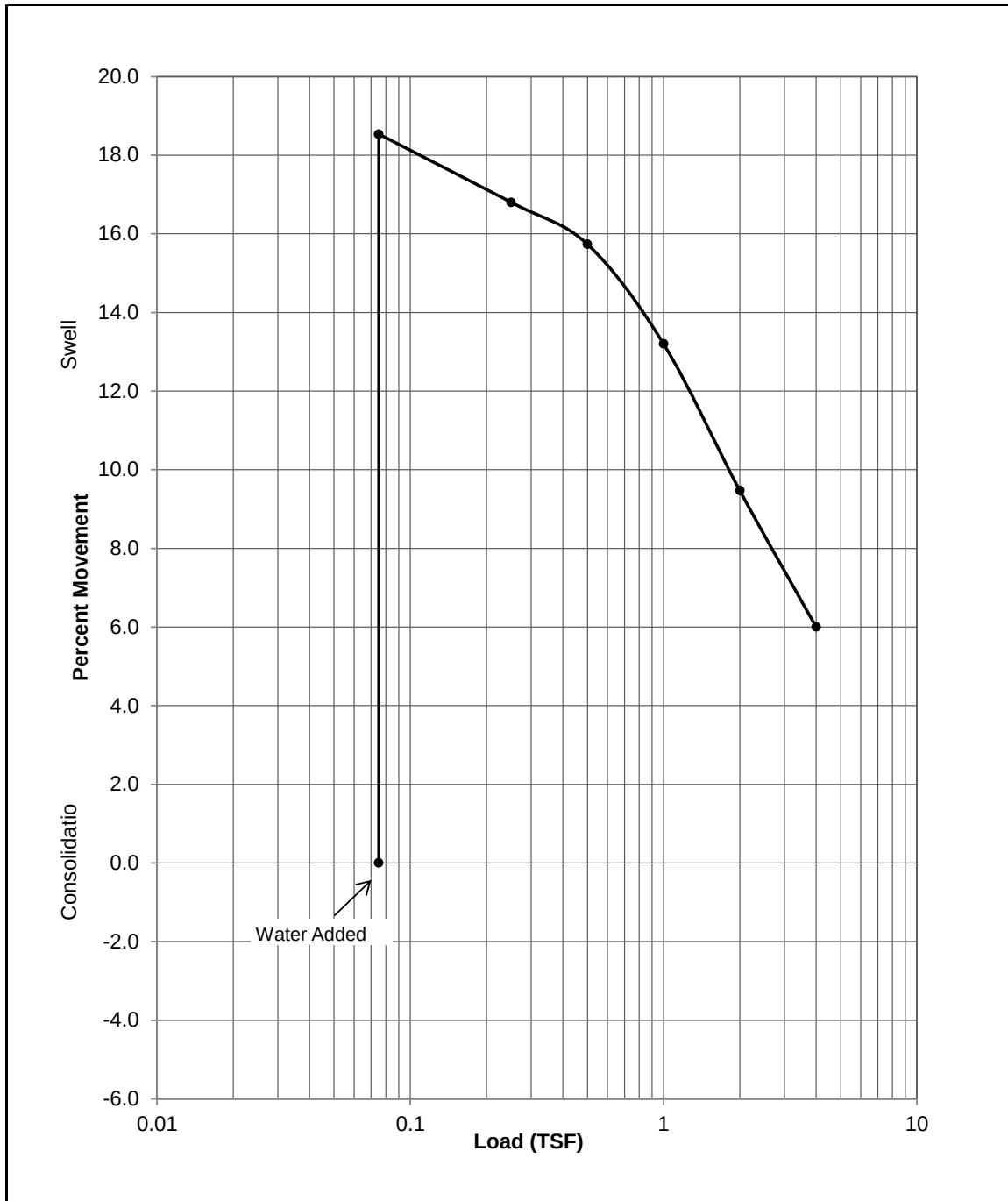


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Sandy Clay		
Sample Location: Boring 5, Sample 1, Depth 2'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 9.4%	Dry Density: 128.8 pcf	Ending Moisture: 19.0%
Swell Pressure:		% Swell @ 150: 18.5%

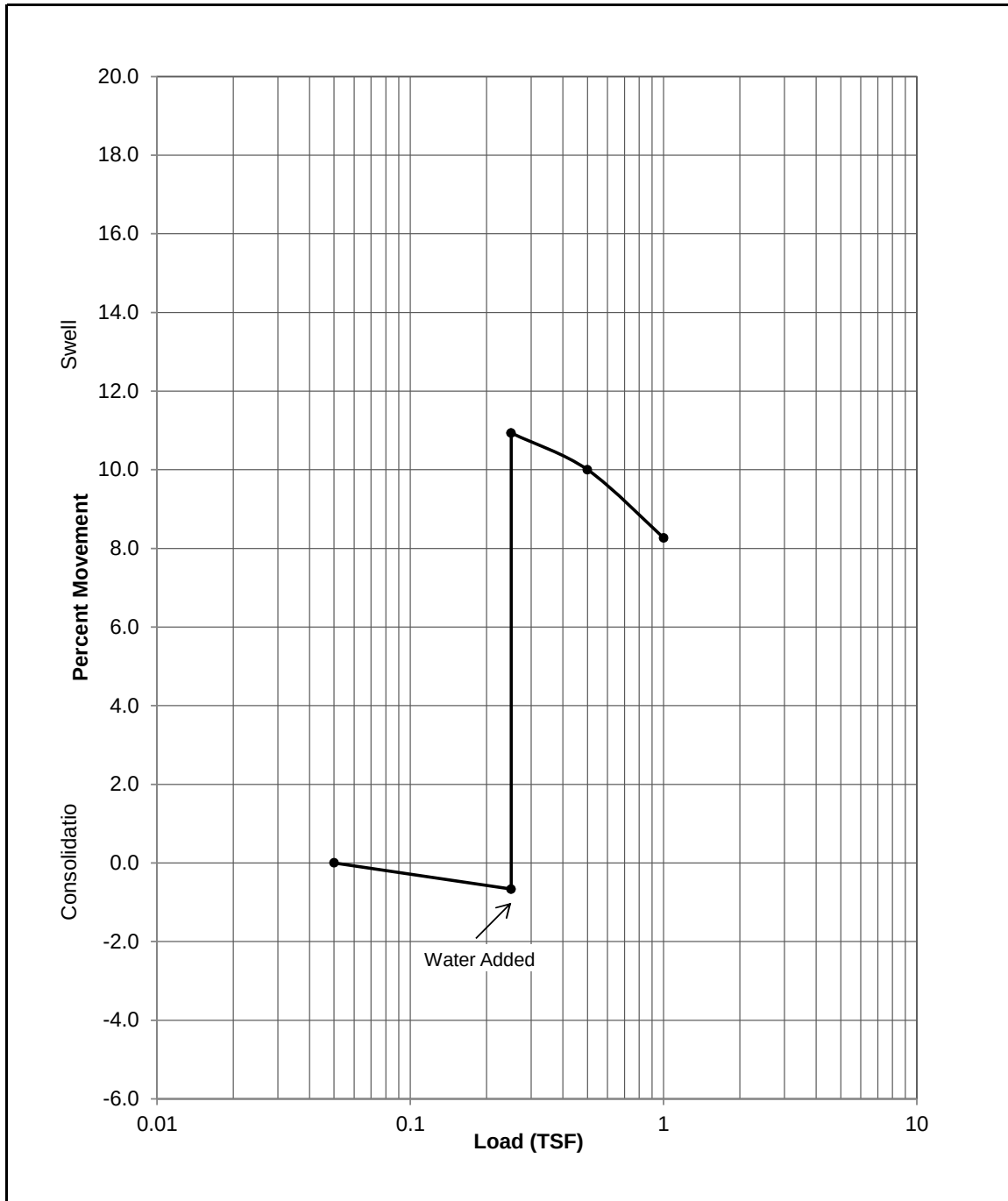


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Claystone		
Sample Location: Boring 5, Sample 3, Depth 9'		
Liquid Limit: - -	Plasticity Index: - -	% Passing #200: - -
Beginning Moisture: 12.8%	Dry Density: 120.4 pcf	Ending Moisture: 21.9%
Swell Pressure:		% Swell @ 500: 11.6%

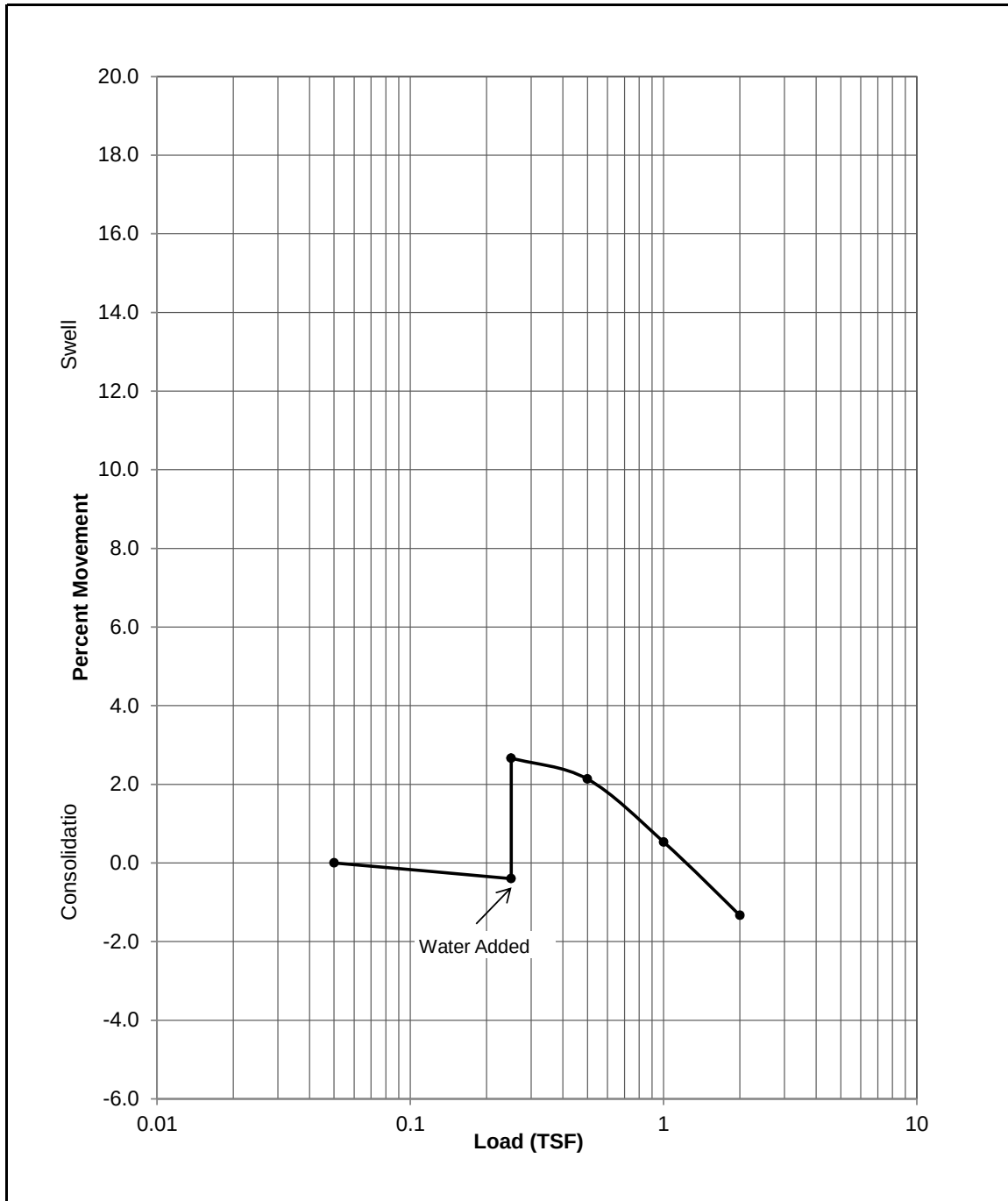


Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



SWELL / CONSOLIDATION TEST RESULTS

Material Description: Brown Lean Clay		
Sample Location: Boring 6, Sample 2, Depth 4'		
Liquid Limit: 40	Plasticity Index: 17	% Passing #200: 90.8%
Beginning Moisture: 14.6%	Dry Density: 112 pcf	Ending Moisture: 21.2%
Swell Pressure: 3000 psf		% Swell @ 500: 3.1%



Project: Been RV Park
 Location: Weld County, Colorado
 Project #: 1202083
 Date: November 2020



APPENDIX B

NOAA Atlas Rainfall / WEC Rational Method Runoff Calculations



NOAA Atlas 14, Volume 8, Version 2
Location name: Fort Lupton, Colorado, USA*
Latitude: 40.0537°, Longitude: -104.8887°
Elevation: 5039.15 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

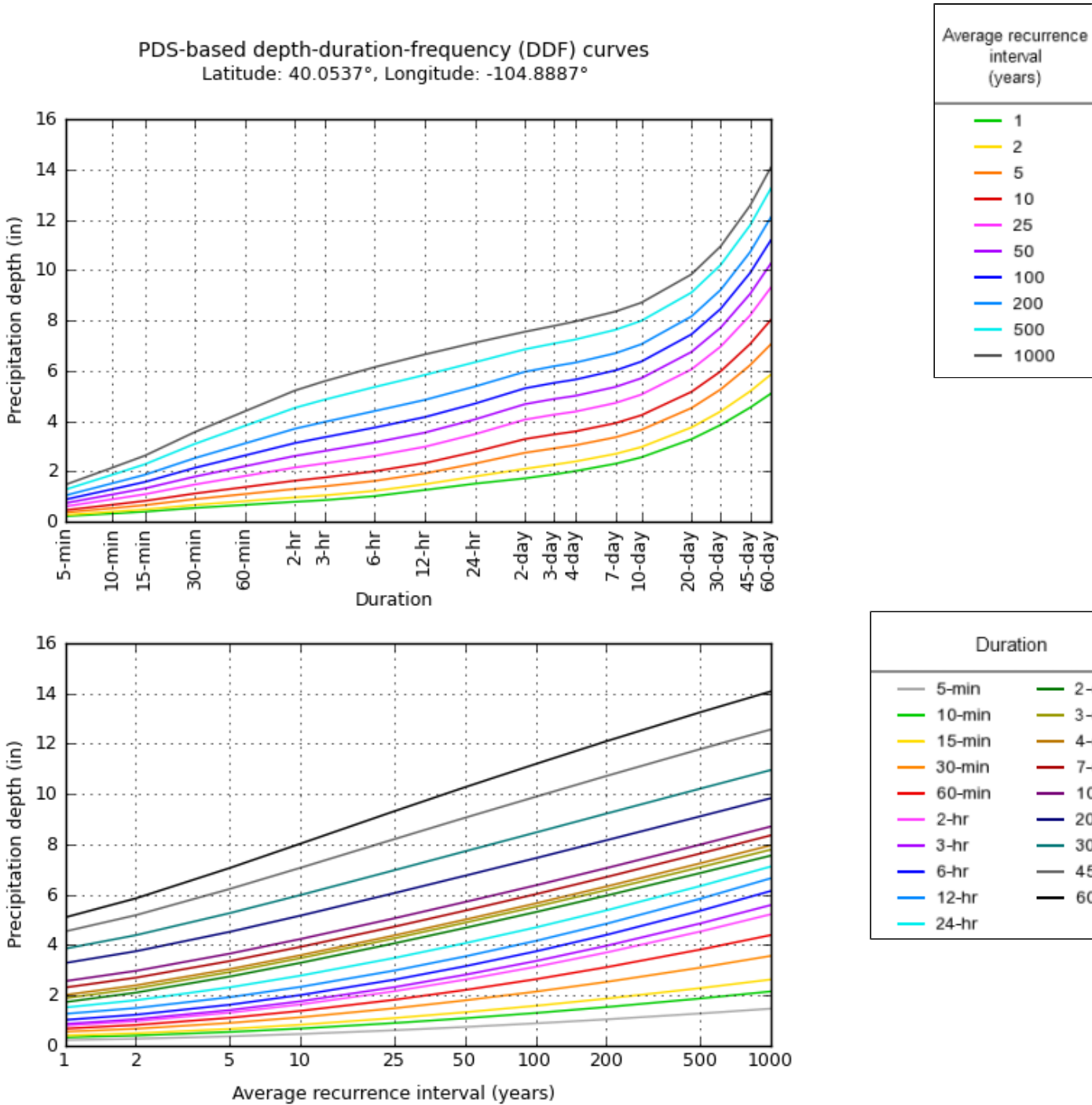
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.227 (0.175-0.295)	0.277 (0.213-0.361)	0.373 (0.286-0.487)	0.466 (0.355-0.612)	0.614 (0.463-0.862)	0.744 (0.544-1.05)	0.888 (0.627-1.28)	1.05 (0.711-1.56)	1.28 (0.837-1.95)	1.47 (0.932-2.25)
10-min	0.333 (0.256-0.433)	0.406 (0.312-0.528)	0.547 (0.418-0.714)	0.683 (0.520-0.896)	0.900 (0.678-1.26)	1.09 (0.797-1.54)	1.30 (0.919-1.88)	1.53 (1.04-2.28)	1.87 (1.23-2.86)	2.16 (1.36-3.30)
15-min	0.406 (0.312-0.528)	0.495 (0.380-0.644)	0.667 (0.510-0.870)	0.833 (0.634-1.09)	1.10 (0.826-1.54)	1.33 (0.971-1.88)	1.59 (1.12-2.29)	1.87 (1.27-2.78)	2.29 (1.49-3.49)	2.63 (1.66-4.02)
30-min	0.556 (0.427-0.723)	0.675 (0.518-0.879)	0.904 (0.692-1.18)	1.13 (0.859-1.48)	1.49 (1.12-2.08)	1.80 (1.32-2.54)	2.15 (1.52-3.11)	2.53 (1.72-3.77)	3.10 (2.03-4.73)	3.57 (2.26-5.46)
60-min	0.678 (0.521-0.881)	0.824 (0.633-1.07)	1.11 (0.848-1.45)	1.38 (1.05-1.81)	1.82 (1.37-2.56)	2.21 (1.62-3.12)	2.64 (1.87-3.82)	3.12 (2.12-4.63)	3.82 (2.50-5.82)	4.39 (2.78-6.72)
2-hr	0.800 (0.621-1.03)	0.974 (0.756-1.25)	1.31 (1.01-1.69)	1.64 (1.26-2.12)	2.16 (1.65-3.00)	2.62 (1.94-3.66)	3.13 (2.24-4.48)	3.70 (2.54-5.43)	4.53 (3.00-6.82)	5.22 (3.34-7.88)
3-hr	0.864 (0.676-1.10)	1.05 (0.821-1.34)	1.41 (1.10-1.81)	1.76 (1.37-2.27)	2.32 (1.78-3.20)	2.82 (2.09-3.90)	3.36 (2.42-4.76)	3.97 (2.74-5.77)	4.85 (3.23-7.25)	5.59 (3.60-8.36)
6-hr	1.02 (0.810-1.29)	1.23 (0.972-1.56)	1.63 (1.28-2.06)	2.01 (1.57-2.56)	2.62 (2.03-3.55)	3.15 (2.37-4.31)	3.75 (2.72-5.23)	4.40 (3.07-6.31)	5.36 (3.60-7.88)	6.15 (4.00-9.07)
12-hr	1.27 (1.01-1.58)	1.50 (1.19-1.87)	1.93 (1.53-2.41)	2.34 (1.85-2.94)	2.98 (2.33-3.97)	3.54 (2.69-4.76)	4.16 (3.05-5.72)	4.84 (3.42-6.84)	5.84 (3.96-8.45)	6.65 (4.37-9.67)
24-hr	1.52 (1.23-1.87)	1.81 (1.46-2.23)	2.32 (1.86-2.86)	2.78 (2.23-3.45)	3.48 (2.73-4.54)	4.07 (3.11-5.36)	4.70 (3.47-6.33)	5.38 (3.82-7.44)	6.34 (4.34-9.01)	7.12 (4.73-10.2)
2-day	1.73 (1.41-2.11)	2.11 (1.72-2.57)	2.75 (2.23-3.35)	3.29 (2.66-4.03)	4.06 (3.19-5.17)	4.68 (3.59-6.02)	5.31 (3.95-7.00)	5.96 (4.26-8.08)	6.86 (4.73-9.55)	7.55 (5.08-10.7)
3-day	1.89 (1.55-2.28)	2.27 (1.87-2.75)	2.92 (2.39-3.54)	3.48 (2.83-4.23)	4.26 (3.37-5.37)	4.88 (3.77-6.24)	5.52 (4.13-7.23)	6.18 (4.45-8.31)	7.09 (4.92-9.79)	7.79 (5.27-10.9)
4-day	2.02 (1.67-2.42)	2.40 (1.98-2.88)	3.04 (2.50-3.67)	3.59 (2.94-4.35)	4.38 (3.48-5.49)	5.01 (3.89-6.36)	5.65 (4.25-7.35)	6.32 (4.57-8.45)	7.24 (5.05-9.94)	7.96 (5.41-11.1)
7-day	2.31 (1.93-2.75)	2.70 (2.25-3.22)	3.36 (2.79-4.01)	3.92 (3.24-4.70)	4.72 (3.79-5.86)	5.36 (4.20-6.73)	6.02 (4.57-7.74)	6.70 (4.89-8.84)	7.63 (5.37-10.3)	8.36 (5.73-11.5)
10-day	2.56 (2.15-3.03)	2.97 (2.49-3.51)	3.66 (3.05-4.33)	4.24 (3.52-5.04)	5.06 (4.08-6.22)	5.71 (4.50-7.11)	6.37 (4.86-8.12)	7.05 (5.18-9.23)	7.99 (5.65-10.7)	8.71 (6.01-11.9)
20-day	3.28 (2.79-3.83)	3.75 (3.18-4.38)	4.52 (3.82-5.29)	5.17 (4.34-6.07)	6.06 (4.93-7.32)	6.75 (5.38-8.27)	7.45 (5.75-9.34)	8.16 (6.05-10.5)	9.11 (6.51-12.0)	9.83 (6.86-13.2)
30-day	3.85 (3.29-4.46)	4.39 (3.75-5.09)	5.26 (4.48-6.11)	5.98 (5.06-6.98)	6.97 (5.70-8.33)	7.72 (6.19-9.36)	8.47 (6.57-10.5)	9.22 (6.88-11.7)	10.2 (7.34-13.3)	10.9 (7.69-14.6)
45-day	4.54 (3.95-5.21)	5.18 (4.46-5.96)	6.22 (5.33-7.17)	7.06 (6.02-8.17)	8.20 (6.75-9.71)	9.05 (7.30-10.9)	9.88 (7.72-12.1)	10.7 (8.04-13.5)	11.8 (8.52-15.2)	12.6 (8.89-16.5)
60-day	5.10 (4.41-5.82)	5.85 (5.05-6.69)	7.05 (6.07-8.08)	8.02 (6.87-9.23)	9.31 (7.69-10.9)	10.3 (8.31-12.2)	11.2 (8.77-13.6)	12.1 (9.11-15.1)	13.2 (9.62-17.0)	14.1 (10.0-18.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at

upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
Please refer to NOAA Atlas 14 document for more information.

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PF graphical



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Maps & aerials

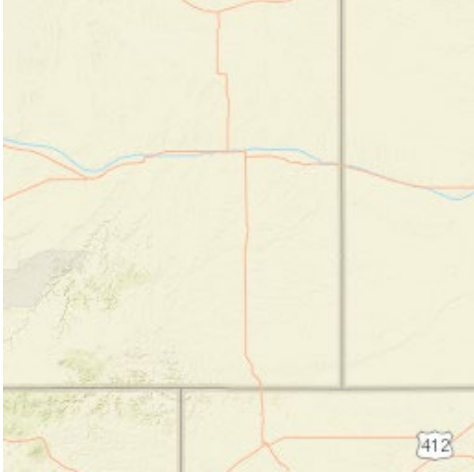
Small scale terrain



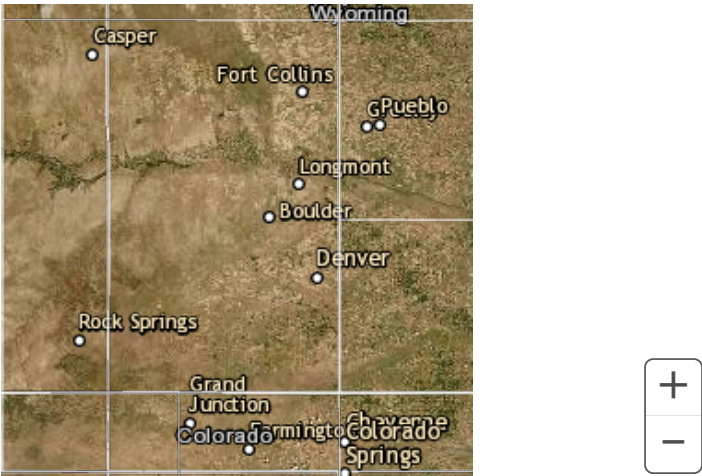
Large scale terrain



Large scale map



Large scale aerial



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Historic Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-historic)	Flow	DESIGN POINT
H							
C₂ (UDFCD 2018)	2.00	0.01	0.94	15.79	0.15	cfs	H
C₅	2.00	0.01	1.25	15.79	0.20	cfs	
C₁₀	2.00	0.07	1.56	15.79	1.72	cfs	
C₁₀₀	2.00	0.44	2.96	15.79	20.54	cfs	

Been RV Park - Historic Runoff Calcs

10/19/2020

for soils - C₂ C₅ C₁₀ C₁₀₀ --> from Table RO-5

$T_i = (.395 * (1.1 - C_{yr}) * (L^{.5})) / (S)^{.333}$
From UDFCD 2018, Equation 6-3

**for T_i calculations - only C₅ is used

	2	5	10	100
1-Hour Point Rainf	0.829	1.11	1.38	2.62

H	Historic - 2, 5, 10, 100 yr NRCS Types 100% B	15.786 acres	C _{yr} - see frequency left	T _i **	Velocity	T _t	T _c	Use T _c	I	A	CIA ₅ existing	0.15 cfs
2yr			0.01	39.89	1.18	10.92	50.81	50.81	0.94	15.79		
		Length Slope										
		initial 500 0.014										
5yr		travel 775 0.014	0.01	39.89	1.18	10.92	50.81	50.81	1.25	15.79	CIA ₁₀ existing	0.20 cfs
		1275										
10yr	Overland flow 300 ft max for urban, 500 ft max for rural Remainder carried as travel		0.07	39.89	1.18	10.92	50.81	50.81	1.56	15.79	CIA ₁₀ existing	1.72 cfs
100yr		Cv= 10	0.44	39.89	1.18	10.92	50.81	50.81	2.96	15.79	CIA ₁₀₀ existing	20.54 cfs

H	15.786 acres	Undeveloped	Gravel	Building	Concrete	Water/Aphalt	EFFECTIVE
NRCS Types 100% B							
Imperviousness %		2	40.00	90.00	100.00	100.00	2.00
C2		0.01	0.29	0.74	0.84	0.84	0.01
C5		0.01	0.32	0.76	0.86	0.86	0.01
C10		0.07	0.38	0.78	0.86	0.86	0.07
C100		0.44	0.61	0.84	0.89	0.89	0.44
AREA	15.786	0.00	0.00	0.00	0.00	0.00	15.79

H2	0.000 acres	Undeveloped	Gravel	Building	Concrete	Water/Aphalt	EFFECTIVE
NRCS Types 100% B							
Imperviousness %		2	40.00	90.00	100.00	100.00	#DIV/0!
C2		0.01	0.29	0.74	0.84	0.84	#DIV/0!
C5		0.01	0.32	0.76	0.86	0.86	#DIV/0!
C10		0.07	0.38	0.78	0.86	0.86	#DIV/0!
C100		0.44	0.61	0.84	0.89	0.89	#DIV/0!
AREA	0.000	0.00	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)	
Type of Land Surface	Conveyance coefficient,
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Existing Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-existing)	Flow	DESIGN POINT
E							
C₂ (UDFCD 2018)	4.06	0.03	0.99	15.79	0.42	cfs	E1
C₅	4.06	0.03	1.33	15.79	0.57	cfs	
C₁₀	4.06	0.09	1.65	15.79	2.26	cfs	
C₁₀₀	4.06	0.45	3.14	15.79	22.24	cfs	

Been RV Park - Existing Runoff Calcs

10/19/2020

for soils - C2 C5 C10 C100 = from Table RO-5

**for Ti calculations - only C5 is used

$Ti = (.395 * (1.1 - C_{yr}) * (L^{\wedge} .5)) / (S)^{\wedge} .333$
From UDFCD 2018, Equation 6-3

	2	5	10	100
1-Hour Point Rainfall	0.829	1.11	1.38	2.62

2018 UDFCD >>> Tc Check = (26-17i) + [Ltravel / (60*(14i + 9)(So)^{.5})]

E	Existing - 2, 5, 10, 100 yr				15.786 acres									
2yr	NRCS Types 100% B			C _{yr} - see frequency left		Ti**	Velocity	Ti	Tc	check	Use Tc	I	Δ C _{IA} s existing	0.42 cfs
		Length	Slope	0.03		41.32	1.05	16.18	57.50	46.44	46.44	0.99	15.79	
5yr		initial	500	0.017									C _{IA} s existing	
		travel	1,015	0.007	0.03	41.32	1.05	16.18	57.50	46.44	46.44	1.33	15.79	0.57 cfs
			1515											
10yr	Overland flow				0.09	41.32	1.05	16.18	57.50	46.44	46.44	1.65	15.79	2.26 cfs
	300 ft max for urban, 500 ft max for rural													
100yr	Remainder carried as travel												C _{IA} 100 existing	
		Cv=	12.5		0.45	41.32	1.05	16.18	57.50	46.44	46.44	3.14	15.79	22.24 cfs

E		15.786 acres												
NRCS Types 100% B	Undeveloped	Gravel	Building	Concrete	Water/Asphalt	EFFECTIVE	E2		0.000 acres					
Imperviousness %	2	40.00	90.00	100.00	100.00	4.06	NRCS Types 100% B	Undeveloped	Gravel	Building	Concrete	Water/Asphalt	EFFECTIVE	
C2	0.01	0.29	0.74	0.84	0.84	0.03	Imperviousness %	2	40.00	90.00	100.00	100.00	#DIV/0!	
C5	0.01	0.32	0.76	0.86	0.86	0.03	C2	0.01	0.29	0.74	0.84	0.84	#DIV/0!	
C10	0.07	0.38	0.78	0.86	0.86	0.09	C5	0.01	0.32	0.76	0.86	0.86	#DIV/0!	
C100	0.44	0.61	0.84	0.89	0.89	0.45	C10	0.07	0.38	0.78	0.86	0.86	#DIV/0!	
							C100	0.44	0.61	0.84	0.89	0.89	#DIV/0!	
AREA	15.262	0.29	0.15	0.08	0.00	15.79	AREA	0.000	0.00	0.00	0.00	0.00	0.00	0.00

TABLE RO-2 (taken from UDFCD Manual - Vol. I)	
Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

Developed Runoff Table - Been RV Park							
BASIN	Impervious	C-YR	I	A	CIA(YR-DEVELOPED)	cfs	DESIGN POINT
LOT 1							
C₂ (UDFCD 2018)	15.24	0.12	1.50	2.15	0.37	cfs	1
C₅	15.24	0.12	2.01	2.15	0.53	cfs	
C₁₀	15.24	0.18	2.49	2.15	0.95	cfs	
C₁₀₀	15.24	0.50	4.74	2.15	5.10	cfs	
LOT 2							
C₂ (UDFCD 2018)	8.57	0.06	1.44	1.83	0.17	cfs	2
C₅	8.57	0.07	1.93	1.83	0.23	cfs	
C₁₀	8.57	0.12	2.39	1.83	0.54	cfs	
C₁₀₀	8.57	0.47	4.54	1.83	3.92	cfs	
LOT 3							
C₂ (UDFCD 2018)	38.40	0.29	1.37	10.42	4.11	cfs	3
C₅	38.40	0.31	1.83	10.42	5.95	cfs	
C₁₀	38.40	0.37	2.28	10.42	8.70	cfs	
C₁₀₀	38.40	0.60	4.33	10.42	27.24	cfs	
LOT 4							
C₂ (UDFCD 2018)	6.64	0.04	1.62	1.08	0.08	cfs	4
C₅	6.64	0.05	2.17	1.08	0.11	cfs	
C₁₀	6.64	0.11	2.69	1.08	0.31	cfs	
C₁₀₀	6.64	0.46	5.11	1.08	2.55	cfs	

TOTAL AREA		2.153 acres		Water/Asphalt		EFFECTIVE
LOT 1	Landscaping	Gravel	Building	Concrete		
NRCS Types 100% B						
I	2	40.00	90.00	100.00	100.00	15.24
C2	0.01	0.29	0.74	0.84	0.84	0.12
C5	0.01	0.32	0.76	0.86	0.86	0.12
C10	0.07	0.38	0.78	0.86	0.86	0.18
C100	0.44	0.61	0.84	0.89	0.89	0.50
AREA	1.67	0.29	0.11	0.08	0.00	2.153

TOTAL AREA		10.418 acres		Water/Asphalt		EFFECTIVE
LOT 3	Landscaping	Gravel	Building	Concrete		
NRCS Types 100% B						
I	2	40.00	90.00	100.00	100.00	38.40
C2	0.01	0.29	0.74	0.84	0.84	0.29
C5	0.01	0.32	0.76	0.86	0.86	0.31
C10	0.07	0.38	0.78	0.86	0.86	0.37
C100	0.44	0.61	0.84	0.89	0.89	0.60
AREA	1.89	7.59	0.07	0.44	0.42	10.418

TOTAL AREA		1.834 acres		Water/		EFFECTIVE
LOT 2	Landscaping	Gravel	Building	Concrete	Asphalt	
NRCS Types 100% B						
I	2	40.00	90.00	100.00	100.00	8.57
C2	0.01	0.29	0.74	0.84	0.84	0.06
C5	0.01	0.32	0.76	0.86	0.86	0.07
C10	0.07	0.38	0.78	0.86	0.86	0.12
C100	0.44	0.61	0.84	0.89	0.89	0.47
AREA	1.70	0.00	0.14	0.00	0.00	1.834

TOTAL AREA		1.085 acres		Water/		EFFECTIVE
LOT 4	Landscaping	Gravel	Building	Concrete	Asphalt	
NRCS Types 100% B						
I	2	40.00	90.00	100.00	100.00	6.64
C2	0.01	0.29	0.74	0.84	0.84	0.04
C5	0.01	0.32	0.76	0.86	0.86	0.05
C10	0.07	0.38	0.78	0.86	0.86	0.11
C100	0.44	0.61	0.84	0.89	0.89	0.46
AREA	0.95	0.13	0.00	0.00	0.00	1.085

TABLE RO-2 (taken from UDFCD Manual - Vol. I)	
Type of Land Surface	Conveyance coefficient, Cv
Heavy Meadow	2.5
Tillage/field	5
Short pasture/Lawns	7
Nearly Bare Ground	10.00
Grassed Waterway	15.00
Paved areas and shallow paved swales	20.00

APPENDIX C

**Empirical Detention Calculations / Design Pond Volume / MHFD Detention
Calculations / Forebay Design / Pipe & Channel Capacities**

REQUIRED DETENTION (FULL SPECTRUM EMPIRICAL for COMPARISON)

UDFCD 2018 VOL 1 thru 3

IN ACCORDANCE WITH UDFCD, THE EFFECTIVE IMPERVIOUSNESS OF THE TOTAL AREA IS USED TO CALCULATE WQCV, EURV, & 100YR VOL IN LIEU OF THE SUMMATION OF EACH BASIN
(CORRECT VALUE INDICATED BY AN ARROW)

WATER QUALITY CALCULATIONS

from Figure EDB-2, 40 hr drain @ I, WQCV= noted below

BASIN	Actual I	Used Herein I	A acres	WQCV (in/watershed)	WQCV DEPTH in (FIG 3-1)	WQCV OTHER (in/watershed)	WQCV acre ft
LOT 1	15.24	16.00	2.15	0.10	0.43	0.10	0.018
LOT 2	8.57	9.00	1.83	0.06	0.43	0.06	0.009
LOT 3	38.40	39.00	10.42	0.18	0.43	0.18	0.154
LOT 4	6.64	7.00	1.08	0.05	0.43	0.05	0.004
TOTAL	29.43	30.01	15.49	0.39	0.43	0.39	0.185
				0.15	0.43	0.15	0.196

WQCV (ZONE 1) ←

EXCESS URBAN RUNOFF VOLUME (EURV)

BASIN	Actual I	Used Herein I	A acres	NCS SOIL TYPE %	EURV _A (in/watershed)	EURV _B (in/watershed)	EURV _C (in/watershed)	WEIGHTED AVE. EURV (in/watershed)	EURV** acre ft
LOT 1	15.24	16.00	2.15	100% B	0.16	0.19	0.17	0.19	0.034
LOT 2	8.57	9.00	1.83	100% B	0.08	0.10	0.09	0.10	0.015
LOT 3	38.40	39.00	10.42	100% B	0.50	0.49	0.43	0.49	0.427
LOT 4	6.64	7.00	1.08	100% B	0.06	0.08	0.07	0.08	0.007
TOTAL	29.43	30.01	15.49	100% B	0.80	0.86	0.76	0.86	0.483
					0.36	0.37	0.33	0.37	0.478
									0.283

→ EURV
→ ZONE 2

100YR VOLUME

BASIN	Actual I	Used Herein I	A acres	1hr Rainfall Depth in	NCS SOIL TYPE %	V ₁₀₀ (in/watershed)	V ₁₀₀ acre ft
LOT 1	15.24	16.00	2.15	2.62	100% B	0.58	0.104
LOT 2	8.57	9.00	1.83	2.62	100% B	0.44	0.067
LOT 3	38.40	39.00	10.42	2.62	100% B	0.98	0.853
LOT 4	6.64	7.00	1.08	2.62	100% B	0.39	0.035
TOTAL	29.43	30.01	15.49	2.62	100% B	2.39	1.059
						0.70	0.905
							0.427

← 100YR VOL
← ZONE 3

FOREBAY CALCS

FOREBAY	BASINS	A acres	WQCV cubic feet	Min Req'd Vol % of WQCV	Min Req'd Vol cubic feet	Max Depth (in)	Forebay Dimensions	Forebay Volume (ft ³)	Release Rate 2% of Dev Q (cfs)	Weir Width (in)
S	L1, 2/3L3	9.13	5,255.6	2%	105.1	12	10' * 10'	100	0.48	3.8"
N	L2, 1/3L3, L4	6.36	2,811.9	2%	56.2	12	8' * 9'	72	0.32	3.2"
TOTAL		15.49	8,067.55		161.35			172.00	0.80	

DETENTION POND - LOT BUILDOUT Imp = 40.0 %
100 YEAR DETENTION VOLUME - WATER SURFACE
ESTIMATED POND (TYPICAL) VOLUME vs ELEVATION

MODELED IMPERVIOUSNESS	40.0%	
POND OUTLET INVERT		5008.70 ELEVATION
WQCV:	8,518.3 ft^3	5034.65 ELEVATION
REQUIRED EURV:	20,841.5 ft^3	5035.52 ELEVATION
REQUIRED 100 yr per EURV:	39,426.3 ft^3	5036.65 ELEVATION
Avail Vol @ Emer Overflow:	45,442.4 ft^3	5037.00 ELEVATION
DESIGN 100 yr RELEASE POND A		1.79 CFS

43560

<u>ELEV</u>	<u>AREA</u>	<u>t</u>	<u>VOL</u>	<u>ACCUM</u>	<u>ACUM (ac-ft)</u>
5,034.00	12,038.5				
		1.00	13,032.2	13,032.2	0.30
5,035.00	14,051.8				
		1.00	15,109.9	28,142.0	0.65
5,036.00	16,193.2				
		1.00	17,300.4	45,442.4	1.04
5,037.00	18,431.7				

MHFD-Detention, Version 4.03 (May 2020)

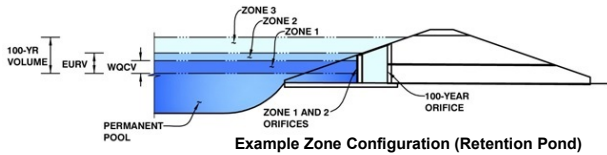
Basin ID: DETENTION POND A



DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.03 (May 2020)

Project: **BEEN RV PARK**
Basin ID: **DETENTION POND A**



	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.33	0.232	Orifice Plate
Zone 2 (EURV)	2.63	0.419	Rectangular Orifice
Zone 3 (100-year)	3.73	0.419	Weir&Pipe (Restrict)
Total (all zones)		1.070	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth = ft (distance below the filtration media surface)
Underdrain Orifice Diameter = inches

Calculated Parameters for Underdrain

Underdrain Orifice Area = ft²
Underdrain Orifice Centroid = feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = inches
Orifice Plate: Orifice Area per Row = sq. inches (diameter = 1-7/16 inches)

Calculated Parameters for Plate

WQ Orifice Area per Row = ft²
Elliptical Half-Width = feet
Elliptical Slot Centroid = feet
Elliptical Slot Area = ft²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.00	0.50	1.00					
Orifice Area (sq. inches)	1.60	1.60	1.60					

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)								

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Height = inches
Vertical Orifice Width = inches

Calculated Parameters for Vertical Orifice

Zone 2 Rectangular Not Selected
Vertical Orifice Area = ft²
Vertical Orifice Centroid = feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe)

Overflow Weir Front Edge Height, H_o = ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = feet
Overflow Weir Grate Slope = H:V
Horiz. Length of Weir Sides = feet
Overflow Grate Open Area % = %
Debris Clogging % = %

Calculated Parameters for Overflow Weir

Zone 3 Weir Not Selected
Height of Grate Upper Edge, H_u = feet
Overflow Weir Slope Length = feet
Grate Open Area / 100-yr Orifice Area = ft²
Overflow Grate Open Area w/o Debris = ft²
Overflow Grate Open Area w/ Debris = ft²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe = ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = inches
Restrictor Plate Height Above Pipe Invert = inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Zone 3 Restrictor Not Selected
Outlet Orifice Area = ft²
Outlet Orifice Centroid = feet
Half-Central Angle of Restrictor Plate on Pipe = radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage = ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length = feet
Spillway End Slopes = H:V
Freeboard above Max Water Surface = feet

Calculated Parameters for Spillway

Spillway Design Flow Depth = feet
Stage at Top of Freeboard = feet
Basin Area at Top of Freeboard = acres
Basin Volume at Top of Freeboard = acre-ft

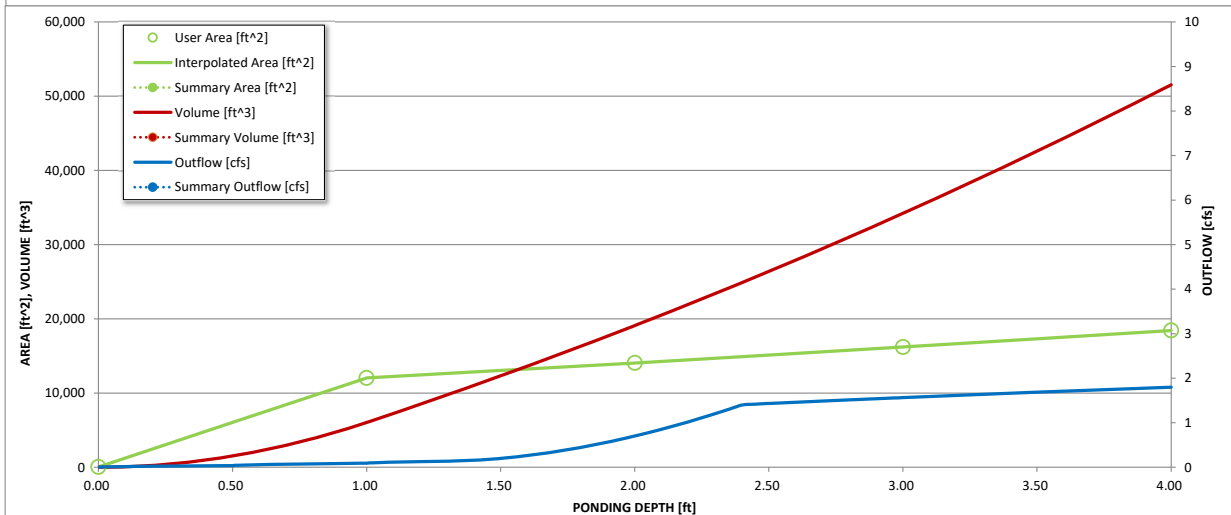
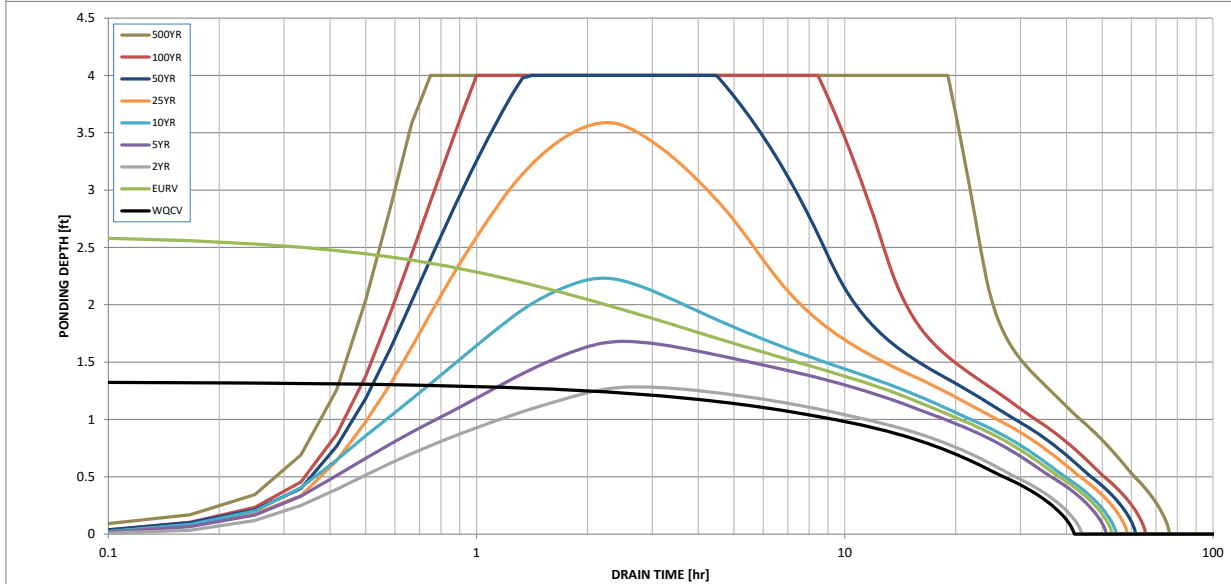
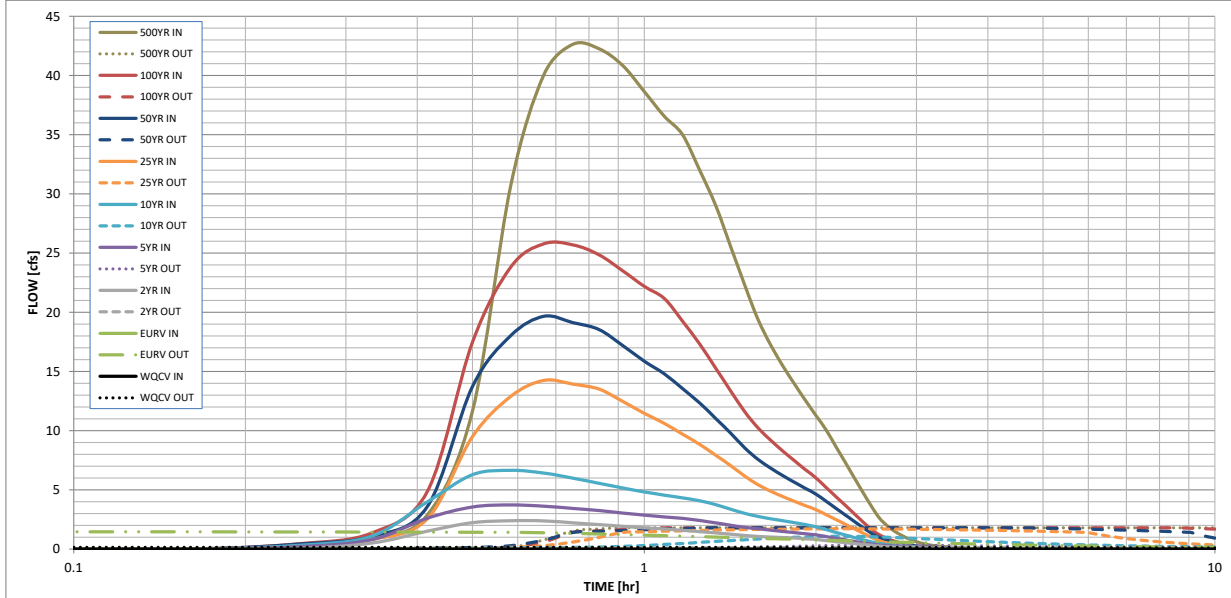
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.83	1.11	1.38	1.82	2.21	2.62	3.82
One-Hour Rainfall Depth (in) =	N/A	N/A	0.83	1.11	1.38	1.82	2.21	2.62	3.82
CUHP Runoff Volume (acre-ft) =	0.232	0.651	0.245	0.382	0.635	1.254	1.744	2.347	3.939
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.245	0.382	0.635	1.254	1.744	2.347	3.939
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.1	0.2	2.5	8.9	13.2	18.6	32.4
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A							
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.01	0.01	0.16	0.57	0.85	1.20	2.09
Peak Inflow Q (cfs) =	N/A	N/A	2.4	3.7	6.6	14.2	19.7	25.8	42.6
Peak Outflow Q (cfs) =	0.14	1.46	0.14	0.33	1.08	1.71	1.80	1.80	1.80
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	1.6	0.4	0.2	0.1	0.1	0.1
Structure Controlling Flow =	Plate	Outlet Plate 1	Plate	Vertical Orifice 1	Vertical Orifice 1	Outlet Plate 1	N/A	N/A	N/A
Max Velocity through Grate 1 (fps) =	N/A	N/A	N/A	N/A	N/A	-0.1	-0.1	-0.1	-0.1
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	38	44	39	45	45	43	43	43	46
Time to Drain 99% of Inflow Volume (hours) =	40	49	42	49	50	52	53	55	60
Maximum Ponding Depth (ft) =	1.33	2.63	1.28	1.68	2.23	3.59	4.00	4.00	4.00
Area at Maximum Ponding Depth (acres) =	0.29	0.35	0.29	0.31	0.33	0.40	0.42	0.42	0.42
Maximum Volume Stored (acre-ft) =	0.232	0.651	0.218	0.337	0.514	1.010	1.183	1.183	1.183

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.00 (December 2019)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename:

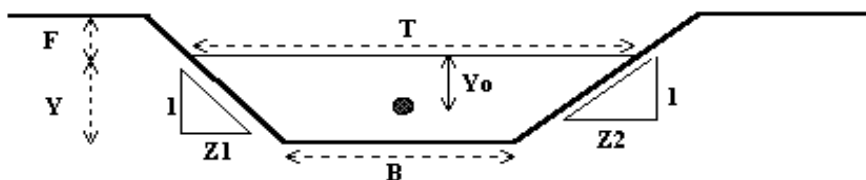
Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

Time Interval	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.20
	0:15:00	0.00	0.00	0.06	0.21	0.32	0.28	0.42	0.46	0.85
	0:20:00	0.00	0.00	0.51	0.79	1.09	0.80	1.06	1.37	2.87
	0:25:00	0.00	0.00	1.50	2.60	3.99	2.55	3.59	4.86	11.64
	0:30:00	0.00	0.00	2.23	3.55	6.28	9.50	13.72	17.47	30.70
	0:35:00	0.00	0.00	2.39	3.72	6.65	12.89	18.03	23.82	40.05
	0:40:00	0.00	0.00	2.38	3.62	6.41	14.25	19.66	25.78	42.64
	0:45:00	0.00	0.00	2.22	3.42	5.99	13.92	19.13	25.69	42.26
	0:50:00	0.00	0.00	2.06	3.25	5.55	13.51	18.55	24.86	40.85
	0:55:00	0.00	0.00	1.92	3.04	5.16	12.47	17.19	23.51	38.64
	1:00:00	0.00	0.00	1.79	2.86	4.82	11.46	15.87	22.18	36.57
	1:05:00	0.00	0.00	1.69	2.72	4.56	10.62	14.80	21.18	35.00
	1:10:00	0.00	0.00	1.58	2.58	4.32	9.71	13.55	19.25	32.02
	1:15:00	0.00	0.00	1.47	2.41	4.08	8.85	12.35	17.34	29.05
	1:20:00	0.00	0.00	1.36	2.21	3.75	7.93	11.04	15.29	25.57
	1:25:00	0.00	0.00	1.25	2.01	3.36	7.05	9.79	13.37	22.29
	1:30:00	0.00	0.00	1.15	1.83	3.01	6.16	8.54	11.59	19.37
	1:35:00	0.00	0.00	1.07	1.71	2.75	5.43	7.57	10.23	17.20
	1:40:00	0.00	0.00	1.01	1.59	2.56	4.88	6.82	9.17	15.46
	1:45:00	0.00	0.00	0.97	1.48	2.38	4.43	6.19	8.26	13.93
	1:50:00	0.00	0.00	0.93	1.38	2.22	4.03	5.63	7.45	12.55
	1:55:00	0.00	0.00	0.87	1.29	2.06	3.66	5.12	6.71	11.27
	2:00:00	0.00	0.00	0.80	1.19	1.88	3.32	4.64	6.00	10.06
	2:05:00	0.00	0.00	0.71	1.05	1.64	2.90	4.03	5.20	8.65
	2:10:00	0.00	0.00	0.62	0.91	1.40	2.49	3.45	4.43	7.32
	2:15:00	0.00	0.00	0.54	0.77	1.18	2.09	2.88	3.69	6.02
	2:20:00	0.00	0.00	0.46	0.65	0.97	1.71	2.34	2.98	4.79
	2:25:00	0.00	0.00	0.39	0.53	0.78	1.35	1.82	2.30	3.61
	2:30:00	0.00	0.00	0.32	0.42	0.61	1.00	1.34	1.66	2.61
	2:35:00	0.00	0.00	0.25	0.33	0.47	0.70	0.96	1.19	1.95
	2:40:00	0.00	0.00	0.20	0.27	0.38	0.52	0.72	0.88	1.48
	2:45:00	0.00	0.00	0.16	0.22	0.31	0.39	0.55	0.66	1.12
	2:50:00	0.00	0.00	0.13	0.18	0.26	0.30	0.43	0.49	0.83
	2:55:00	0.00	0.00	0.11	0.15	0.21	0.23	0.33	0.36	0.62
	3:00:00	0.00	0.00	0.09	0.12	0.17	0.18	0.26	0.26	0.45
	3:05:00	0.00	0.00	0.08	0.10	0.14	0.14	0.20	0.19	0.34
	3:10:00	0.00	0.00	0.07	0.08	0.11	0.11	0.16	0.15	0.27
	3:15:00	0.00	0.00	0.05	0.07	0.09	0.09	0.12	0.12	0.21
	3:20:00	0.00	0.00	0.05	0.05	0.07	0.07	0.10	0.10	0.17
	3:25:00	0.00	0.00	0.04	0.04	0.05	0.05	0.08	0.07	0.13
	3:30:00	0.00	0.00	0.03	0.03	0.04	0.04	0.06	0.06	0.10
	3:35:00	0.00	0.00	0.02	0.02	0.03	0.03	0.04	0.04	0.07
	3:40:00	0.00	0.00	0.02	0.02	0.02	0.02	0.03	0.03	0.05
	3:45:00	0.00	0.00	0.01	0.01	0.02	0.01	0.02	0.02	0.03
	3:50:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.01
	3:55:00	0.00	0.00	0.01	0.00	0.00	0.00	0.01	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Normal Flow Analysis - Trapezoidal Channel

Project: **Been RV Park**
Channel ID: **Swale S**



Design Information (Input)

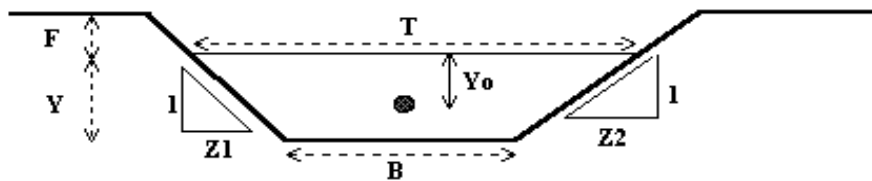
Channel Invert Slope	$S_o =$ <u>0.0100</u> ft/ft
Manning's n	$n =$ <u>0.020</u>
Bottom Width	$B =$ <u>1.00</u> ft
Left Side Slope	$Z_1 =$ <u>4.00</u> ft/ft
Right Side Slope	$Z_2 =$ <u>4.00</u> ft/ft
Freeboard Height	$F =$ <u>0.00</u> ft
Design Water Depth	$Y =$ <u>1.00</u> ft

Normal Flow Condition (Calculated)

Discharge	$Q =$ <u>24.72</u> cfs
Froude Number	$Fr =$ <u>1.17</u>
Flow Velocity	$V =$ <u>4.94</u> fps
Flow Area	$A =$ <u>5.00</u> sq ft
Top Width	$T =$ <u>9.00</u> ft
Wetted Perimeter	$P =$ <u>9.25</u> ft
Hydraulic Radius	$R =$ <u>0.54</u> ft
Hydraulic Depth	$D =$ <u>0.56</u> ft
Specific Energy	$E_s =$ <u>1.38</u> ft
Centroid of Flow Area	$Y_o =$ <u>0.36</u> ft
Specific Force	$F_s =$ <u>0.35</u> kip

Normal Flow Analysis - Trapezoidal Channel

Project: **Been RV Park**
Channel ID: **Swale E**



Design Information (Input)

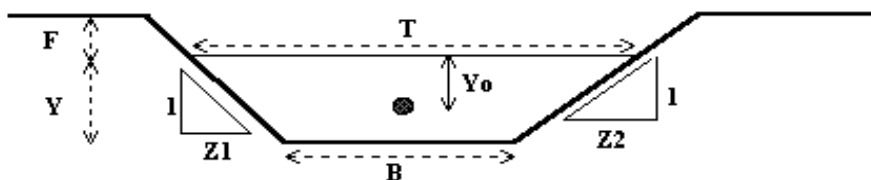
Channel Invert Slope	$S_o =$	0.0100 ft/ft
Manning's n	$n =$	0.020
Bottom Width	$B =$	1.00 ft
Left Side Slope	$Z_1 =$	4.00 ft/ft
Right Side Slope	$Z_2 =$	4.00 ft/ft
Freeboard Height	$F =$	0.00 ft
Design Water Depth	$Y =$	0.90 ft

Normal Flow Condition (Calculated)

Discharge	$Q =$	19.21 cfs
Froude Number	$Fr =$	1.15
Flow Velocity	$V =$	4.64 fps
Flow Area	$A =$	4.14 sq ft
Top Width	$T =$	8.20 ft
Wetted Perimeter	$P =$	8.42 ft
Hydraulic Radius	$R =$	0.49 ft
Hydraulic Depth	$D =$	0.50 ft
Specific Energy	$E_s =$	1.23 ft
Centroid of Flow Area	$Y_o =$	0.33 ft
Specific Force	$F_s =$	0.26 kip

Normal Flow Analysis - Trapezoidal Channel

Project: **Been RV Park**
Channel ID: **Roadside Pans**



Design Information (Input)

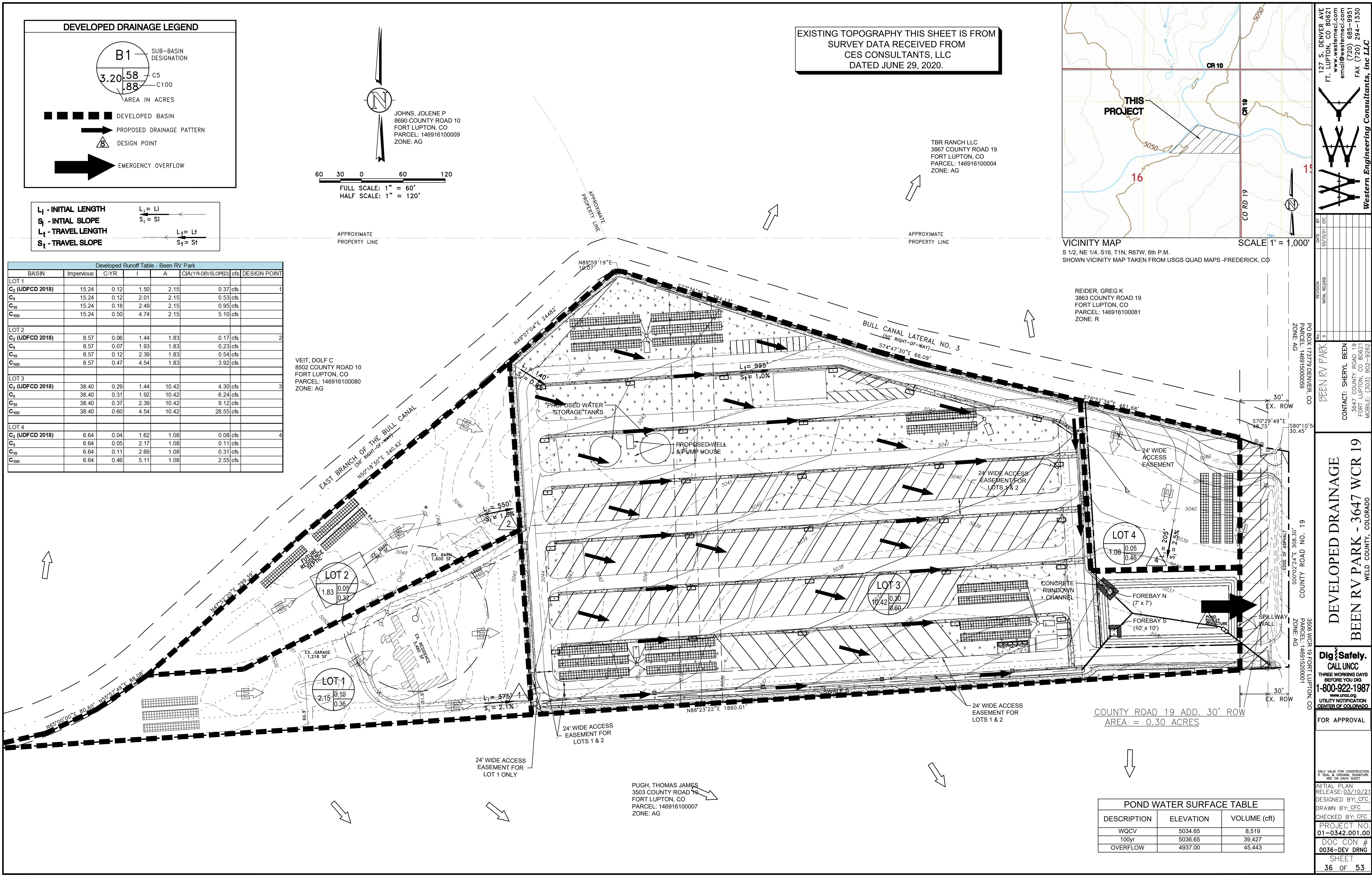
Channel Invert Slope	$S_o =$	0.0060 ft/ft
Manning's n	$n =$	0.013
Bottom Width	$B =$	2.00 ft
Left Side Slope	$Z_1 =$	6.00 ft/ft
Right Side Slope	$Z_2 =$	6.00 ft/ft
Freeboard Height	$F =$	0.00 ft
Design Water Depth	$Y =$	0.33 ft

Normal Flow Condition (Calculated)

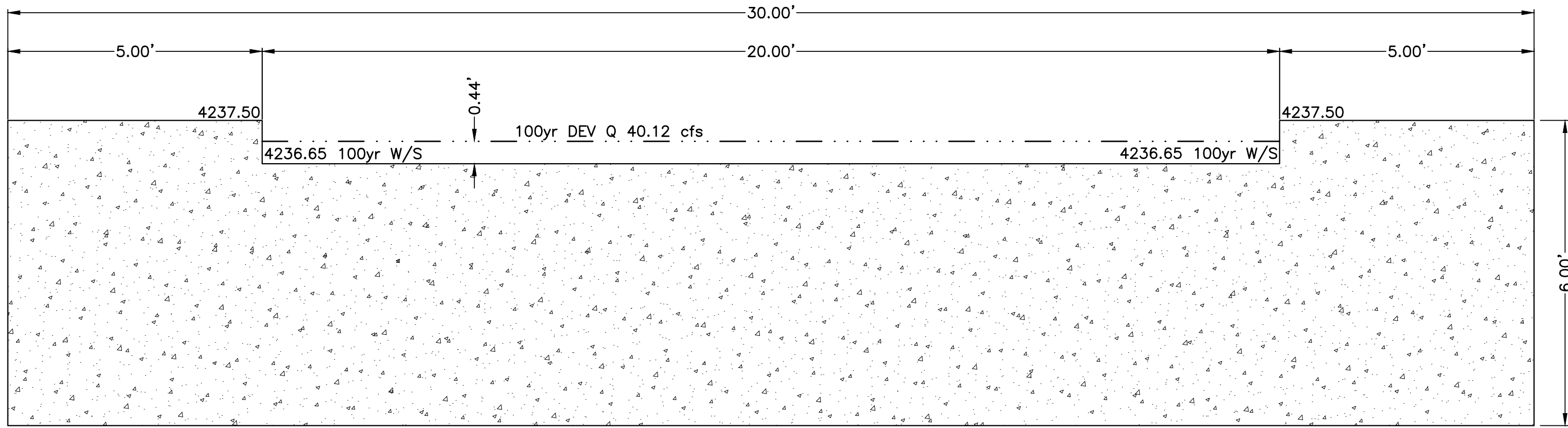
Discharge	$Q =$	4.23 cfs
Froude Number	$Fr =$	1.21
Flow Velocity	$V =$	3.22 fps
Flow Area	$A =$	1.31 sq ft
Top Width	$T =$	5.96 ft
Wetted Perimeter	$P =$	6.01 ft
Hydraulic Radius	$R =$	0.22 ft
Hydraulic Depth	$D =$	0.22 ft
Specific Energy	$E_s =$	0.49 ft
Centroid of Flow Area	$Y_o =$	0.14 ft
Specific Force	$F_s =$	0.04 kip

APPENDIX D

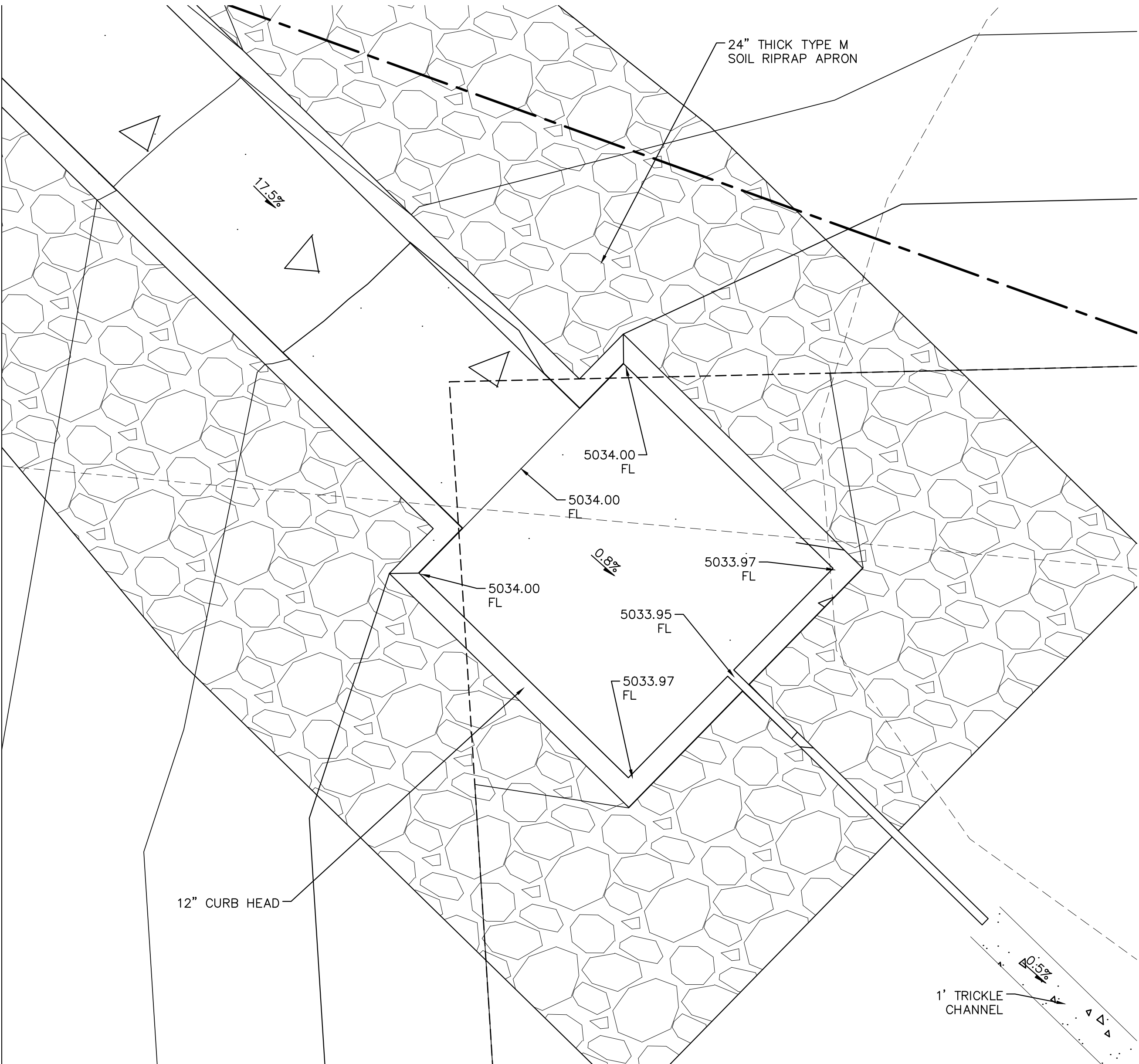
Drainage Plans



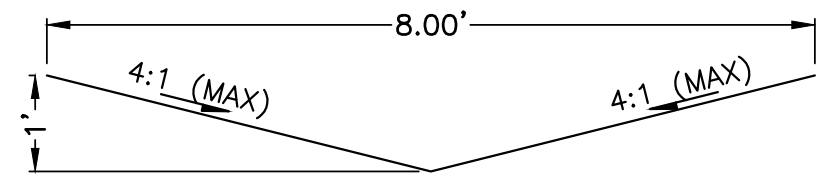
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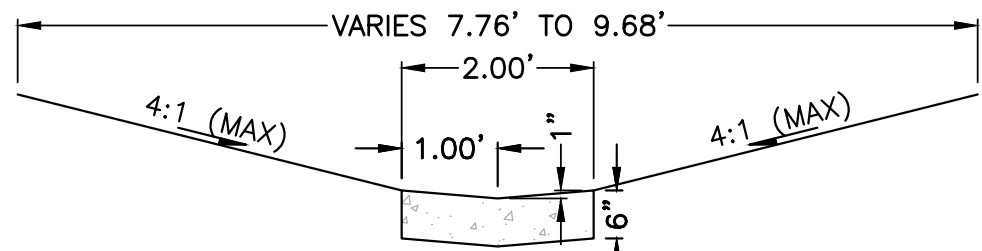
POND 'A' EMERGENCY SPILLWAY WALL
SCALE 1" = 2'



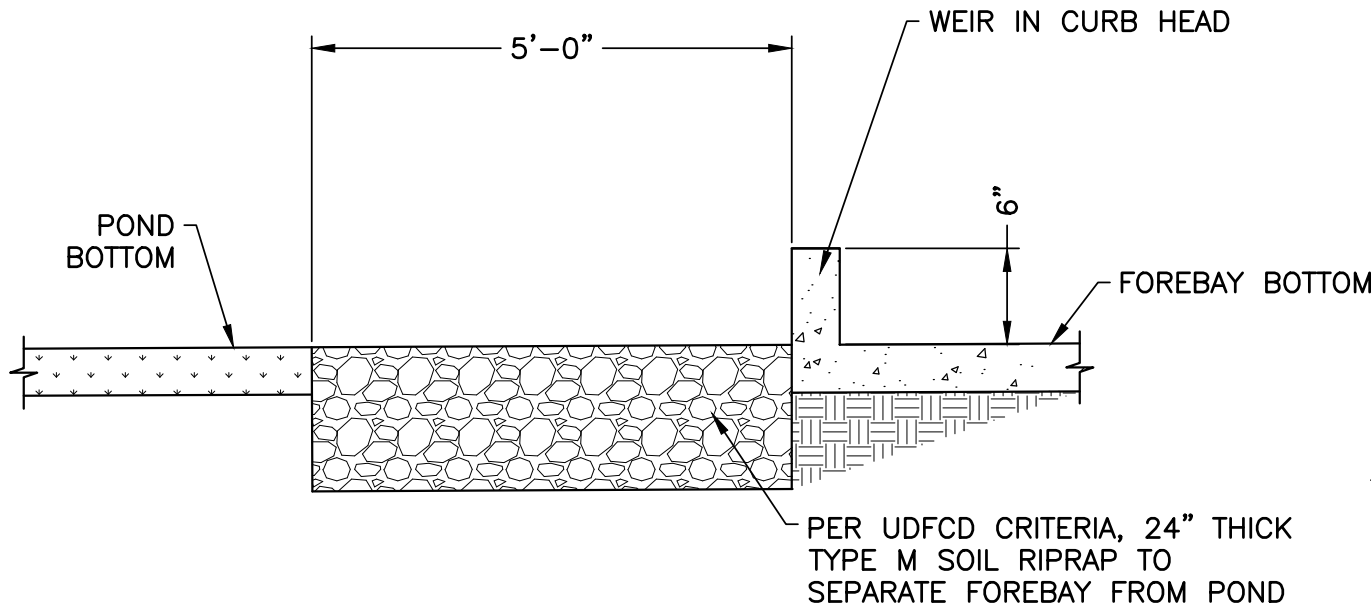
FOREBAY N (7'x7')
1" = 2'



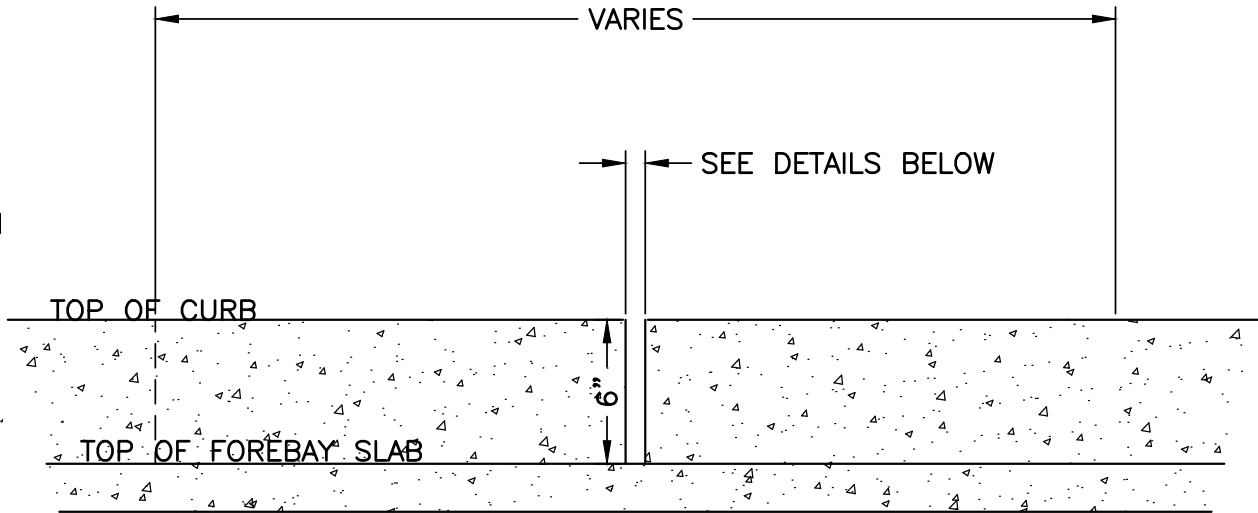
SWALE E/S DETAIL
SCALE 1" = 2'



TYPICAL 2' CONG PAN DETAIL
SCALE 1" = 2'



ALTERNATIVE FOREBAY CROSS SECTION
SCALE 1" = 2'



ALTERNATIVE FOREBAY WEIR
SCALE 1" = 2'

RIPRAP BEDDING REQUIREMENTS

UDFCD Table MD-12 (Volume 1)			
Riprap Designation	Minimum Bedding Thickness (inches)		
	Fine-Grained Soils*	Type II	Type II
VL (d ₅₀ =6 in), L (d ₅₀ =9 in)	4	4	6
M (d ₅₀ =12 in)	4	4	6
H (d ₅₀ =18 in)	4	6	8
VH (d ₅₀ =24 in)	4	6	8

* May substitute one 12-inch layer of type II bedding. The substitution of one layer of type II bedding shall not be permitted at drop structures. The use of a combination of filter fabric and Type II bedding at drop structures is acceptable.

**Fifty percent or more by weight retained on the #40 sieve.

BEDDING GRADATION

UDFCD Table MD-11		
Percent Weight by Passing Square-Mesh Sieves		
U.S. Standard Sieve Size	Type I CDOT Sect. 703.01	Type II CDOT Sect. 703.09 Class A
3 inches	—	90-100
1 1/2 inches	—	—
3/4 inches	—	20-90
3/8 inches	100	—
#4	95-100	0-20
#16	45-80	—
#50	10-30	—
#100	2-10	—
#200	0-2	0-3

Classification & Gradation of Ordinary Riprap UDFCD			
Table MD-7			
Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (Inches)	d ₅₀ (Inches)*
Type VL	70-100 50-70 35-50 2-10	12 9 6 2	6**
Type L	70-100 50-70 35-50 2-10	15 12 9 3	9**
Type M	70-100 50-70 35-50 2-10	21 18 12 4	12**
Type H	70-100 50-70 35-50 2-10	30 24 18 6	18

SOIL RIPRAP
70%-75% RIPRAP
25%-30% SOIL

POND WATER SURFACE TABLE		
DESCRIPTION	ELEVATION	VOLUME (cft)
WQCV	5034.65	8,519
100yr	5036.65	39,427
OVERFLOW	4937.00	45,443

127 S. DENVER AVE
FT. LUTON, CO 80621
www.westerneci.com
email@westerneci.com
(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

REVISION	DATE	BY	CHK
INITIAL RELEASE	03/08/21	CFC	

BEEN RV PARK
CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUTON, CO 80621
MOBILE: (303) 902-9262

DRAINAGE DETAILS

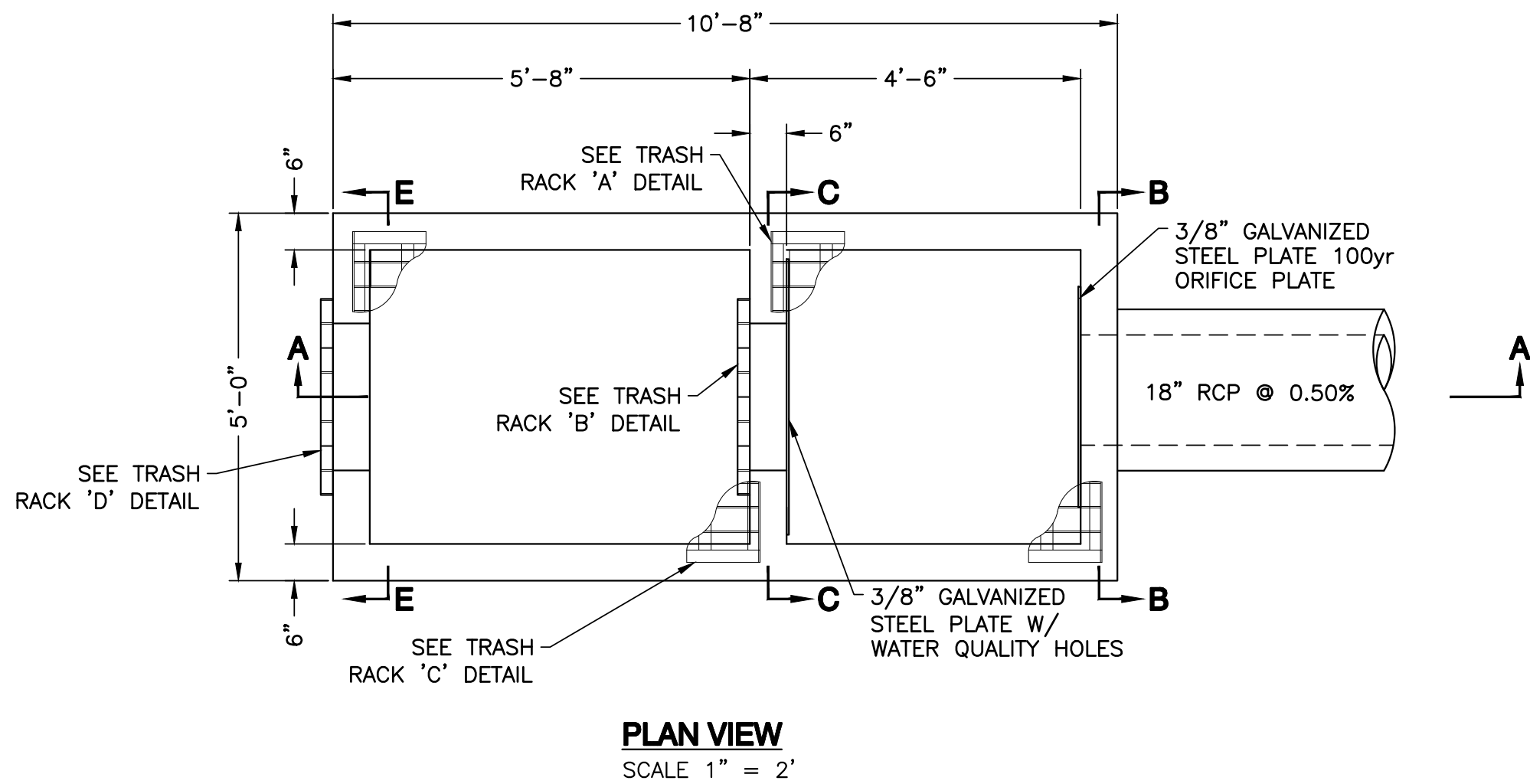
BEEN RV PARK - 3647 WCR 19
WELD COUNTY, COLORADO

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RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

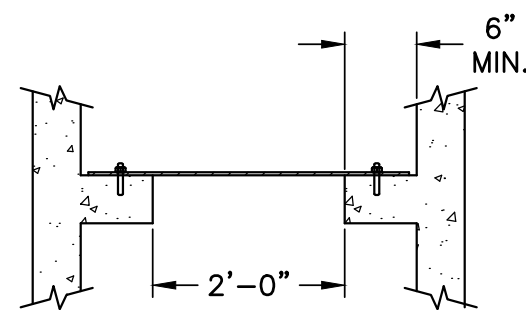
PROJECT NO.
01-0342.001.00
DOC CON #
0037-DRNG DTLS
SHEET
37 OF 42



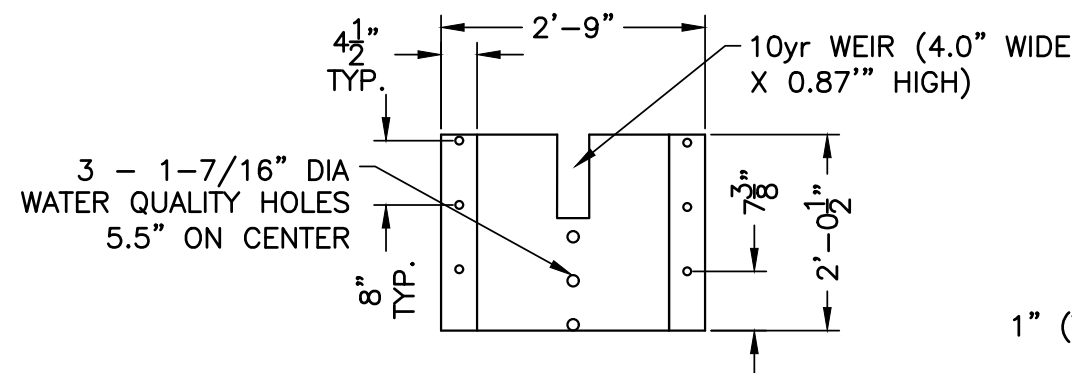
PLAN VIEW
SCALE 1" = 2'

STRUCTURAL NOTES:

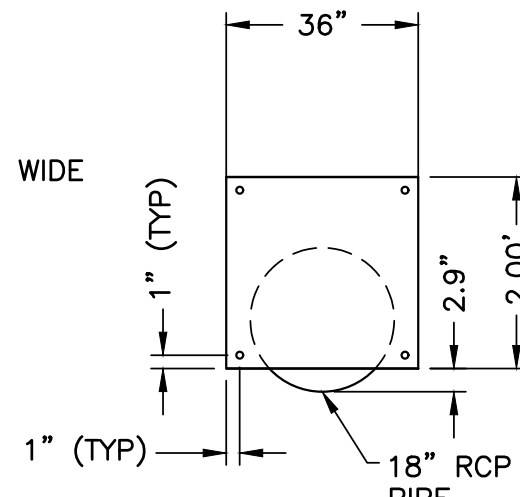
1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B CAST IN PLACE.
2. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFER 3/4".
3. ALL REINFORCING BARS SHALL HAVE A MINIMUM 2" CLEARANCE.
4. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. ALL STEPS SHALL BE IN ACCORDANCE WITH AASHTO M199.



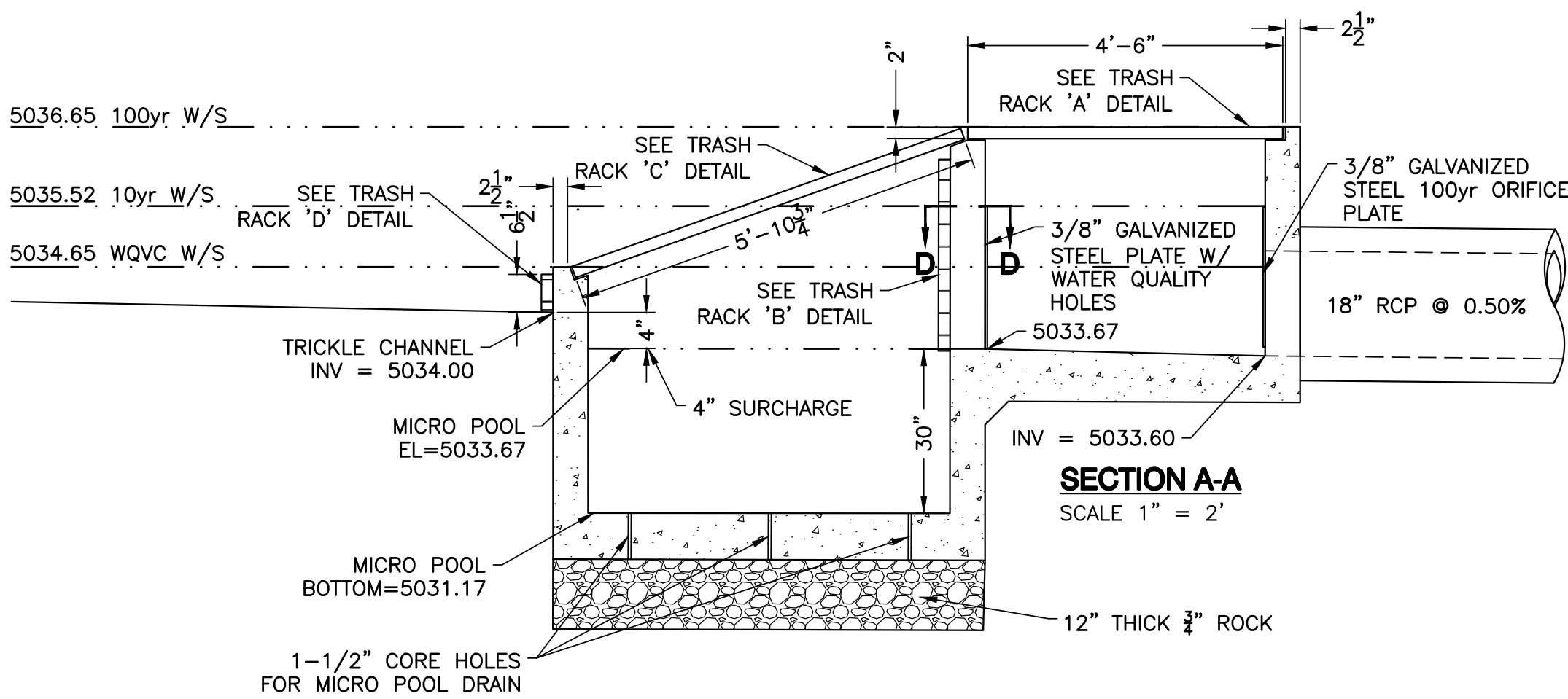
SECTION D-D
SCALE 1" = 2'



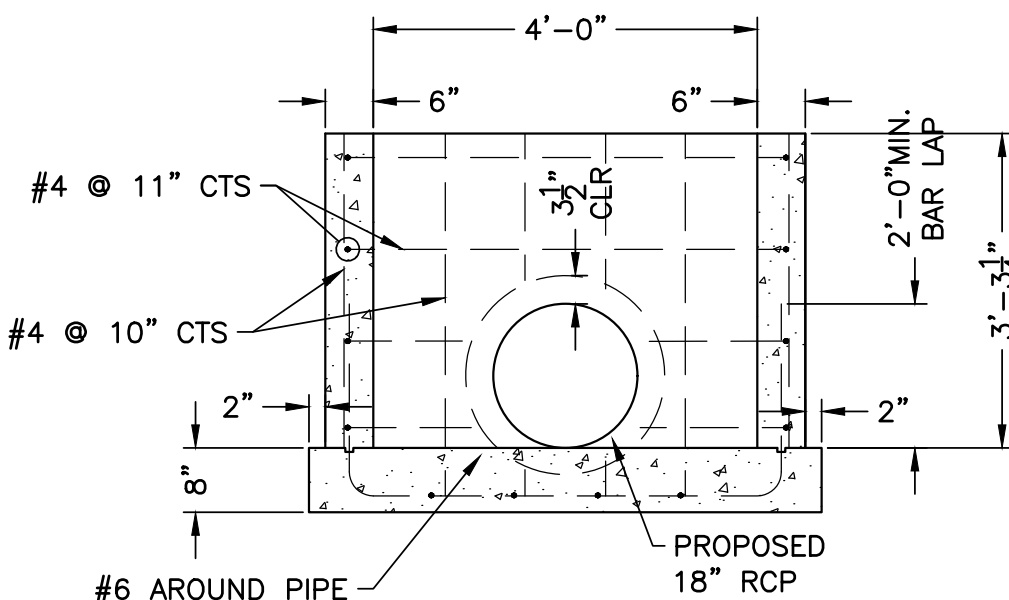
3/8" GALVANIZED STEEL PLATE
W/ WATER QUALITY HOLES
SCALE 1" = 2'



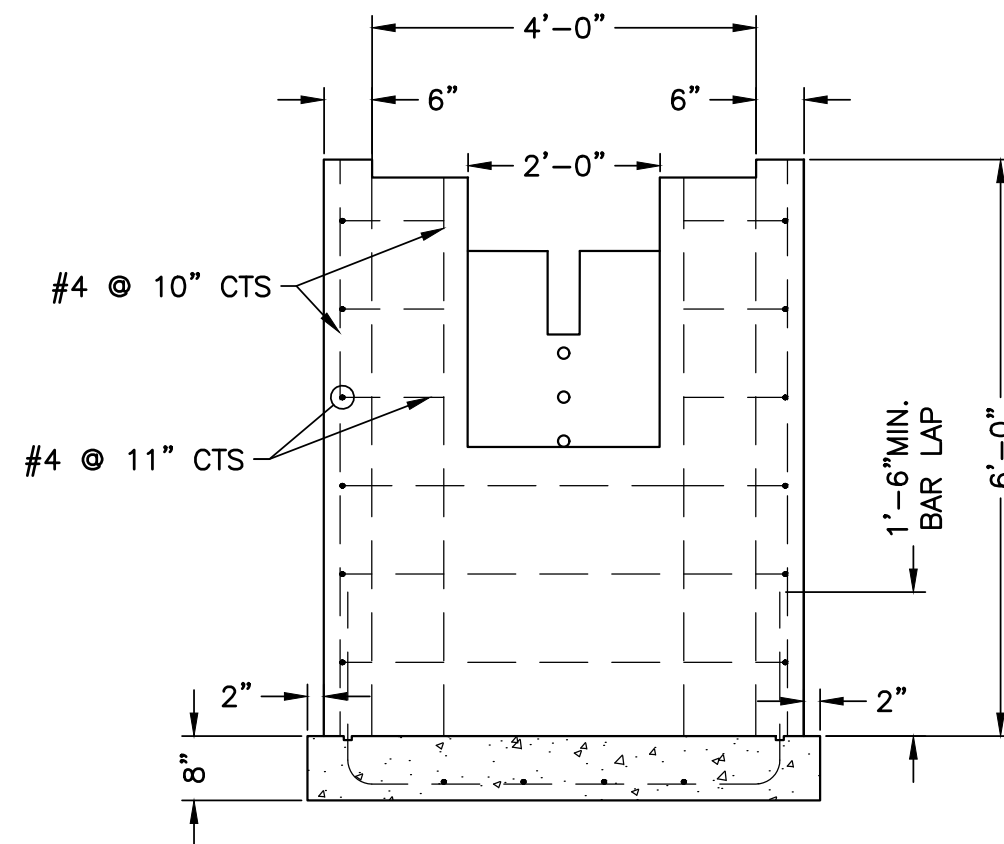
3/8" GALVANIZED STEEL PLATE
100yr ORIFICE PLATE
SCALE 1" = 2'



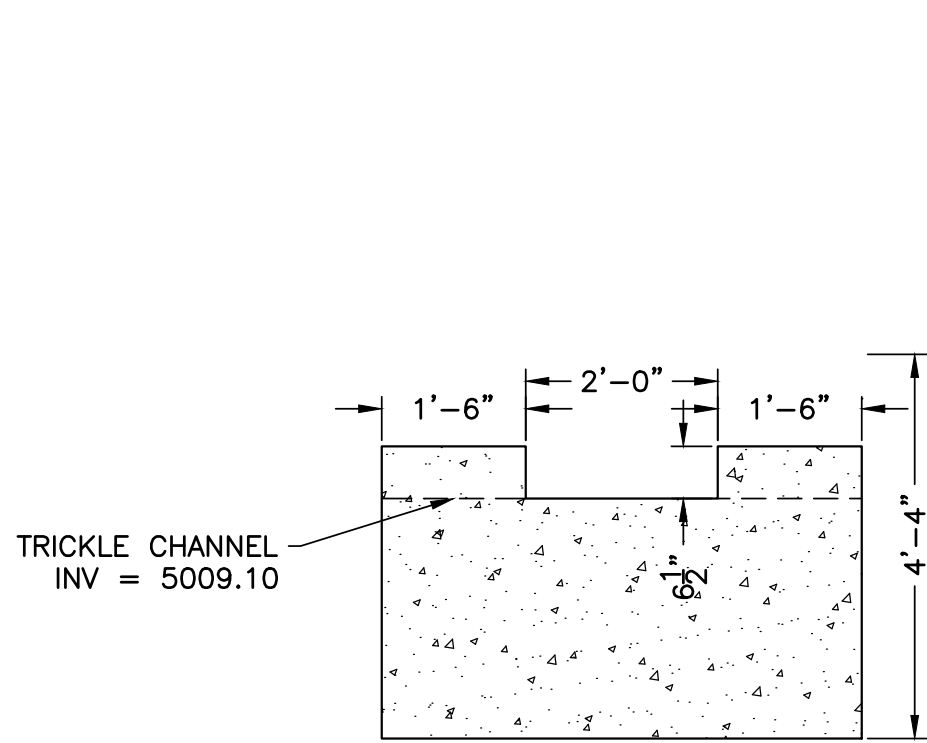
SECTION A-A
SCALE 1" = 2'



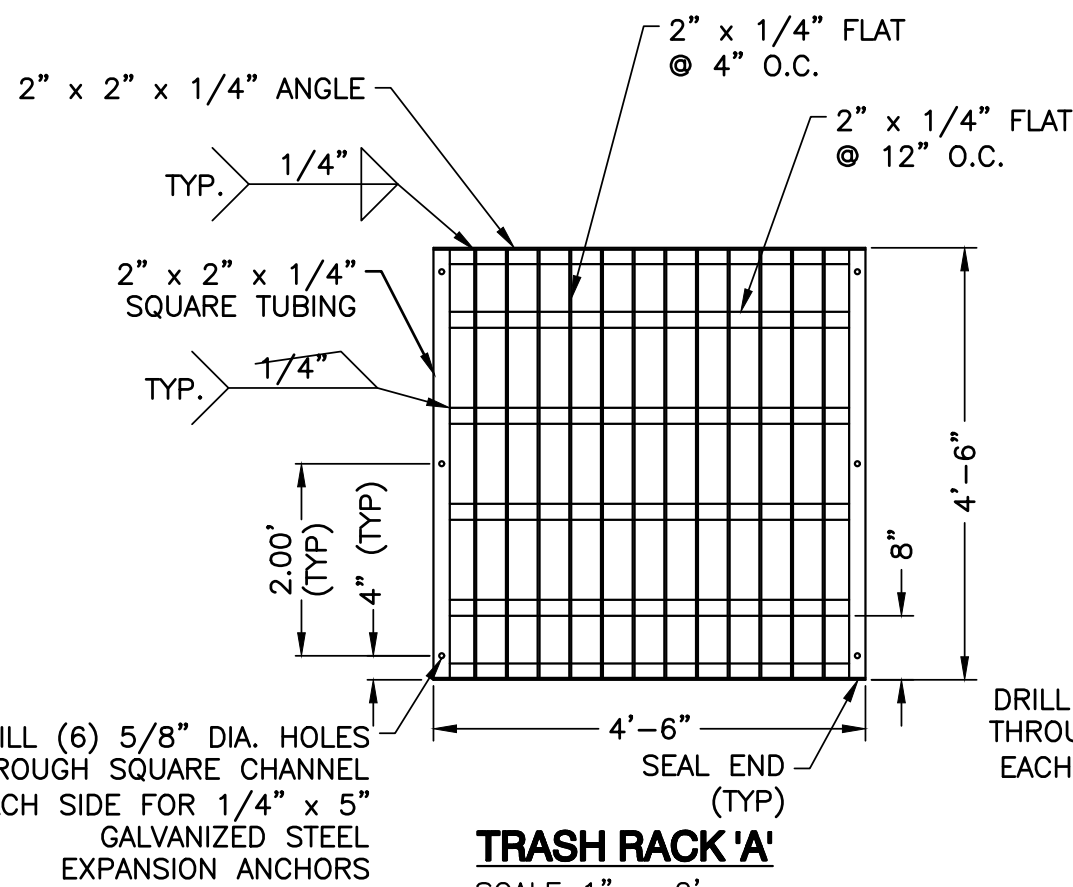
SECTION B-B
SCALE 1" = 2'



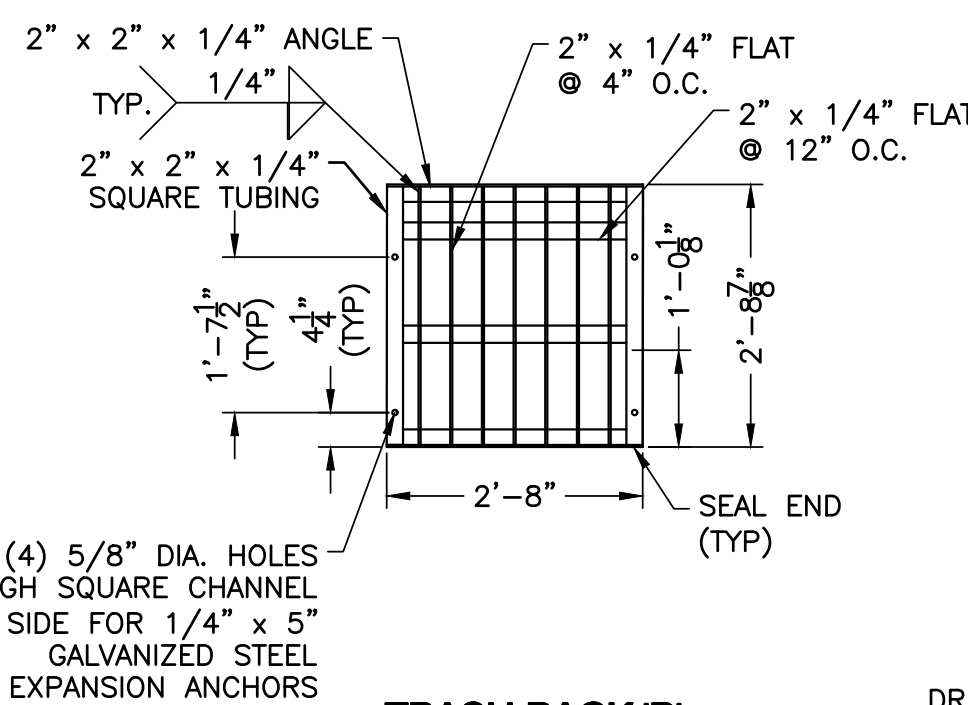
SECTION C-C
SCALE 1" = 2'



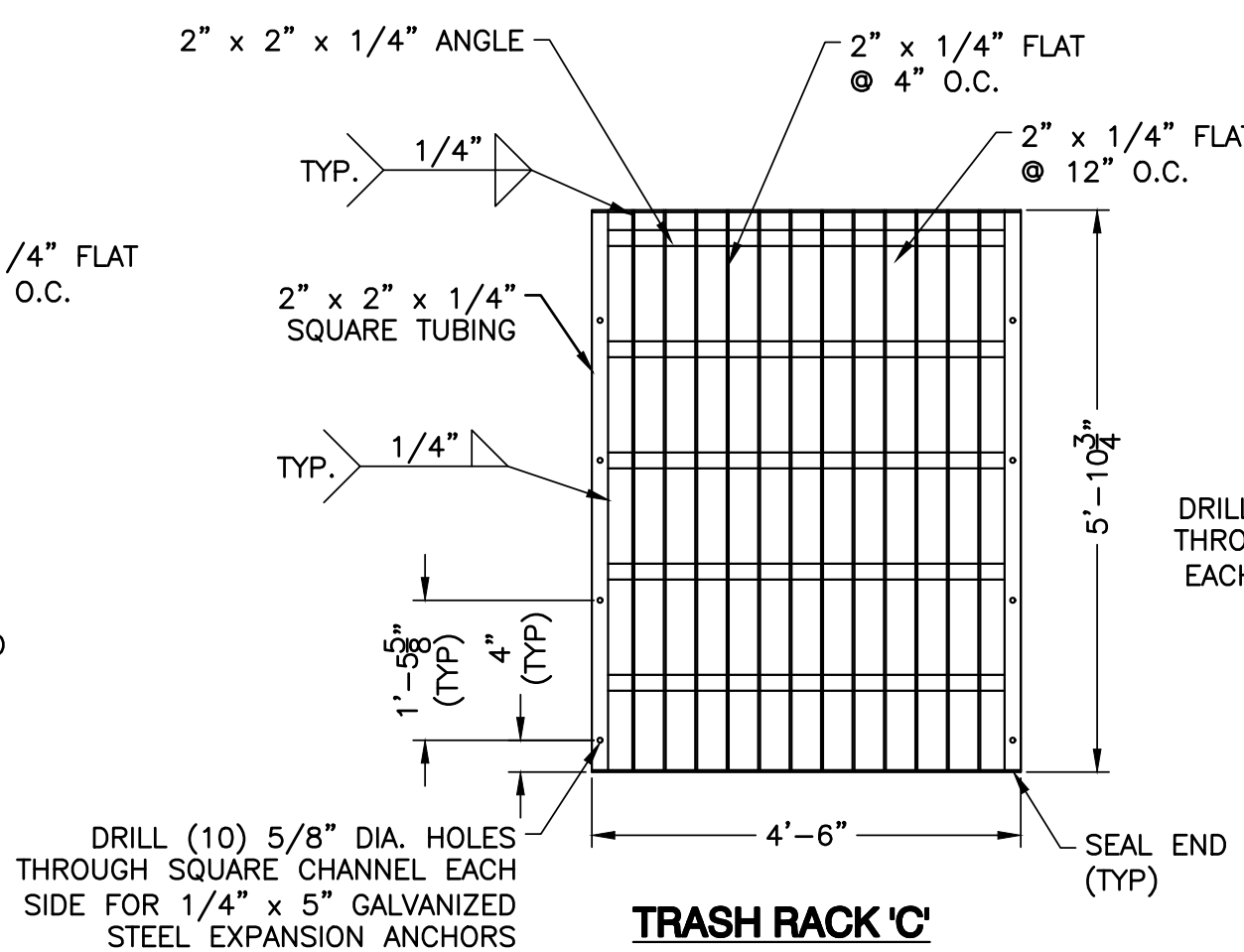
SECTION E-E
SCALE 1" = 2'



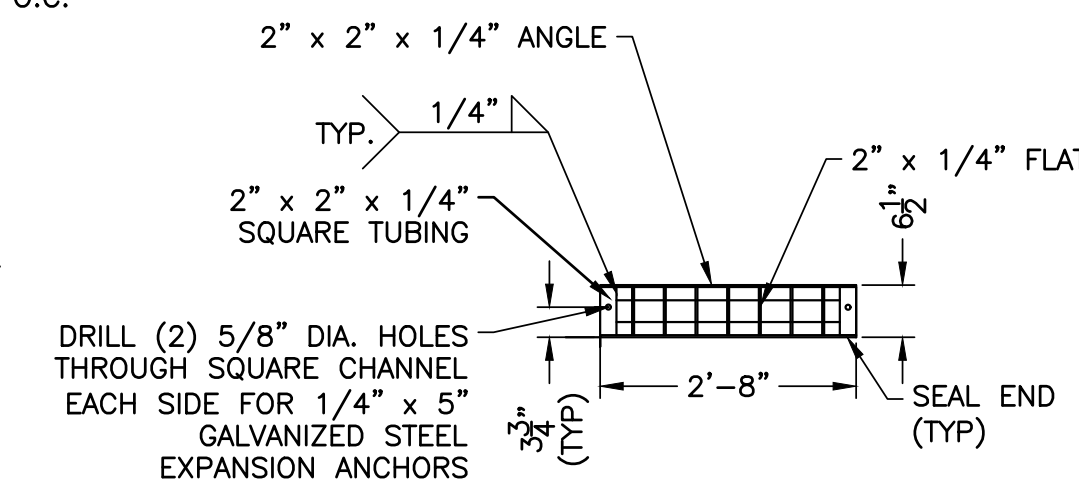
TRASH RACK 'A'
SCALE 1" = 2'



TRASH RACK 'B'
SCALE 1" = 2'



TRASH RACK 'C'
SCALE 1" = 2'



TRASH RACK 'D'
SCALE 1" = 2'

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(720) 685-9951
FAX (720) 294-1330

Western Engineering Consultants, Inc. LLC

NO.	DATE	BY	REVISION
1	10/26/21	CFC	INITIAL RELEASE

BEEN RV PARK

CONTACT: SHERYL BEEN
3647 COUNTY ROAD 19
FORT LUTON, CO 80621
MOBILE: (303) 902-9262

DRAINAGE DETAILS

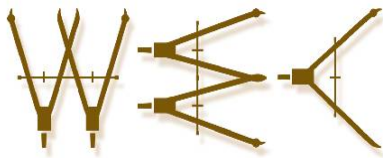
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INITIAL PLAN
RELEASE: 03/08/21
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC
PROJECT NO.
01-0342.001.00
DOC CON #
0038-DRNG DTLS
SHEET
38 OF 42



WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

March 10, 2021

City of Fort Lupton
130 South McKinley Ave.
Ft. Lupton, CO 80621

RE: BEEN RV PARK WATER SERVICE NARRATIVE

City Design Review Committee:

Western Engineering Consultants Inc. LLC (WEC) has prepared this narrative letter to briefly summarize the Been RV Park water demands and proof of service.

Attached to this letter are the following:

- WEC Preliminary Water Demand Study
- Been RV Park Well Permit and supporting documents
- Wild Country RV Park 2020 Consumption Report
- Water Usage Affidavit
- CWCWD Will Serve Letter, Fire Flow Study, and water study receipt

A preliminary water study has been completed by WEC dated August 20, 2020 to estimate the demand and to size the future water meter for the calculated peak flow. The study was broken into phasing, with phases 1 & 2 consisting of 80 RV stalls, phase 3 adding 40 additional stalls, and phase 4 adding the final 40 stalls.

The interim RV Park (75 total RV stalls) will be serviced for consumptive use by the proposed well (Permit #84713-F) located within Lot 3. The approved well permit allows the property to withdraw 4.92 acre-feet annually from the Laramie-Fox Hills aquifer. At a usage rate for each RV stall of 50 gallons per day, the use of this well would provide water for 87 units (only 75 proposed as Phase 1 at this time). 75 RV stalls is the threshold above which traffic improvements will be required.

The attached Wild Country RV Park 2020 consumption report details the annual water usage (in gallons) of a larger RV Park located in Keenesburg, CO (180 total RV stalls). The average daily usage of the 180 stall RV Park (domestic and irrigation) was 55 gpd per RV stall, resulting in a yearly water usage of approximately 10.88 acre-feet.

The applicant has completed the Affidavit of historic water use and has applied for inclusion to the Northern Colorado Water Conservancy District. WEC has coordinated with and the Applicant has funded the Central Weld County Water District water demand and supply study. Currently CWCWD water main exists 1,850 feet +/- north of the site. The CWCWD water main will be extended for fire suppression unless the applicant receives alternative methods and means approval by the Fort Lupton Fire Protection District.

A will serve letter from CWCWD has been received, and a water study is currently underway. A Fire Flow study was performed by NOCO Engineering Company dated September 18, 2020 recommending approval of the requested fire flow tap at a flow rate of 800 gpm.

CLOSING

The Applicant is excited to bring this project to the City of Fort Lupton!

Please contact me with any questions or comments you may have on this Project Narrative.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chadwin F. Cox', is written over a faint horizontal line.

Western Engineering Consultants inc., LLC
Chadwin F. Cox, P.E.
Senior Project Manager



WESTERN ENGINEERING CONSULTANTS INC LLC

Preliminary Draft

**BEEN RV PARK
3647 WCR 19, Ft Lupton, 80603
Weld County, CO**

WATER AND SANITARY SEWER STUDY

August 20, 2020
(WECI # 0342.001.00)

PROJECT DESCRIPTION

A 161-unit RV park is proposed in Ft Lupton, on WCR 19, south of WCR 10. Phases 1 and 2 will be constructed initially. A one-acre commercial lot is also proposed. One existing and one proposed residence are located on the western portion of the site.

PHASE	RV Units		Shower/Laundry in Commercial Building
1 and 2	80	--	1
3	40	--	1
4	41	--	1
TOTAL	161	--	3

Water service will be provided by the North Weld County Water District. The owner is in discussions with the district regarding service. The District's nearest line is currently about 1,900 feet from the site. The on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter near the eastern entrance will meter the domestic use.

Wastewater will be collected near the site's low points and treated on site (designed by others). Please refer to the WEC site. Future sewer service by the City of Ft Lupton is anticipated.

DOMESTIC WATER

Attached are the calculations for estimating the demand and sizing the water meter for calculated peak flow using the IPC (International Plumbing Code). It was assumed that an RV unit will have a shower, lavatory sink, kitchen sink and water closet. Meter capacity is based on Denver Water standards using 80% off AWWA C700 capacities.

The private on-site 8-inch water lines will provide water to fire hydrants as well as to the RV units. A master water meter will meter the domestic use. A PRV (pressure regulating valve) on a meter bypass line will open during extreme pressure drop, such as high demand during firefighting or line flushing. [?? A second connection to the District water line will be made and will have a PRV only.]

For this preliminary report, the Design Pressure is assumed to be 60 psi at the connection to the District system at the site. This is for preliminary design only and has not been verified.

The IPC demand method results in the following estimated cumulative peak demands (also the design demand for this report) by phase. Meter capacity is based on the Denver Water recommendation (80% of AWWA C700 meter standards), which is commonly used in the area.

PHASE	Cumulative Design Demand, gpm	Meter Diameter, inches	Meter Capacity, gpm
1 and 2	119	2	128
3	163	3	250
4	202	3	250

The friction losses due to the length of the internal lines are mitigated by using the 8-inch domestic/fire lines for distribution. For example, the loss at 202 gpm for 5,000 feet of 8-inch is 3 psi.

For each pair of RV's served, a 1-inch tap and service will be installed on the main line in the street. Friction loss would be too high if ¾-inch services were used with the proposed line lengths.

IRRIGATION WATER

Irrigation is assumed to be minimal.

FIRE PROTECTION

To be determined.

[from keenesburg project:

16 fire hydrants are proposed on the site for fire protection and line flushing. An 6-inch PRV on a bypass at the meter will open when pressure is low enough to open it during high demand when the hydrants are operated. The PRV and domestic meter will be in a precast vault. A second connection with a PRV also will serve the site.

It appears that 750 gpm could be delivered to the site with the 8-inch main extension, assuming the Town's system has the capacity. 525 gpm fireflow plus domestic demand of 222 gpm for a total 750 gpm. This flow rate in the 5,300 off-site line extension results in 32 psi loss for the pipe.]

SANITARY SEWER SERVICES

On-site mains are gravity flow with manholes for maintenance. Minimum pipe size hydraulically is 4 and 6-inch (see attached calculations); however, 8-inch could provide more efficient system maintenance.

Each pair of RV's should be served by a 4-inch PVC service connection. 4-inch, with a clean out at the pad allows for adequate service line maintenance.

Wastewater demand (2009 IPC) and sewer size for two RV's is:

18 DFU	Use 1 x 4-inch PVC @ 2%
The IPC allows:	Up to 216 DFUs are allowed on a 4-inch line @ 2%.
	Up to 180 DFUs are allowed on a 4-inch line @ 1%.

SANITARY SEWER SITE

Build out average demand is estimated to be 11,500 gallons per day (calculated), or 11 gpm. Using 50 gallons per day per RV unit (travel trailer excluding laundry facilities, Table 6-2, Colorado Regulation 43):

<u>PHASE</u>	<u>Average Daily Estimated Flow, gpd</u>	<u>Cumulative Average Daily Estimated Flow, gpd (gpm)</u>
1 and 2	5,150	5,150 (3.6)
3	3,150	8,300 (5.8)
4	<u>3,200</u>	11,500 (8.0)
TOTAL	11,500	

Revision Draft 202X

Revision 1 202x xxxx

--End of Text

2012 INTERNATIONAL PLUMBING CODE ----- TABLE E103.3(3)
TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
1	3.0	0.04104			
2	5.0	0.0684			
3	6.5	0.86892			
4	8.0	1.06944			
5	9.4	1.256592	5	15.0	2.0052
6	10.7	1.430376	6	17.4	2.326032
7	11.8	1.577424	7	19.8	2.646364
8	12.8	1.711104	8	22.2	2.967696
9	13.7		9	24.6	3.288528
10	14.6	1.951728	10	27.0	3.60936
11	15.4	2.058672	11	27.8	3.716304
12	16.0	2.13888	12	28.6	3.823248
13	16.5	2.20572	13	29.4	3.930192
14	17.0	2.27256	14	30.2	4.037136
15	17.5	2.3394	15	31.0	4.14408
16	18.0	2.90624	16	31.8	4.241024
17	18.4	2.459712	17	32.6	4.357968
18	18.8	2.513184	18	33.4	4.464912
19	19.2	2.566656	19	34.2	4.571856
20	19.6	2.620128	20	35.0	4.6788
25	21.5	2.87412	25	38.0	5.07984
30	23.3	3.114744	30	42.0	5.61356
35	24.9	3.328632	35	44.0	5.88192
40	26.3	3.515784	40	46.0	6.14928
45	27.7	3.702936	45	48.0	
50	29.1	3.890088	50	50.0	6.684
60	32.0	4.27776	60	54.0	7.21872
70	35.0	4.6788	70	58.0	7.75344
80	38.0	5.07984	80	61.2	8.181216
90	41.0	5.48088	90	64.3	8.595624
100	43.5	5.81508	100	67.5	9.0234
120	48.0		120	73.0	9.75864
140	52.5	7.0182	140	77.0	10.29336
160	57.0	7.61976	160	81.0	10.82808
180	61.0	8.15448	180	85.5	11.42964
200	65.0	8.6892	200	90.0	12.0312
225	70.0	9.3576	225	95.5	12.76644
250	75.0	10.026	250	101.0	13.50168

(continued)

E103.3(3)-continued
TABLE FOR ESTIMATING DEMAND

SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
275	80.0	10.6944	275	104.5	13.96956
300	85.0	11.3628	300	108.0	14.43744
400	105.0	14.0364	400	127.0	16.97736
472	119				
500	124.0	16.57632	500	143.0	19.11624
713	163				
750	170.0	22.7256	750	177.0	23.66136
959	202				
1,000	208.0	27.80544	1,000	208.0	27.80544
1,250	239.0	31.94952	1,250	239.0	31.94952
1,500	269.0	35.95992	1,500	269.0	35.95992
1,750	297.0	39.70296	1,750	297.0	39.70296
2,000	325.0	43.446	2,000	325.0	43.446
2,500	380.0	50.7984	2,500	380.0	50.7984
3,000	433.0	57.88344	3,000	433.0	57.88344
4,000	525.0	70.182	4,000	525.0	70.182
5,000	593.0	79.27224	5,000	593.0	79.27224

For SI: 1 inch = 25.4 mm, 1 gallon per minute = 3.785 L/m, 1 cubic foot per minute 0.28 m³ per minute.

August 18, 2020

Been RV Park, refer to report.

August 20, 2020

Revision 0

Askeland

WATER METER AND SERVICE LINE SIZE

BEEN RV PARK

3647 WCR 19, Ft Lupton, Colorado

Preliminary Draft

A. ESTIMATE FIXTURE COUNT AND PEAK FLOW RATE (IPC 2012) AND METER SIZE

Showers (public) per phase	1	1	1	
Washing Machines (public) per phase	1	1	1	Check column
RV Units each Phase	80	40	41	161

FIXTURE	FIXTURE UNITS per FIXTURE WSFU	PHASES 1 AND 2		PHASE 3		PHASE 4	
		Q	WSFU	Q	WSFU	Q	WSFU
Bathtub or Shower (private)	1.4	80	112	40	56	41	57
Bathtub or Shower (public) - combo	4.0	1	4	1	4	1	4
Dishwasher (private)	1.4	0	0	0	0	0	0
Dishwasher (public, estimated WSFU)	4.0	0	0	0	0	0	0
Drinking Fountain (offices, etc.) - COM BLD	0.25	1	0.25	0	0	0	0
Hose Bib - COM BLD	2.5	1	2.5	0	0	0	0
Hose Bib, each additional misc.	1.0	1	1	1	1	1	1
Lavatory (private)	0.7	80	56	40	28	41	29
Lavatory (public) - COM BLD	2.0	1	2	1	2	1	2
Sink, Bar (public)	2.0	0	0	0	0	0	0
Sink, Kitchen (private)	1.4	80	112	40	56	41	57
Sink, Kitchen (hotel, restaurant, etc.)	4.0	0	0	0	0	0	0
Sink, Service (offices, etc.) COM BLD laundry	3.0	1	3	1	3	1	3
Urinal (public, 3/4" flush valve)	5.0	0	0	0	0	0	0
Urinal (public, 3/4" flush tank)	3.0	0	0	0	0	0	0
Washing Machine, 8 lb (private)	1.4	0	0	0	0	0	0
Washing Machine, 8lb (public)- COM BLD	3.0	1	3	1	3	1	3
Washing Machine, 15lb (public)	4.0	0	0	0	0	0	0
Water Closet, tank (private)	2.2	80	176	40	88	41	90
Water Closet, flushometer valve (private)	6.0	0	0	0	0	0	0
Water Closet, tank (public)	5.0	0	0	0	0	0	0
Water Closet, flushometer valve (public)	10.0	0	0	0	0	0	0
Water Closet, flushometer tank valve (public)	2.0	0	0	0	0	0	0
TOTAL FIXTURES		327		165		169	661
TOTAL WSFU per Phase			472		241		247
% of Buildout			49%		25%		26%
CUMULATIVE TOTAL WSFU			472		713		959
For use in Table E103.3(3)							
CUMULATIVE PEAK FLOW RATE, gpm			119		163		202
IPC, Table E103.3(3)			gpm		gpm		gpm
USED AS DESIGN FLOW RATE							
Site METER SIZE MINIMUM, INCHES			2		3		3
meter capacity, gpm (See note 6 below)			128		250		250
Peak Flow Rate, gpm (prorated by phase at build out)			99		51		52
							202

NOTES:

1. Fixture type and quantity are estimates.
2. Tank water closets. Used IPC Table E103.3.3.column for predominantly flush tanks (attached).
3. Use is "private" since use is restricted to employees and guests, except as noted public.
4. Final design should confirm fixture types and quantities.
5. IPC (International Plumbing Code) rate is "Peak Flow Rate" and is used as the Design Flow Rate in other calculations.
- 5.b. WSFU = Water Supply Fixture Unit. COM BLD = Commercial Building/Warehouse.
- 6.a. Meter design capacity recommended by the Denver Water (80% of AWWA C700 meter standards):
- 6.b. 3/4" - 16 gpm, 1" - 40 gpm, 1 1/2" - 80 gpm, 2" - 128 gpm, 3" - 250 gpm, 4" - 400gpm, 6" - 800 gpm.
7. Phases 1 and 2 combined constitute the initial development phase.

Revision x 2020 xxxx

---- END OF PAGE -----

August 20, 2020

Revision 0

Askeland

SANITARY SEWER DEMANDS**BEEN RV PARK**

3647 WCR 19, Ft Lupton, Colorado

Preliminary Draft**C.1. SEWER DEMAND ESTIMATE**

Showers (public) per phase	1							
Washing Machines (public) per phase	1							Check column
RV Units each Phase		80		40		41		161
XXXXX		0		0		0		0
TOTAL		80		40		41		161

UNIT OR FIXTURE	DEMAND gpd	PHASES 1 AND 2		PHASE 3		PHASE 4		
		Q	gpd	Q	gpd	Q	gpd	
Travel Trailer (demand per unit, see note 4)	50 per unit	80	4,000	40	2,000	41	2,050	8,050
Shower, public park, 100 gpd per fixture per hour assume 6 hours operation per day	600 per fixture	1	600	1	600	1	600	1,800
Washing Machine, public, per machine	400 per fixture	1	400	1	400	1	400	1,200
Sink, public, 15 gpd per hour - Laundry assume 10 hours operation per day	150 per fixture	1	150	1	150	1	150	450
								11,500
TOTAL Estimate gpd, per Phase			5,150		3,150		3,200	11,500
CUMULATIVE ESTIMATED TOTAL BY PHASE, gpd			5,150		8,300		11,500	
Average Day Rate			3.6		5.8		8.0	gpm
								57,500
BY INDIVIDUAL PHASE (for pipe)								
PEAK DAY RATE ESTIMATE, gpd Peaking F =	5	phase 1	25,750	phase 2	15,750	phase 3	16,000	57,500
LINE SIZE MINIMUM, INCHES (See note 6)			4		4		4	Total Site
gravity pipe capacity, gpd (half full, s=0.005, n=0.013)			43,000		43,000		43,000	6 181,000

NOTES:

1. Fixture type and quantity are estimates.
2. Use is "private" since use is restricted to employees and guests, except as noted "public".
3. Final design should confirm fixture types and quantities.
- 4.a. Colorado Dept of Public Health, Regulation #43, On-Site WW Treatment System Reg, TABLE 6-2 Estimate of Average Daily Wastewater Flow
- 4.b. Travel Trailer demand is gpd per Unit, Shower (public park) demand is 100 gpd per fixture per hour operation.
- 4.c. Laundries self serve demand is 400 gpd per machine.
5. Phases 1 and 2 combined constitute the initial phase.
- 6.a. Minimum pipe size is only for reference. Other factors impact minimum pipe size, such as type of waste and maintenance methods.

Revision XX 2020 XXXX

---- END OF PAGE -----



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 84713-F
RECEIPT NUMBER 10005293

ORIGINAL PERMIT APPLICANT(S)

SHERYL A BEEN

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
Designated Basin: N/A
Management District: N/A
County: WELD
Parcel Name: RECORDED EXEMPTION NO. 1469-16-1
RE-4223

AUTHORIZED AGENT

STEVEN JANSSEN

Lot: A Block: Filing:
Physical Address: 3647 WCR 19 FORT LUPTON, CO 80621
SE 1/4 NE 1/4 Section 16 Township 1.0 N Range 67.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 509408.8 Northing: 4433691.5

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated September 16, 2020.
- 4) The use of groundwater from this well is limited to domestic, livestock watering, industrial, irrigation and commercial.
- 5) Production is limited to the Laramie-Fox Hills aquifer which is located approximately 445 feet below ground surface and extends to a depth of approximately 770 feet. In accordance with Rule 10.4.8 of the Water Well Construction Rules, plain steel casing must be installed and grouted from the top of the permitted production zone up to at least ten feet above the base of the surface casing, or to the depth required by Rule 10.5.2.1, if no surface casing is installed. (NOTE: If coals and/or carbonaceous shales are encountered in the borehole, plain casing and grout should be installed through these intervals to exclude poor quality water from entering the well.)
- 6) The pumping rate of this well shall not exceed 50 GPM (as requested).
- 7) The average annual amount of groundwater to be withdrawn shall not exceed 4.92 acre-feet and the total volume of groundwater to be withdrawn shall not exceed 492 acre-feet.
- 8) The entire length of the hole shall be geophysically logged as required by Rule 9 of the Statewide Nontributary Ground Water Rules prior to installing casing.
- 9) The owner shall mark the well in a conspicuous location with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 10) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 11) This well shall be constructed more than 600 feet from any existing well, completed in the same aquifer, that is not owned by the applicant.
- 12) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 13) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary groundwater withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 14) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

- 15) ADVANCE NOTICE REQUIRED - Pursuant to Construction Rule 6.2.2.1 (2 CCR 402-2), licensed or private drillers and pump installers must provide advance notification to the State Engineer prior to each of the following for this well: the start of well construction, the initial installation of the first permanent pump, and the initial installation of a cistern connected to the water well supply system. Any change in the date of construction/installation must be re-noticed prior to the activity. Information regarding the notification process and a link to the electronic notification form can be found on the Division of Water Resources website.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTE: This permit will expire on the expiration date unless the well is constructed and a pump is installed by that date. A Well Construction and Yield Estimate Report (GWS-31) and Pump Installation and Production Equipment Test Report (GWS-32) must be submitted to the Division of Water Resources to verify the well has been constructed and the pump has been installed. A one-time extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://Colorado.gov/water>

NOTE: A hydrogeologic aquifer evaluation has been completed for this permit and the details of the evaluation can be viewed in the hydrogeologic aquifer evaluation imaged document and the original permit file.



Issued By IOANA COMANICIU

Date Issued: 9/16/2020

Expiration Date: 9/16/2021

FINDINGS OF THE STATE ENGINEER

IN THE MATTER OF AN APPLICATION FOR A PERMIT TO CONSTRUCT A WELL IN WATER DIVISION NO. 1,
WELD COUNTY, COLORADO

APPLICANT: SHERYL A. BEEN

AQUIFER: LARAMIE-FOX HILLS

PERMIT NO.: 84713-F

In compliance with C.R.S. 37-90-137(1) and the Statewide Nontributary Ground Water Rules, Sheryl A. Been, (hereinafter "applicant") submitted an application for a permit to construct a well. Based on information provided by the applicant and records of the Division of Water Resources, the State Engineer finds as follows:

1. The application was received complete by the State Engineer on August 7, 2020.
2. The applicant proposes to construct the well in the SE1/4 of the NE1/4 of Section 16, Township 1 North, Range 67 West, 6th Principal Meridian.
3. The proposed well is located outside the boundaries of a designated ground water basin.
4. The applicant proposes to apply the water withdrawn from the well to the following beneficial uses: domestic, livestock watering, industrial, irrigation, and commercial.
5. The proposed maximum pumping rate of the well is 50 gallons per minute, and the requested average annual amount of ground water to be withdrawn is 5.40 acre-feet.
6. The applicant is the owner of the land on which the well will be constructed.
7. The proposed well would withdraw ground water from the Laramie-Fox Hills Aquifer (hereinafter "aquifer"), which, based on site specific information, is located approximately 445 feet to 770 feet below land surface.
8. The location of the proposed well is more than 600 feet from any existing well completed in the aquifer.
9. According to a sworn statement, the applicant owns, or has consent to withdraw ground water underlying 16 acres of land as further described in said statement, which is attached hereto as Exhibit A.
10. Withdrawal of ground water from the aquifer underlying the land claimed by the applicant will not, within one hundred years of continuous withdrawal, deplete the flow of a natural stream at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and therefore the ground water is nontributary ground water as defined in C.R.S. 37-90-103(10.5).
11. In considering whether the requested permit shall be approved the provisions of C.R.S. 37-90-137(4) and the Denver Basin Rules shall apply. Withdrawals shall be allowed on the basis of an aquifer's life of 100 years, C.R.S. 37-90-137(4)(b)(I).

12. The quantity of water in the aquifer, exclusive of artificial recharge, underlying the 16 acres of land described in Exhibit A is 492 acre-feet. This determination was based on the following as specified in the Denver Basin Rules and site specific information:
- a. The average specific yield of the saturated aquifer materials underlying the land under consideration is 15 percent.
 - b. The average thickness of the saturated aquifer materials underlying the land under consideration is 205 feet.

Based on the above, the State Engineer finds that there is water available for withdrawal by the proposed well and no material injury to vested water rights would result from the issuance of the requested permit subject to the following conditions:

- c. The allowed average annual amount of water to be withdrawn from the aquifer by the well shall not exceed 4.92 acre-feet (the quantity of water which is considered available divided by the 100 year aquifer life).
- d. The total volume of water that may be withdrawn from the aquifer by the well shall not exceed 492 acre-feet.
- e. The well shall be constructed no more than 200 feet from the location specified on the permit application.
- f. The applicant shall submit geophysical and lithologic logs after the construction of the well. The geophysical logs shall be obtained from the hole before the casings are installed.
- g. The maximum pumping rate of the well shall not exceed 50 gallons per minute.
- h. A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- i. Production is limited to the Laramie-Fox Hills Aquifer. The well must be constructed with plain, non-perforated casing properly grouted so as to prevent intermingling of water between aquifers.
- j. Pursuant to C.R.S. 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the applicant shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- k. The owner shall mark the well in a conspicuous place with appropriate well permit numbers, name of the aquifer, and court case numbers. He shall take necessary means and precautions to preserve these markings.

Applicant: Sheryl A. Been
Aquifer: Laramie-Fox Hills
Permit No.: 84713-F

Page 3

Dated this 16th day of September, 2020.



Kevin G. Rein, P.E.
Director/State Engineer

By: 

Ioana Comaniciu
Water Resource Engineer

Prepared by: idc

Form no. **DIVISION OF WATER RESOURCES**
GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
(1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

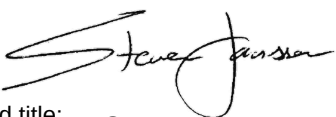
NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

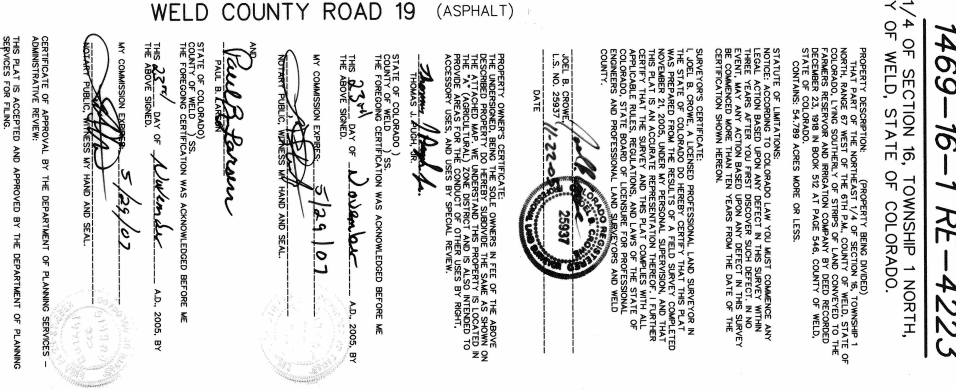
1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR

2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant Sheryl A. Been			
Mailing Address P. O. Box 375	City Fort Lupton	State CO	Zip Code 80621
Telephone Number (include area code) (303) 902-9262		Email wereafrog@yahoo.com	
2. AQUIFER Laramie-Fox Hills			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: <u>16</u> in the county of: <u>Weld</u> described as follows (insert legal description). <u>Lot A, Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at</u> <u>reception no. 3342371, being a part of the South Half of the Northeast Quarter of</u> <u>Section 16, Township 1 North, Range 67 West of the 6th P.M., Weld County, State of Colorado</u> _____ _____ - I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions).			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature:  Date: July 28, 2020 Print name and title: Steven L. Janssen, Authorized Agent and Attorney for Sheryl A. Been			

Form No. GWS-11 08/2016	COLORADO DIVISION OF WATER RESOURCES DEPARTMENT OF NATURAL RESOURCES 1313 Sherman St., Ste 821, Denver CO 80203 (303) 866-3581 dwrpermitsonline@state.co.us	For Office Use Only RCVD DWR 08/07/2020
CHANGE IN OWNER NAME/MAILING ADDRESS		
PRIOR TO COMPLETING THIS FORM, SEE INSTRUCTIONS ON REVERSE SIDE INCOMPLETE, POOR QUALITY, OR ILLEGIBLE FORMS CANNOT BE PROCESSED AND WILL BE RETURNED		
Name, address and phone number of person claiming ownership of the well permit:		
Name(s): <u>Sheryl A. Been</u>		
Mailing Address: <u>P. O. Box 375</u>		
City, St. Zip: <u>Fort Lupton, CO 80621</u>		
Phone: (<u>303</u>) <u>902</u> - <u>9262</u> Email: <u>wereafrog@yahoo.com</u>		
Well Permit Number: <u>9930</u> Receipt Number: <u>9060225</u> Case Number (optional): _____		
WELL LOCATION: County: <u>Weld</u> Well Name or # (optional): _____		
<u>2647 County Road 19</u> Street Address at Well Location	<u>Fort Lupton</u> City	<u>CO</u> <u>80621</u> State Zip
☐ Check if well address is same as owner's mailing address		
<u>SE</u> 1/4 of the <u>NE</u> 1/4, Sec. <u>16</u> , Township <u>1.0</u> ☒ N. or ☐ S., Range <u>67.0</u> ☐ E. or ☒ W., <u>6th</u> _____ P.M.		
Distance from Section Lines: <u>1740</u> Ft. from ☒ N. or ☐ S. Line, <u>1200</u> Ft. from ☒ E. or ☐ W. Line.		
Subdivision Name (if applicable): _____, Lot _____, Block _____, Filing/Unit _____		
NOTE: If changing/correcting the permitted location of a well, use Form No. GWS-42.		
I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.		
Signature(s) of the New Owner 	Please print the Signer's Name & Title <u>Sheryl A. Been, by Steven L. Janssen, Attorney & Authorized Agent</u>	Date <u>August 6, 2020</u>
It is the responsibility of the new owner of this well permit to complete and sign this form. If an agent is signing or entering information, please see instructions. Please allow 4 to 6 weeks for processing of this form. Thereafter, you can view or print the accepted document at: https://www.dwr.state.co.us/Tools/WellPermits		
Signature of DWR staff indicates acceptance as a Change in Owner Name and/or Mailing Address.		
For Staff Use Only		
		<u>09/14/2020</u> Date



STATE OF CALIFORNIA, SS.
I, _____, County Clerk of the
THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS 23rd DAY OF November, A.D. 2005, BY
THE ABOVE SIGNED:

AP COMMISSION EXPIRES: 4/12/10
David C. Lee
NOTARY PUBLIC, IN AND FOR THE
COUNTY OF _____
STATE OF CALIFORNIA

[illegible]

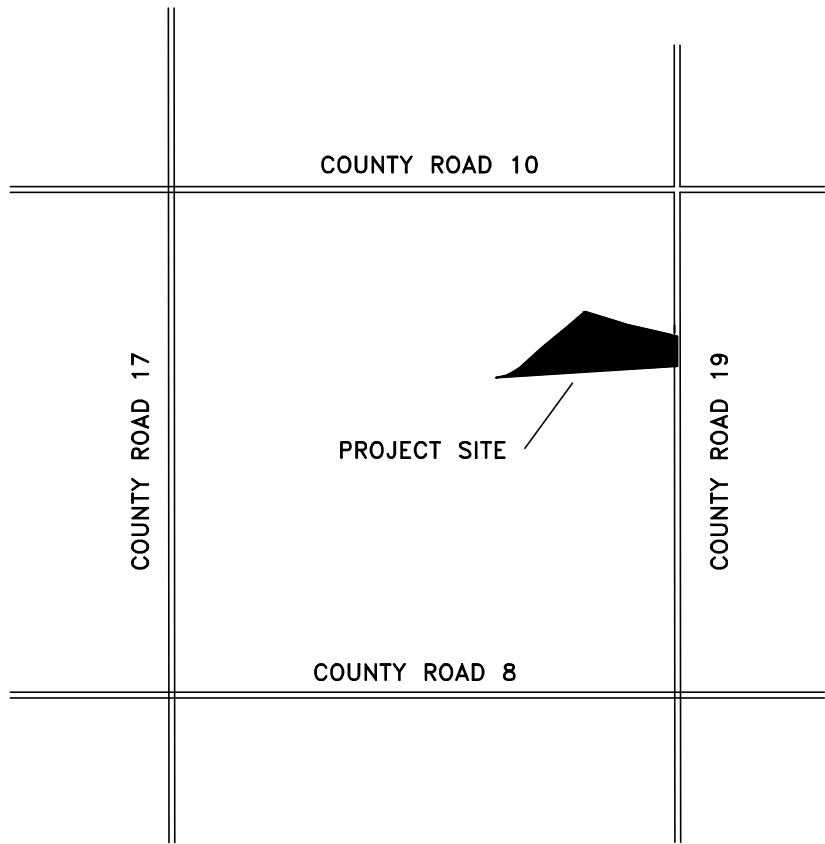
ALPHA SURVEYING CO.
P.O. BOX 392, 100 S. FULTON ST., FORT LIPSON, COLORADO 80621
PH: 303-857-2038 OR 303-857-2100 FAX: 303-857-0047
E-MAIL: ALPHA@SURVEYING.CO

PMT. C: 167N27E/4222R/VD		CONTACT: RANDY B. TROM		OFF: 4222	
REVIEWS	BY	DATE	DWG BY:	RC/JC	SCALE: 1"=100'
ADJUSTED DIVING LINE	C	11-22-05	DESK: DATA		
FILE NO.	16-N27-37	DATE	NOV. 19-2005		

SHERRY BEEN PROPE
NEW WATER WELL LOCATION MAP

LOT A, RECORDED EXEMPTION NO. 1469-16-1 RE-4223
3641 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

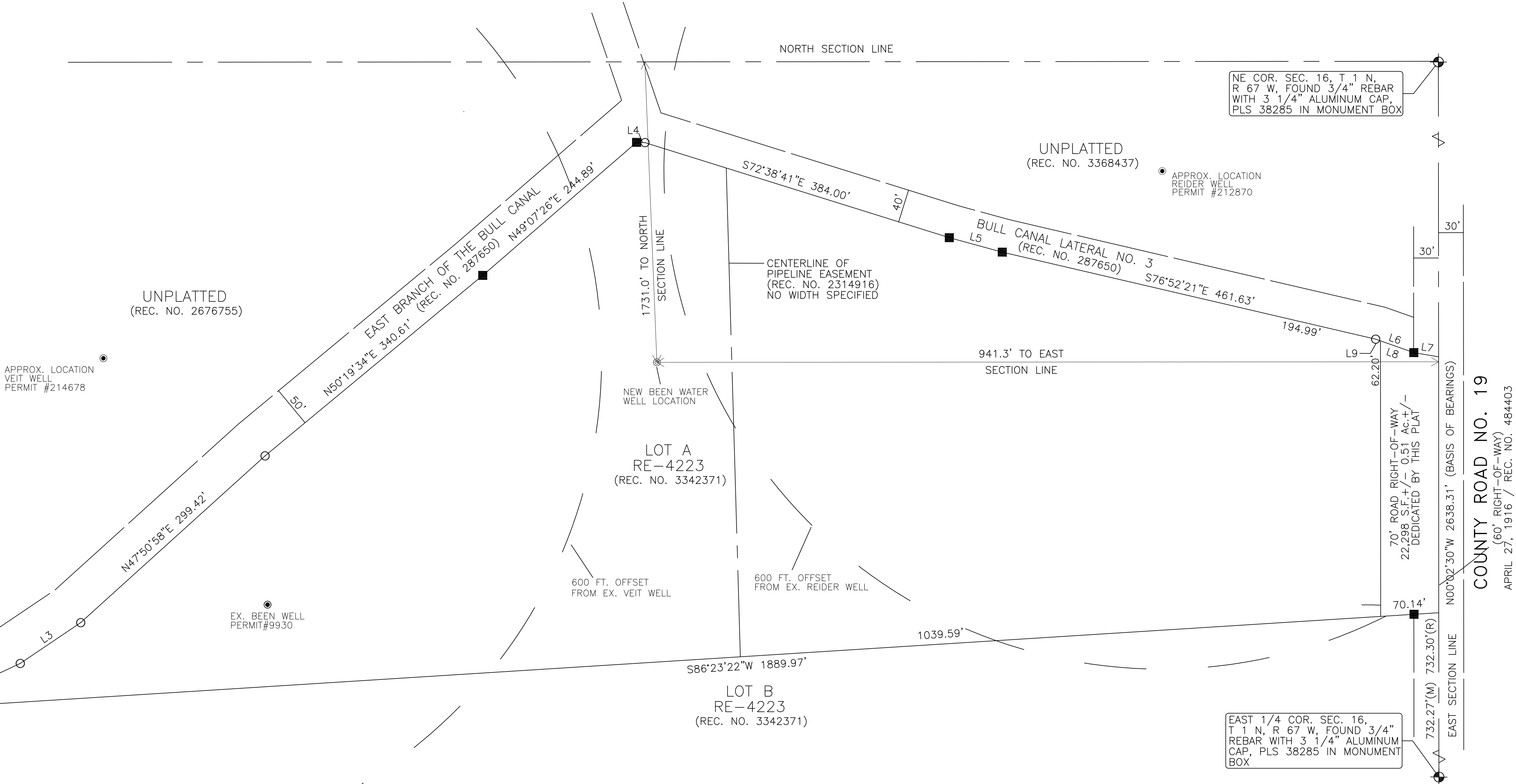
PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO.



VICINITY MAP

SCALE: 1" = 2000'
(FOR 24"x36')

LINE	BEARING	DISTANCE
L1	N77°19'47"E	107.46'
L2	N64°53'14"E	80.89'
L3	N55°59'32"E	87.83'
L4	S88°13'30"E	10.12'
L5	S74°44'39"E	66.09'
L6	S70°36'14"E	48.76'
L7	S80°22'33"E	30.26'
L8	N70°36'14"W	42.60'
L9	N70°36'14"W	6.16'



LOCATION OF NEW WELL:

LATITUDE & LONGITUDE (DECIMAL DEGREES):
LAT: 40.055381°
LONG: -104.89416°

LATITUDE & LONGITUDE (DMS):
LAT: 40°03'19"
LONG: -104°53'39"

UMT COORDINATES (ZONE 13T):
4433909.4 NORTH
509027.5 EAST

LEGEND:

- ⊕ = ALIQUOT MONUMENT, AS NOTED.
- = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP, PLS 25937.
- = FOUND 5/8" REBAR.
- = EXISTING WATER WELLS
- ⊙ = NEW BEEN WATER WELL

CES
CONSULTANTS, LLC
121 4th STREET, SUITE 1
FT. LUPTON, CO. 80621
PH: (970) 373-4480

BEEN PROPERTY
WATER WELL LOCATION MAP
LOT A - RE NO. 1469-16-1 RE-4223
3641 WELD COUNTY ROAD 19
FT. LUPTON, CO 80621

DRAWING INFO.
DESIGNER: KR/CD
DRAWN BY: KR/CD
APPROV. BY: KR/CD
SCALE: 1" = 60'
DATE: 8/5/20
JOB NO.: 11-0035-001
SHEET NO.: 1 OF 1

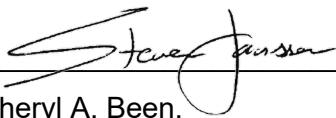
I (we) Sheryl A. Been state as follows:

1. I (we) own real property described as Lot A, Recorded Exemption No. 1469-16-1 in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 1N, Range 67W, 6th P.M., Weld County, Colorado. We own the right and easement to the following well:

Permit #	1/4	1/4	Sec.	Twp.	Rng.	Actual Distance from N/S Sec. Line	Actual Distance from E/W Sec. Line
<u>9930</u>	<u>SE</u>	<u>NE</u>	<u>16</u>	<u>1N</u>	<u>67</u>	<u>1740</u> ft.	<u>1200</u> ft.

2. I (we) have been apprised that Sheryl A. Been, the present owners of a parcel of land in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 1N, Range 67W, 6th P.M., desire to drill a new well or extend the use of an existing well. I (we) also understand that the purpose of such well is set forth in the well permit application, and that I (we) have reviewed the application that was submitted to the State Engineer and receipted by him under receipt no. _____.
3. The proposed location for the subject well will be 600 feet or less from my (our) well.
4. By this statement I (we) am (are) specifically waiving any objection to the issuance of a well permit for the subject well, as set forth in the referenced application, and would request that permit issuance not be postponed or denied because of any concerns by the Division or others that the proposed well will materially affect my (our) well or water right. I (we) am (are) also specifically waiving my (our) right I (we) may have to participate in a hearing before the State Engineer pursuant to Section 37-90-137(2), C.R.S.

Dated this 6th day of August, 2020



 Sheryl A. Been,
 by Steven L. Janssen, Attorney & Authorized Agent

WILD COUNTRY RV PARK, 29521 WCR 398 KEENESBURG, COLORADO

Usage Period	BillDate	ChargeType	Consumption
1/2/2020-2/4/2020	43865	2" Tap Water Services	365,324
2/4/2020-3/3/2020	43893	2" Tap Water Services	340,693
3/3/2020-4/1/2020	43922	2" Tap Water Services	344,024
4/1/2020-5/1/2020	43952	2" Tap Water Services	307,904
5/1/2020-6/2/2020	43984	2" Tap Water Services	220,228
6/2/2020-6/30/2020	44012	2" Tap Water Services	257,373
6/30/2020-8/3/2020	44046	2" Tap Water Services	292,410
8/3/2020-9/1/2020	44075	2" Tap Water Services	264,700
9/1/2020-10/1/2020	44105	2" Tap Water Services	246,233
10/1/2020-11/2/2020	44137	2" Tap Water Services	243,690
11/2/2020-12/1/2020	44166	2" Tap Water Services	318,131
12/1/2020-12/29/2020	44194	2" Tap Water Services	347,267
		2020 TOTAL	3,547,977

AFFIDAVIT RE: WATER USAGE

STATE OF Florida,
COUNTY OF Palm Beach) ss:

I, Sheryl A. Been, being first duly sworn upon my Oath, depose and say as follows:

1. I am the owner of Lot A of Recorded Exemption No. 1469-16-1 RE-4223, recorded November 23, 2005 at Reception No. 3342371, being a part of the Northeast Quarter of Section 16, Township 1 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, also known as: 3647 County Road 19, Fort Lupton, CO 80621.

2. I purchased the Subject Property, along with my late Mother, Marleen Rosensweig, on November 29, 2005 and I am personally familiar with Water Usage upon the Subject Property.

3. The Subject Property is comprised of 16 acres of land, one 3,400 square foot residence, an 800 square foot utility building and a 300 square foot animal shelter.

4. The Subject Property includes a tributary exempt well producing 10 gallons per minute, which well was approved by the State of Colorado, Division of Water Resources, as Well Permit #9930 on October 9, 1961 and which well has been continuously used since that date.

5. I have used Well Permit #9930 for all indoor domestic water demands, outdoor irrigation of one-half acre of lawn/garden and watering of six goats and one horse.

6. Based upon my personal knowledge of the use of Well Permit #9930, one to two acre feet of water per year have been used during my ownership of the Subject Property.

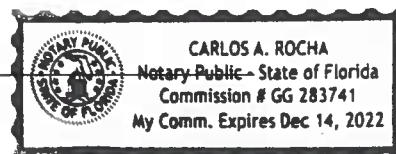
7. I also received non-tributary Well Permit #84713-F from the State of Colorado, Division of Water Resources on September 16, 2020, which well has yet to be drilled, but which well is permitted to withdraw 4.92 acre feet per year from the Laramie-Fox Hills aquifer and may be used for all domestic, livestock watering, industrial, irrigation and commercial purposes.

8. Further I sayeth naught.

Sheryl A. Been
Sheryl A. Been

SUBSCRIBED AND SWORN to before me, a Notary Public, by Sheryl A. Been this 13th day of October, 2020.

Witness my hand and official seal:





CENTRAL WELD COUNTY WATER DISTRICT

August 18, 2020

Sheryl A. Been
3647 CR 19
Fort Lupton, CO 80621

RE: Can Serve

Dear Ms. Been,

This letter is in response to a request for water service to serve the following property described as follows:

PTS2NE4 16 1 67 LOT A REC EXEMPT RE 4223 Parcel #146916100006

Water service can be made available to the above described property, located on CR 19 between CR 8 and CR 10, with a line extension and new tap purchase, provided all requirements of Central Weld County Water District, Northern Colorado Water Conservancy District, Subdistrict, and U. S. Bureau of Reclamation are satisfied. Central Weld County Water District will require that a Tap Agreement be consummated prior to the setting of a tap or this letter shall become null and void unless extended in writing by the District. Subdivisions requiring 10 or more taps will be required to purchase and transfer raw water prior to District approval. *Please note that it is your responsibility to contact Northern Colorado Water Conservancy District at 800-369-7246 for petitioning confirmation into the Northern Colorado Water Conservancy District and Subdistrict. Central Weld cannot issue a tap until all requirements are satisfied. This is in accordance with the Rules and Regulations of Northern Colorado Water Conservancy District.* A review of the District's system in this water service area must be completed prior to water taps being sold. **A water tap installation is for a specific parcel of property and a customer will not be permitted to extend a service line from one parcel or property to another parcel to provide additional water service.**

Due to the rapid cost increase of raw water, existing tap fees may not apply for water service to this property. The District will **not** notify, by separate letter, any prospective landowners or land purchasers of tap fee or line extension cost increases. The cost of a tap fee and/or line extension must be paid in advance to the District, by the prospective customer, in accordance with District policy within one (1) year from the date of this letter

It is your responsibility to confirm with your local Fire Protection Authority if fire flow water capacity is required for your project.

Sincerely,

CENTRAL WELD COUNTY WATER DISTRICT

Stan Linker, District Manager
SL/kn

Merchant: Central Weld County Water District

2235 2nd Avenue
Greeley, CO 80631
US

(970) 352-1284

Order Information

Description: Been RV Park Study

Order Number:

P.O. Number:

Customer ID: 30120

Invoice Number: 30120

Billing Information

Sheryl Been

Shipping Information

Shipping: 0.00

Tax: 0.00

Total: USD 1,550.00

Payment Information

Date/Time: 17-Aug-2020 08:08:41 MDT

Transaction ID: 42177890006

Transaction Type: Authorization w/ Auto Capture

Transaction Status: Captured/Pending Settlement

Authorization Code: 16053Z

Payment Method: MasterCard XXXX2446



March 8, 2021

Western Engineering Consultants Inc., LLC
127 South Denver Avenue
Fort Lupton, Colorado 80621

Attn: Mr. Chadwin Cox (chadwin.cox@westerneci.com)

Re: OWTS Test Pit Observation Results and OWTS Schematic
Proposed Been RV Park
3647 Weld County Road 19
Weld County, Colorado
EEC Project No. 20-01-185

Mr. Cox:

As requested, Earth Engineering Company, Inc. (EEC) personnel completed the test pit observations at 3647 Weld County Road 19 for the above referenced project. To complete the site observations, EEC personnel observed two (2) excavated soil profile test pits to a depth of approximately 8 feet below present site grades at each of the four (4) proposed On-site Wastewater Treatment System (OWTS) sites to serve the proposed RV park. The logs of the 8 feet deep test pits are included with this report.

The referenced parcel is located at 3647 Weld County Road 19 in an area west of Fort Lupton in Weld County, Colorado. According to the information made available to EEC, there are no utilities or easements in conflict with the presented locations of the system components.

The purpose of this letter is to provide the results of the test pits observations completed at the site and to provide general OWTS sizing calculations and a schematic layout of the proposed OWTS systems to service the proposed RV park.

Test Pit Observations

Two (2) 8-feet deep test pits were completed in the identified area of each of the proposed on-site wastewater treatment systems. The materials encountered in the profile test pits at the OWTS sites generally consisted of brown sandy clay soils (Soil Type 4) underlain by brown sandy clay soils (Soil Type 4A) at a depth of approximately 2 to 3 feet below present site grades. The sandy clay soils (Soil Type 4A) were underlain by grey/tan and rust

sandstone/claystone and grey/rust claystone bedrock (Soil Type 5) at a depth of approximately 6 to 7½ feet below present site grades which extended to the bottom of the test pits at a depth of approximately 8 feet below present site grades. Groundwater was not observed in the test pits at the time of our observations.

Based upon the visual soil classification, the near surface site soils classify as sandy clay (Soil Type 4A) which corresponds to a percolation rate of 91 to 120 minutes per inch. Soil Type 4A classification could be used in the design along with a percolation rate of 91 to 120 minutes per inch. Weld County guidelines also require that neither groundwater nor bedrock be encountered within 4 feet of the base of the infiltrative at the location of an absorption field. The test pits completed indicates the near surface site soils do meet the separation from bedrock and groundwater criteria provided the base of the absorption beds are placed no deeper than 2 feet below present site grades. Based on the results as outlined above, it appears engineered septic absorption systems would be required for the RV park. When constructing the absorption fields, Weld County criteria concerning proximity to property lines, drainage ways and other site features should be addressed.

Wastewater Strength

We expect the wastewater disposed through the OWTS for this RV site will be within the range of properties for strong residential applications as shown in the following table:

Table 8: Typical Composition of Untreated Domestic Wastewater

Composition	Units	Concentration		
		Weak	Average	Strong
Total Suspended Solids	Mg/L	100	220	350
BOD ₅ at 20°C	Mg/L	110	220	400
Nitrogen (total as N)	Mg/L	20	40	85
Phosphorus (total as P)	Mg/L	4	8	15
Fats, Oil & Grease (FOG)	Mg/L	50	100	150
Total Coliform	Mg/L	10 ⁶ -10 ⁷	10 ⁷ -10 ⁸	10 ⁸ -10 ⁹

Source: Table 8, Typical Composition of Untreated Domestic Wastewater from Wastewater Engineering, Treatment, Disposal and Reuse, Metcalf & Eddy, 1991

Assumptions

It is our understanding the RV Park will accommodate a total of 90 RV sites with full hookups which will be served by the proposed OWTS systems. Based on water use records for similar sites in eastern Colorado, a design flow rate of 50 gallons per RV stall per day is assumed. The total design flow for the site is therefore 4,500 gallons per day; however, the design flow will be divided between four (4) separate OWTS. This will result in design flows of 1,500 gpd for two of the systems and 1,000 gpd for one of the systems and 500 gpd for the final system.

A Long Term Absorption Rate (LTAR) of 0.15 gpd/ft² was determined from Table 30-10-1 utilizing the Soil Type 4A classification. Size calculation summaries for all four (4) proposed OWTS to serve the RV park are provided below in the summary table. The calculations include size adjustment factors for pressure dosed bed systems (1.0) and use of chambers (0.7), yielding the below outlined design areas. In addition, the equivalent area for Quick4 Infiltrators of 12 ft² per chamber for a bed system was applied for each system.

<i>OWTS Designation</i>	<i>Design Flow Rate (gpd)</i>	<i>LTAR</i>	<i>Size Adjustment Factors</i>	<i>Required Area</i>	<i>Min. Number of Quick4 Infiltrators</i>	<i>Number of Q4 Chambers in design</i>
<i>North</i>	1,500	0.15	1.0 & 0.7	7,000ft ²	584	600
<i>Northeast</i>	500	0.15	1.0 & 0.7	2,333ft ²	195	200
<i>Southeast</i>	1,000	0.15	1.0 & 0.7	4,667ft ²	389	400
<i>Southwest</i>	1,500	0.15	1.0 & 0.7	7,000ft ²	584	600

The prepared design schematic includes the outlined number of chambers with each system broken up into separate beds of 100 chambers per bed, as shown on the attached exhibit.

System Component Specifications

Due to the 'strong' wastewater strength as expected from the RV hookups, each of the four (4) separate systems is intended to utilize its own pre-treatment system. The pre-treatment systems should consist of Orenco AdvanTex AX100 pre-treatment systems in order to

bring the effluent to TL2 or better prior to discharge into each absorption bed system. Each Orenco AdvanTex AX100 system shall be sized with the recommended number of treatment pods corresponding to each system's design flow rate. We expect a single Orenco AdvanTex AX100 pod would be sufficient for each system. In addition, each system is intended to be constructed with sufficient septic tank capacity to provide at least 48 hours of septic tank effluent detention prior to discharge into the absorption fields. The septic tanks shall comply with the structural design criteria of ASTM C1227-12 (Standard Specification for Precast Septic Tanks). 30" risers may be needed to facilitate required bury depth based on pipe elevations. Shop drawings and specifications should be furnished by the installer once a tank supplier is selected. Groundwater was not observed in the test pits at the site, therefore anchoring of the septic tanks does not appear necessary.

Installation Procedures

It appears the system could be installed using conventional excavation equipment (i.e. rubber tire backhoe or track hoe). All system components shall be installed using current state-of-practice technology by a licensed installer approved by the Weld County Department of Health and Environment.

GENERAL COMMENTS

The analysis and recommendations presented in this report are based upon the data obtained from the soil test pits performed at the indicated locations and from any other information discussed in this report. This report does not reflect any variations which may occur across the site. The nature and extent of such variations may not become evident until construction. If variations appear evident, it will be necessary to re-evaluate the recommendations of this report.

It is recommended that the geotechnical engineer be retained to review the plans and specifications so comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications. It is further recommended that the geotechnical engineer be retained for testing and observations during earthwork and foundation construction phases to help determine that the design requirements are fulfilled.

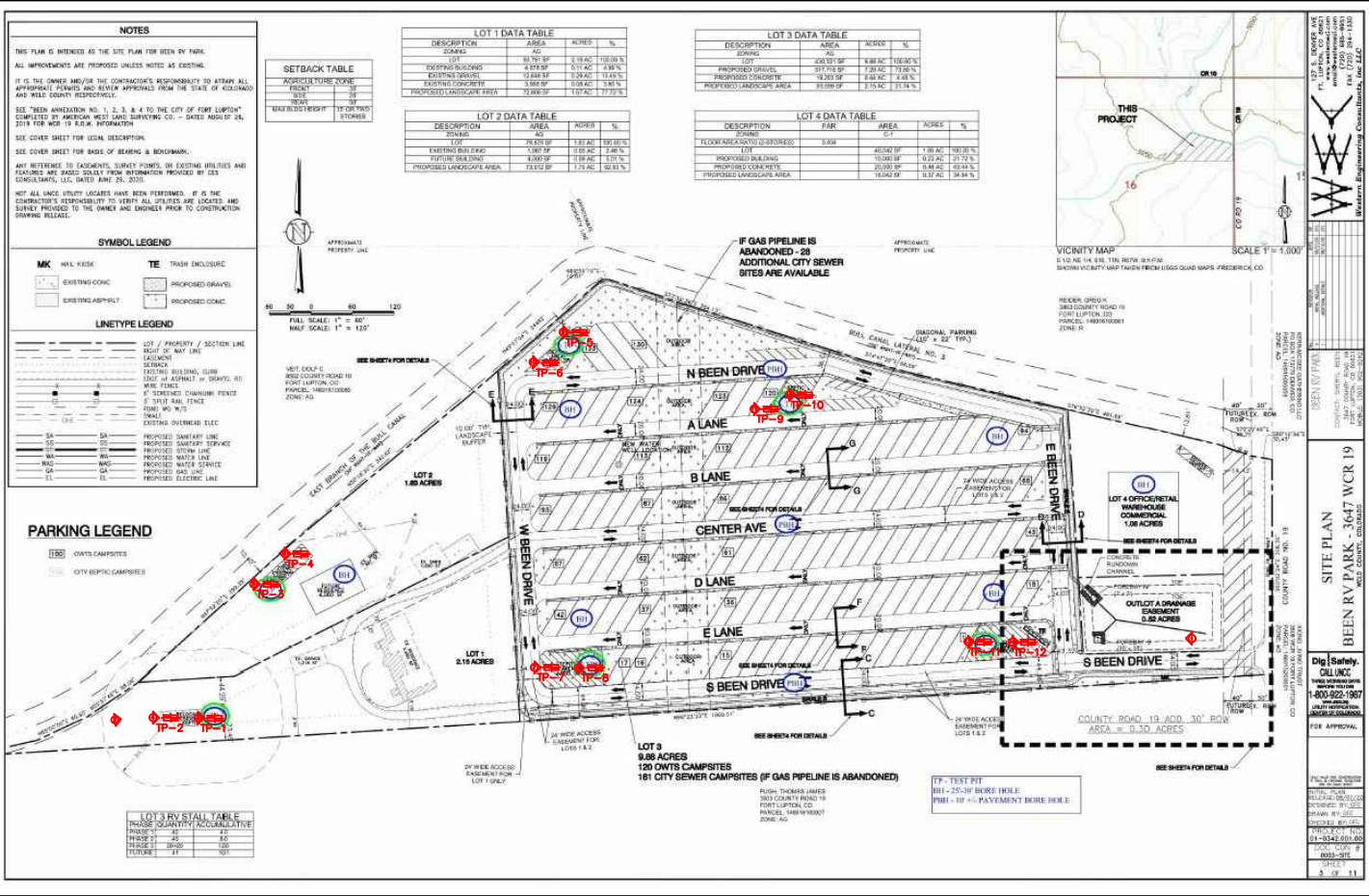
This report has been prepared for the exclusive use of Western Engineering Consultants, Inc., LLC for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranty, express or implied, is made. In the event that any changes in the nature, design or location of the project as outlined in this report are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing by the geotechnical engineer.

We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this report, or if we can be of further service to you in any other way, please do not hesitate to contact us.

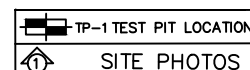
Very truly yours,
Earth Engineering Company, Inc.



Michael J. Coley, P.E.
Principal Engineer



LEGEND



PHOTOS TAKEN FROM APPROXIMATE SYMBOL LOCATION IN DIRECTION OF ARROW

PHOT

TEST PIT LOCATION DIAGRAM
3647 WELD COUNTY ROAD 19
WELD COUNTY, COLORADO
PROJECT NUMBER: 20-01-185 DATE: NOVEMBER 2020



3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020





3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 5



PHOTO # 6

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 11



PHOTO # 12

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020



PHOTO # 13



PHOTO # 14

3647 WELD COUNTY RD. 19
WELD COUNTY, CO
EEC PROJECT No. 20-01-185
NOVEMBER 2020

3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185				LOG OF TEST PIT #1 (LEACHFIELD SITE #1)				DATE: NOVEMBER 2020		
RIG TYPE: BACKHOE				SHEET 1 OF 1				WATER DEPTH		
FOREMAN: SM				START DATE		11/12/2020		WHILE EXCAVATING		NONE
AUGER TYPE: N/A				FINISH DATE		11/12/2020		AFTER EXCAVATING		NONE
SPT HAMMER: N/A				SURFACE ELEV		N/A		24 HOUR		N/A
SOIL DESCRIPTION	TYPE	D	DC	QU	MC	DD	A-LIMITS		-200	SWELL
		(FEET)	(BLOWS/.5')	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE % @ 500 PSF
6" TOPSOIL AND VEGETATION		--								
		1								
SANDY CLAY (SOIL TYPE 4)		--								
brown		2								
moderate strong	BS	--	--	--	9.9		36	22	88.8	
		3								
SANDY CLAY (SOIL TYPE 4A)		--								
brown	BS	4	--	--	21.5					
structureless		5								
		--								
grey/brown/rust		6								
SANDSTONE/CLAYSTONE (SOIL TYPE 5)	BS	--	--	--	11.8					
grey/tan/rust		7								
platy		8								
8' BOTTOM OF TEST PIT		9								
		10								
		11								
		12								
		13								
		14								
		15								
		16								
		17								
		18								
		19								
		20								
		21								
		22								
		23								
		24								
		25								

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #2 (LEACHFIELD SITE #1)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
SANDY CLAY (SOIL TYPE 4A)					4					
brown										
structureless										
					5					
grey/brown/rust					6					
SANDSTONE/CLAYSTONE (SOIL TYPE 5)					7					
grey/tan/rust										
platy										
					8					
					9					
					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
					21					
					22					
					23					
					24					
					25					

Earth Engineering Company

3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #3 (LEACHFIELD SITE #2)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong	1									
	2									
	BS	--	--	12.2						
	3									
	4									
SANDY CLAY (SOIL TYPE 4A) brown to grey/brown/rust structureless	BS	--	--	4.3		42	28	84.6		
	5									
	6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5) grey/tan/rust platy with cemented sandstone lense @ 5' to 5.5'	BS	--	--	9.0						
	7									
	8									
8' BOTTOM OF TEST PIT	9									
	10									
	11									
	12									
	13									
	14									
	15									
	16									
	17									
	18									
	19									
	20									
	21									
	22									
	23									
	24									
	25									

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #4 (LEACHFIELD SITE #2)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
SANDY CLAY (SOIL TYPE 4A)					4					
brown to grey/brown/rust										
structureless										
					5					
					6					
SANDSTONE/CLAYSTONE (SOIL TYPE 5)					7					
grey/tan/rust										
platy										
with cemented sandstone lenses										
					8					
					9					
					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
					21					
					22					
					23					
					24					
					25					

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #5 (LEACHFIELD SITE #3)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong	1									
	2									
	BS	--	--	10.9		44	31	91.4		
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless	4									
	BS	--	--	20.6						
	5									
	6									
CLAYSTONE (SOIL TYPE 5) grey/rust platy	BS	--	--	21.9						
	7									
8' BOTTOM OF TEST PIT	8									
	9									
	10									
	11									
	12									
	13									
	14									
	15									
	16									
	17									
	18									
	19									
	20									
	21									
	22									
	23									
	24									
	25									

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #6 (LEACHFIELD SITE #3)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D	DC	QU	MC	DD	
SANDY CLAY (SOIL TYPE 4)					(FEET)	(BLOWS/5')	(PSF)	(%)	(PCF)	
brown					1					
moderate strong					2					
BS					3	--	--	20.4		
SANDY CLAY (SOIL TYPE 4A)					4					
brown					5	--	--	20.9		
structureless					6					
BS					7	--	--	19.7		
grey/brown/rust					8					
CLAYSTONE (SOIL TYPE 5)					9					
BS					10					
grey/rust					11					
platy					12					
8' BOTTOM OF TEST PIT					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
					21					
					22					
					23					
					24					
					25					

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #7 (LEACHFIELD SITE #4)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
					4					
SANDY CLAY (SOIL TYPE 4A)										
brown										
structureless										
					5					
grey/brown/rust					6					
CLAYSTONE (SOIL TYPE 5)										
grey/brown/rust										
platy										
8' BOTTOM OF TEST PIT					7					
					8					
					9					
					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
					21					
					22					
					23					
					24					
					25					

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #8 (LEACHFIELD SITE #4)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
					4					
SANDY CLAY (SOIL TYPE 4A)										
brown										
structureless										
					5					
grey/brown/rust					6					
CLAYSTONE (SOIL TYPE 5)										
grey/brown/rust										
platy										
8' BOTTOM OF TEST PIT					7					
					8					
					9					
					10					
					11					
					12					
					13					
					14					
					15					
					16					
					17					
					18					
					19					
					20					
					21					
					22					
					23					
					24					
					25					

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #9 (LEACHFIELD SITE #5)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					WATER DEPTH					
AUGER TYPE: N/A					WHILE EXCAVATING					NONE
SPT HAMMER: N/A					AFTER EXCAVATING					NONE
					24 HOUR					N/A
SOIL DESCRIPTION		D	DC	QU	MC	DD	A-LIMITS		-200	SWELL
	TYPE	(FEET)	(BLOWS/5')	(PSF)	(%)	(PCF)	LL	PI	(%)	PRESSURE % @ 500 PSF
6" TOPSOIL AND VEGETATION		--								
		1								
		--								
SANDY CLAY (SOIL TYPE 4) brown moderate strong		2								
	BS	--	--	10.6						
		3								
SANDY CLAY (SOIL TYPE 4A) brown to brown/light brown structureless		--								
		4								
	BS	--	--	12.6			390	27	84.6	
SANDSTONE/CLAYSTONE (SOIL TYPE 5) grey/tan/rust platy		5								
		--								
	BS	--	--	7.5						
8' BOTTOM OF TEST PIT		7								
		--								
		8								
		--								
		9								
		--								
		10								
		--								
		11								
		--								
		12								
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		23								
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		24								
		--								
		25								

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #10 (LEACHFIELD SITE #5)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION								WATER DEPTH		
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION SANDY CLAY (SOIL TYPE 4) brown moderate strong	1									
	2									
	BS	--	--	11.2						
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless	4									
	BS	--	--	15.3						
	5									
	6									
SANDSTONE/CLAYSTONE (SOIL TYPE 5) 8' BOTTOM OF TEST PIT	BS	--	--	14.0						
	7									
	8									
	9									
	10									
	11									
	12									
	13									
	14									
	15									
	16									
	17									
	18									
	19									
	20									
	21									
	22									
	23									
	24									
	25									

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3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #11 (LEACHFIELD SITE #6)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
TYPE	D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	A-LIMITS		-200 (%)	SWELL	
						LL	PI		PRESSURE	% @ 500 PSF
6" TOPSOIL AND VEGETATION	--									
	1									
	--									
SANDY CLAY (SOIL TYPE 4) brown moderate strong	2									
	BS	--	--	11.0		43	31	94.6		
	3									
SANDY CLAY (SOIL TYPE 4A) brown structureless calcareous deposits grey/brown/rust	4									
	BS	--	--	17.3						
	5									
CLAYSTONE (SOIL TYPE 5) grey/brown/rust platy	6									
	BS	--	--	24.7						
	7									
8' BOTTOM OF TEST PIT	8									
	9									
	10									
	11									
	12									
	13									
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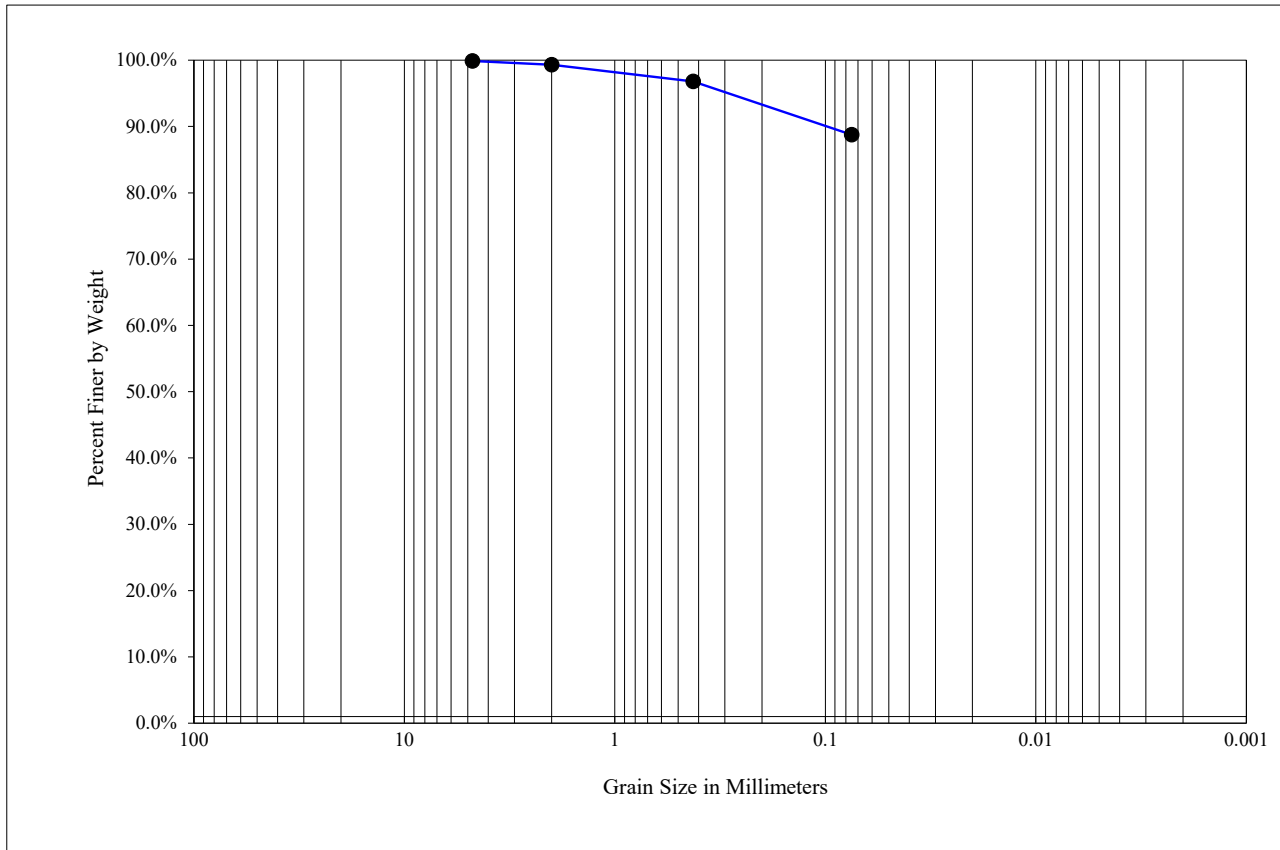
Earth Engineering Company

3647 WELD COUNTY ROAD 19 WELD COUNTY, COLORADO										
PROJECT NO: 20-01-185					DATE: NOVEMBER 2020					
LOG OF TEST PIT #12 (LEACHFIELD SITE #6)										
RIG TYPE: BACKHOE					SHEET 1 OF 1					
FOREMAN: SM					START DATE			11/12/2020		
AUGER TYPE: N/A					FINISH DATE			11/12/2020		
SPT HAMMER: N/A					SURFACE ELEV			N/A		
SOIL DESCRIPTION					WATER DEPTH					
					WHILE EXCAVATING			NONE		
					AFTER EXCAVATING			NONE		
					24 HOUR			N/A		
					A-LIMITS			-200		
					LL			PI		
								SWELL		
								PRESSURE		
								% @ 500 PSF		
6" TOPSOIL AND VEGETATION					D (FEET)	DC (BLOWS/5')	QU (PSF)	MC (%)	DD (PCF)	
					1					
SANDY CLAY (SOIL TYPE 4)					2					
brown										
moderate strong										
					3					
					4					
SANDY CLAY (SOIL TYPE 4A)										
brown										
structureless										
calcareous deposits										
grey/brown/rust										
					5					
					6					
CLAYSTONE (SOIL TYPE 5)										
grey/brown/rust										
platy										
					7					
					8					
8' BOTTOM OF TEST PIT					9					
					10					
					11					
					12					
					13					
					14					
					15					
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					23					
					24					
					25					

Earth Engineering Company

Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	99%
No. 40	97%
No. 200	89%

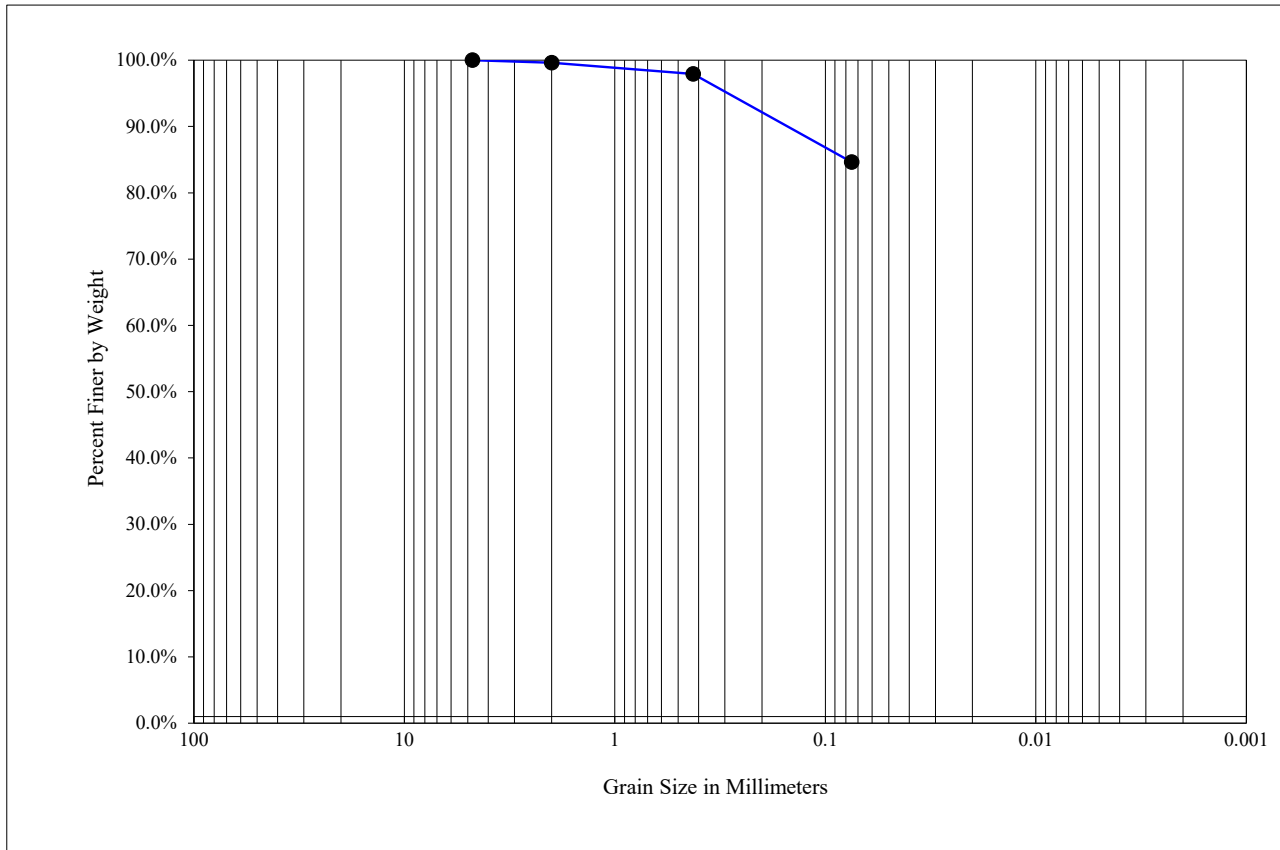
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-1, S-1 @ 2'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

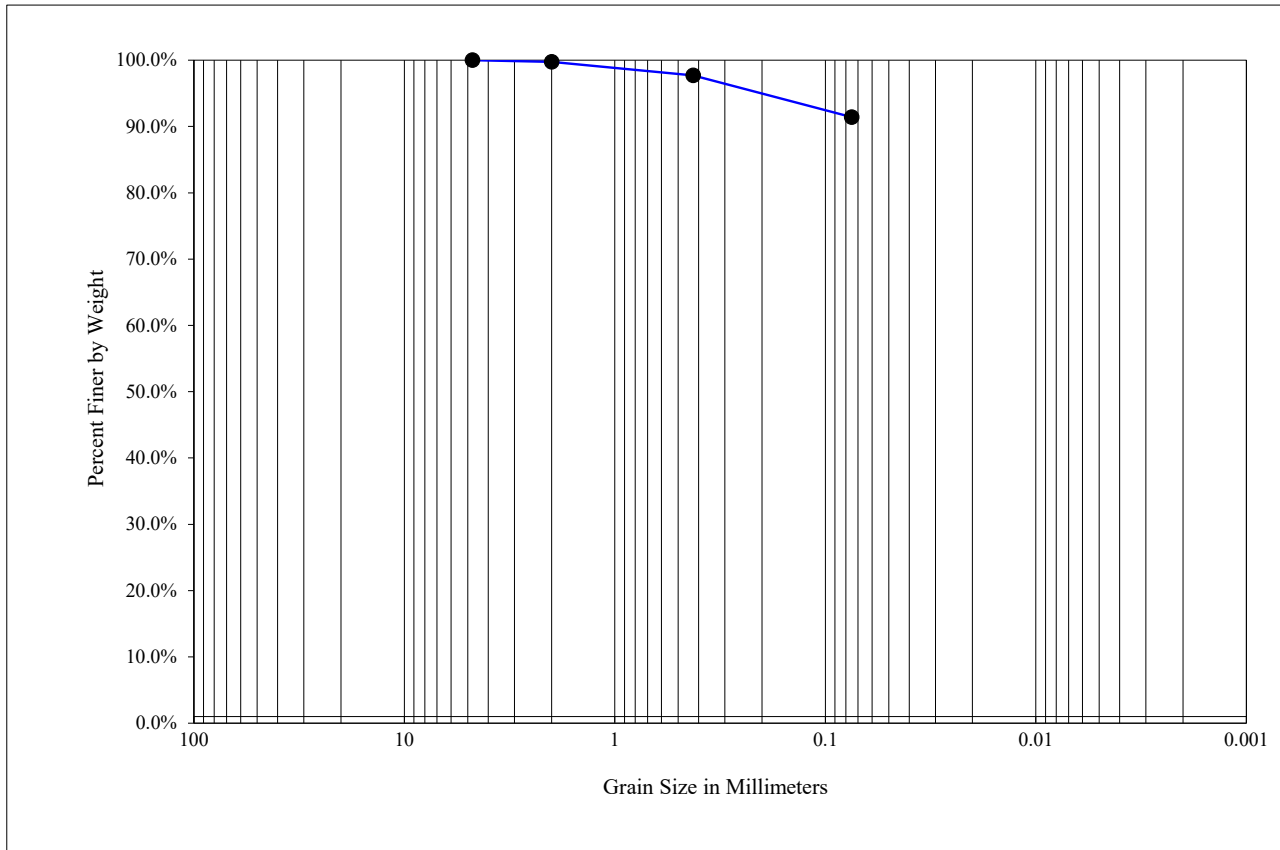
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-3, S-2 @ 4'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	91%

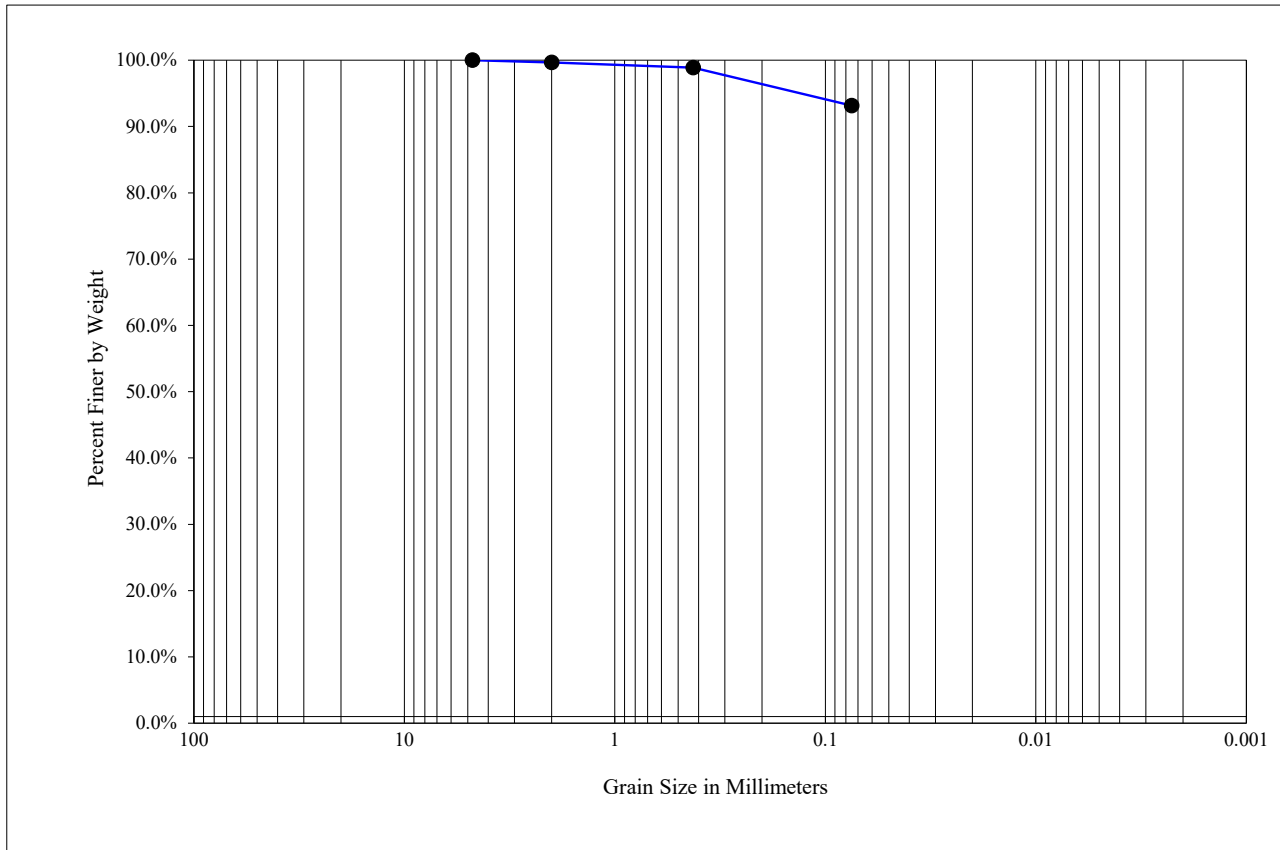
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-5, S-1 @ 2'
Description: Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	93%

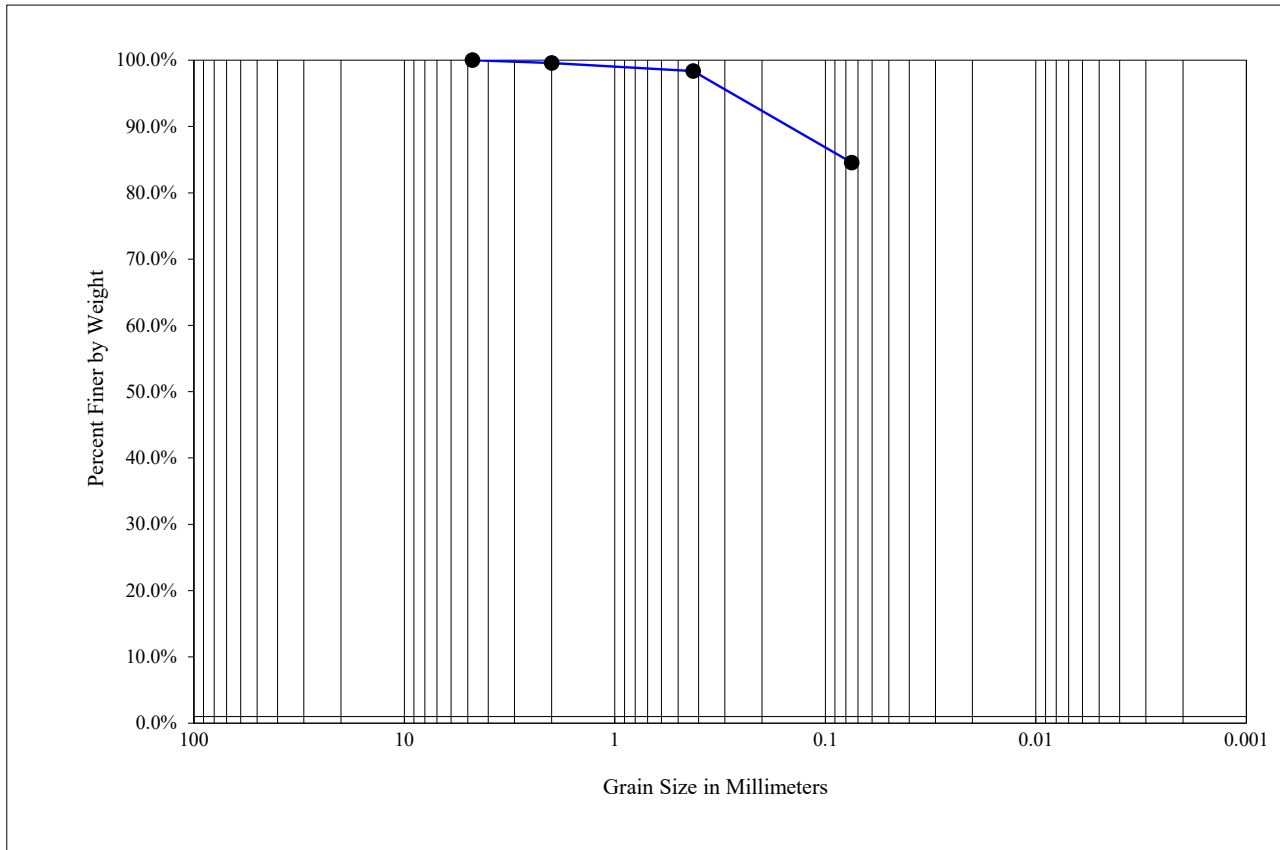
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-7, S-3 @ 6'
Description: Grey/Brown/Rust Claystone



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	98%
No. 200	85%

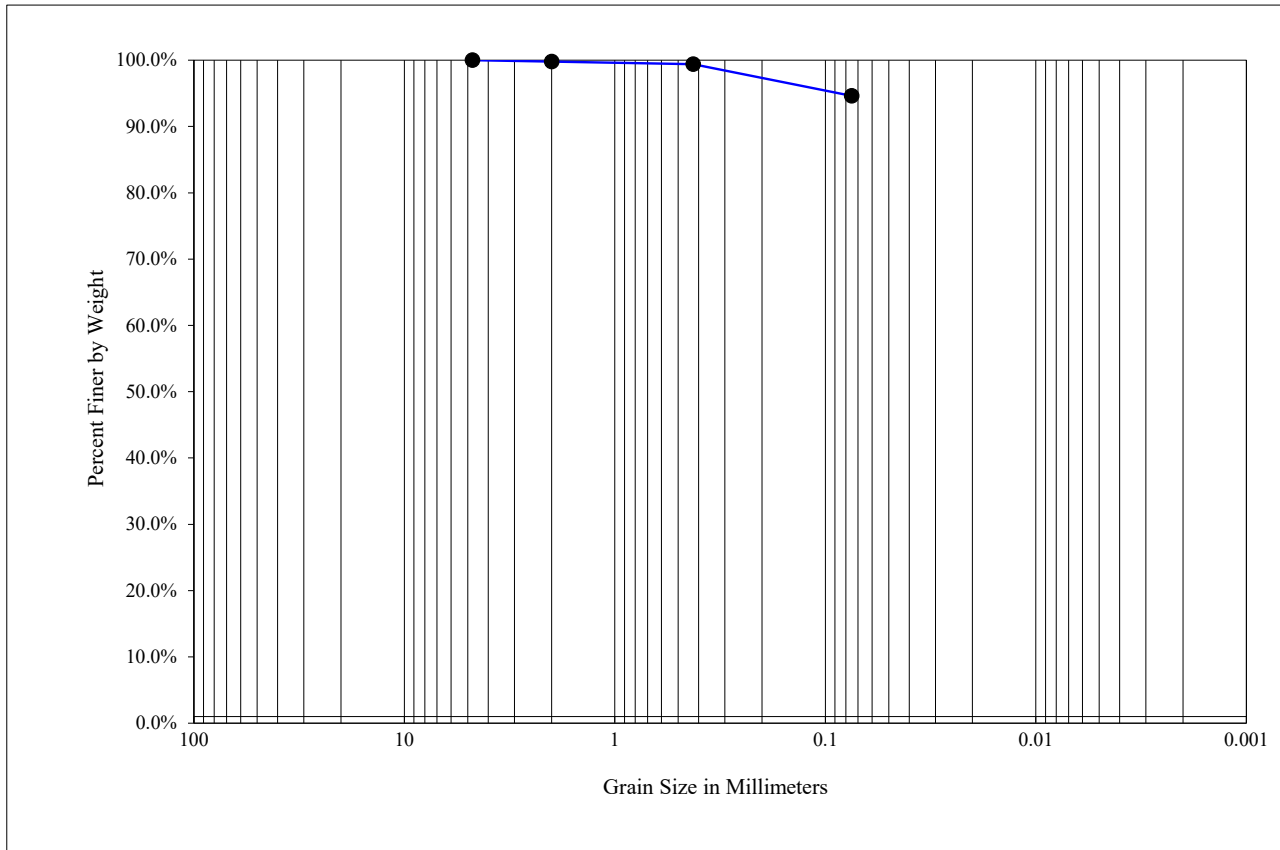
Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-9, S-2 @ 4'
Description: Brown/Light Brown Sandy Clay



Earth Engineering Company, Inc.

Summary of Laboratory Gradation Test



Sieve Size	Percent Passing
No. 4	100%
No. 10	100%
No. 40	99%
No. 200	95%

Project: 3647 Weld County Road 19
City Location: Weld County, Colorado
Project Number: 20-01-185
Date: November 2020

Sample Location: TP-11, S-1 @ 2'
Description: Brown Sandy Clay



[illegible]

North
NTS

Page 263 of 481



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 1st day of September, 2021, a true and correct copy of the foregoing Notice of Public Hearings, Minor Subdivision and Special Use Permit maps for the **Been Minor Subdivision and Special Use Permit** was sent via U.S. Mail, postage pre-paid, to the following addresses:

TBR RANCH LLC
3474 HANCOCK LN
CHEYENNE, WY 82007

HECTOR MARIO MADRID VEGA
3506 COUNTY ROAD 19
FORT LUPTON, CO 80621

KERR-MCGEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

MELESINA PUGH
THOMAS JAMES PUGH
3503 COUNTY ROAD 19
FORT LUPTON, CO 80621

JOLENE P JOHNS
H L II JOHNS
8690 COUNTY ROAD 10
FORT LUPTON, CO 80621

DANIELLE RAINEY
ERIC RAINEY
3863 COUNTY ROAD 19
FORT LUPTON, CO 80621

SUSAN A VEIT
DOLF C VEIT
8502 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: DJ SURFACE LAND DEVELOPMENT
CRESTONE PEAK RESOURCES HOLDING LLC
1801 CALIFORNIA ST
STE 2500
DENVER, CO 80202

ATTN: WATTENBERG LAND DEPARTMENT
NOBLE ENERGY INC.
1625 BROADWAY
STE 2000
DENVER, CO 80202

Magaly Morales-Tejada

City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the Fort Lupton City Council will be reconsidering an application submitted by Sheryl Been for a minor subdivision at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the City Council on **Tuesday, September 21, 2021, at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. In the event that City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning & Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND

**ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT
BIT.LY/FLDEVELOPMENT BY SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION
AND SPECIAL USE PERMIT**

LEGAL DESCRIPTION

LOT A OF RECORDED EXEMPTION NO. 1469-16-1 RE-4223, ACCORDING TO THE MAP RECORDED NOVEMBER 23, 2005 AT RECEPTION NO. 3342371, BEING A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351
www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Sheryl Been for a special use permit for an RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearing is to be held before the City Council on **Tuesday, October 5, 2021, at 7:00 P.M.** or as soon as possible thereafter.

The public hearings shall be held in the City Hall, 130 South McKinley Avenue, Fort Lupton, Colorado, or at such other time or place in the event this hearing is adjourned. In the event that City Hall is closed to the public at the time of the hearings due to COVID-19, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda posted on the City's website, www.fortluptonco.gov.

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SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

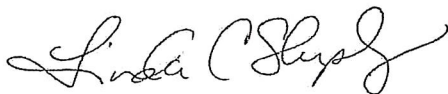
City of Ft Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222385 Pub Hear- Minor Sub S Been

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 9/1/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



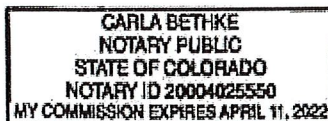
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/1/2021. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-511460

Carla Bethke
Notary Public
My commission ends April 11, 2022



CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the Fort Lupton City Council will be reconsidering an application submitted by Sheryl Been for a minor subdivision at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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Further information is available through the City Planning & Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND

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SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

Legal Ad No.: FLP222385
First Publication: September 1, 2021
Last Publication: September 1, 2021
Publisher: Fort Lupton Press

Sign Posting Affidavit

Been Minor Subdivision and Special Use Permit

Project No. LUP2021-0013 / Plan No. MSD2021-0002 SUP2021-0002



Facing CR 19

Sheryl Been hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1st day of September, 2021.

Sheryl Been
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Sheryl Ann Been, this 8th day of September, 2021. Witness my hand and seal.

My commission expires 12-1-23.

[Signature]
Notary Public

(SEAL)





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 8th day of June, 2021, a true and correct copy of the foregoing Notice of Public Hearings and project maps for the Been Minor Subdivision & Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

ATTN: APC PROPERTY TAX
KERR MC-GEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217

VEGA HECTOR MARIO MADRID
3506 COUNTY ROAD 19
FORT LUPTON, CO 80621

TBR RANCH LLC
3474 HANCOCK LN
CHEYENNE, WY 82007

MELESINA PUGH
THOMAS JAMES PUGH
3503 COUNTY ROAD 19
FORT LUPTON, CO 80621

JOLENE P JOHNS
HLII JOHNS
8690 COUNTRY ROAD 10
FORT LUPTON, CO 80621

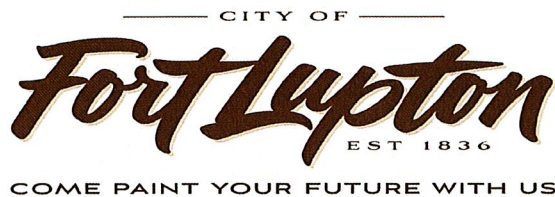
SUSAN A VEIT
DOLF C VEIT
8502 COUNTY ROAD 10
FORT LUPTON, CO 80621

GREG K REIDER
3863 COUNTY ROAD 10
FORT LUPTON, CO 80621

ATTN: DJ SURFACE LAND DEPT.
CRESTONE PEAK RESOURCES HOLDINGS LLC
1801 CALIFORNIA ST
STE 2500
DENVER, CO 80202

ATTN: WATTENBERG LAND DEPT.
NOBLE ENERGY INC
1625 BROADWAY ST
STE 2000
DENVER, CO 80202

City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Sheryl Been for a minor subdivision and special use permit for proposed RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, June 24, 2021, at 6:00 P.M., and before the City Council on Tuesday, July 20, 2021, at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

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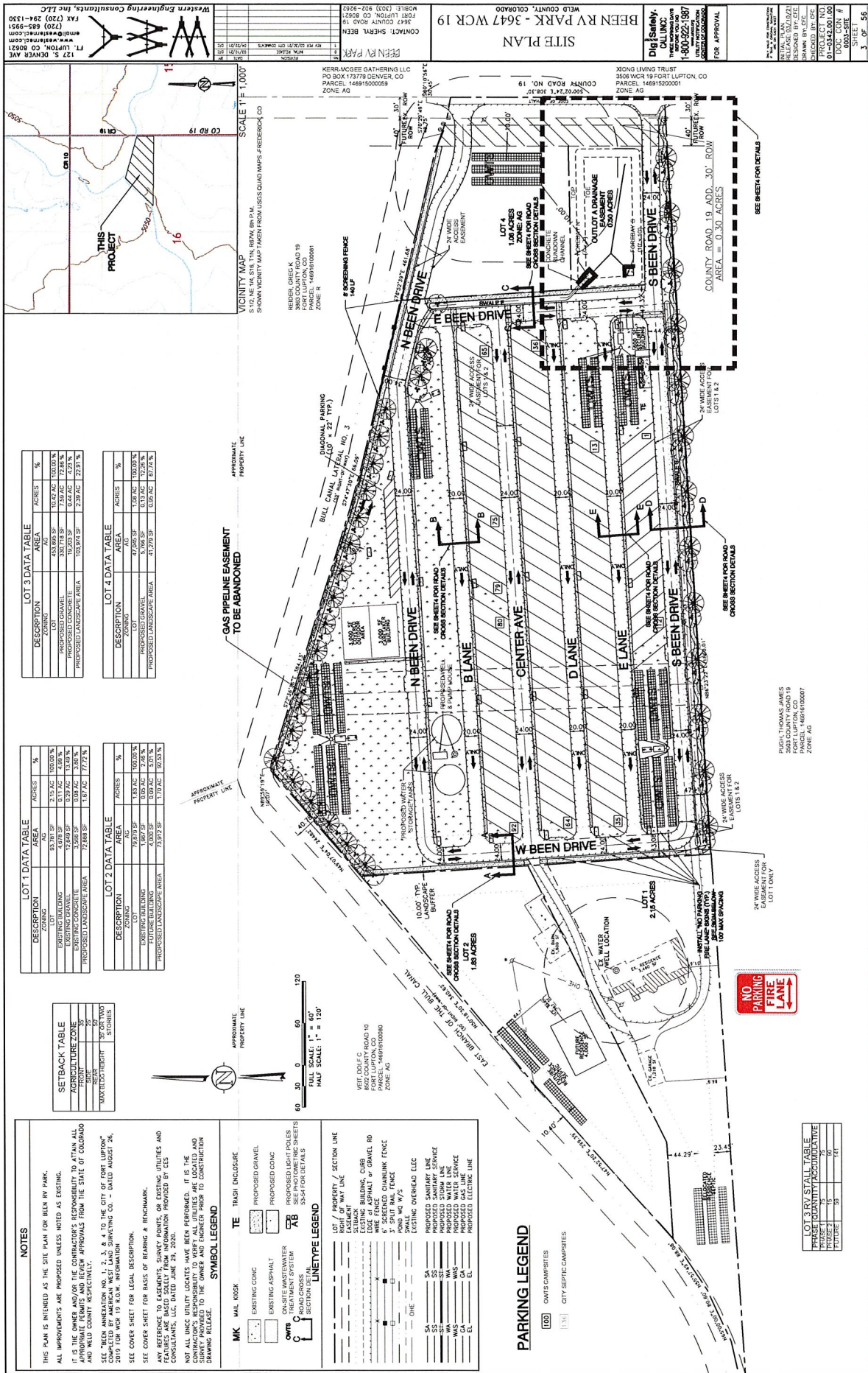
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: BEEN MINOR SUBDIVISION & SPECIAL USE PERMIT

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SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Ft Lupton Legals(mw)
130 S McKinley Avenue
Fort Lupton CO 80621

Description: FLP222319 Pub Hear Proposed RV Park

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 6/9/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



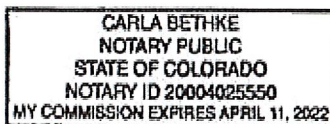
For the Fort Lupton Press

State of Colorado }
County of Weld } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 6/9/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.

20004025550-000871

Carla Bethke
Notary Public
My commission ends April 11, 2022



CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application submitted by Sheryl Been for a minor subdivision and special use permit for proposed RV park at a property located west and adjacent to County Road 19 and approximately 0.29 miles south from County Road 10 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

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Further information is available through the City Planning & Building Department at (303) 857-6694.

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SAID PARCEL CONTAINS 687,638 SQUARE FEET OR 15.786 ACRES MORE OR LESS

Legal Ad No.: FLP222319
First Publication: June 9, 2021
Last Publication: June 9, 2021
Published In: Fort Lupton Press

Fort Lupton

EST 18 Planning & Building

COME PAINT YOUR FUTURE WITH US

130 S. McKinley Avenue
Fort Lupton, CO 80621

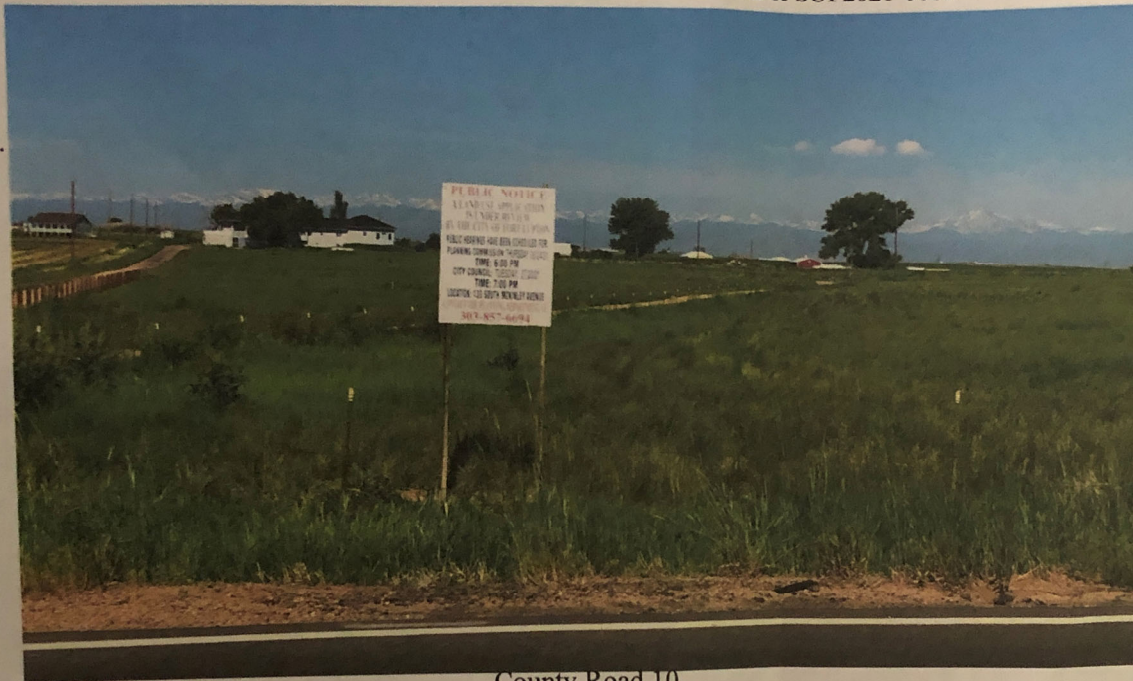
www.fortluptonco.gov

Phone: 303.857.6694
Fax: 303.857.0351

Sign Posting Affidavit

Been Minor Subdivision & Special Use Permit

Project No. LUP2021-0013 / Plan No. MSD2021-0002 & SUP2021-0002



County Road 10

I, Sheryl Ann Been
aforementioned property was
City Codes. Said public hearing
on the 8th day of
June, 2021.

Sheryl Ann Been
Signature of Owner or Owner's

hereby acknowledge that the
posted in accordance with
notice was posted on this

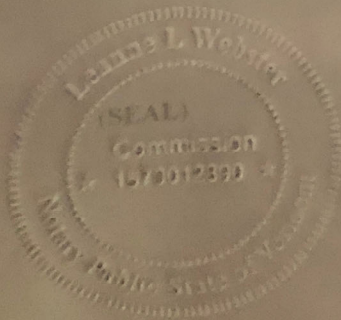
Representative

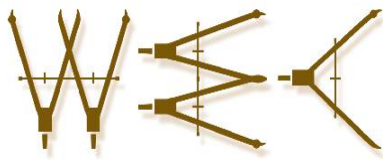
The foregoing instrument was acknowledged before me by Sheryl Ann Been, this 8th
day of June, 2021. Witness my hand and seal.

My commission expires 1/31/2023

Leanne L Webster
Notary Public

Leanne L Webster
Notary Public • State of Vermont
My Commission Expires 1/31/2023





WESTERN ENGINEERING CONSULTANTS,
127 S Denver Ave. Fort Lupton, CO 80621
2501 Mill Street, Brush, CO 80723
Office: 720-685-9951
Cell. 303-913-7341, Fax 720-294-1330
Email: chadwin.cox@westerneci.com
Inc LLC

July 3, 2021

Neighbor Property Owner
To 3647 County Road 19, Fort Lupton CO.

RE: Been RV Park – 3647 County Road 19, Fort Lupton CO,

Dear Neighbor:

Western Engineering Consultants (WEC) is providing this letter on behalf of Sheryl A. Been, who is inviting you to attend a virtual neighborhood meeting regarding her proposed Special Use Review application.

Sheryl A. Been is the owner of Parcel 146916100006 shown in the attached Minor Subdivision Plan and Site Plan. It is the applicant's desire to proceed to develop this property for an RV park (Eazy Breazy RV Park). The property is located at 3647 County Road 19, Fort Lupton CO.

In summary the existing 16 acre property with an existing residence was annexed to the City of Fort Lupton in early 2021 as an Ag property and is proposed to be subdivided into four lots remaining as an Ag zone (see attached minor subdivision plan). Lot three of the subdivision (9.92 acre) is proposed for an RV Park, in accordance with AG zoning district requirements through a Special Use Permit Process.

The meeting is to be held via Zoom on Tuesday July 13th, 2021 at 6:30 P.M. Below are the link and instructions:

Chadwin Cox is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/81834875174?pwd=cTlyb2oxa20rcjZ4N0M5cis2anh4Zz09>

Meeting ID: 818 3487 5174

Passcode: 287674

One tap mobile

+13462487799,,81834875174#,,, *287674# US (Houston)

+16699009128,,81834875174#,,, *287674# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 818 3487 5174

Passcode: 287674

Find your local number: <https://us02web.zoom.us/j/kccJAU6uBx>

The City of Fort Lupton recommends the Development Applicant host a neighborhood meeting to inform the community and present the proposed development. In part due to Covid – a meeting was not previously scheduled. Some who attended the Planning Commission hearing also voiced they would have appreciated a meeting. We are hopeful you are able to attend.

Attached to this letter is the Overall Site Plan for the project including three updates as requested by the neighborhood at the Planning Commission hearing on June 24. Those updates include the following:

- Addition of a fence within the landscape buffer along the north adjacent to the Bull Canal
- Addition of a note that Mobile Homes are not allowed
- Addition of a note that open fires are not allowed
- Addition of a playground/area for children

We are eager to listen to any other suggestions that would enhance this project!

Please contact me at 303-913-7341 with any questions or comments you may have.

Sincerely,



Western Engineering Consultants Inc.
Chadwin F. Cox, P.E.
Senior Project Manager

Encl. 3647 County Road 19 – Minor Subdivision Plan and Site Plan.

7019 1640 0000 5250 6549

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Johns HL II
Street and Apt. No., or PO Box No.
8690 County Road 10
City, State, ZIP+4®
Fort Lupton CO 80621 8112
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5250 6563

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Vert Susan A
Street and Apt. No., or PO Box No.
8302 County Road 10
City, State, ZIP+4®
Fort Lupton CO 80621 8112
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5250 6556

U.S. Postal Service™
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Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Johns Blene T
Street and Apt. No., or PO Box No.
8690 County Road 10
City, State, ZIP+4®
Fort Lupton CO 80621 8112
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5885

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Rush Thomas James
Street and Apt. No., or PO Box No.
3303 County Road 19
City, State, ZIP+4®
Fort Lupton CO 80621 8008
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5809

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Thorpe April C
Street and Apt. No., or PO Box No.
3403 County Road 19
City, State, ZIP+4®
Fort Lupton CO 80621
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5816

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For delivery information, visit our website at www.usps.com.
Fort Lupton, CO 80621

Certified Mail Fee \$3.60
\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$1.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$5.90

Sent To Thorpe Patrick A
Street and Apt. No., or PO Box No.
3403 County Road 19
City, State, ZIP+4®
Fort Lupton CO 80621
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0392 25
JUL -3 2021
Postmark
07/03/2021
USPS

7019 1640 0000 5245 5762

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Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To Vega Hector Mario Madrid		
Street and Apt. No., or PO Box No. 3506 County Road 19		
City, State, ZIP+4® Fort Lupton, CO 80621		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5786

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Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To Cephus Steven S.		
Street and Apt. No., or PO Box No. 3944 County Road 19		
City, State, ZIP+4® Fort Lupton, CO 80621 8403		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5793

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For delivery information, visit our website at www.usps.com®.

Cheyenne, WY 82003

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To McFee John L Jr ETAL		
Street and Apt. No., or PO Box No. PO Box 743		
City, State, ZIP+4® Cheyenne, WY 82003-0743		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5779

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Fort Lupton, CO 80621

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To Cephus Sherry S		
Street and Apt. No., or PO Box No. 3944 County Road 19		
City, State, ZIP+4® Fort Lupton CO. 80621 8403		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5823

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Brighton, CO 80602

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To Lee Mai		
Street and Apt. No., or PO Box No. 13980 Holly ST		
City, State, ZIP+4® Brighton CO 80602 7903		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5245 5892

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Eastlake, CO 80614

Certified Mail Fee	\$3.60	0392 25 JUL -3 2021 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
☐ Return Receipt (hardcopy)	\$1.75	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$5.90	07/03/2021
Sent To New Style Contracting		
Street and Apt. No., or PO Box No. PO Box 479		
City, State, ZIP+4® Eastlake, CO 80614 0471		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 5250 6600

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To Stratton Giza Dannelle M.	
Street and Apt. No., or PO Box No. 3985 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6617

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To Stratton Steve William	
Street and Apt. No., or PO Box No. 3985 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6587

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To Rainey Danielle	
Street and Apt. No., or PO Box No. 3863 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5908

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Fort Lupton, CO 80621	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To Larsen Paul B Trust	
Street and Apt. No., or PO Box No. 3503 County Road 19	
City, State, ZIP+4® Fort Lupton CO 80621 8408	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5847

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Cheyenne, WY 82007	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To TBR Ranch LLC	
Street and Apt. No., or PO Box No. 3474 Hancock Ln	
City, State, ZIP+4® Cheyenne, WY 82007 8908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5245 5755

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Denver, CO 80217	
Certified Mail Fee \$3.60	0392 25
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
☐ Return Receipt (hardcopy) \$1.75	JUL - 3 2021
☐ Return Receipt (electronic) \$0.00	07/03/2021
☐ Certified Mail Restricted Delivery \$0.00	
☐ Adult Signature Required \$0.00	
☐ Adult Signature Restricted Delivery \$0.00	
Postage \$0.55	
Total Postage and Fees \$5.90	
Sent To Kerr Mcbee Bathrooms LLC/ APC Property Tax	
Street and Apt. No., or PO Box No. PO Box 173779	
City, State, ZIP+4® Denver CO, 80217 3779	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7019 1640 0000 5250 6570

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

Vert Doff C
8502 County Road 10
Fort Lupton CO 80621 8112

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5245 5830

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Brighton, CO 80602

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

Lor Lee
13900 Holly St
Brighton CO 80602 7903

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5245 5861

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

Been Sheryl A.
3647 County Road 19
Fort Lupton CO 80621 8408

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5245 5854

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

PUGH HELESINA
3503 County Road 19
Fort Lupton CO 80621 8008

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5245 5878

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Fort Lupton, CO 80621

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

PUGH THOMAS JR TRUST
3503 County Road 19
Fort Lupton CO 80621 8008

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0000 5250 6594

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

Fort Lupton, CO 80621

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$1.75

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$5.90

Sent To

Rainey Eric
3863 County Road 19
Fort Lupton CO 80621 8908

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R0291587	146915000059	KERR-MCGEE GATHERING LLC	ATTN: APC PROPERTY TAX PO BOX 173779 DENVER, CO 802173779
R1577402	146915200001	VEGA HECTOR MARIO MADRID	3506 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R1648102	146915300088	CEPLIUS SHERRY S	
R1648102	146915300088	CEPLIUS STEVEN S	3444 COUNTY ROAD 19 FORT LUPTON, CO 806218403
R6043986	146916000001	MC FEE JOHN L JR ETAL	C/O RONALD W MC FEE PO BOX 743 CHEYENNE, WY 820030743
R0239993	146916000072	THORPE APRIL L	
R0239993	146916000072	THORPE PATRICK A	3403 COUNTY ROAD 19 FORT LUPTON, CO 806218431
R0580701	146916000087	LEE MAI	
R0580701	146916000087	LOR LEE	13980 HOLLY ST BRIGHTON, CO 806027903

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

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Signature

Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
M0273009	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R1194396	146916100004	TBR RANCH LLC	3474 HANCOCK LN CHEYENNE, WY 820078908
R4106806	146916100006	BEEN SHERYL A	3647 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH MELESINA	
R4106906	146916100007	PUGH THOMAS J JR TRUST	
R4106906	146916100007	LARSEN PAUL B TRUST	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8960663	146916100007	PUGH THOMAS JAMES	3503 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R4361406	146916100008	NEW STYLE CONTRACTING	PO BOX 474 EASTLAKE, CO 806140474
R4361506	146916100009	JOHNS H L II	

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

6/25/2021
4:51:59 PM

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Signature

Date

Property Owners Within 1000 Feet of Parcel # 146916100006

Account	Parcel	Owner	Mailing Address
R4361506	146916100009	JOHNS JOLENE P	8690 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7437697	146916100080	VEIT SUSAN A	
R7437697	146916100080	VEIT DOLF C	8502 COUNTY ROAD 10 FORT LUPTON, CO 806218112
R7438197	146916100081	RAINEY DANIELLE	
R7438197	146916100081	RAINEY ERIC	3863 COUNTY ROAD 19 FORT LUPTON, CO 806218408
M8957370	146916100091	STRATTON LIZA DANNELLE MICHELLE	
R2227603	146916100091	STRATTON LIZA DANNELLE MICHELLE	
M8957370	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408
R2227603	146916100091	STRATTON STEVE WILLIAM	3985 COUNTY ROAD 19 FORT LUPTON, CO 806218408

WELD COUNTY COLORADO LAND RECORDS
AFFIDAVIT OF INTERESTED LAND OWNERS
SURFACE ESTATE

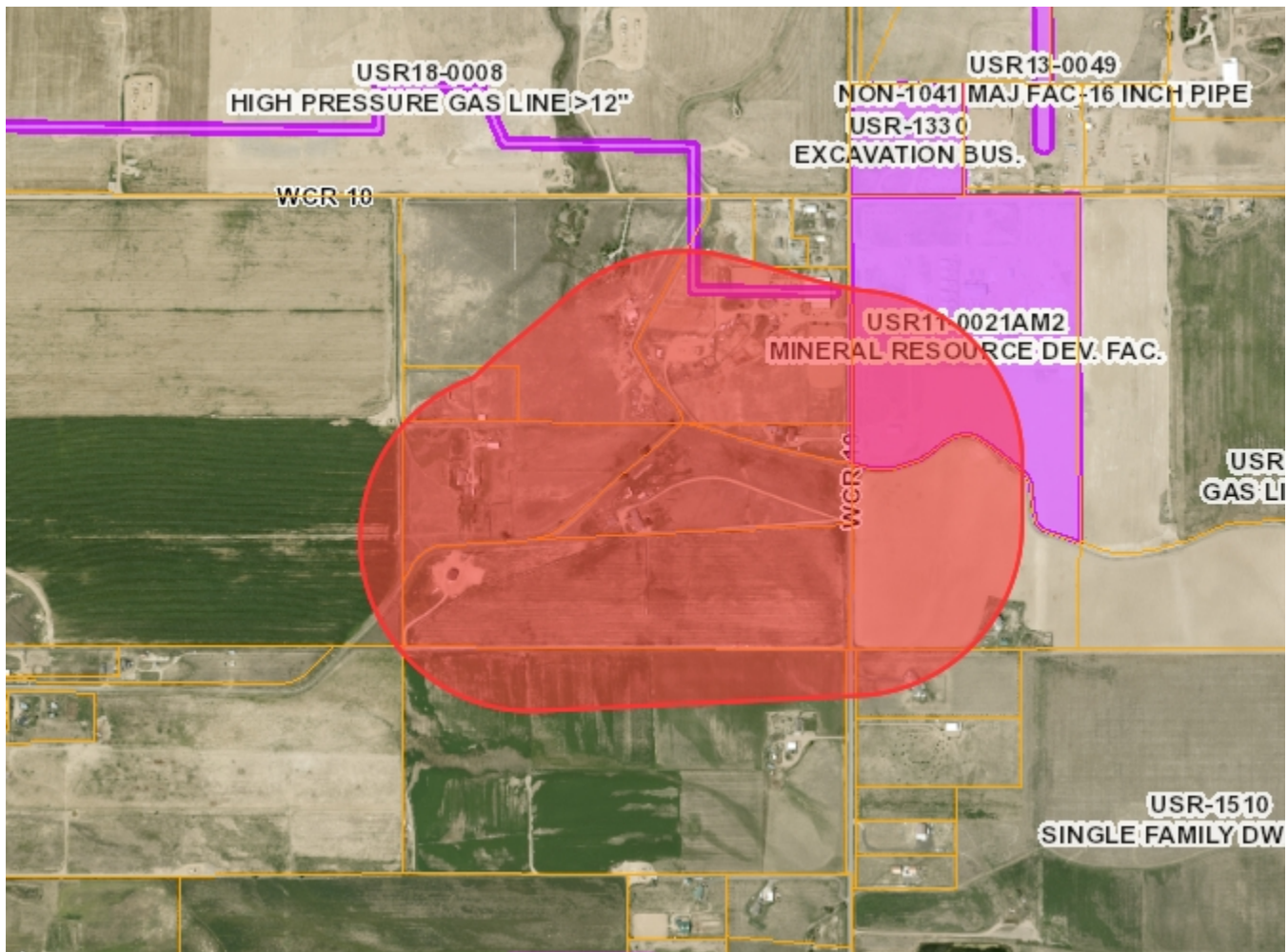
6/25/2021
4:51:59 PM

THE UNDERSIGNED, States that to the best of his or her knowledge the attached list is a true and accurate list of the names, addresses, and the corresponding Parcel Identification Number assigned by the Weld County Assessor of the owners of the property (the surface estate) within 500 feet of the property being considered. This list was compiled utilizing the records of the Weld County Assessor available on the Weld County Internet Mapping site, <http://www.co.weld.co.us>, and has not been modified from the original. The list compiled for the records of the Weld County Assessor was assembled within thirty days of the applications submission date.

Signature

Date

Property Owners Within 1000 Feet of Parcel # 146916100006



Magaly Morales-Tejada

From: Jonathan Gesick
Sent: Thursday, May 20, 2021 4:11 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
Attachments: Minimum submittal requirements commercial-industrial.pdf

Hi Magaly.

Please see the attached minimal submittal requirements for the construction of the new proposed structures that can be passed on to the applicant.

Thank you.

Jonathan Gesick

Certified Building Official

(970) 305-3161

www.procodeinc.net



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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/595>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2021** so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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MINIMUM STANDARDS FOR CODE

SUBMISSIONS

Construction documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information are the responsibility of the registered architect or professional engineer. Construction documents submitted to the building official must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

1. Life safety
2. Means of egress
3. Barrier free accessibility
4. Structural integrity
5. Building code compliance
6. Definition of scope of work

The required construction documents will depend upon the size, nature and complexity of the project. The following is a suggested standard of the minimum required construction documents for review by building officials.

Cover Sheet

1. Project identification
2. Project address and a location map
3. All licensed architects and engineers identified
4. The licensed architect or engineer in responsible control (the professional responsible for project co-ordination) shall be identified. All communications should be directed through this individual.
5. Design Criteria list:
 - I. Occupancy group
 - II. Type Construction classification
 - III. Location of property



- IV. Seismic risk
- V. Design loads
- VI. Structural systems
- VII. Square Footage/Allowable floor area
- VIII. Fire sprinkler systems
- IX. Height and number of stories
- X. Occupant load
- XI. Land use zone

Site Plan

Show proposed new building or structure and any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks. Show all water, sewer, communication services, natural gas, telephone, and cable TV. Electrical points of connection, proposed utility service routes and existing utilities on the site. Show all required parking, drainage and grading information. Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes. A topographical survey should be provided with a benchmark elevation. Show north arrow. Show dimensions for the location and size of components delineated on the site plan.

Geotechnical Report

Provide a geotechnical report for the proposed structure at that site.

Exterior Elevations

Show each view. Show vertical dimensions and heights. Show openings and identify materials and show lateral bracing system, where applicable. Show dimensions and schedules.

Foundation Plan

Show all foundations and footings. Indicate size, locations, thickness, materials and strengths, and reinforcing. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc. Show dimensions for the location and size of all components delineated on the foundation plan.



Floor Plans

Show all floors including basements. Show all rooms, with their use, overall dimensions and locations of all structural elements and openings. Show all doors and windows. Provide door and window schedules. All fire resistance rated assemblies, areas of refuge, occupancy separations, fire blocking and draft stopping shall be shown. Show dimensions for the size of all rooms and the locations of other components delineated on the floor plans.

Framing Plans and Roof Framing Plans

Show all structural members, their size, methods and details of attachment, connections, location and materials for floors and roofs. Show roof plan. Show dimensions for the location and size of all components delineated on the roof plan.

Schedules

Room finishes, doors, hardware, windows, plumbing, mechanical, electrical and structural.

Addenda and Changes

It shall be the responsibility of the individual identified on the cover sheet as the licensed architect or engineer in responsible control to notify the building official of any and all changes throughout the project and provide revised construction documents, calculations or other appropriate documentation prior to commencement of that portion of the construction.

Revisions

The party submitting changes shall be identified at the beginning of the approval process. For clarity, all re-visions should be identified and clouded on the construction drawings and appropriately marked in the project manual or resubmitted as a new set of construction documents.

Completeness of Documents

Construction Documents for most projects consist of drawings, specifications and appropriate calculations. All elements shall complement each other. Completeness and coordination of all necessary information is the responsibility of the registered design professional(s).



Building Sections Wall Sections

Show materials of construction, non-rated and fire resistance rated assemblies, and fire resistance rated penetrations. Show dimensions.

Mechanical System

Show the mechanical system. Include all units, their sizes, mounting details, all ductwork and duct sizes. Indicate all fire dampers where required. Provide equipment schedules. Submit energy conservation calculations. Show dimensions.

Plumbing System

Show all fixtures, piping, slopes, materials and sizes. Show point of connections to utilities, septic tanks, pre-treatment sewer systems and water wells. Show dimensions.

Electrical system

Show all electrical fixtures (interior, exterior and site), wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules. Provide fault-current calculations for entire system. Show point of connection to utility. Show dimensions.

Structural Systems

Show foundation, structural members and where required provide structural calculations for the structural systems of the project. Include calculations indicating compliance with seismic, wind, snow and other design loads. Completeness of the necessary calculations is the responsibility of the registered design professional.

Specifications

Prepare specifications to further define the construction components, the quality of the materials, delineation of the materials and methods of construction, wall, floor and ceiling finishes, exterior finishes, and descriptions of all pertinent equipment. Schedules may be incorporated into the project manual in lieu of being delineated on the construction drawings.





June 15, 2021

Alyssa Knutson
City of Fort Lupton
Transmitted via email:
aknutson@fortluptonco.gov

RE: Been Minor Subdivision and Special Use Permit
Project no. LUP2021-0013
Part of S ½ of the NE ¼, Sec. 16, T1N, R67W, 6th P.M.
Lot A, Recorded Exemption No. 1469-16-1 RE-4223
Water Division 1, Water District 2

Dear Ms. Knutson:

We have reviewed the information received by this office on May 20, 2021 regarding the above referenced referrals. The Applicant is proposing to subdivide 15.97 acres into four lots being two residential lots (Lots 1 and 2), a Recreational Vehicle Park lot (Lot 3) and a 1.06 acre AG lot (Lot 4); and a special use permit for an RV Park on the proposed Lot 3.

Pursuant to Section 30-28-136, C.R.S. the State Engineer's office will provide an opinion on water supply plans for new subdivisions regarding material injury to existing water rights or the adequacy of the proposed plan if a referral is submitted to this office by the board of county commissioners. This referral was submitted to this office from the City of Fort Lupton ("City") therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to the county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements.

The proposed water supply is a future water taps with Central Weld County Water District. Our office has no comments on Central Weld County Water District's ability to supply the proposed four lot subdivision and RV Park. The referral material also includes reference to well permit 84713-F, which has not been constructed, for use in the RV Park until water taps from Central Weld County Water District can be brought to the subdivision.

A review of our records found well permit no. 9930 located in the subject property. Permit no. 9930 was issued on October 9, 1961 for domestic use. Section 37-92-602(3)(b)(III), C.R.S., requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. **Prior to further evaluation of the water supply plan the applicant must clarify, if the well will be used within the subdivision or if the well will be plugged and abandoned. If well will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.**

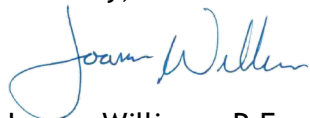


Well permit no. 84713-F was issued on September 16, 2020 pursuant to section 37-90-137(4) C.R.S., and the Findings of the State Engineer to construct a well in the Laramie-Fox Hills aquifer underlying 16 acres (subject property). The well permit allows for the average annual withdrawal of 4.92 acre-feet per year from the nontributary Laramie-Fox Hills aquifer to be used for domestic, livestock watering, industrial, irrigation and commercial. This office has not received information that a well under permit no. 84713-F has been constructed. Well permit no. 84713-F will expire on September 16, 2021 unless this office receives information that the well was constructed and a pump was installed before the permit expired or the applicant applies for a one time one year expiration extension. Should the well be constructed, this office has no comments regarding the well being used for an RV Park; however, the well permit claims all the groundwater underlying the complete 15.97 acres of the subdivision, this can affect the issuance of well permits in the Laramie-Fox Hills aquifer on the other proposed lots of the subdivision.

The applicant should be aware that any proposed detention pond for this project, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, otherwise the structure may be subject to administration by this office. The applicant should review DWR's [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File #27751
File for Permit Nos. 9930 & 84713-F

Magaly Morales-Tejada

From: Maureen Welsh
Sent: Friday, May 21, 2021 1:39 PM
To: PlanningDept
Subject: LUP2021-0013 Referral Response

Good afternoon,

The Town of Frederick has no issues with this application.

Thank you,

Maureen Welsh | Planner I
Town of Frederick | 720-382-5654
MWelsh@FrederickCO.gov | FrederickCO.gov

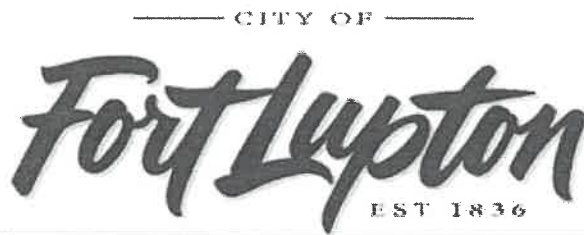


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FROM: Alyssa Knutson
DATE: 05/20/21
PROJECT: Been Minor Subdivision & Special Use Permit
Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

INTERNAL DISTRIBUTION:

☐ Buildings/Grounds Manager	☒ City Attorney	☒ Police Chief
☐ City Administrator	☐ City Clerk	☒ Public Works Director
☒ Building Inspector	☐ Recreation Manager	☐ Golf Course Manager
☒ OMI	☒ GIS Specialist	☐ Finance Director

OUTSIDE DISTRIBUTION:

☒ Fort Lupton Fire Protection District	☒ Weld County Dept. of Public Health & Env.
☒ CDOT	☒ Weld County Public Works
☒ Colorado DRMS	☒ Weld County School District RE-8
☒ Colorado Parks and Wildlife	☒ NCWCD
☒ Division of Water Resources	☐ Fulton Ditch Company
☐ Army Corp of Engineers	☐ Platteville Ditch Company
☒ United Power	☐ City of Brighton
☒ Comcast	☒ Town of Frederick
☒ CenturyLink	☐ Town of Platteville
☒ Xcel Energy	☒ City of Dacono
☒ Postmaster	☐ Town of Firestone
☒ Weld County Department of Planning	☒ Other: Bull Canal

If you have comments, please respond by: 06/10/21

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov. A non-response to this referral may be considered a favorable response.

COMMENTS:

Property owner has filed Petitions for Inclusion with Northern Colorado Water Conservancy District & the Municipal Subdistrict, which ARE IN process.

Magaly Morales-Tejada

From: John Fryar
Sent: Thursday, May 20, 2021 3:05 PM
To: Magaly Morales-Tejada
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

No LE concerns other than distance from normal patrol areas.



Chief John Fryar

From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Good Afternoon,

The documentation located at the following link is submitted to you for review and recommendation for a minor subdivision and special use permit being reviewed by the City of Fort Lupton. The application documents can be reviewed at the following link:

<https://www.fortluptonco.gov/DocumentCenter/Index/595>

Any comments you consider relevant to this request would be appreciated. Please reply by **June 10, 2021** so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The Public Hearings for this matter are scheduled for:

- Planning Commission: Thursday, June 24, 2021 at 6:00 PM; and
- City Council: Tuesday, July 20, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111





Public Works

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694

Fax: 303.857.0351

www.fortluptonco.gov

MEMO

To: Todd Hodges
Alyssa Knutson
CC: Chadwin Cox (WEA)
From: Roy Vestal
Date: May 28, 2021
Subject: Been Minor Subdivision and Special Use Permit (LUP2021-0013)
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments for inclusion with the Final Plat and Site Plan submittal. There may be additional concerns as this design develops.

1. Utilities

a. Water - Chapter 3

- i. Water supply is intended to be by well with future connection potential to Central Weld Water District.

b. Sanitary Sewer - Chapter 4

- i. Sanitary service with on-site OWTS permitting through the county.

2. Plat

- a. ROW dedication cannot be done with the Minor Subdivision Plat. ROW dedication needs to be by separate document (see attached template). Annotate ROW on MSP with recording information.

3. Site Plan

- a. The water line will require an easement dedication, 20' wide.
- b. Site Plan A-1 – Please move the gate from 14th Street entry to the property line. Need to leave adequate room for truck to park out of the street to open gate.

4. Drainage

- a. Final Drainage Study is approved.
- b. Detention facility will be privately owned and maintained.
- c. As-built documentation of volumes and elevations will be required following construction.

5. Transportation

- a. Additional ROW dedications are acceptable.

6. Landscape / Grading - *Chapter 2 Design Standards*

- a. A SWMP and Stormwater Discharge permit must be acquired from CDPH&E. Please submit proof of prior to receiving construction permits. Please provide copy of permit from CDPH&E.
- b. Review proposed landscape plans at street locations and evaluate for sight triangle conflicts.

7. Roadway - Chapter 6

- a. Both access drives will require an improved apron at CR 19.

8. Traffic Control - Chapter 8

- a. The Traffic letter as submitted is acceptable.



June 10, 2021

Fort Lupton Planning Department
130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortlupton.org

Re: Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002

Dear Mr. Hodges and Ms. Knutson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Been Minor Subdivision & Special Use Permit Project No. LUP2021-0013; Plan Nos. MSD2021-0002 & SUP2021-0002. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. We will need 8' to 10' wide dry utility easements around the perimeter of all lots.
- **Streetlights** – When streetlight locations are identified, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

Magaly Morales-Tejada

From: Lauren Light
Sent: Thursday, May 27, 2021 1:27 PM
To: Magaly Morales-Tejada
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: RE: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

If this was one parcel the septic systems would qualify to be reviewed by the State. However, since they all will be on separate parcels the review will be completed by Weld County Environmental Health.

Lauren Light, M.B.S.
Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)



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From: Magaly Morales-Tejada
Sent: Thursday, May 20, 2021 3:00 PM
Cc: Alyssa Knutson; Todd Hodges; Maria Lancto
Subject: Referral Response Request: Been Minor Subdivision and Special Use Permit (LUP2021-0013)

Caution: This email originated from outside of Weld County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

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- City Council: Tuesday, July 20, 2021 at 7:00 PM

Your time in this matter is greatly appreciated!

Magaly Morales-Tejada

Planning assistant

130 S. McKinley Ave.
Fort Lupton, CO 80621
Direct: 720-466-6111



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Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

June 10, 2021

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Alyssa Knutson and Todd Hodges

Re: Been Minor Subdivision and Special Use Permit, Case # LUP2021-0013

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Been Minor Subdivision and Special Use Permit** and has no apparent conflict. No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

REC'D CITY OF FT LUPTON
JUL 13 2021 PM1:07

Steven Ceplius
3444 County Road 19
Fort Lupton, Colorado 80621
303-990-5340

8 July 2021

The Fort Lupton City Council
130 S. McKinley Avenue
Fort Lupton, Colorado 80621

Ladies and Gentlemen:

I provided the included information to the planning commission, and I don't believe they forwarded it.

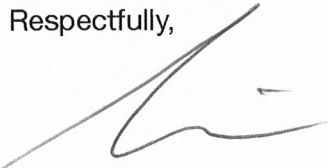
I would like to add some additional information regarding Ms. Been's request for a special use permit to build a "RV park" on her property. This is not a disagreement over the specifications. This is a land use issue, and opposition to the proposed land use.

Ms. Been has a right to add to the value of her property, just as all of us have. However, she doesn't have the right to add to the value at the expense of the other property owners' values by adding what will be low-income housing. Pretending it will be a KOA or Good Sam park is a farce. The increase in noise, light pollution, traffic and the crime associated with such a property will significantly degrade our property values and quality of life. My wife and I have spent almost two decades trying to build the equity in our property. I don't appreciate the effort to undermine all of that by someone who isn't satisfied with the income from her illegal apartment, and who doesn't even live in the state, let alone the community.

Zoning laws exist to protect the rights of area property owners and residents. I can't simply create a personal windfall by selling our property to Waste Management for a landfill, or to Amazon for a distribution center as it would negatively impact my neighbors. In the same vein, Ms. Been shouldn't be allowed to profit at the expense of all the other existing property owners. We may be a rural community, but it's not the same as being out on the plains east of Platteville where there is significant space between property owners.

The bottom line is Ms. Been's proposed use of her property is incompatible with the existing community, would seriously degrade our property values and quality of life, and should, therefore, be denied.

Respectfully,



Steven Ceplius

Ladies and Gentlemen,

My work schedule was already set when the zoning notice was posted, or I would definitely be present to vehemently object to the proposed zoning change to allow an "RV park."

Let's drop the pretense. If the zoning is allowed, what is going to be installed is not going to look like a KOA or similar type of park. The city is deluding itself if it thinks people are going to come out here to vacation when we are substantial distances from the attractions bringing most people to the Denver area: Rocky Mountain National Park, the ski areas, professional sporting events, etc. A good example of what will be located there can be found on Weld County Road 18 between roads 23 and 21. I've attached pictures. It's essentially low income housing for transient workers.

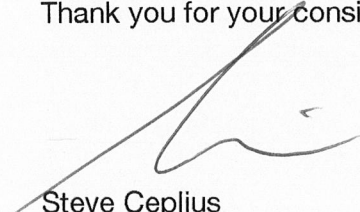
My wife and I have lived here just shy of twenty years. And, many of our neighbors have been here far longer. During that time, with the advice and a lot of help from some wonderful neighbors we've turned what was a field gone fallow with 3-foot tall koccia into a nice parcel with harvestable grass, and bounded by over three hundred trees. Now, a property owner who lives two thousand miles away in Florida wants to install what will amount to low income housing to increase her income from what very well may have been an illegal apartment building. Many of those tenants have been interesting enough. We don't need dozens more of them.

There are many reasons people choose to move to a rural environment. Some of them think because they are outside of the city limits, there aren't any rules. Anything goes! It's the wild west out here. While it may be true there are generally fewer restrictions, the basic tenant of civilized societies still applies: respect for your neighbors and your community. Asking for a change that would negatively impact the quality of life and property values of your neighbors is close to the height of disrespect for them. Even more so when you don't live in the community. That applies as well to the city of Fort Lupton. Potentially adding to the city's coffers while subtracting from ours because you're not going to have to look at it is complete chutzpah!

The property owner may have rights. But, so do those of us who have lived and worked here for decades. As it's often said, "Your right to swing your fist ends at the tip of my nose." Should someone who doesn't even live in the community be allowed to install something that will, more than likely, substantially reduce our property values? Is this the type of "RV park" you'd want to be across the street from? If it's not, then why would you suppose it's something our community would want?

How much traffic would 161 RV spots bring to what is an already busy two-lane, county road? As it is, many people think the road is their private drag strip. It was only a week ago, I was out in the evening and saw three cars racing northbound, using both lanes as they jockeyed for position. Motorcyclists do it, too, either alone or in multiples. Tractor trailers routinely enter the east-turn by Road 8 at excess speed, coming across the centerline into oncoming traffic. Northbound, they use the slight downgrade to accelerate for the uphill grade, completely ignoring the posted 40 mph limit for the first portion. We have children, adults, pets and livestock out here. Bicyclists routinely use Road 19. I don't ride my bike out here any longer because I became tired of the tractor trailers blowing their horns at me or coming across the centerline to menace me as they felt I was slowing them down. Is Fort Lupton simply going to wash their hands of the increased traffic and potential problems as the road belongs to the county?

In closing, I request you deny the land owner's petition. It's disrespectful of the existing community, it will tax an already strained rural infrastructure; and, it will have serious negative effects on our quality of life and property values. Please don't undo the decades of hard work those of us in the community have done simply to benefit a single individual in another state. Thank you for your consideration.



Steve Ceplius

3444 County Road 19

Fort Lupton, CO 80621







City of Fort Lupton Planning and Building Dept.

Proposed Petition for Annexation to the City Fort Lupton by Sheryl Been

Response by Land Owners – Dean and Dorothy Felton 3434 Weld County Road 19, Fort Lupton, CO.

We have reviewed the documentation provided on the Fort Lupton web site regarding the annexation of the (4) lots requesting permission to build a new single family residence and a RV Park. We both strongly request that the City of Fort Lupton turn down the annexation of the subject property. This area is a rural farming area and this type of development is detrimental to the property owners adjacent or near this proposed development. The proposed project benefits only one party and this is the land owner proposing the annexation and approval of this project. We have a very difficult time understanding how this project has any value to the City of Fort Lupton. The project would add additional burden on Fort Lupton fire protection district, the police enforcement and presumably other city infrastructure departments. This project would certainly have a negative impact on the property values of residential and farming properties in the area.

This project is purported to be an RV park but in reality it nothing more than an apartment project on wheels. Allowing this project has negative impacts, noise, and additional traffic on Weld County Road 19 which has dangerous intersection with State Hwy. 52 to the north of proposed site. The annexation petition states that this property is desirable and necessary which is far from reality be located 5 miles from Fort Lupton city center. The petition also states that the property is "Urban" and will be urbanized in the near future. This statement is ridiculous, how can a 16 +/- acre parcel consisting of (4) lots and an RV park be any benefit to the City of Fort Lupton or and nearby land owners? Reality is there are no services or shopping within 4 miles of the proposed site "Dacono". Dacono mayor's response hit the nail on the head regarding this project, "projects should consistently raise the standards and expectations for development that adds value to the community", and this project certainly has none of those traits for the property owners around this proposed project. He also stated that the land usage proposed encourages transient population. This is the biggest concern allowing this type of development in a rural/ residential farm community. It appears to my wife and I that this annexation is being proposed to skirt Weld County regulations including splitting an agricultural property for commercial use and building another residential property. This is totally for the property Owners benefit.

Items of concern that I see in the documentation for this property development

- I did not see the document identifying how many students could possibly be expected if this project is approved by Fort Lupton. RV parks typically are not a concern for school districts unless the intent of this project is long term RV rental sites. How much would it cost the school district to ferry students to school for long term inhabitants.
- We rarely see law enforcement on County road 19, if this project is approved is Fort Lupton Police dept. patrolling this (1) 16 +/- property and Weld county patrol the surrounding area?

- Looking over the documentation I have seen irregularities in the number of sites proposed, 160,120 and 90 on some engineering documents. We cannot believe that Fort Lupton is considering annexation of 16 +/- with RV Park 5 miles away. How is this aligning with Fort Lupton's comprehensive zoning plan? How could this possibly complement the surrounding land owner's interest which is farm and rural?
- The documentation provided for the project says that Fort Lupton is providing the infrastructure. It certainly is not cost effective if the owner/developer had to pay the city of Ft. Lupton to run a 5 mile sewer line to this proposed project. Is it Fort Lupton's intent on providing sewer lines and lift station if the project is approved by the City? How many sites would be approved without sewer to the site if approved? We believe it is the intent of the owner developer to never pay for that type of infrastructure for this project if it is approved.
- I did not see any response from CDOT regarding this project?
- I have not seen any correspondence from Weld County regarding this project?
- Why did Weld County and the City of Fort Lupton contact and the nearby land owners that were more than 500 ft. away? Property owners around this proposed property can see this further than 500 ft.; every land owner should have been contacted.
- It appears that Sheryl is living in Boca Raton Florida; if this project is approved and built she will not have to look at the results of an RV park in the middle of a rural area.

My wife and I will be contacting all county and state officials to express our displeasure with this proposed project. Perhaps Sheryl Been and the City of Fort Lupton should team up on a project in the City of Fort Lupton existing city limits, that location would certainly be more appropriate location for an long term RV rental park. The City has all the infrastructure, stores, police and fire protection, recreation center and schools to support this type of development.

Landowner 3434 Weld County Road 19

Dean and Dorothy Felton

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Alyssa Knutson

From: Danielle Rainey <otdani22@gmail.com>
Sent: Monday, July 19, 2021 9:13 PM
To: Alyssa Knutson
Subject: Re: CR 19 community meeting
Attachments: CR 19 WATER impact .docx; CR 19 TRAFFIC concerns .docx; CR 19 SCHOOL impact .docx; CR 19 SAFETY concerns .docx; CR 19 NEIGHBORHOOD CHARACTER concerns.docx; CR 19 SEPTIC concerns .docx

Thank you Ms. Knutson,

I appreciate your response. I just wanted to make sure we do the correct steps to convey our concerns. Everyone is very nervous to speak tomorrow, as we are not accustomed to speaking in front of people much!

Hopefully it is ok, I am attaching the outlines of the topic areas our group would like to discuss. If those could be provided to the city council it would be appreciated in case we get cut off on time. We will bring copies to the meeting too if that is more appropriate.

Thank you again,

Danielle Rainey

On Mon, Jul 19, 2021 at 3:49 PM Alyssa Knutson <AKnutson@fortluptonco.gov> wrote:

Hello Danielle,

The conduct of the public meeting is up to the Mayor. How and what you decide to present in light of the time constraints enforced by the Mayor is purely at your discretion.

If you have additional questions on this let me know.

Thank you,

Alyssa Knutson, AICP

Planner II & FLURA Staff Liaison

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Fort Lupton, CO 80621

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From: Danielle Rainey <otdani22@gmail.com>
Sent: Monday, July 19, 2021 3:18 PM
To: Alyssa Knutson <AKnutson@Fortluptonco.gov>
Subject: CR 19 community meeting

Hello Ms. Knutson,

Sorry to bother you, I just wanted to ask a couple questions prior to our city council meeting tomorrow evening regarding the proposed Been RV park development. I was wondering, would it be helpful to provide the outlines of what our community members would like to discuss with the Council? Everyone is working together and planning to present a uniform position on the Been applications. For efficiency with time, would they be able to allow less people to speak but to have a few extra minutes for each community member? We have divided up topic areas among various speakers and were hoping to not have to divide up each topic area to 2 speakers.

Lastly, would there be any problem with the community addressing both the subdivision and the special use permit use at the same time (as Ms. Been presents on them both at once) to help be less time consuming to address the applications together?

Thank you again for your time and consideration,

Danielle Rainey

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NEIGHBORHOOD CHARACTER

1. The CR 19 area is zoned agricultural. We have large acreage and rural residential lots. Over the last several years, a number of homes have been built on our road, all construction has been ranchettes with grazing property.
2. Outside of the gas plant, built 15-20 years ago, our entire area has been established as ranch/residential.
3. It is quiet in this area, and the folks who live out here chose their properties for the peace and privacy they can have out in the county.
4. This development will bring the noise, dust, exhaust, and the commotion of well over a hundred RVs, with multiple people residing in each one, all crammed into less than 10 acres of property.
5. It will increase the level of traffic on our rural roads exponentially.
6. This neighborhood is supportive of our agricultural economy and many of us use our land for farming and ranching. We all know our neighbors and look out for them. It is safe and quiet.
7. Our livestock in particular depend on the predictable, routine, environment. In the evening it is quiet, dark, and peaceful.
8. The level of activity, noise, lighting, and general disturbance from this subdivision will destroy all of the essential characteristics of our neighborhood.
9. This subdivision, and particularly the Special Use Permit will bring a transient population that will vastly outnumber the permanent community residents. Whether they are staying for the short or long-term, RV residents will not be planting their roots in our neighborhood community.
10. We already have some problems with trespassing along private access roads and ditch easements, now add hundreds of campers, transients, and folks living in very small spaces who may wander and disturb livestock and crops.
11. The "Narrative" written by the developer for the Special Use Permit proposes that they will have rules like "Quiet Hours from 11 pm until 6 am." Which I think makes a pretty powerful statement about how disconnected the land developer is from the real impact this will have on the community. Even businesses in Fort Lupton's industrial zones have more respect for their neighbors, and have legally enforces quiet hours between 7 pm and 7 am (Municipal Code § 16-43(f)(4)).
12. In the Agricultural zone we are also supposed to have setbacks of 25 to 50 feet along the perimeter of our properties. But this project puts 2 lane roads right along all the

boundaries of lot 3, where they plan to funnel oversized vehicle traffic right along their neighbors' property lines, with nothing more than a barbed wire fence to screen the dust, noise, and traffic.

13. The Comprehensive Plan designates the agricultural zone as an area that is appropriate for agriculture and related uses, as well as low-density residential on the periphery of the planning area, intended to preserve the generally rural character. This project is none of those things. It is not compatible with its agricultural neighbors and consists of HIGH density housing comparable to a motel or mobile home park.
14. It is also no where near the planned areas for future annexation, future residential growth, and future improvements to infrastructure.
15. This project needs to go back to Planning Dept. to look at the long-term Comprehensive Plan for an area that ALL owners are developing to become ranch or single-family residential because this high-density residential use is not compatible with the surrounding land uses.

SAFETY

Oil and Gas Activity

- As we all know, the state has a 2,500 foot setback from any residents for any single well to be drilled in the State for the health, safety and welfare of residents.
- This plan will develop a trailer park with the most dense packing of residents in the City, next to a gas plant which runs the gas from 100's of wells to the surface, and much closer than the State standard setbacks.
- There is a large gas tank on the side closest to this property, which if it exploded could easily jeopardize the health, safety and welfare of those residents.

Fire

- High-density residential development is not appropriate directly across the street from a compressed gas facility, where lightning or human error can cause a chemical fire or explosion, and where the Fort Lupton Fire Department cannot provide comprehensive fire protection services to the residents.
- The Fire Marshall has not approved of this plan.
- They need to have sufficient water on site for fire-fighting, but as we've already heard, they don't even have enough water for basic RV uses.
- With this many residences packed tightly together, in case of an emergency the RVs will still be going up in flames right next to each other.
- Response times, this far away from the City's fire stations, will be much higher than in the areas planned and developed for this level of high density development.

Police

Just like with the fire department, the impact on police response times, and capacity to serve this high-density residential development will be significant and inefficient due to the isolated location surrounded by unincorporated Weld County land.

- Both the Comprehensive Plan and the Municipal Code recommend that the City make it a high priority to consider impacts on police response times as part of all new development proposals.
- This is exactly why the Comprehensive Plan does not support development that "leap-frogs" over agricultural land. It stresses infrastructure and public services.
- Not only is this area fairly isolated and distant from the police station, there will be jurisdictional confusion, causing even more delay in getting services out to a subdivision with over a hundred households and many transient individuals. I am asking the City Council to deny the proposed subdivision and special use because this type of high-density development is not safe for the current or future residents of this rural area.

School Impact Facts

- 1) The applicant, Ms. Been, held a neighborhood meeting to “present the proposed development” to the community. At this meeting, we asked Mr. Cox, from Western Engineering Consultants, to clarify what the current plans are, because it seems like the proposal is constantly changing.
- 2) Mr. Cox stated that in his experience, specifically his personal experience developing the Keenesburg RV Park, the composition of residents at RV parks like this are 75% long-term (permanent residents) and 25% short-term (campers).
- 3) The information we obtained from the Wild Country RV Park, where they are completely full, is even more drastic. There, the owners report they have only 3 or 4 tenants that leave each month, and the remaining 178 spaces are long-term permanent residents of the RV park.

The Municipal Code at section 15-5(b)(8)(i) requires:

For all annexations in excess of ten (10) acres, the applicant must provide a statement from the school district regarding the effect of the annexation on the school district, including an estimate of the number of students generated by the proposed annexation and the capital construction required to educate such students.

The Applicant has not done this.

Based on the 2020 US Census:

- The Average American Household has .57 children under the age of 18
- The Average “Family” Household has even more, .86 children under the age of 18
- If the Subdivision has up to 141 RV spaces, plus the Caretaker Household, Plus 2 Residential Households → that equals a total of 144 Households

Development projects can calculate the school impact using this type of data:

- If all the subdivision households are “residents” (not campers) → there would be approximately **82 children under age 18 residing on the subdivision.**
- Based on Mr. Cox’s estimate that there will be 75% residents and 25% campers, this number would be 106 RV households (.75x141) for a total of **62 children under age 18.**
- Based on the assumptions provided by Ms. Been to the Traffic Planner, there would be 40% residential use and 60% recreational use of the RV lots, meaning 56 RV households for a total of **34 children under the age of 18 residing on the subdivision.**
- **None of these projections were shared with Weld RE-8 School District to allow the District to reasonably assess the impact on school enrollment and transportation impacts from the Proposed Subdivision and Special Use.**

The School District was instead led to believe that the intended use of the annexed property, subdivision, and RV park were to cater to a retirement-age crowd and vacationers just passing through. This is not consistent with every single statement made by the land owner, who has repeatedly described the RV Park as an “RV Park for short and long-term living”, it would be housing for people who work in the community, and will be operated much like the Keenesburg RV Park (a statement made at Planning Commission meeting). As Mr. Cox stated directly to me, parks such as this are predominately utilized by long-term residents.

At the neighborhood meeting we asked Ms. Been how she intended to market the RV park to attract short-term campers, instead of long-term residents. Ms. Been insisted she did not need any amenities for this purpose and that her park was NOT going to be a camping destination park. **This was about 5 minutes after she joined the neighborhood meeting, and then she immediately insisted on ending the meeting because she would not answer any more questions about her plans.**

It is not logical to expect this development will attract short-term campers, under these circumstances. There are no tourist activities, no nearby attractions, and no amenities that will attract visitors to this location for a stopover. It will instead be a mobile home park, of RVs.

I have children who will attend the local schools. I have serious concerns about the impact of this many new households being added to the district in such an isolated location, far from the urban core and far from the resources these families will need to access. This will have enrollment and transportation implications that have not been properly considered.

SEPTIC

The site plan does not have the adequate on-site sewer treatment capacity for the number of units the landowner proposes, which may cause leaching and other environmental risks to groundwater and adjoining land uses. At first the application stated there would be onsite septic installed for 120 RVs, now it appears there will be onsite treatment intended for 90 RVs.

The septic plan is still undersized and does not account for the planned caretaker building (a 3,000 sq ft home where the on-site caretaker will live) and the security building (a 600 sq ft building that may also have a bathroom).

Kate Carney, an expert in the field of Onsite Water Treatment Systems who works at Church Onsite Wastewater Consultants, briefly reviewed the septic plan and provided this feedback.

- There are a few things that are not in line with regulation. The site plan states that there will be water and sewer hook-ups at the RV pads. This requires the planned septic design to be sized based on 100 gallons per RV, according to the Weld County Regulations.
- The applicant's septic plan is based on only 50 gallons per RV site.
- The capacity for a single system would be 20 RVs at 100 gallons per day per site. The county threshold is 2000 gallons per day.
- Additional capacity for the caretaker unit will need to be designed based on the number of bedrooms, but the caretaker unit is not even included in the engineering calculations.
- I do not think that the amount of RV spots in this plan is feasible. They may be able to provide the data for reduced flows, but they have made some errors that will mean that the actual systems will not fit with the required setbacks.
- They are also taking a reduction for chambers even though they are utilizing higher level treatment, which is not allowed. That means all the systems get 30% bigger and then they don't meet the CDPHE Policy 6 setback requirements anymore.
- It looks like they may not meet setbacks to the bull canal lateral, the well and septic on Lot 1, and the drainage structure to the east.
- The proposal should be reviewed by the Colorado Department of Health and Environment so they can determine if a state permitted system would be required. The engineering firm is proposing a very good treatment unit, but they may try to switch to something else that is cheaper.

For these reasons, any subdivision of this site should, at minimum, require immediate connection of municipal water and sewer services to meet the actual planned use, to prevent the inevitable health and environmental costs of allowing an immediate overburden on the site's utilities.

TRAFFIC

- CR 19 is already getting busier
- There is a crest in the road near the entrance to this site, which limits the sight distance, especially for vehicles that are turning
- It is 2-lanes, with no turn lanes
- There is no real shoulder and the shoulder drops off suddenly
- It is already difficult to navigate when larger, wider vehicles are using CR 19
- We have agricultural machinery that needs to use the roads, often at lower speeds, to move between fields.
- Pedestrians, bicyclists, and horseback riders also share these country roads.
- The route along CR 19 is used for some large-scale community events such as the Ironman race.

The proposed development will be cause significant traffic impacts which are not being addressed by the applicant's proposal.

- The Study that was done by Sustainable Traffic Solutions is based on 123 to 155 RVs, one single family unit, and a light industrial building.
- However, the subdivision plans to develop TWO single family lots, an RV site with 141 RVs AND a caretaker residence, plus a commercial building.
- The traffic study says we will have an additional 692 daily trips on our local roads when you add up all the impacts from this proposed subdivision.
- This is based on the assumption that only 40% of the RVs will be long-term residents.
- But we've heard them admit that it is very likely we would have A LOT more long-term residents living on this property. And other similar properties are almost exclusively long-term residents.

- Long-term residents have an average daily trip rate of 5, compared to just 3.47 for short term residents.
- With more long-term residents the average number of daily trips could increase by an additional 72 daily trips, based on the assumptions and calculations of their own study.
- That is a total of 764 additional trips on our rural 2-lane county roads, based on the applicant's own numbers.
- This additional traffic is not compatible with the rural residential and agricultural uses that are currently established along CR 19.
- At the June 24th Planning meeting. Mr. Cox said that when they developed the site to 75 RVs, which is the bare minimum they are talking about doing, that is the threshold where they would need to add a turn lane to the road.
- Adding a turn lane will require widening the road.
- This level of increased traffic, specifically the large, unwieldy RVs, may require even more improvements to the roads, such as wider shoulders and increased maintenance costs from the added traffic.
- There is no plan or proposal in place to build the necessary turn lane, or to pay for the added maintenance and improvement expenses to accommodate 764 additional trips by oversized vehicles on a daily basis.
- Widening the road would also require the neighboring properties to lose valuable ag land to eminent domain.
- These are costs which will be borne by the neighbors and taxpayers, not by the land developer.
- This type of high density housing is not appropriate in a rural area, and should be planned in areas that are being developed by the City to accommodate additional

residents with safe and appropriate infrastructure designed to handle this level of density.

- The City should not approve this proposal because it does not comply with the Comprehensive Plan and Municipal Code requirements for an approved special use.

WATER

The applicant has a letter from Central Weld County Water District that says water service can be made available to the property with a line extension and tap purchases, but instead of securing that water source, the project is going forward in reliance on well water.

The well water is entirely insufficient to meet this project's needs without causing serious harm to all surrounding wells, and allowing this project to proceed based on her well plan would be reckless.

At the June 24th planning meeting, the applicant claimed that her new well water can serve 75-80 RVs ONLY. Yet she stated at the neighborhood meeting that she plans to develop 90 RV sites before securing additional water. In the planning meeting, she also acknowledged that the caretaker will live on-site in a 3,000 sq ft residence. This residence will require water. This is on top of the TWO other residences that will be developed on Lots 1 & 2. On its face, the water plan for this subdivision is seriously deficient.

- The new Well Permit authorizes up to 4.92 acre-feet of groundwater per year.
- This well permit claims ALL the groundwater underlying the complete 15.97 acre subdivision. That means this is ALL the groundwater she can use to supply all 4 lots. Including one residence each on Lots 1, 2, and 3; the RV park, and Lot 4 future development.
- The Division of Water Resources has already called attention to this problem in their letter dated 6/15/2021 that states, "Prior to further evaluation of the water supply, the applicant must clarify if the [existing] well will still be used within the subdivision or if the well will be plugged and abandoned." She is limited to 4.92 acre feet per year, TOTAL.
- In her Affidavit Re: Water Use, Ms. Been state that she has historically used ONE to TWO ACRE FEET per year of well water for the existing single residence.
- By simple math, that leaves just 2.92 to 3.92 remaining acre feet of water each year for the new development.
 - o She plans to add another residence to Lot 2. Theoretically this will also use 1 to 2 acre feet each year. That leaves just 1.92 to 2.92 acres feet for the remaining development.
 - o She also plans to build a 3,000 sq ft caretaker residence on Lot 3. Whatever you want to call it, this is another home, and will use water at a similar rate to the existing residences.
 - o Even if all three of these homes used just 1 acre foot per year, the minimum amount listed on her sworn and notarized affidavit, there will only be 1.92 acre feet remaining for the RV Park.

- o From that, she plans to develop AT LEAST 75, but up to 90 RV spaces using well water.
 - o She claims they will each use just 50 gallons per day. However, Weld County regulations assume RVs that are hooked up to individual water and sewer connections will actually use 100 gallons per day.
 - o At 50 gallons per day, with 90 RVs, they will use 1,642,500 gallons per year. Basic math. That is over 5 acre feet alone. SHE DOESN'T HAVE 5 ACRE FEET AVAILABLE, she doesn't even have TWO after the other residences are accounted for.
 - o At 100 gallons per RV, per day, (the Weld County regulation amount) these RVs will require well over 10 acre feet of well water per year.
- These numbers do not account for the water use for the required landscaping according to the municipal code.
 - These numbers also do not account for the water requirements for fire protection, line clearing, and wash-out of the RV tanks.
 - If this project is approved, the surrounding farms, residences, and existing well-users will be immediately and irreparably harmed by this draw on the Laramie-Fox aquifer, a non-recharging aquifer.
 - Insert your personal experience of the cost to extend your well when the water level has receded.

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- At minimum, the land developer should be required to connect this property to the Central Weld Water line before proceeding with the planned subdivision, which on its face requires far more water than is available through the permitted wells.

August 3rd, 2021

City of Fort Lupton
130 South McKinley Street
Fort Lupton, CO 80621

Good Evening. My name is Stephanie Burkhard Vest and my home is at 2637 County Road 19. Thank you for your time and thank you for listening to my objections to the proposal before you tonight.

Briefly, I'd like to share with you a little about my community. My husband and I moved from a densely built subdivision to our home on CR 19 almost 8 years ago to get away from the nuisances of our neighbors. My country neighbors bring to this community character that is not found in many other places: unparalleled work ethic, commitment to agriculture, and a willingness to lend a helping hand. It is this character that drew us away from the suburbs and into this beautiful country that we now call home, and it is this character that I am willing to defend. It is why I am here tonight.

I share all of my neighbor's concerns including the use of a non-renewable aquifer, the inevitable increase in vehicle traffic and inadequate traffic management measures such as traffic lights at the intersections at CR 19 and Highway 52, and the impacts to the feel of this neighborhood this project would make. The proposal to subdivide and subsequently build an RV park in this community would serve neither this community, the community of Fort Lupton, nor the residents of the RV Park. It is too far away from the infrastructure and services needed to make this RV Park a success for anyone except Ms. Been.

In her narrative, Ms. Been states she wishes to provide "affordable living options for temporary work force and long-term residency as well as RV tourism." She goes on to say "the proposed uses will be required to conform to all applicable City of Fort Lupton zoning

regulations and standards.” The problem with this statement is that there are no applicable City of Fort Lupton zoning regulations for an RV community.

I have spent the last three weeks reading through the municipal code, trying to better understand the process unfolding before me. I have searched through the code to find how an RV Park differs from other communities, including mobile home communities, and have found the code does not cover this type of community in any of its descriptions of zoned communities. The type of dwelling Ms. Been desires to attract and charge for use of her land is described in Section 10-147 of the Municipal Code as a “vehicle” and this is the only section in the code that I could find which defined this type of dwelling. Section 10-147 addresses “Vehicles as Dwellings” and it states,

“It shall be unlawful for any person to use or for any owner or lessee of real property to permit upon that property the use of any vehicle as a dwelling within the City. The word vehicle as used herein shall mean any truck, bus, automobile, motor home, mobile home, or trailer, but does not include mobile homes used as dwellings in the areas of the city zoned for that purpose.”

There are exemptions under this Section for “mobile homes,” but RVs do not fall under this definition so long as they are used in areas zoned as “Mobile Home Community District.”

Ms. Been’s property is zoned AG. I cannot see how, given the very clear definitions given in the code regarding various dwellings, how an RV community can fall under a miscellaneous use of AG when other communities, like mobile home parks, are spelled out in great detail. Mobile home parks are required by municipal code, Section 16-38, to adhere to density rates, minimum lot sizes, boundary setbacks, minimum street widths, paving, street lighting, walkways, park areas, usable open space, recreation facilities, tie downs (to prevent damage and injuries due to wind), landscaping, fencing, etc.. Without clearly defined zoning for an “RV Living Park,” there cannot be adequate planning, execution, or oversight. Anything goes in a proposal such as this, and the residents and neighbors will suffer the consequences.

Approval of this community would be reckless and short-sighted. As it stands, Ms. Been's proposal will fall into a category of community not defined, zoned, or regulated by the City. If there are concerns about this property and its impact, there are no codes outlining her responsibilities to her residents or her neighbors. I sincerely wish Ms. Been the best of luck in pursuing her dream of owning and RV Park, but it is my strong opinion that she and her residents will be better off pursuing this elsewhere and not on CR 19.

Sincerely,

Stephanie B. Vest

September 15, 2021

City of Fort Lupton
130 S. McKinley Ave.
Ft. Lupton, CO 80621

To all council men and women who are involved in the approval process of The Been Minor Subdivision,

As city council members you are in the business of community building and I believe each of you sincerely wishes to perform your civic duties with the well-being of your community at the forefront. I am invested in my community, too, and I would like to offer you some of my insights after having read the City's Municipal Codes and Comprehensive Plan in relation to the Minor Subdivision of Sheryl Been's property for the purposes of building an RV Park.

The subdivision of Ms. Been's property into four separate lots would include one lot to build a 161-space RV community. Section 17-30 (which covers Minor Subdivisions) states, "all proposed lots meet the requirements of the zoning and subdivision regulations of the city." I have to point out that currently the Municipal Code does not have zoning for RV communities. Proceeding with the development of an RV community before outlining zoning would be a disservice to the residents of the RV Park, the citizens of Fort Lupton, and the surrounding neighbors. Without zoning regulations there cannot be accountability. Additionally, Fort Lupton Municipal Code prohibits the use of any vehicle as a dwelling within the city (Section 10-147). The code defines such vehicles as the types of residences Ms. Been proposes to have on her property. As leaders in your community, it is your responsibility to acknowledge these facts and address the zoning codes *prior* to developing RV communities.

In addition to the zoning and subdivision conflict, this proposal has failed to demonstrate that it has water of adequate quality and quantity per Section 17-30 ("evidence that an adequate water supply sufficient in terms of quality and quantity is available.") The numbers provided to you in the Sanitary Sewer Demand included water uses in the commercial building which include shower facilities, a washing machine and a sink. None of these uses were included in the calculations for demand on the commercial well Ms. Been intends to use for her residents. I calculated Phase 1 of her plan will use *at least* 5.49 acre feet of water per year, which is above

the 4.92 acre feet per year her well is permitted for. And nowhere in the plan could I find what the plan is for fire suppression until there is a tap onto Central Weld's Water.

Further, Ms. Been's drawings include a significant amount of landscaping. There are 105 trees, 146 shrubs, and 134,000 square feet of grass in her plan but in the Water and Sanitary Sewer Study dated August 20, 2020, Western Engineering states "irrigation is assumed to be minimal." Although xeric landscaping does not use as much water as traditional landscaping it still requires water, especially in the first several years as the plants are getting established. I believe after reviewing the documents provided by Ms. Been and her engineering firm that you are being sold a concept that she cannot actually deliver.

Besides the obvious conflicts with the municipal code and lack of water, this proposal also fails to conform with the Fort Lupton Comprehensive Plan. The "comp plan" land use section very clearly states commercial and residential development should be reserved for areas already zoned for these uses and should be discouraged in agricultural areas like the one where my neighbors and I live. The comp plan also discourages "leap-frog", non-contiguous development which stresses infrastructure and creates an unappealing patchwork of development that detracts from the appeal of the City. We are a rural-residential and agricultural community that is several miles away from town. Developing a small pocket into temporary, high-intensity residential makes little sense. Ms. Been and her team aim to profit considerably from this, but this proposal is nothing short of opportunistic and poorly thought out. The proposal to subdivide Ms. Been's property does not support any of the purposes set forth by the comprehensive plan, violates the municipal code, and does not meet the requirements of minor subdivision. Approval of this Minor Subdivision would be a big mistake which would undermine the legitimacy of the Fort Lupton Municipal Code, the Comprehensive Plan, and the land use process.

Respectfully,

Stephanie Vest

3647 WCR 19, Ft Lupton, Colorado

Askeland

Preliminary Draft

Showers (public) per phase	1
Washing Machines (public) per phase	1
RV Units each Phase	
XXXXX	
TOTAL	

Check column

161
<u>0</u>
161

UNIT OR FIXTURE	DEMAND gpd	PHASES 1 AND 2		PHASE 3		PHASE 4		
		Q	gpd	Q	gpd	Q	gpd	
Travel Trailer (demand per unit, see note 4)	75 units x 50 per unit 3,750	80	4,000	40	2,000	41	2,050	8,050
Shower, public park, 100 gpd per fixture per hour assume 6 hours operation per day	+ 600 per fixture	1	600	1	600	1	600	1,800
Washing Machine, public, per machine	+ 400 per fixture	1	400	1	400	1	400	1,200
Sink, public, 15 gpd per hour - Laundry assume 10 hours operation per day	+ 150 per fixture	1	150	1	150	1	150	450
	4,900 gpd							11,500



July 12, 2021

Fort Lupton City Council

In the care of Alyssa Knutson, Staff Planner
130 South McKinley Avenue
Fort Lupton, CO 80621

VIA EMAIL

aknutson@fortluptonco.gov

Re: Request to Deny the Been Subdivision and Been Special Use Permit Applications

Dear Fort Lupton City Council:

The residents of the County Road 19 Community (the “Community”) oppose the applications for the Been Minor Subdivision (the “Subdivision”) and Been Special Use Permit (the “RV Park”). The Community respectfully asks the Fort Lupton City Council to DENY both applications on the bases of: (1) detrimental impact to the surrounding community and change to the character of the rural neighborhood; (2) violations of the Fort Lupton Municipal Code (F.L.M.C.); (3) incompatibility with the Fort Lupton Comprehensive Plan (“Comprehensive Plan”); (4) non-conformance with the Fort Lupton Residential Design Standards (“Design Standards”); and, (5) the negative fiscal impact of providing necessary infrastructure and services outside the urban core.

(1) Detrimental Impact on the Community and Character of the Rural Neighborhood

- A. The subdivision, situated among rural residences and working agricultural operations, is incompatible with and will create a burden on existing residents due to the project’s stated impacts, which include:
- i. An additional 692 vehicle trips each day on rural roads shared with local residents, farm machinery, and pedestrians.¹
 - ii. Noise from up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.
 - iii. Odor, dust, and air pollution from the exhaust, campfires, and activities of up to 161 RV campers (each with multiple occupants), guests, and all associated vehicles.

¹ See the August 10, 2020 report by Sustainable Traffic Solutions, which assumes 123-155 RV spaces will be developed, with 40% of those used as long-term residences. The Community further calls this data into question, as the site is not planned with adequate amenities to attract short-term RV campers (which produce markedly fewer daily trips than long-term residents).



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- iv. An on-site sewage treatment system designed for only 90 RV sites, while the landowner intends on developing 121 sites for on-site septic, which may cause leaching of contaminants into the surrounding groundwater.
 - v. Although the subdivision has water service available from Central Weld County Water District, as stated in the subdivision application, it will rely on well water. This will negatively impact the surrounding wells used for household and irrigation purposes. The secured well water can serve 75-80 RVs, yet the plan includes 161 RVs, accessory buildings, multiple residences, and a planned future commercial building on this subdivision.
 - vi. A substantial population of transient individuals, moving through the property for short-term stays, will affect the safety and security of the rural community.
 - vii. Granting the Special Use Permit would forever change the agricultural nature of this land, paving it over and eliminating future productive agricultural use. The surrounding neighbors are residents of Weld County, which recognizes the "Right To Farm" as integral to the county's economy and the character of the rural community.
- B. The City of Dacono echoed these concerns in the letter of Mayor Joe Baker, dated January 26, 2021, which stated: "This type of use encourages a transient population, adds little value to the community, and creates future land use compatibility issues. Additionally, the annexation of Weld County Road 19 creates confusion in road maintenance services for adjacent property owners."

(2) Violations of the Fort Lupton Municipal Code

- A. The stated purpose of the Fort Lupton Subdivision Regulations is to promote the general health, safety and welfare of the present and future inhabitants of the City; ensure adequate and efficient transportation, water, waste disposal, schools, fire and police protection; minimize conflicts between land uses; conserve water and land resources; ensure necessary services and facilities are available and have sufficient capacity to serve residents; and minimize the burden of new development on existing residents. §17-1 F.L.M.C. The Subdivision does not comply with any of these stated purposes.
- i. The Subdivision will add residential lots, along with commercial and high-density permanent and temporary housing, in an agricultural neighborhood, placing a heavy burden (as described in Part 1 above) on the existing residents, in violation of § 17-1(9) F.L.M.C.
 - ii. The Subdivision will necessarily cause adverse impacts on neighboring land uses that cannot be adequately buffered through setbacks, landscaping, and orientation, in violation of §17-1(7) F.L.M.C.



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Page 3

- iii. The Subdivision will add well over a hundred additional occupants to the property (and arguably several hundred additional occupants), to a single City lot. Yet, it is surrounded by unincorporated Weld County. This will create confusion regarding jurisdiction (and a delay in response times) of fire, police, and emergency services, in violation of §17-1(3) F.L.M.C.
 - iv. The Subdivision is isolated from the necessary service providers (Schools, Fire, Police, Medical), and thus cannot ensure that services are available with sufficient capacity to serve hundreds of new residents, in violation of §17-1(8) F.L.M.C.
- B. The Municipal Code describes the legally appropriate land uses in Fort Lupton's agricultural districts, where the land has economic value for agricultural uses. An RV park is not a permitted use under the Fort Lupton Municipal Code.
- i. The Applicant envisions developing the RV Park for up to 161 RV spaces. Of these, they expect to have 60% of the spaces occupied by short-term "campers" and 40% of the spaces occupied by long-term "residents." This type of use, where hundreds of people will be residing on a single lot for either long-term or short-term lodging, is most closely comparable to a motel, hotel, or mobile home community.
 - ii. The Fort Lupton Municipal Code states that: "The list of permitted uses in each zone district is exclusive, meaning that uses not specifically described are not permitted." §16-7(a) F.L.M.C..
 - iii. The exclusive list of "Special Uses" allowed in an agricultural district does not include RV parks, hotels, motels, campgrounds, public accommodations, or any other similar high-density use. §16-32(c) F.L.M.C.
 - iv. Only similar or compatible uses may be permitted as special uses, as set forth in Section 16-7. The Residential Design Standards define compatible as: "The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other **in harmony**. Some elements affecting compatibility include height, **scale, mass, and bulk** of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. **Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture.** Compatibility refers to the sensitivity of development proposals in **maintaining the character of existing development.**" §II.B.10 *Residential Design Standards*.
 - a. An RV park of this scale, squeezed onto a parcel that is under 10 acres in size, cannot be operated in harmony with the adjacent agricultural and rural residential use. Residents of the adjacent parcels and surrounding area have developed their own properties in a manner that is consistent with agricultural and rural residential uses. Safety, peace and quiet,



July 12, 2021
Page 4

seclusion, a tight-knit community, privacy, wide-open spaces, and other intrinsic characteristics of a rural lifestyle currently define the character of the existing development along County Road 19 and would be destroyed by the proposed high-density transient housing.

- b. The scale, mass, and bulk of well over 100 RVs, along with other permanent structures which would occupy the proposed Subdivision under the Special Use Permit are grossly out of proportion to any other property use in the agricultural zone, and specifically all other uses in the vicinity of this property.
 - c. The lighting, noise, and odors of an RV park will be disruptive to livestock and substantially alter the quiet, secluded, character of the existing development.
- C. The City shall not approve a special use which does not meet the criteria enumerated in § 16-7(d) of the Fort Lupton Municipal Code. The proposed special use at issue fails to meet the required criteria in multiple ways.
- i. As detailed above, it does not satisfy all applicable provisions of the Municipal Code and is inconsistent with the intent of the Comprehensive Plan, in violation of §16-7(d)(1) F.L.M.C.
 - ii. As described above, the use will substantially alter the character of the agricultural district and rural residential neighborhood, in violation of §16-7(d)(2) F.L.M.C.
 - iii. The RV park will not result in efficient off-site traffic circulation, and will have a drastic adverse impact on adjacent uses including the creation of hazardous conditions for pedestrians, vehicles, and farming machinery due to the marked increase in daily trips, specifically made by oversized vehicles on normally quiet country roads without sidewalks, turn lanes, or comfortable shoulder margins. This adverse impact is a violation of §16-7(d)(3) F.L.M.C.
 - iv. There are no identified conditions of approval which adequately address: traffic; activity levels; light; noise; odor; quality and scale of the high-density RV occupation; hours of operation; dust; utilities; safety; privacy; or nuisance issues as already identified through the public hearing process, a violation of §16-7(d)(4) F.L.M.C.
- D. The site plan does not provide appropriate set-backs, pursuant to §16-32(e-f) F.L.M.C., which requires perimeter set-backs of 25-50 feet in the agricultural zone. Instead of an adequate landscaping buffer and appropriate set-backs, the Subdivision and RV Park will place a 2-lane road, used by oversized vehicles, around most of the perimeter of the lot.

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- E. The Been Subdivision Site Plan would install a 4' tall barbed wire fence along the northern property boundary.² This is a prohibited fence pursuant to §16-104 F.L.M.C. In an agricultural district, a barbed wire fence is only permitted for the confinement of livestock. §16-108 F.L.M.C. Here, the property owner proposes barbed wire to contain her tenants and neighbors, a violation of the Municipal Code.

(3) Incompatibility with the Fort Lupton Comprehensive Plan

- A. The Been Subdivision does not comply with the Fort Lupton Comprehensive Plan, which seeks to avoid development that “leap-frogs” over agricultural land, as this stresses infrastructure and services. The Comprehensive Plan directs the City to encourage only contiguous, adjacent development within the existing urban core to preserve agriculture from being prematurely converted into higher intensity uses. *Fort Lupton Comprehensive Plan*, pg 33.
- B. The Comprehensive Plan, like the Municipal Code, recommends that the City make it a **high priority** to consider impacts on police response times, infrastructure, park access, and other services as part of all new development proposals. *Fort Lupton Comprehensive Plan*, pg. 135.
- C. The Comprehensive Plan states: “The City should take steps to prohibit adjacent incompatible uses.” *Fort Lupton Comprehensive Plan*, pg 33. This recommendation is listed as one of the City’s **highest priorities** on pg. 129 of the plan.
- D. The Comprehensive Plan identifies the areas of “annexation priority”, areas of future growth, and areas designated for “residential growth.” *Fort Lupton Comprehensive Plan*, pgs. 30, 32, and 37. The location of the Subdivision and RV Park are well beyond the boundaries of the City’s planned development. Notably, the City has 3 priority levels for future annexation, all miles away from the Been Subdivision. The City also identifies the neighborhoods intended for future residential use, which are centrally located to schools, infrastructure, services, and public facilities. All future residential growth is planned for the areas east and north of the City’s core urban area, at the opposite side of the Fort Lupton Planning Area from the Been Subdivision.

(4) Non-conformance with the Fort Lupton Residential Design Standards

The Residential Design Standards apply to all development in the agricultural zone, § 16-31 (a) F.L.M.C. and it is unlawful to violate the Residential Design Standards. §16-192 F.L.M.C. Section V.A.1. of the Residential Design Standards describes the design review procedures relate to subdivisions, and states that “[t]he preliminary plat must comply with the residential site planning and site design standards.”

- A. The Subdivision does not comply with the Design Standards requirement that subdivisions with new multi-family development of over 50 units to supply residents with

² This statement is based on the Been RV Park Site Plan, with release date of 6/24/21.

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Page 6

at least two approved recreational amenities.³ *Fort Lupton Residential Design Standards*, §4.H.(3)(I).

- B. As noted above in Parts 2 and 3 of this opposition letter, the plat does not “evidence the availability and adequacy of public facilities and services needed to meet the demand generated by the proposed subdivision”, in violation of §V.3.(a)(2) of the Design Standards.
- C. The City Council must deny a preliminary subdivision plat that does not evidence compliance with the Design Standards.

(5) Negative Fiscal Impacts for the Provision of Necessary Infrastructure and Services Outside the Urban Core

- A. As described herein, the impact on police and fire service access, response times, and capacity to serve this high-density residential development will be significant and inefficient due to the isolated location surrounded by unincorporated Weld County land.
- B. High-density residential development is not appropriate directly across the street from the Frederick Pumping Station, where lightning or human error can cause a chemical fire or explosion, and where the Fort Lupton Fire Department cannot provide comprehensive fire protection services to the residents.
- C. The impact on schools and school transportation services will not be insignificant with the development of a projected 64 new long-term residences in such a remote rural neighborhood.
- D. Other services and public works, such as medical facilities, parks and recreation, and public services to support the influx of new City residents and a substantial volume of visitors are not planned for development in this area of the City.
- E. The site plan does not have the adequate on-site sewer treatment capacity, nor sufficient well water available to meet the planned population of the site itself. Any subdivision of this site should, at minimum, require immediate connection of water and sewer services sufficient to meet the actual planned use, to prevent the inevitable health and environmental costs of allowing an immediate overburden on the site’s utilities.

The undersigned members of the County Road 19 Community respectfully ask the City Council to deny the Been Subdivision and Been Special Use Permit applications, as they do not comply with the Fort Lupton Municipal Code, the Fort Lupton Comprehensive Plan, and the Fort Lupton Residential Design Standards. Further, we ask the City to determine that there are no conditions

³ Based on the applicant’s projections, there will eventually be 161 RV spaces, 40% (or 64.4) of which will be long-term residents.



July 12, 2021
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of approval that would adequately address the detrimental impact on the surrounding agricultural community.

Sincerely,



Erin C. Pierce, Esq.

Representing the following members of the County Road 19 Community:

Eric Rainey	Tiffany Gardner	Steve Ceplius
Danielle Rainey	Dean Felton	Sherry Ceplius
Thomas Pugh	Dorothy Felton	Mario Madrid
Paul Larsen	Frank Bushman	John Brunetti
Pat Thorpe	Lenetta Bushman	Tom Tinney
April Thorpe	Steve Lefforge	Dolf Veit
Steve Stratton	Michelle Lefforge	Susan Veit
Dannelle Stratton	Nancy Fichter	Steve Reynolds
Eric Gardner	Erin Holland	

CC: Todd Hodges, City Planner, thodges@fortluptonco.gov; Roy Vestal, Public Works, via aphillips@fortluptonco.gov; Andy Ausmus, City Attorney, cflcourt@fortluptonco.gov; County Road 19 Community Members.

July 14, 2021

VINCENT P. FORCINITO
303 575 7515
VFORCINITO@OTTENJOHNSON.COM

VIA E-MAIL

City of Fort Lupton City Council
City of Fort Lupton
130 S. McKinley Avenue
Fort Lupton, Colorado 80621

Re: Been Minor Subdivision and Special Use Permit Applications

Dear City Council:

This firm represents Sheryl Been (the “**Applicant**”) with respect to certain real property consisting of approximately 15.97 acres generally located west and adjacent to County Road (“**CR**”) 19 approximately 0.29 miles south of CR 10, and more particularly identified as Weld County Assessor’s Parcel No. 146916100006 (the “**Property**”) in the City of Fort Lupton, Colorado (the “**City**”). This letter is submitted in support of Applicant’s pending applications for the Property for (i) a minor subdivision (the “**Subdivision Application**”) to subdivide the Property into four lots and one outlot (the “**Proposed Plat**”); and (ii) a special use permit (the “**SUP Application**”) and collectively with the Subdivision Application, the “**Applications**”) to allow a recreational vehicle park designed to accommodate up to 90 recreational vehicles on a portion of the Property (the “**Proposed Use**”). As set forth in further detail below, the Applications meet all of the approval criteria for a minor subdivision and special use permit as required pursuant to the Fort Lupton Municipal Code (the “**FLMC**”). City Council will consider the Applications at its July 20, 2021 public meeting, and we request that this letter be made a part of the record of City Council’s public hearings on the Applications.

Background

The Property was approved for annexation into the City and was initially zoned within the A-Agricultural District (the “**Agricultural District**”) by City Council on February 16, 2021. There is an existing single-family residence situated on Lot 1 of the Proposed Plat. A future single-family residence is contemplated to be constructed on Lot 2 of the Proposed Plat and the Proposed Use is intended to be developed on Lot 3 of the Proposed Plat. There are no immediate plans for Lot 4 of the Proposed Plat. Outlot A of the Proposed Plat will be used for drainage purposes.

The Proposed Use will sit on approximately 9.92 acres, and will be designed to accommodate up to 90 recreational vehicles, blending seamlessly with the surrounding rural and industrial areas. In connection with development of the Proposed Use, Lot 3 will be landscaped in accordance with FLMC requirements, and will include various

amenities such as walking paths, a dog park and a playground. The Proposed Use will be an attractive addition to the Fort Lupton community, and adverse impacts, if any, on surrounding properties or the greater community will be mitigated as set forth in the Applications and discussed below. The Proposed Use will generate minimal noise, similar to a campground, will impose strict quiet time hours, will not allow campfires on the Property, and will not generate noxious odors.

The Property is fully bordered on the north by the Bull Canal, providing a natural buffer between the Property and surrounding properties to the north. The Proposed Use will include well-designed landscaping approved by the City, which will provide for more than 100 trees and 100 shrubs within the Property, creating a buffer, and mitigating impacts, between the Proposed Use and neighboring properties. The Applicant will utilize downward-facing lighting to eliminate light infiltration onto neighboring properties, will restrict operating hours for the Proposed Use, and will install security cameras throughout Lot 3.

The Applicant has obtained approval of Well Permit No. 9930 for the existing well on the Property, which will be sufficient to serve 63 recreational vehicle units without any adverse impacts on the water resources of neighboring properties. A water meter will be installed on the well to ensure compliance with usage requirements. The Proposed Use will operate under this well permit until the Applicant obtains water service from the Central Weld County Water District, which application for service has been submitted and is being processed by the Central Weld County Water District. Upon Central Weld County Water District approval, there will be adequate water to serve 90 recreational vehicle units. A state of the art septic system with an additional layer of sanitizing protection capable of accommodating up to 90 recreational vehicle units will serve the Property. Additionally, in accordance with the traffic study prepared in connection with the Applications, CR 19 and the other existing road infrastructure adjacent to the Property will be sufficient to serve development of up to 75 recreational vehicle units on the Property; as a condition to development of any additional units on the Property, the Applicant must construct certain improvements to CR 19 as discussed below.

Approval Criteria—Minor Subdivision

The Subdivision Application is consistent with the stated purpose of the City's subdivision regulations, as contained in FLMC § 17-1. The proposed subdivision will (i) ensure high quality land development, in a prime location for a well-designed and maintained recreational vehicle park; (ii) minimize conflicts between the Proposed Use and other land uses by providing for lots that are of an appropriate size and configuration for the site characteristics and intended uses for the Property, to include nearly 10 acres to accommodate the Proposed Use; (iii) include adequate buffering to prevent any adverse impacts of adjoining uses through lot orientation, landscaping, and other appropriate methods, as discussed throughout this letter; and (iv) ensure that the necessary services and facilities are available and have sufficient capacity to serve residents and businesses, which has been confirmed through the application process. Further, the Applicant's annexation of the Property into the City earlier this year was in contemplation of development.

FLMC § 17-30 outlines the eligibility requirements for approval of a minor subdivision within the City. The Subdivision Application meets each of these requirements as follows:

(1) There are no public rights-of-way dedicated (FLMC § 17-30(c)(1)).

As reflected on the Proposed Plat, there will be no public rights-of-way dedicated via the minor subdivision plat.

(2) The entire subdivision consists of a total of four (4) or fewer lots. This is not to be interpreted as four (4) additional lots in the case of a resubdivision of existing lots (FLMC § 17-30(c)(2)).

The entire subdivision will consist of a total of four lots and one outlot for drainage. This will be an initial subdivision of the Property.

(3) All proposed lots meet the requirements of the zoning and subdivision regulations of the City (FLMC § 17-30(c)(3)).

The proposed lots will meet all applicable requirements of Chapters 16 and 17 of the FLMC. The proposed lots will not be in violation of any such provisions of the FLMC, as more particularly discussed in this letter.

(4) There have not been other minor plats within the same subdivision that, in combination with the proposed minor plat, would circumvent the intent of this Chapter (FLMC § 17-30(c)(4)).

Again, this will be an initial subdivision of the Property. No other minor plats have been processed for the Property such that the proposed minor plat would circumvent the intent of the FLMC in any way.

Approval Criteria—Special Use Permit

Pursuant to FLMC § 16-7(a), similar or compatible uses to those permitted in a particular zone district may be permitted by the City as special uses as set forth in the FLMC. Within the Agricultural District, RV parks are not allowed as a use by right. However, the Proposed Use will be compatible and harmonious with surrounding properties, making it suitable for approval as a special use on the Property.

The Property is immediately surrounded by agricultural, rural residential, and oil and gas operations, to include an approximately 49 acre compressor station located immediately to the east of the Property. Further, other properties near the Property have been developed, and are maintained and operated as, construction companies, outdoor storage, mineral resource development facilities, large storage power plants, and recreational vehicle storage facilities. The Proposed Use will maintain a rural feel, similar to a campground, and will blend seamlessly into the community's otherwise rural and industrial landscape. The Proposed Use is well-designed and will be thoughtfully operated and maintained, to include, among other matters, a prohibition on any recreational vehicles produced prior to 2011. In addition, the development will include recreational amenities such as walking paths and a playground, and will be subject to a landscaping plan approved by the City in order to provide a buffer between the Property and adjacent properties, in addition to the natural buffer provided by the Bull Canal to the north. As mentioned above, the Property will utilize a state of the art septic system that will exceed state requirements, and the Applicant has already obtained an approved well permit sufficient to serve the Proposed Use without affecting the water supply of neighboring properties.

FLMC § 16-7(d) states that the City shall use the following criteria to evaluate the SUP Application:

(1) The special use shall satisfy all applicable provisions of the FLMC and shall be consistent with the intent of the Comprehensive Plan (FLMC § 16-7(d)(1)).

The Proposed Use will satisfy all applicable provisions of the FLMC, and the Applicant has submitted to the City all applicable submittal items as required pursuant to FLMC § 16-7(c). The Proposed Use will additionally be consistent with the intent of Picture Fort Lupton (the “**Comprehensive Plan**”). The Comprehensive Plan designates the Property within the Agriculture and Rural Residential land use type. For this land use type, the Comprehensive Plan states:

“This designation allows for agricultural and related uses as well as low density residential on the periphery of the City’s planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial business . . .”

The Proposed Use, a recreational vehicle park, is compatible with and will help to preserve the generally rural character of the area, even more so than an isolated industrial business, as expressly contemplated by the Comprehensive Plan, otherwise would. The Comprehensive Plan expressly contemplates miscellaneous uses of agricultural properties within the City, such as the Proposed Use—it will be a miscellaneous use on the Property and it is the intent of the Comprehensive Plan to allow for this compatible use.

(2) The special use shall not substantially alter the character of the district or the neighborhood (FLMC § 16-7(d)(2)).

As noted above, the Proposed Use will be compatible with the area and will not substantially alter the character of the district or the neighborhood. The Proposed Use will maintain a rural feel, will blend seamlessly into the community’s otherwise rural and industrial landscape, and will not have any adverse effects on surrounding properties.

Again, the Proposed Use will be tastefully designed, will require that recreational vehicles parked on the Property be produced no earlier than 2011, will include recreational amenities such as walking paths and a playground, and will be subject to an approved landscaping plan in order to provide a buffer between the Property and adjacent properties, in addition to other measures to ensure that the character of the neighborhood or the district is not substantially altered. While the Property is within the Agricultural District, the surrounding property, as noted above, contains various industrial uses, to include a large gas compressor station located immediately to the east of the Property. The area is also home to various outdoor storage uses, to include outdoor recreational vehicle storage. The Proposed Use is compatible with all of such uses, and as such, will not substantially alter the character of the district or the neighborhood.

(3) The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles (FLMC § 16-7(d)(3)).

The Proposed Use will have efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles. Roadways and walkways within the

Property will be designed to allow for safe and efficient vehicular and pedestrian travel within the Property. Further, consistent with the traffic study prepared in connection with the Applications, the Applicant will widen and construct a turn lane into the Property from CR 19 as a condition precedent to allowing for more than 75 recreational vehicle spaces within the Property, in order to service the additional traffic contemplated to be generated by the Proposed Use and to avoid any adverse impacts on adjacent uses or hazardous conditions for pedestrians or vehicles along CR 19.

(4) Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type; style and scale hours of operation; dust; erosion and other performance issues identified through the public hearing process (FLMC § 16-7(d)(4)).

Adequate conditions of approval are contemplated to avoid any performance concerns generated by the Proposed Use. A turn lane will be required to be constructed on CR 19 prior to the number of recreational vehicle spaces on the Property exceeding 75, the hours of operation of the Proposed Use will be limited to include nighttime “quiet hours,” on-site lighting will utilize downward facing bulbs to avoid any off-site light infiltration, and an approved landscaping plan will be implemented to ensure adequate screening of the Proposed Use.

(5) The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council (FLMC § 16-7(d)(5)).

Pursuant to FLMC § 16-7(a), a special use permit (i) is granted to individuals or entities, and does not “run with the Property” itself; and (ii) will automatically terminate upon cessation of the approved use for a period exceeding 180 consecutive days. As a result, if the Proposed Use ceases to be operated on the Property for such period, or if the Applicant transfers the Property to another individual or entity, the special use permit would terminate, without hearing or notice. As with all properties in the City, the City has inspection and enforcement rights pursuant to the City’s inherent police powers, necessary to ensure compliance with the approval and with any conditions of approval as may be specified by the City Council.

As the Applications satisfy all approval criteria therefor in accordance with the FLMC, the Applicant respectfully requests City Council approve of the Applications.

Sincerely,

A handwritten signature in blue ink, appearing to read 'V. Forcinito', with a stylized flourish at the end.

Vincent P. Forcinito
for the Firm

VPF/vpf

City Council
July 14, 2021
Page 6

cc: Sheryl Been (via e-mail)
Alyssa Knutson, Fort Lupton Staff Planner (via e-mail)

Magaly Morales-Tejada

From: Natalie Cummings [mailto:natalie@brightonchamber.com]
Sent: Thursday, July 15, 2021 12:50 PM
To: Todd Hodges; Alyssa Knutson
Cc: Todd Hodges
Subject: Special Use Application Letter

Dear Mr. Hodges.

I was made aware that there is a special use application requested for an RV park in the Fort Lupton Area. I was pleased to see this was being considered. During my years with the Fort Lupton Chamber, I received many calls requesting options for short term living situations for people coming in for birding, for exploring the historic nature of Fort Lupton, and certainly short term living situations for workers in the gas and oil business.

It is fortunate that we have rural space available to develop such a project, and hopefully, there will be a larger presence of high end RV parks in the community in the future. I hope you will take this perspective into consideration.

As former staff for the Chamber of Commerce in Fort Lupton, and now Brighton, I consider this to be a much needed development.

Thank you for your consideration.

Natalie Cummings

Natalie Cummings

CEO & President

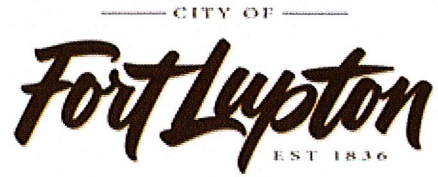
Greater Brighton Chamber of Commerce and Tourism Bureau

(303) 659-0223

natalie@brightonchamber.com

www.brightonchamber.com

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-153

**ACCEPTING CITY OF FORT LUPTON'S AUDIT REPORT OF FINANCIAL STATEMENTS FOR THE
YEAR ENDING DECEMBER 31, 2020**

I. **Agenda Date:** Council Meeting – September 21, 2021

II. **Attachments:** A. Financial Statements
B. Management Letter
C. Governance Letter

III. **Summary Statement:**

CliftonLarsonAllen, LLC has completed their review of the 2020 financial records for the City of Fort Lupton

IV. **Submitted by:** _____
Leann Perino, Finance Director

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____
City Clerk _____ Date _____

IX. Detail of Issue/Request:

The audit and management report have been presented as complete.

The 2020 Comprehensive Annual Financial Statements are available on the City's website at www.FortLuptonCO.gov under Government Services, Finance Department, and Budget & Resources.

X. Legal/Political Considerations:

Audited Financial Statements are required to be filed with the State of Colorado Auditor every year by July 31 every year. The statements are also filed with the Multiple Securities Rule Making Board (MSRB) every year by June 30 to keep us in compliance with the continuing disclosure requirements of our bonds.

XI. Alternatives/Options:

N/A

XII. Financial Considerations:

None

XIII. Staff Recommendation:

Accept the City of Fort Lupton's audited audit report of the Comprehensive Annual Financial Statement for the ended December 31, 2020.

CITY OF FORT LUPTON Colorado



Comprehensive Annual Financial Report For the Year Ended December 31, 2020

City of Fort Lupton
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City of Fort Lupton
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INTRODUCTORY SECTION



Finance Department

130 S. McKinley Avenue Phone:

303.857.6694

Fort Lupton, CO 80621

Fax: 303.857.0351

www.fortlupton.org

August 6, 2021

To: Honorable Mayor Zo Stieber, Members of Council and
Residents of the City of Fort Lupton:

State Law requires that all general-purpose local governments publish within seven months of the close of each fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Fort Lupton (the City) for the fiscal year ended December 31, 2020.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's internal controls have been designed to provide reasonable rather than absolute assurance that the financial statements are free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

CliftonLarsonAllen, LLP, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2020, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

The Government Finance Officers Association of the United States and Canada (GFAO) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fort Lupton for its comprehensive annual financial statements for the fiscal year ended December 31, 2018. In order to be awarded a Certificate of Achievement, a



Finance Department

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government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

PROFILE OF THE CITY

The City is located in Weld County along State Highway 85 approximately 30 miles north of Denver. Fort Lupton encompasses 26 square miles and serves approximately 7,420 residents.

The City is the oldest continuously inhabited settlement in Weld County, founded in 1836 as a trading post on the banks of the South Platte River and was incorporated in 1890. The City operates under the council – manager form of government. Legislative and policy making authority are vested in the City Council, consisting of a mayor and six council members. The mayor is elected at large and the council is elected by wards. The mayor and council members are elected to four year staggered terms with three to four members being elected every two years.

The Council is responsible for passing ordinances, adopting the annual budget, appointing committees, hiring the city administrator, clerk, attorney and judge. The city administrator is responsible for carrying out policies and ordinances passed by the council and appointing heads of departments to oversee the operations of the City.

The City provides a range of services to its residents including: police protection courts, municipal water, sanitary sewer and storm water, construction and maintenance of streets, parks and trails, recreation center and golf course facilities, cultural events, planning, development, code enforcement and general government services.

LOCAL ECONOMY

City's general fund revenues are derived 22% from sales taxes and 52% from property tax. These taxes are used to provide services such as police, parks, municipal court, planning and economic development, and general governmental services. In addition to services the tax revenue in the general fund also provided for street maintenance and repair and the purchase of water. The major sources of the tax revenue within the City are oil & gas, grocery stores, auto sales, and restaurants.

Four of the top ten major employers in the City are in the oil and gas industry or related services. The property tax valuation for 2019, taxes collected in 2020, increased 39%, due to construction of new homes and commercial property and increase in oil & gas extraction within the City. Sales tax decreased by 6% in 2020 as a result of COVID 19's effect on the economy



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LONG-TERM FINANCIAL PLANNING

The annual budget and the six year capital improvement plan are the tools used by the City to project cash flows needed for improvements. Every department of the City is required to submit a capital request and six year improvement plan by the end of July and a budget request for the following year, by the beginning of September. The Finance Department presents the budget to the City Administrator and Council for review and amendment before October 31st. Public hearings are held and the Council adopts the budget before December 15th.

The City monitors the budget throughout the year and makes adjustments as necessary to provide services and infrastructure improvements.

Sincerely,

Leann Perino
Finance Director

**CITY OF FORT LUPTON
PRINCIPAL OFFICIALS
OF THE PRIMARY GOVERNMENTS**

CITY COUNCIL

ZO STIEBER

Mayor
At-Large

SHANNON RHODA

Council Member Ward 1
Mayor Pro-Tem

CHRIS CERETTO

Council Member Ward 2
Treasurer

MICHAEL SANCHEZ

Council Member
Ward 3

DAVID CRESPIN

Council Member
Ward 1

TOMMY HOLTON

Council Member
Ward 2

BRUCE FITZGERALD

Council Member
Ward 3

LEGAL AND COURT

ANDREW AUSMUS

City Attorney

LOUIS A. GRESH

Municipal Court Judge

CITY ADMINISTRATION

CHRIS CROSS

City Administrator

GLEND A ARETXULOETA

Assistant City Administrator

LEANN PERINO

Finance Director

Maricela Pena

City Clerk

JOHN FRYAR

Public Safety Director

JEANELLE ANDERSEN

Court Coordinator

LAURA HOWE

Human Resource Manager

MONTY SCHUMAN

Recreation Director

ROY VESTAL

Public Works Manager

CHRISTOPHER NELSON

Facility Safety & Risk Manager

TYLER TARPLEY

Golf Course Manager

SARA FRANK

Library Director

TODD HODGES

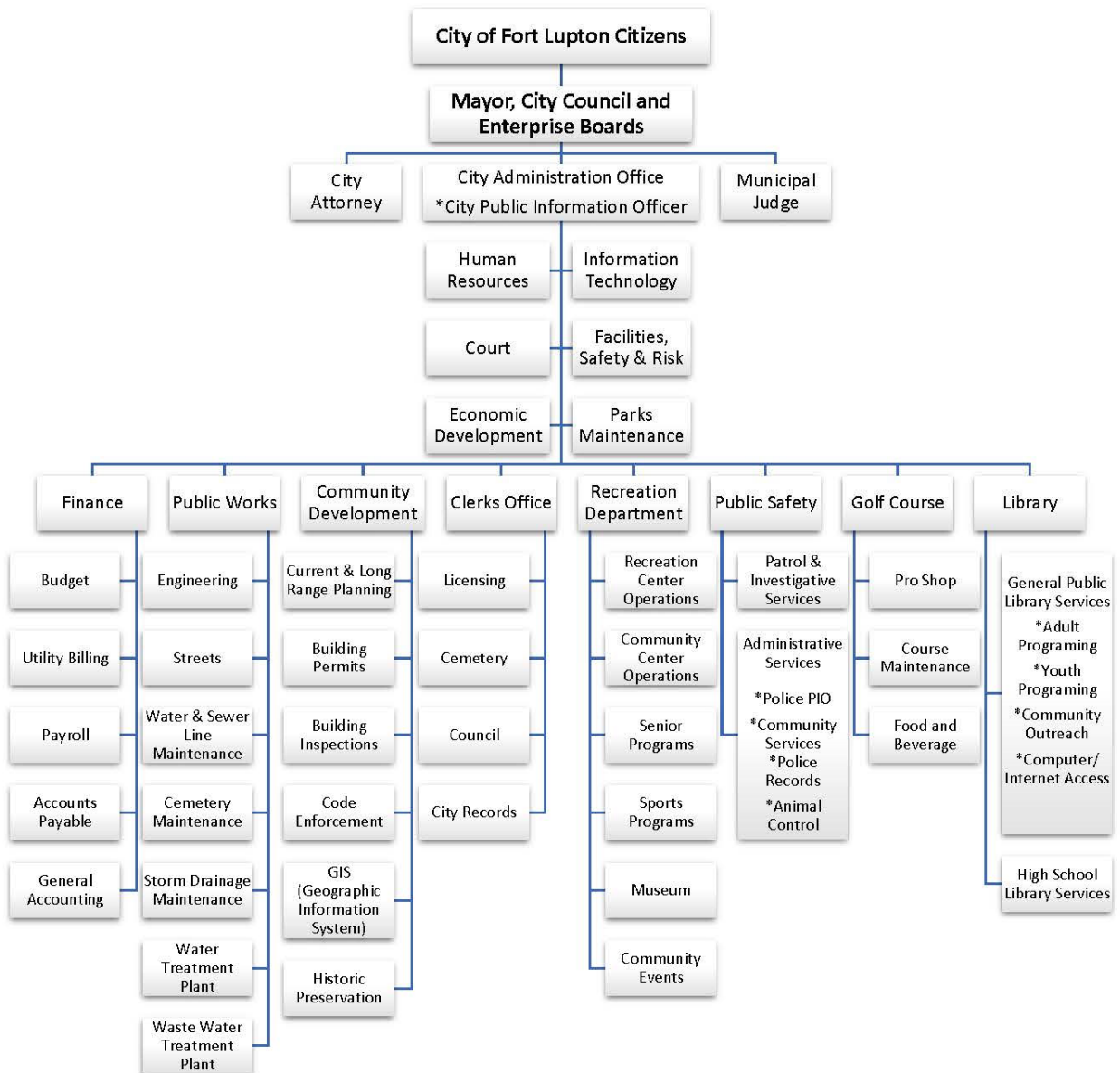
City Planner
Todd Hodges Designs LLC

JON MAYS

Wastewater/Water Plant
Operator - OMI

CITY OF FORT LUPTON

2020 FUNCTIONAL ORGANIZATIONAL CHART



FINANCIAL SECTION



INDEPENDENT AUDITORS' REPORT

City Council
City of Fort Lupton
Fort Lupton, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Fort Lupton, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Fort Lupton as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.



Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and general fund budgetary comparison schedule as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Fort Lupton's basic financial statements. The introductory section, combining and individual fund statements and schedules, statistical section and the local highway finance report are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements and schedules and the local highway finance report are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules and the local highway finance report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.



CliftonLarsonAllen LLP

Broomfield, Colorado
August 6, 2021

This discussion and analysis of the City's financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2020. Please read it in conjunction with the transmittal letter and the City's financial statements.

FINANCIAL HIGHLIGHTS

- The City's financial position continues to be strong and improving during 2020.
- The City's assets exceeded liabilities and deferred inflows of resources by \$115,876,751 at the end of 2020. Of this amount \$24,484,940 or 21% is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors. The remaining \$91,391,811 includes \$79,601,480 invested in capital assets and \$11,790,331 restricted by agreement or regulation.
- The City's total net position increased by \$16,834,554 in 2020. \$9,258,722 of the increase was in the Governmental Activities. In the Governmental Activities current assets increased \$6,433,692 current liabilities increased \$223,539, and deferred inflows of resources decreased \$1,786,577.
- The City's General Fund balance was \$25,344,548 as of December 31, 2020; which is an increase of \$7,860,226 from the previous year. The unassigned fund balance in 2020 is \$17,192,886 or 142% of expenditures.
- The enterprise funds had an unrestricted net position of \$7,093,850, an increase of \$1,509,783 or 21% at the end of 2020.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The basic financial statements contain three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. In addition to the basic statements, this report also contains other supplementary information including combining statements for non-major funds, and individual fund statements.

Government-Wide Financial Statements The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances in a manner similar to a private sector business.

The *statement of net position* presents information on all of the City's assets, liabilities and deferred inflows of resources with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the City's financial position is improving or deteriorating.

The *statement of activities* presents information showing how the government's assets changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*governmental activities*) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (*business-type activities*). The City's governmental activities include general government, public safety, public works, parks and recreation, and other auxiliary services. The business-type activities include water treatment, sewage treatment, storm water drainage, recreation center, and a golf course.

Fund Financial Statements A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds *Governmental funds* are used to account for essentially the same function as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows* of spendable resources, as well as on the balance of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains five individual governmental funds. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balance for the General Fund, which is considered to be the City's only major fund. Data from the other four funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the form of *combining statements* elsewhere in the report.

The basic governmental fund financial statements can be found from pages 18 through 24 of this report.

Proprietary Funds The City maintains four operations that are considered enterprise in nature. The four *enterprise funds* are the Recreation Center, Utility Fund, Storm Water Drainage Fund and the Golf Fund that are presented in the *business-type activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Recreation Center, Utility Fund, Storm Water Drainage Fund and the Golf Fund, which are all considered major funds of the City.

The basic proprietary fund financial statements can be found on pages 25 through 28 of this report.

Budget Comparisons The City adopts an annual appropriated budget for all of its funds. A budgetary comparison statement has been provided for all governmental and enterprise funds to demonstrate compliance with the budgets.

Notes to Financial Statements The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the financial statements.

Other Information In addition to the financial statements and accompanying notes this report also includes required and other supplementary information.

CITY-WIDE FINANCIAL ANALYSIS

Net position As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of December, 31, 2020, assets exceeded liabilities and deferred inflows of resources by \$115,876,749.

The following table provides a summary of the City's governmental and business-type net position for 2019 and 2020.

Table 1
Net Position
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
ASSETS						
Current and Other Assets	\$ 35,104	\$ 28,670	\$ 13,663	\$ 12,593	\$ 48,767	\$ 41,263
Capital Assets	31,309	29,949	88,069	82,629	119,378	112,578
Total Assets	66,413	58,619	101,732	95,222	168,145	153,841
LIABILITIES						
Current Liabilities	954	730	6,140	5,842	7,094	6,572
Long-Term Liabilities	1,276	225	36,232	37,308	37,508	37,533
Total Liabilities	2,230	955	42,372	43,150	44,602	44,105
DEFERRED INFLOWS OF RESOURCES						
Property Taxes	6,990	8,776	1,630	1,918	8,620	10,694
NET POSITION						
Net Investment in Capital Assets	31,110	29,949	48,491	42,485	79,601	72,434
Restricted	9,646	8,585	2,145	2,085	11,791	10,670
Unrestricted	17,391	10,354	7,094	5,584	24,485	15,938
Total Net Position	<u>\$58,147</u>	<u>\$48,888</u>	<u>\$57,730</u>	<u>\$ 50,154</u>	<u>\$115,877</u>	<u>\$99,042</u>

A significant portion of the City's net position (69%) reflects its investment in capital assets. These assets include land, buildings, machinery, equipment, and infrastructure. These capital assets are used to provide services to citizens; consequently, they are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Another small portion of the City's net position (10%) represents resources that are subject to external restrictions and City ordinance on how they may be used. 2% of the funds are restricted for the payment of debt. 6% of the funds have been legally restricted by ordinance for the purchase and maintenance of infrastructure. 1.6% of funds have been restricted by ordinance for use in parks and recreation. 0.4% of the funds have been restricted by the State of Colorado Conservation Trust Fund for use in parks and recreation.

Changes in Net Position Governmental and Business-type activities increased the City's net position by \$16,834,554 in 2020. The following table indicates the changes in net position for governmental and business-type activities in 2020.

Table 2
Changes in Net Position
(in thousands)

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Program Revenues						
Charges for Services	\$ 2,153	\$ 1,480	\$ 8,522	\$ 7,846	\$ 10,675	\$ 9,326
Operating Grants & Contributions	169	228	-	-	169	228
Capital Grants & Contributions	452	1,015	5,650	1,498	6,102	2,513
General Revenues						
Sales Tax	8,544	8,259	-	-	8,544	8,259
Property Tax	8,754	4,893	1,931	1,365	10,685	6,258
Other Taxes	1,662	1,670	-	-	1,662	1,670
Other Revenue	607	1,219	92	187	699	1,406
Total Revenues	22,341	18,764	16,195	10,896	38,536	29,660
Expenses						
General Government	3,900	3,544	-	-	3,900	3,544
Public Safety	2,616	2,282	-	-	2,616	2,282
Public Works	2,551	2,220	-	-	2,551	2,220
Culture, Parks, Recreation	1,015	723	-	-	1,015	723
Other	2,372	1,102	-	-	2,372	1,102
Utilities	-	-	6,370	6,705	6,370	6,705
Storm Water Drainage	-	-	48	48	48	48
Golf	-	-	1,473	1,436	1,473	1,436
Recreation Center	-	-	1,356	1,779	1,356	1,779
Total Expenses	12,454	9,871	9,247	9,968	21,701	19,839
CHANGE IN NET POSITION BEFORE TRANSFERS	9,887	8,893	6,948	928	16,835	9,821
Transfers						
Transfers	(628)	(671)	628	671	-	-
CHANGE IN NET POSITION AFTER TRANSFERS	9,259	8,222	7,576	1,599	16,835	9,821
Net Position - Beginning of Year	48,888	40,666	50,154	48,555	99,042	89,221
NET POSITION - END OF YEAR	<u>\$58,147</u>	<u>\$48,888</u>	<u>\$57,730</u>	<u>\$ 50,154</u>	<u>\$115,877</u>	<u>\$99,042</u>

Governmental Activities Governmental activities increased the City's net position by \$9,258,722 in 2020. Key elements of this increase are as follows:

- Revenues increased \$3,605,162 or 19% primarily in property (79% increase) taxes due to an increase in assessed valuations within the City.

- Expenses increased \$2,583,411. In 2020 Northern Colorado Water Conservancy District assessed an additional \$1.5M fee for the Northern Integrated Supply Project, this along with an increase in employee compensation accounts for the majority of the increase.

Business-type Activities Business-type activities increased the City's net position by \$7,575,832 in 2020. The key elements are as follows:

- Revenues increased \$5,297,439 or 49% primarily from capital grants and contributions.
- Expenses decreased \$720,954 or 7% due to less Recreation Center expenses due to the pandemic.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds Overview The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of 2020, the combined ending fund balance of the City's government funds was \$27,285,620, with \$17,140,526 unassigned, which is available as working capital and for current spending in accordance with the purposes of specific funds.

The City has one major governmental fund. The General Fund:

1. General Fund. This is the primary operating fund of the City. It accounts for many of the City's core services, such as law enforcement, legal and court, public works, planning, finance and administration. The general fund balance was \$25,344,548 as of December 31, 2020, of which \$17,192,886 was unassigned. The 2020 general fund balance increased \$7,860,226. This fund generates a 1% sales tax reserved for the operation and maintenance of the water treatment facility, as well as purchase of water for future needs. The fund also collects a ½% sales tax reserved for street improvements and maintenance. The water and street sales tax accounts for 28% of the \$7,653,123 restricted balance in the general fund.

PROPRIETARY FUNDS OVERVIEW

The City's proprietary fund statements provide the same information found in the government-wide statements, but in more detail. The City has four enterprise-type funds. These are 1) Utility Enterprise Fund, 2) Storm Water Drainage Fund, 3) Golf Course Fund, and 4) Recreation Center Fund.

1. Utility Enterprise Fund - This fund generates revenue through billings for water and sewer usage in the incorporated area of the City. Funds are utilized for the maintenance of the sewer treatment plant, water treatment plant, and the various water and sewer infrastructure for the City. The net position for this fund was \$52,286,024 up \$6,278,413 from 2019, with 1% of the assets obligated to debt service. The increase was due to a capital contribution.

2. Storm Water Drainage Fund - This fund was created to address storm water issues in the City and has accumulated \$1,862,437 in unrestricted funds for this purpose by year end.
3. Golf Course Fund - This fund accounts for the operation of the Coyote Creek Golf Course, which is City owned. At year end the golf course net position was (\$403,642), a increase of 46%. The increase is largely due to less expenses made during 2020 for golf cart path repaving.
4. Recreation Center Fund - The recreation center opened in 2004 and provides various activities for the citizenry of all ages. At year end the net position totaled \$2,723,308, up 38% from 2019 largely due to an increase in property tax revenue.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City's budget is prepared according to Colorado statutes. The most significant budgeted fund is the General Fund; excluding funds consolidated with the General Fund for reporting purposes (see General Fund Budgetary Comparison Schedule in Required Supplementary information).

The Council appropriated \$18,289,331 for general fund expenditures and other financing uses, no reserves. The budget was amended to include an additional \$2,174,433 in expenditures.

Table 3
2020 General Fund Budget

	Original Budget	Amendments	Final Budget	Actual
Revenue and other Financing Sources	\$13,857,241	\$3,509,241	\$17,366,888	\$20,702,266
Expenditures and other financing uses	\$18,289,331	\$ 2,174,433	\$20,463,764	\$12,139,660

Actual expenditures were within the budgetary limits. General government expenditures of \$5,838,813 came in \$2,250,535 under budget, largely due to uncompleted capital projects were not completed.

The under budgeted revenue of \$3,335,378 is a result a change in Colorado law allowing statutory cities to collect sales tax on purchases not made within the city.

The ending fund balance increased \$7,860,226 from the prior year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets The City's investment in capital assets for its governmental and business-type activities as of December 31, 2020 totals \$79,601,478 (net of accumulated depreciation). This investment includes land, buildings, machinery, equipment, and infrastructure. The increase in investment in capital assets for the current fiscal year is \$7,167,124 including infrastructure improvements.

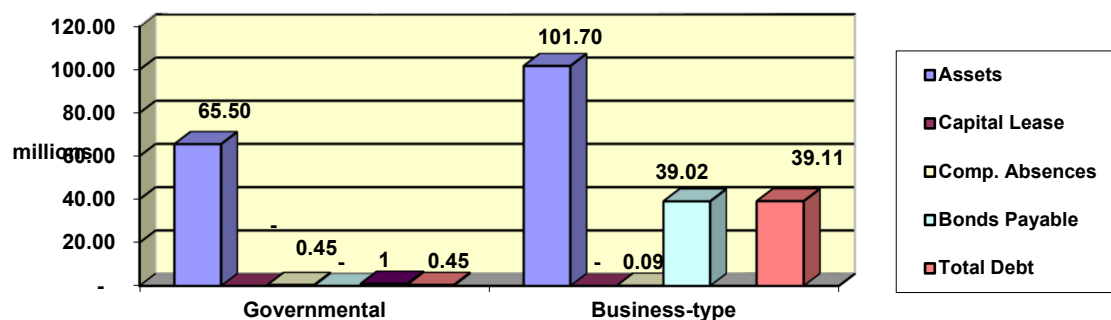
Additional information on the City's capital assets can be found in Note 5 of this report.

Long-Term Debt

At December 31, 2020, the City had outstanding long-term debt totaling \$33.9 million. This debt consists of: 1) bonds payable; 2) notes payable; 3) capital leases; and 4) compensated absences payable.

A debt limit is not imposed by the State of Colorado, but it is measured by the worth of the entity. Below is a graphic presentation of each of the debt segments compared to the assets of the City segregated into governmental and business-type activities:

Table 4
Debt compared to Asset (in millions)



Additional information on the City's debt can be found in Notes 6.

Other matters: The following factors are expected to have a significant effect on the City's financial position or results of operations and were taken into account in developing the 2020 budget.

- The Planning director continues to work with landowners as the annexation demand is increasing monthly. He continues to assist developers in their site plan review process to assure proper infrastructure is in place on each annexation.
- The City Council is supportive of the development plan for the City, which will position us well for the upcoming growth and development that the City should experience.
- An increase in oil and gas production within the City contributed to an increase in property tax revenue.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this or for additional financial information should be addressed to the Fort Lupton City Administrator, 130 South McKinley Avenue, Fort Lupton, CO 80621.

CITY OF FORT LUPTON
STATEMENT OF NET POSITION
December 31, 2020

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Public and School Library	Fort Lupton Urban Renewal Authority
ASSETS					
CURRENT ASSETS					
Cash and Investments	\$ 25,761,789	\$ 9,582,144	\$ 35,343,933	\$ 10,885,407	\$ 452,393
Restricted Cash	43,295	2,184,423	2,227,718	76,524	-
Receivables:					
Accounts	478,964	491,683	970,647	372	-
Sales Taxes	1,090,704	-	1,090,704	-	-
Property Taxes	6,989,895	1,630,015	8,619,910	-	224,854
Due From Component Unit	35,000	-	35,000	-	-
Internal Balance	689,880	(689,880)	-	-	-
Prepaid Items	14,151	148,551	162,702	-	-
Other Assets	-	315,653	315,653	-	-
Total Current Assets	<u>35,103,678</u>	<u>13,662,589</u>	<u>48,766,267</u>	<u>10,962,303</u>	<u>677,247</u>
LONG-TERM ASSETS					
Capital Assets					
Nondepreciable Capital Assets	12,341,996	53,842,802	66,184,798	102,376	-
Depreciable Capital Assets, Net	18,966,993	34,226,674	53,193,667	3,007	-
Total Long-Term Assets	<u>31,308,989</u>	<u>88,069,476</u>	<u>119,378,465</u>	<u>105,383</u>	<u>-</u>
Total Assets	<u>66,412,667</u>	<u>101,732,065</u>	<u>168,144,732</u>	<u>11,067,686</u>	<u>677,247</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION					
CURRENT LIABILITIES					
Accounts Payable	655,684	719,798	1,375,482	48,944	8,501
Accrued Expenses	115,510	2,488,287	2,603,797	10,386	-
Bonds Payable - Current	-	2,671,407	2,671,407	-	-
Notes Payable - Current	-	182,124	182,124	-	-
Payment in Lieu of Water	-	54,000	54,000	-	-
Compensated Absences - Current	125,430	24,187	149,617	8,514	-
Unearned Revenue	56,969	-	56,969	-	-
Total Current Liabilities	<u>953,593</u>	<u>6,139,803</u>	<u>7,093,396</u>	<u>67,844</u>	<u>8,501</u>
LONG-TERM LIABILITIES					
Bonds Payable - Long-Term	-	31,203,035	31,203,035	-	-
Notes Payable - Long-Term	-	4,966,911	4,966,911	-	40,000
Compensated Absences Payable	322,533	62,196	384,729	21,894	-
Total Long-Term Liabilities	<u>322,533</u>	<u>36,232,142</u>	<u>36,554,675</u>	<u>21,894</u>	<u>40,000</u>
Total Liabilities	<u>1,276,126</u>	<u>42,371,945</u>	<u>43,648,071</u>	<u>89,738</u>	<u>48,501</u>
DEFERRED INFLOWS OF RESOURCES					
Property Tax Revenue	6,989,895	1,630,015	8,619,910	-	224,854
Total Deferred Inflows of Resources	<u>6,989,895</u>	<u>1,630,015</u>	<u>8,619,910</u>	<u>-</u>	<u>224,854</u>
NET POSITION					
Net Investment in Capital Assets	31,110,089	48,491,391	79,601,480	105,383	-
Restricted for Debt Service	-	2,081,902	2,081,902	-	-
Restricted for Streets & Water Projects	7,012,993	-	7,012,993	-	-
Restricted for Culture, Parks & Recreation	1,884,120	-	1,884,120	-	-
Restricted for Cemeteries	62,025	-	62,025	-	-
Restricted for Donations	23,102	-	23,102	76,524	-
Restricted for Police Evidence	8,259	-	8,259	-	-
Restricted for Emergencies	654,968	62,962	717,930	104,647	6,279
Unrestricted	17,391,090	7,093,850	24,484,940	10,691,394	397,613
Total Net Position	<u>\$ 58,146,646</u>	<u>\$ 57,730,105</u>	<u>\$ 115,876,751</u>	<u>\$ 10,977,948</u>	<u>\$ 403,892</u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2020

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
General Government	\$ 4,077,655	\$ 569,481	\$ 83,335	\$ 451,772
Public Safety	2,631,416	340,396	-	-
Public Works	2,471,910	916,844	-	-
Culture, Parks, & Recreation	901,254	326,266	85,712	-
Other	2,372,108	-	-	-
Total Government Activities	12,454,343	2,152,987	169,047	451,772
Business-Type Activities				
Utilities	6,369,606	6,338,927	-	5,649,987
Storm Water Drainage	48,579	401,344	-	-
Golf	1,472,471	1,613,191	-	-
Recreation	1,356,280	168,084	-	-
Total Business-Type Activities	9,246,936	8,521,546	-	5,649,987
Total Primary Government	<u>\$ 21,701,279</u>	<u>\$ 10,674,533</u>	<u>\$ 169,047</u>	<u>\$ 6,101,759</u>
Component Units				
Public and School Library	\$ 708,153	\$ 44,587	\$ 3,443,637	\$ -
Fort Lupton Urban Renewal Authority	96,194	-	-	-
Total Component Unit	<u>\$ 804,347</u>	<u>\$ 44,587</u>	<u>\$ 3,443,637</u>	<u>\$ -</u>

General Revenues

Taxes

Sales and Use Taxes

Property

Other

Investment Earnings

Miscellaneous

Enhancement Fees

Insurance Proceeds

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning of Year

NET POSITION - END OF YEAR

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2020

Net (Expense) Revenue and Change in Net Position			Public and School Library	Fort Lupton Urban Renewal Authority
Governmental Activities	Business-Type Activities	Totals		
\$ (2,973,067)	\$ -	\$ (2,973,067)	\$ -	\$ -
(2,291,020)	-	(2,291,020)	-	-
(1,555,066)	-	(1,555,066)	-	-
(489,276)	-	(489,276)	-	-
(2,372,108)	-	(2,372,108)	-	-
(9,680,537)	-	(9,680,537)	-	-
-	5,619,308	5,619,308	-	-
-	352,765	352,765	-	-
-	140,720	140,720	-	-
-	(1,188,196)	(1,188,196)	-	-
-	4,924,597	4,924,597	-	-
(9,680,537)	4,924,597	(4,755,940)	-	-
\$ -	\$ -	\$ -	\$ 2,780,071	\$ -
-	-	-	-	(96,194)
-	-	-	2,780,071	(96,194)
8,544,269	-	8,544,269	-	-
8,754,786	1,931,070	10,685,856	-	209,212
1,661,614	-	1,661,614	-	-
121,249	45,739	166,988	-	91
452,626	-	452,626	-	-
-	46,000	46,000	-	-
33,141	-	33,141	-	-
(628,426)	628,426	-	-	-
18,939,259	2,651,235	21,590,494	-	209,303
9,258,722	7,575,832	16,834,554	2,780,071	113,109
48,887,924	50,154,273	99,042,197	8,197,877	290,783
<u>\$ 58,146,646</u>	<u>\$ 57,730,105</u>	<u>\$ 115,876,751</u>	<u>\$ 10,977,948</u>	<u>\$ 403,892</u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2020

	General	Nonmajor Governmental Funds	Totals
ASSETS			
Cash and Investments	\$ 23,953,489	\$ 1,808,300	\$ 25,761,789
Restricted Cash	25,000	18,295	43,295
Receivables:			
Accounts	478,964	-	478,964
Property Taxes	6,989,895	-	6,989,895
Sales Tax	959,548	131,156	1,090,704
Prepaid Items	13,063	1,088	14,151
Due from Component unit	35,000	-	35,000
Due from Other Funds	689,880	-	689,880
Total Assets	<u>\$ 33,144,839</u>	<u>\$ 1,958,839</u>	<u>\$ 35,103,678</u>
LIABILITIES			
Accounts Payable	\$ 645,627	\$ 10,057	\$ 655,684
Accrued Expenditures	107,800	7,710	115,510
Unearned Revenue	56,969	-	56,969
Total Liabilities	<u>\$ 810,396</u>	<u>\$ 17,767</u>	<u>\$ 828,163</u>
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	6,989,895	-	6,989,895
Total Deferred Inflows of Resources	<u>6,989,895</u>	<u>-</u>	<u>6,989,895</u>
FUND BALANCES			
Nonspendable	13,063	1,088	14,151
Restricted	7,653,123	1,992,344	9,645,467
Committed	216,655	-	216,655
Assigned	268,821	-	268,821
Unassigned	17,192,886	(52,360)	17,140,526
Total Fund Balances	<u>25,344,548</u>	<u>1,941,072</u>	<u>27,285,620</u>
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 <u>\$ 33,144,839</u>	 <u>\$ 1,958,839</u>	 <u>\$ 35,103,678</u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION – GOVERNMENTAL ACTIVITIES
December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balances of Governmental Funds	\$ 27,285,620
Capital assets used in governmental activities are not financial resources, and therefore, are not reported in governmental funds.	
Cost	55,888,098
Less Accumulated Depreciation	<u>(24,579,109)</u>
	31,308,989
Liabilities, including compensated absences are	
Compensated Absences	<u>(447,963)</u>
Total Net Position of Goernmental Activities	<u><u>\$ 58,146,646</u></u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE SIN FUND BALANCE
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2020

	General	Nonmajor Governmental Funds	Totals
REVENUES			
Taxes and Assessments	\$ 16,775,170	\$ 1,068,033	\$ 17,843,203
Licenses and Permits	481,709	-	481,709
Intergovernmental	1,213,206	85,612	1,298,818
Charges for Services	738,558	116,673	855,231
Fines and Forfeitures	267,470	-	267,470
Interest Income	113,629	7,620	121,249
Other	1,112,524	328,146	1,440,670
Total Revenues	<u>20,702,266</u>	<u>1,606,084</u>	<u>22,308,350</u>
EXPENDITURES			
Current			
General Government	3,631,200	-	3,631,200
Public Safety	2,515,392	-	2,515,392
Public Works	1,275,418	-	1,275,418
Culture, Parks, and Recreation	-	727,164	727,164
Other	2,372,108	-	2,372,108
Capital Outlay	2,345,542	811,399	3,156,941
Total Expenditures	<u>12,139,660</u>	<u>1,538,563</u>	<u>13,678,223</u>
Revenues Over (Under) Expenditures	8,562,606	67,521	8,630,127
OTHER FINANCING SOURCES (USES)			
Transfers In	-	107,095	107,095
Transfers Out	(735,521)	-	(735,521)
Insurance Proceeds	33,141	-	33,141
Total Other Financing Sources (Uses)	<u>(702,380)</u>	<u>107,095</u>	<u>(595,285)</u>
Net Change in Fund Balances	7,860,226	174,616	8,034,842
Fund Balances - Beginning of Year	<u>17,484,322</u>	<u>1,766,456</u>	<u>19,250,778</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 25,344,548</u></u>	<u><u>\$ 1,941,072</u></u>	<u><u>\$ 27,285,620</u></u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES – GOVERNMENTAL ACTIVITIES
For the Year Ended December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:

Net Change in Fund Balances of Governmental Funds	\$ 8,034,842
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Governmental funds report capital outlays as expenditures. However, in the Statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense

Depreciation Expense	(1,619,948)
Loss on Disposal	(177,000)
Capital Additions	<u>3,156,941</u>
	1,359,993

Compensated absences reported in the statement of activities, do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Balance at 12/31/2019	311,850
Balance at 12/31/2020	<u>(447,963)</u>
	(136,113)

Elimination of transfers between governmental funds

Transfers In	107,095
Transfers Out	<u>(107,095)</u>
	<u>-</u>

Change in Net Position of Governmental Activities	<u><u>\$ 9,258,722</u></u>
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CITY OF FORT LUPTON
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2020

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Total
ASSETS					
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 6,631,613	\$ 1,843,405	\$ 741,859	\$ 365,267	\$ 9,582,144
Restricted Cash	2,184,423	-	-	-	2,184,423
Receivables:					
Accounts Receivable	465,867	19,032	421	6,363	491,683
Property Tax Receivable	-	-	-	1,630,015	1,630,015
Inventory	-	-	40,251	-	40,251
Prepaid Items	146,507	-	-	2,044	148,551
Total Current Assets	9,428,410	1,862,437	782,531	2,003,689	14,077,067
NONCURRENT ASSETS					
Non-Depreciable					
Land	372,077	-	3,383,203	-	3,755,280
Water Rights	47,789,354	-	-	-	47,789,354
Construction in Progress	1,852,282	299,476	-	146,410	2,298,168
Depreciable					
Wells	1,027,539	-	-	-	1,027,539
Buildings	13,226,660	-	1,626,800	6,979,132	21,832,592
Utility System	33,850,675	1,397,296	-	-	35,247,971
Equipment	3,314,721	-	862,726	387,969	4,565,416
Total	101,433,308	1,696,772	5,872,729	7,513,511	116,516,320
Less Accumulated Depreciation	(22,180,920)	(141,578)	(2,004,361)	(4,119,985)	(28,446,844)
Total Noncurrent Assets	79,252,388	1,555,194	3,868,368	3,393,526	88,069,476
OTHER ASSETS					
Inclusion Fee	275,402	-	-	-	275,402
Total Other Assets	275,402	-	-	-	275,402
Total Assets	\$ 88,956,200	\$ 3,417,631	\$ 4,650,899	\$ 5,397,215	\$ 102,421,945

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2020

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Total
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY					
CURRENT LIABILITIES					
Accounts Payable	\$ 238,796	\$ 293,216	\$ 147,244	\$ 40,542	\$ 719,798
Due to Other Funds	-	-	689,880	-	689,880
Accrued Expenses	102,812	-	2,373,136	12,339	2,488,287
Loans Payable	182,124	-	-	-	182,124
Bonds Payable	422,498	-	1,785,000	463,909	2,671,407
Payment in Lieu of Water	54,000	-	-	-	54,000
Compensated Absences	-	-	16,599	7,588	24,187
Total Current Liabilities	1,000,230	293,216	5,011,859	524,378	6,829,683
LONG-TERM LIABILITIES					
Bonds Payable	30,703,035	-	-	500,000	31,203,035
Loans Payable	4,966,911	-	-	-	4,966,911
Compensated Absences	-	-	42,682	19,514	62,196
Total Long-Term Liabilities	35,669,946	-	42,682	519,514	36,232,142
Total Liabilities	36,670,176	293,216	5,054,541	1,043,892	43,061,825
DEFERRED INFLOWS OF RESOURCES					
Property Tax Revenue	-	-	-	1,630,015	1,630,015
Total Deferred Inflows of Resources	-	-	-	1,630,015	1,630,015
NET POSITION					
Net Investment in Capital Assets	42,835,426	1,261,978	2,001,322	2,392,665	48,491,391
Restricted for Debt Service	2,081,902	-	-	-	2,081,902
Restricted for Emergencies	-	-	-	62,962	62,962
Unrestricted	7,368,696	1,862,437	(2,404,964)	267,681	7,093,850
Total Net Position	52,286,024	3,124,415	(403,642)	2,723,308	57,730,105
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 88,956,200	\$ 3,417,631	\$ 4,650,899	\$ 5,397,215	\$ 102,421,945

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2020

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
OPERATING REVENUES					
Charges for Services	\$ 5,962,757	\$ 401,344	\$1,297,695	\$ 154,396	\$ 7,816,192
Sales of Merchandise	-	-	306,986	-	306,986
Other Income	376,170	-	8,510	13,688	398,368
Total Operating Revenues	<u>6,338,927</u>	<u>401,344</u>	<u>1,613,191</u>	<u>168,084</u>	<u>8,521,546</u>
OPERATING EXPENSES					
Salaries and Benefits	478,921	12,479	664,050	656,870	1,812,320
Professional Fees	108,887	-	7,177	-	116,064
Contract Management	1,220,403	-	-	-	1,220,403
Insurance	79,148	-	-	18,482	97,630
Maintenance	287,765	-	54,075	36,817	378,657
Merchandise for Resale	-	-	152,294	1,045	153,339
Supplies	126,742	37	96,632	29,212	252,623
Utilities	239,432	-	72,385	188,601	500,418
Water Assessments	645,169	-	-	-	645,169
Depreciation	1,598,819	36,063	51,219	253,773	1,939,874
Other	189,352	-	214,164	138,994	542,510
Total Operating Expenses	<u>4,974,638</u>	<u>48,579</u>	<u>1,311,996</u>	<u>1,323,794</u>	<u>7,659,007</u>
Net Operating Income (Loss)	<u>1,364,289</u>	<u>352,765</u>	<u>301,195</u>	<u>(1,155,710)</u>	<u>862,539</u>
NONOPERATING REVENUES (EXPENSES)					
Property Taxes (Pledged for Debt)	-	-	-	1,931,070	1,931,070
Investment Income	34,650	7,826	155	3,108	45,739
Interest Expense	(1,394,568)	-	(160,475)	(32,286)	(1,587,329)
Administrative Fee	(400)	-	-	(200)	(600)
Enhancement Fees	-	-	46,000	-	46,000
Total Nonoperating Revenues (Expenses)	<u>(1,360,318)</u>	<u>7,826</u>	<u>(114,320)</u>	<u>1,901,692</u>	<u>434,880</u>
Net Income (Loss) Before Transfers	<u>3,971</u>	<u>360,591</u>	<u>186,875</u>	<u>745,982</u>	<u>1,297,419</u>
TRANSFERS AND CAPITAL CONTRIBUTIONS					
Transfers In	628,426	-	-	-	628,426
Capital Contributions	5,649,987	-	-	-	5,649,987
Transfers and Capital Contributions	<u>6,278,413</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,278,413</u>
Change In Net Position	<u>6,282,384</u>	<u>360,591</u>	<u>186,875</u>	<u>745,982</u>	<u>7,575,832</u>
Net Position - Beginning of Year	<u>46,003,640</u>	<u>2,763,824</u>	<u>(590,517)</u>	<u>1,977,326</u>	<u>50,154,273</u>
NET POSITION - END OF YEAR	<u>\$ 52,286,024</u>	<u>\$ 3,124,415</u>	<u>\$ (403,642)</u>	<u>\$2,723,308</u>	<u>\$57,730,105</u>

See accompanying Notes to Financial Statements.

CITY OF FORT LUPTON
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2020

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES					
Cash Received from Customers	\$ 6,353,699	\$ 693,087	\$ 1,613,100	\$ 202,770	\$ 8,862,656
Cash Paid to Suppliers	(3,069,927)	(12,516)	(1,162,769)	(388,380)	(4,633,592)
Cash Paid to Employees	(509,391)	(932)	(1,089)	(677,872)	(1,189,284)
Net Cash Provided (Used) by Operating Activities	2,774,381	679,639	449,242	(863,482)	3,039,780
CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING ACTIVITIES					
Transfers to Other Funds	628,426	-	-	-	628,426
Due to Other Funds	-	-	(100,000)	(71,406)	(171,406)
Net Cash Provided (Used) by Non-Capital and Related Financing Activities	628,426	-	(100,000)	(71,406)	457,020
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition and Construction of Capital Assets	(1,166,801)	(320,438)	(82,044)	(160,908)	(1,730,191)
Administrative Fee	(400)	-	-	(200)	(600)
Principal Paid on Notes, Bonds, and Capital Leas	(551,163)	-	-	(435,001)	(986,164)
Interest Paid on Notes, Bonds, and Capital Lease	(1,521,032)	-	-	(48,474)	(1,569,506)
Property Taxes	-	-	-	1,931,070	1,931,070
Building Permit Assessments	-	-	46,000	-	46,000
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,239,396)	(320,438)	(36,044)	1,286,487	(2,309,391)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest Received	34,650	7,826	155	3,108	45,739
Net Cash Provided by Investing Activities	34,650	7,826	155	3,108	45,739
Net Increase (Decrease) in Cash and Cash Equivalents	198,061	367,027	313,353	354,707	1,233,148
Cash and Cash Equivalents - Beginning of Year	8,617,975	1,476,378	428,506	10,560	10,533,419
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 8,816,036</u>	<u>\$ 1,843,405</u>	<u>\$ 741,859</u>	<u>\$ 365,267</u>	<u>\$ 11,766,567</u>
Cash and Cash Equivalents	\$ 6,631,613	\$ 1,843,405	\$ 741,859	\$ 365,267	\$ 9,582,144
Restricted cash	2,184,423	-	-	-	2,184,423
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 8,816,036</u>	<u>\$ 1,843,405</u>	<u>\$ 741,859</u>	<u>\$ 365,267</u>	<u>\$ 11,766,567</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Operating Income (Loss)	\$ 1,364,289	\$ 352,765	\$ 301,195	\$ (1,155,710)	\$ 862,539
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES					
Depreciation	1,598,819	36,063	51,219	253,773	1,939,874
Changes in Assets and Liabilities:					
Accounts Receivable	14,772	(1,496)	(91)	34,686	47,871
Prepaid Expenses	(3,030)	23	-	100	(2,907)
Inventory	-	-	2,195	-	2,195
Accounts Payable	(143,541)	293,216	95,813	24,671	270,159
Accrued Expenses	(56,928)	(932)	(1,089)	(21,002)	(79,951)
Total Adjustments	1,410,092	326,874	148,047	292,228	2,177,241
Net Cash Provided (Used) by Operating Activities	<u>\$ 2,774,381</u>	<u>\$ 679,639</u>	<u>\$ 449,242</u>	<u>\$ (863,482)</u>	<u>\$ 3,039,780</u>
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES					
Amortization of Premium					
Capital Contributions	\$ 5,649,987	\$ -	\$ -	\$ -	\$ -

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Fort Lupton (City) incorporated on February 4, 1890. In compliance with the Colorado Revised Statutes, the City Council is the policy making legislative body of the City. Council is made up of six members from three wards. The Mayor is elected at large and can vote on all matters. Two-thirds vote of the Council is required to pass, change or veto any ordinance.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies.

Reporting Entity

The determination to include separate governmental entities is based on the criteria of Governmental Accounting Standards Board (GASB), which defines the reporting entity as the primary government and those component units for which the primary government is financially accountable. To be financially accountable, a voting majority of the component unit's board must be appointed by the primary government, and either A) the primary government must be able to impose its will, or B) the primary government may potentially benefit financially or be financially responsible for the component unit.

Management has considered all potential component units in defining the City for financial reporting purposes. As required by generally accepted accounting principles, these financial statements present the City of Fort Lupton (the primary government) and its component units. The component units are included in the City's reporting entity because of the significance of their operational or financial relationship with the City.

Discretely Presented Component Units

The Fort Lupton Urban Renewal Authority (FLURA) was established by Resolution 2015R43 on August 18, 2015 as an independent organization under Colorado Law with the objective of carrying on urban renewal activities. The FLURA board is appointed by the Mayor with the consent of the City Council. The City council will have no authority to modify or approve FLURA's budget. The City will not be able to significantly influence the programs and decisions of the FLURA board. FLURA does not issue separate financial statements. FLURA provides financial benefit to the primary government.

The Fort Lupton Public and School Library (Library) was created in 1976 by an intergovernmental agreement between the City and Weld County School District RE-8 (the School). In 1985 the City and School entered into an intergovernmental agreement with Weld County and five other municipalities to create the Weld County Library District, now High Plains Library District. The City and the School appoint 3 members of the seven member Library board. The six appointed members appoint their seventh member. The Library is currently funded by a property tax levied by the High Plains Library District. The 1976 intergovernmental agreement requires the City and School to fund the approved budgeted expenditures. The City council approves by resolution the budget set by the Library board but has no ability to significantly influence the programs and running of the Library. The Library does not issue separate financial statements.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Basis of Presentation

The objectives of the statements are to establish a basic financial reporting model that will result in greater accountability by governments, while providing more useful information to a wider range of users.

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities and fund financial statements, which provide a more detailed level of financial information.

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole and its component units. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with usage fees charged. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of net position presents the financial position of the governmental and business-type activities of the City at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities and for each identifiable activity of the business-type activities of the City. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets.

These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for *charges for services* is which function *generates* the revenue. For *grants and contributions*, the determining factor is to which functions the revenues are *restricted*.

Taxes and other revenue sources not properly included with program revenues are reported as general revenues of the City. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

The government-wide financial statements are reported using the *economic resource measurement focus* and the *accrual basis of accounting*, as are the proprietary funds. Revenues are recorded when earned and liabilities are recorded when incurred regardless of the timing of cash flows.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Fund Financial Statements

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collected within the current year or soon thereafter to pay liabilities of the current year. For this purpose the City considers revenues available if they are collected within 60 days of the end of the current year.

Taxes, intergovernmental revenues, and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues in the current year. All other revenues are considered to be measurable and available only when cash is received.

During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. Fund financial statements are provided for governmental and proprietary funds.

Major individual governmental and the enterprise funds are reported in separate columns. The General Fund is the only major governmental fund and accounts for the general activities of the City including administration, community policing, community development, and public works.

Governmental Funds - Governmental accounting systems should be organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are separate for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

General Fund - The General Fund is the general operating fund of the City. All general tax revenues and other receipts that are not allocated by law to another fund are used to finance general operating expenditures.

Special Revenue Funds - Special Revenue Funds (Conservation Trust, Perpetual Care Cemetery, Memorial Trust Fund, and Culture, Parks, and Recreation Sales Tax) are established to account for revenues derived from specific taxes or other restricted revenue sources which finance specific activities as required by law or administrative action.

Proprietary Funds - The focus of the proprietary funds is on the measurement of net income (e.g., revenues, expenses). This measurement focus allows the proprietary fund to report all assets, liabilities and deferred inflow of resources associated with an activity.

Enterprise Funds are established to account for the financing where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

There are four major enterprise funds:

Utility Enterprise Fund – includes all activities relating to the City’s water and sanitary sewer systems.

Storm Water Drainage Fund – includes maintenance, repair of all lines and installation of new storm drainage lines.

Golf Course Fund – provides pro-shop and restaurant services and repair and maintenance of the golf course, club house and restaurant.

Recreation Center Fund – provides recreational services including exercise classes and equipment, gym facilities and a swimming pool.

Measurement Focus

Government-wide Financial Statements - The government-wide financial statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements - All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, current liabilities and deferred inflow of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, the proprietary fund type is accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operation of this fund are included on the statements of net position. The statements of changes in fund net position present increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Statement of Cash Flows

For purposes of the statement of cash flows, the City considers highly liquid investments with maturity of three months or less at date of purchase to be cash equivalents.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Pooled Cash

The City has a single checking account for all cash transactions, with separate accounting into each fund. An overdraft in one fund will not result in returned checks with the single checking accounts. At December 31, 2020, the checking account of the City shows a positive bank balance. Any fund that issued checks in excess of its available funds from the checking account is treated as having borrowed cash from other funds.

Capital Assets

Capital assets, which include land, buildings, equipment, water shares and all infrastructure owned by the City, are reported in the applicable governmental or business type activities columns in the government-wide financial statements and the proprietary funds. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year.

All capital assets are valued at acquisition cost or estimated acquisition cost if actual acquisition cost is not available. Contributed capital assets, including water rights, fire hydrants, water and sewer lines from sub-dividers and property owners, are recorded at acquisition value at the time received.

Acquisitions of capital assets are recorded as capital outlay expenditures within the governmental funds.

Depreciation is charged as an expense against their operations and accumulated depreciation is reported on proprietary fund balance sheets.

Depreciation has been provided using the straight-line method over the estimated useful lives as follows:

<u>Description</u>	<u>Estimated Useful Life</u>
Water Rights	N/A
Land and Improvements	0-50
Buildings and Improvements	0-50
Streets	20-50
Distribution Systems	10-100
Machinery and Equipment	10-May

Revenues – Exchange Transactions - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the City, the phrase “available for exchange transactions” means expected to be received within 60 days of year-end.

Revenues - Non-exchange Transactions - Non-exchange transactions in which the City receives value without directly giving equal value in return include property taxes, specific ownership taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within 60 days) before it can be recognized.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Unearned Revenue – An acquisition of net position that applies to future periods and is not recognized as revenue in the current period. The City’s unearned revenues consist primarily of revenue for the sale of bulk water for industrial use.

Deferred Outflows/Inflows of Resources – In addition to assets, the statement of financial position will sometimes report a separate section as deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future periods and is not recognized as an outflow of resources (expense/expenditure) in the current period. The City has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section as deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future periods and is not recognized as an inflow of resources (revenue) in the current period. The City has one item reported in this category. Property tax revenue which is considered a deferred inflow of resources in the year the taxes are levied and measurable and recognized as an inflow of resources in the period they are collected.

Basis of Accounting

Since property taxes are levied in December (i.e., there is a legal claim) for the next calendar year’s operations, the total levy is reported as taxes receivable and a deferred inflow of resources.

Those revenues susceptible to accrual are property taxes, use tax, tobacco tax, highway user tax, and franchise fees. Sales taxes collected and held by the state for the current year on behalf of the City are also recognized as revenue. Fines, permits and license revenues are not susceptible to accrual, generally they are not measurable until received in cash.

Grants and entitlements received before the eligibility requirements are met (e.g., cash advances) also are recorded as unearned revenue.

Expenses/Expenditures - On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

Budget and Budgetary Accounting

An annual budget and appropriation resolution is adopted by the City Council in accordance with Colorado State Statutes. The City adopts annual budgets on a basis consistent with general accepted accounting principles for all governmental funds. The budget for the proprietary funds are adopted on a non GAAP basis. The appropriated budget is adopted at the fund level. On or about October 15th, the finance department submits to the Council a proposed budget for the next fiscal year beginning January 1st. The operating budget includes proposed expenditures and the revenues or reserves used to finance them. A public hearing is conducted in October at a special meeting to obtain comments from citizens. The budget must be adopted before the mill levy certification deadline of December 15th.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Property Taxes

Under Colorado law, all property taxes become due and payable in the year following that in which they are levied. Property taxes are recognized as revenue when received by the County Treasurer. The 2020 fiscal year property tax calendar for Weld County was as follows:

Lien Date	January 1
Levy Date	December 29
Tax bills mailed	January 1
First installment due	February 28
Second installment due	June 15
If paid in full, due	April 30
Tax sale - delinquent property taxes	November 6

Accumulated Unpaid Vacation and Sick Leave

Under terms of City personnel policies, City employees are granted vacation and sick leave in varying amounts. In the event of termination or retirement, an employee who was hired prior to February 14, 2001 is paid for accumulated vacation days up to a maximum of 30 days. They are also paid 50% of their accumulated sick leave up to a maximum of 90 days. An employee hired after February 14, 2001 is paid for accumulated vacation days up to a maximum of 30 days. They are paid 25% of accumulated sick leave up to a maximum of 90 days.

Inventory

Inventory is valued at cost (first-in, first-out) in the proprietary funds. Inventory in all other funds is not recorded, as it is not significant. The cost is recorded as an expenditure when the individual inventory items are purchased.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond the current year end are accounted for using the consumption method and are recorded as other current assets in the government-wide financial statements and will be reported as expenditures when actually used.

Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Fund Balance – Generally, fund balance represents the difference between the current assets and current liabilities and deferred inflows of resources. In the fund financial statement, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent. Fund Balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City’s Finance Director to assign fund balances.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the general fund. Negative unassigned fund balances may be reported in all funds.

Minimum Fund Balance Requirement- Resolution 98-035 set the minimum fund balances as follows: The Culture, Parks & Recreation Sales Tax Fund must maintain the 3% emergency reserve defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer’s Bill of Rights (TABOR); the General Fund and Recreation Center Enterprise Fund are required to maintain the 3% TABOR reserve plus an additional 10% in emergency reserves. Ordinance 2012-950 created a contingency reserve starting with \$500,000 transferred from the General Fund’s fund balance. A percentage of the General Fund’s property tax is transferred to the contingency reserve annually. In 2020 the percentage transferred was 2% as set by council as part of the budget process. The Golf Course Enterprise Fund is not required to maintain the 3% emergency reserve.

Flow Assumptions – When both restricted and unrestricted amounts of fund balances are available for use for expenditures incurred, it is the City’s policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City’s policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

Net Position - Net position represents the difference between assets and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted as described in the fund balance section above. All other net position is reported as unrestricted.

Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net positions is reported as unrestricted.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise fund. For the City, these revenues are charges for services. Operating expenses are necessary costs incurred to provide the good or services.

Interfund Activity

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after the non-operating revenues/expenses section in the enterprise funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements. Transfers between governmental and business-type activities on the government-wide statement of activities are reported as general revenues. Transfers between funds reported in the governmental activities column are eliminated.

NOTE 2: CASH AND INVESTMENTS

The City categorizes its fair value measurements within the fair value hierarchy established by the generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

As of December 31, 2020, the City had invested \$11,597,745 in the Colorado Local Government Liquid Asset Trust – PLUS, which is an investment vehicle established for local government entities in Colorado to pool surplus funds. The Colorado State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. As of December 31, 2020, the investments in COLOTRUST were valued at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

As of December 31, 2020, the City had invested \$175,908 in the Federated Government Obligation Fund #5, a money market fund. The Fund operates similarly to a money market fund and each share is equal in value to \$1.00. As of December 31, 2020, the investments in the Fund were valued at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

As of December 31, 2020, the City had \$12,480,440 invested in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established for local government entities in Colorado to pool surplus funds. The City has \$4,380,471 invested in CSAFE Cash and \$8,099,969 in Colorado CORE an enhanced cash fund through CSAFE. CSAFE Cash is a highly liquid fund operating like a money market fund with a \$1.00 transactional share price. CSAFE Cash operates under GASB 79 amortized cost bases method of determining transactional share price. CSAFE Colorado Core Fund (Core) is an ultra-short duration, enhanced cash fund intended for short to intermediate term minimum investment with a \$2.00 transactional share price. Core has a minimum investment of \$100,000 and allows maximum of three redemptions per month. Core operated under GASB 31 and 72 method of fair market valuation. There are no unfunded commitments, the redemption date frequency is daily, and there is no redemption notice period. The City's investment in Core is valued at NAV.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

As of December 31, 2020 The City has the following recurring fair value measurements.

<u>Type</u>	<u>Rating</u>	<u>Carrying Value</u>
Deposits		
Cash on Hand		\$ 4,350
Demand Deposits		13,313,208
Investments		
Money Market	AAAm by S&P	175,908
ColoTrust	AAAm by S&P	11,597,745
CSAFE Cash	AAAm by S&P	4,380,471
CSAFE Colorado Core	AAAf/S1 Fitch	8,099,969
Total Deposits and Investments		<u>\$ 37,571,651</u>
Current		
Cash and Investments		\$ 35,343,933
Restricted Cash and Investments		2,227,718
Total Deposits and Investments		<u>\$ 37,571,651</u>

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. The allowed investments include local government investment pools and obligations of the United States Government, and certain other investment types.

The City maintains a cash pool that is available for use by all funds.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash only in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by the financial institution. The eligible collateral is determined by the PDPA.

PDPA allows the financial institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution and held in trust for all the uninsured public deposits as a group. Colorado State Statutes require the market value of the collateral to be at least 102 percent of the aggregate uninsured deposits.

Interest Rate Risk - The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. State statute limits investment maturities to five years or less. Investments in local government pools have a maturity of less than one year.

Credit Risk - State law limits investments in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. The City has no investment policy that would further limit its investment choices.

Concentration of Credit Risk - The City places no limit on the amount the City may invest in any one issuer.

The City invests excess funds under the prudent investor rule. The criteria for selection of investments and their order of priority are: 1) safety; 2) liquidity; and 3) yield.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

The City invests in two investment pools, the Colorado Liquid Assets Trust (COLOTRUST) and Colorado Surplus Asset Fund Trust (CSAFE). COLOTRUST and CSAFE operate under the Colorado Revised Statutes (24-75-701) and are overseen by Colorado Securities Commissioner. The pool invests in securities that are specified by the Colorado Revised Statutes (24-75-601). Authorized securities include U.S. treasuries, U.S. Agencies, commercial paper (rated A1 or better) and bank deposits (collateralized through PDPA).

Discretely Presented Component Units

As of December 31, 2020, the Library had the following cash and investments:

Current	
Cash and Investments	\$ 10,885,407
Restricted Cash and Investments	<u>76,524</u>
Total Deposits and Investments	<u><u>\$ 10,961,931</u></u>

As of December 31, 2020, FLURA had the following cash and investments:

Current	
Cash and Investments	<u>\$ 452,393</u>
Total Deposits and Investments	<u><u>\$ 452,393</u></u>

NOTE 3: RESTRICTED CASH AND INVESTMENTS

The restricted cash in the Governmental activities and Business-type activities represents special development loan accounts, and specific use funds.

Business-Type Activities	
2005 Series B Bond	\$ 192,274
2017 Series A Bonds	1,335,345
CWCB Loan	176,787
2018 Bank of Colorado Loan	<u>480,017</u>
	2,184,423
Governmental Activities	
Revolving Loan Fund	25,000
Museum Bequest	<u>18,295</u>
	<u>43,295</u>
Total Restricted	<u><u>\$ 2,227,718</u></u>

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 4: INTERFUND RECEIVABLES, PAYABLE AND TRANSFERS

	General Fund	Non-Major Funds	Utility Enterprise Fund	Recreation Center Enterprise Fund	Golf Course Enterprise Fund	Total
Due From Golf Enterprise Fund	\$ 1,272,177	\$ 347,847	\$ 548,428	\$ -	\$ -	\$ 2,168,452
Golf - Allowance for Doubtful Receivables	(582,297)	(347,847)	(548,428)	-	-	(1,478,572)
Due From Non-Major Funds	-	-	-	-	-	-
Due to General Fund	-	-	-	-	(689,880)	(689,880)
Total	<u>\$ 689,880</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (689,880)</u>	<u>\$ -</u>

The General Fund, Culture Parks and Recreation Sales Tax Fund, and the Utility Enterprise Fund loaned cash to the Golf Enterprise Fund during the initial startup for the purpose of funding operations. The loans have been written off as there is no expectation of repayment.

In 2015 the Golf Enterprise Fund made an offer to purchase all outstanding warrants (see note 13). The offer was funded by a \$1,100,000 loan from the General Fund. At the close of the offer the cash remaining from the untendered bonds of \$310,120 was repaid to the General Fund. The loan due from the Golf Course to the General Fund as of December 31, 2020 is \$689,880.

City ordinance requires the sales tax for debt service of the utility fund be collected by a separate fund. The funds are moved monthly to cover a portion of the debt service.

Transfers In	Transfers Out General Fund	Transfers Out CPR Fund	Transfers Out Total
Governmental Funds			
Non-Major Funds			
Culture, Parks, & Recreation			
Sales Tax Fund (CPR Fund)	\$ 24,951	\$ -	\$ 24,951
Perpetual Care Cemetery	82,144	-	82,144
Proprietary Fund			
Major Fund			
Utility Enterprise fund	628,426	-	628,426
	<u>\$ 735,521</u>	<u>\$ -</u>	<u>\$ 735,521</u>

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

The general fund transfers 100% of the museum's expenditures to the Culture, Parks and Recreation Sales Tax (CPR Fund). This transfer insures none of the sales tax collected for the operation of the CPR fund are used in for purposes not approved by the voters. Annually, the general fund transfers funds to cover the costs of irrigation water to the cemetery fund. Council approved the transfer from the general fund to the storm drainage enterprise fund to cover costs of major infrastructure project that involved replacing water, sewer and storm drainage lines and repaving streets.

NOTE 5: CAPITAL ASSETS

Primary Government Capital Asset activity for the year ended December 31, 2020 is as follows:

Governmental Activities	Balance December 31 2019	Additions	Deletions	Transfers	Balance December 31 2020
Capital Assets Not Being Depreciated					
Land	\$ 9,969,636	\$ 780,087	\$ (177,000)	\$ -	\$ 10,572,723
Water Rights	823,700	-	-	-	823,700
Construction in Progress	682,334	316,684	-	(53,445)	945,573
Total Capital Assets Not Being Depreciated	11,475,670	1,096,771	(177,000)	(53,445)	12,341,996
Capital Assets Being Depreciated					
Building and Improvements	4,220,227	-	-	-	4,220,227
Land Improvements	1,203,272	797,036	-	-	2,000,308
Equipment and Machinery	4,890,861	622,072	-	-	5,512,933
Furniture and Fixtures	18,059	-	-	-	18,059
Infrastructure	31,100,068	641,062	-	53,445	31,794,575
Total Capital Assets Being Depreciated	41,432,487	2,060,170	-	53,445	43,546,102
Total Capital Assets	52,908,157	3,156,941	(177,000)	-	55,888,098
Accumulated Depreciation					
Building and Improvements	(2,433,208)	(117,403)			(2,550,611)
Land Improvements	(838,675)	(96,603)			(935,278)
Equipment and Machinery	(3,320,554)	(440,894)			(3,761,448)
Furniture and Fixtures	(18,060)	-	-	-	(18,060)
Infrastructure	(16,348,664)	(965,048)			(17,313,712)
Total Accumulated Depreciation	(22,959,161)	(1,619,948)	-	-	(24,579,109)
Depreciated Capital Assets, Net	18,473,326	440,222	-	53,445	18,966,993
Government Activities Capital Assets, Net	<u>\$ 29,948,996</u>	<u>\$ 1,536,993</u>	<u>\$ (177,000)</u>	<u>\$ -</u>	<u>\$ 31,308,989</u>

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Business-Type Activities	Balance December 31 2019	Additions	Deletions	Transfers	Balance December 31 2020
Capital Assets Not Being Depreciated (As Restated)					
Land	\$ 3,755,280	\$ -	\$ -	\$ -	\$ 3,755,280
Water Rights	42,946,216	4,843,138	-	-	47,789,354
Construction in Progress	333,611	2,117,760	(153,208)	-	2,298,163
Total Capital Assets					
Not Being Depreciated	47,035,107	6,960,898	(153,208)	-	53,842,797
Capital Assets Being Depreciated					
Wells	1,027,539	-	-	-	1,027,539
Land Improvements	1,103,178	-	-	-	1,103,178
Buildings	20,723,489	5,927	-	-	20,729,416
Utility Systems	34,794,019	453,873	-	-	35,247,892
Equipment	4,452,806	112,609	-	-	4,565,415
Total Capital Assets Being Depreciated	62,101,031	572,409	-	-	62,673,440
Total Capital Assets	109,136,138	7,533,307	(153,208)	-	116,516,237
Accumulated Depreciation					
Wells	(496,097)	(33,857)	-	-	(529,954)
Buildings	(11,028,742)	(614,259)	-	-	(11,643,001)
Land Improvements	(934,855)	(14,696)	-	-	-
Utility Systems	(11,007,494)	(951,495)	-	-	(11,958,989)
Equipment	(3,039,773)	(325,567)	-	-	(3,365,340)
Total Accumulated Depreciation	(26,506,961)	(1,939,874)	-	-	(28,446,835)
Depreciated Capital Assets, Net	35,594,070	(1,367,465)	-	-	34,226,605
Business-Type Activities Capital Assets, Net	<u>\$ 82,629,177</u>	<u>\$ 5,593,433</u>	<u>\$ (153,208)</u>	<u>\$ -</u>	<u>\$ 88,069,402</u>

<u>Depreciation by Function</u>	<u>Amount</u>
Governmental Activities	
General Government	\$ 133,342
Public Safety	116,024
Public Works	1,196,492
Culture, Parks, & Recreation	174,090
Total Depreciation for Governmental Activities	1,619,948
Business-Type Activities	
Utility	1,598,819
Storm Drainage	36,063
Golf Course	51,219
Recreation	253,773
Total Depreciation for Business-Type Activities	1,939,874
Total Depreciation	<u>\$ 3,559,822</u>

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Discretely Presented Component Units Capital Asset activity for the year ended December 31, 2020 is as follows:

FLURA has no investments in capital assets.

The Library building is part of Fort Lupton High School and is owned by Weld County School District RE-8. Although the Library owns all the contents, collections, and equipment in the Library none of these items exceed the \$5,000 limit required for capitalization.

Library Activities	Balance December 31 2019	Additions	Deletions	Transfers	Balance December 31 2020
Capital Assets Not Being Depreciated					
Construction in Progress	\$ 102,376	\$ -	\$ -	\$ -	\$ 102,376
Total Capital Assets					
Not Being Depreciated	<u>102,376</u>				<u>102,376</u>
Capital Assets Not Being Depreciated					
Building and Improvements	60,135	-	-	-	60,135
Accumulated Depreciation					
Building and Improvements	<u>(54,121)</u>	<u>(3,007)</u>	<u>-</u>	<u>-</u>	<u>(57,128)</u>
Total Capital Assets Being Depreciated	<u>6,014</u>	<u>(3,007)</u>			<u>3,007</u>
Lilbrary Activities Captial Assets, Net	<u>\$ 108,390</u>	<u>\$ (3,007)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 105,383</u>

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 6: NOTES AND BONDS PAYABLE AND CHANGES IN LONG-TERM DEBT

	Balance December 31 2019	Additions	Deletions	Balance December 31 2020	Balance Due In One Year
Enterprise Funds Utility - Direct Placement Borrowings					
\$20,175,000 Revenue Bond, Series 2019, for the purchase of 10 units of Windy Gap Water. Principal payments due annually December 1, 2021 through 2047. Interest due June 1 and December 1 2019 through 2047 with rates varying from 2% to 5%. Revenue from utility services would be used as collateral in an event	\$ 25,195,000	\$ -	\$ -	\$ 25,195,000	\$ 40,000
\$3,607,647, Series 2019 Bond Premium	3,367,137	-	120,255	3,246,882	120,255
\$4,396,456 Carter Lake Pipeline Construction Loan from the State of Colorado through the Colorado Water Conservation Board. The forty-year loan requires annual payments of \$160,716 beginning January 1, 1997, and provides for interest at 2%. Event of default with result in foreclosure of the property. The property is the collateral in the event of default.	2,043,496	-	119,845	1,923,651	122,243
\$5,500,000 Loan from the Bank of Colorado. This twenty year loan requires monthly payments of \$36,365 beginning December 30 2019 and ending November 30, 2038 with an interest rate of 4.95% per annum. At any time that an Event of Default is outstanding, the Outstanding Principal Balance under this Note will bear interest at a rate of interest equal to twenty-one percent (21%) per annum. Water rights are held as collateral.	5,321,538	-	172,503	5,149,035	182,124
\$2,300,000 Revenue Bond, Series 2005, owned by the Colorado Water Resources and Power Development Authority for the purchase of 3 units of Windy Gap water. Principal payment due on November 1, 2006 through 2025. Principal and interest are payable each May 1 and November 1, thereafter, with interest rates varying between 3% to 4.625%. Event of Default the Trustee receives not less than 25% in aggregate principal amount of the Outstanding Bonds within 30 days of default. Water rights are held as collateral.	895,000	-	135,000	760,000	140,000
Recreation Center Fund					
\$4,930,000 Principal with a \$139,108 Premium, General Obligation Bond Series 2011 for the construction of the Recreation Center refinanced October 28, 2019. Principal and interest payments due December 1 starting in 2019 ending December 1, 2022. Interest only payments due Jun 1 starting 2019. Interest rates start at 3.0% in 2019 and increase to 3.5%. Event of default with result in foreclosure of the property. The property is the collateral in the event of default.	1,385,000	-	435,000	950,000	450,000
Remaining Bond Premium	27,820	-	13,911	13,909	13,909
Gold Enterprise Fund					
\$5,900,000, Bond for construction of a Golf Course, went into default in 2002	1,785,000	-	-	1,785,000	1,785,000
Total Business Type Activities	\$ 40,019,991	\$ -	\$ 996,514	\$ 39,023,477	\$ 2,853,531

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Golf Enterprise Fund bonds are classified as current bond payable. (Please see note 13.)

	Balance December 31 2019	Additions	Deletions	Balance December 31 2020	Balance Due In One Year
Governmental Activities					
Accrued Compensated Absences	\$ 311,850	\$ 351,651	\$ (215,538)	\$ 447,963	\$ 125,430
Business-Type Activities					
Accrued Compensated Absences	96,745	62,800	(73,162)	86,383	24,187
Capital Leases	123,815		(123,815)	-	-
Total Business-Type Activities	<u>\$ 220,560</u>	<u>\$ 62,800</u>	<u>\$ (196,977)</u>	<u>\$ 86,383</u>	<u>\$ 24,187</u>

The City will liquidate compensated absences in the General, Utility Enterprise, Golf Course and Recreation Center funds.

The business-type capital lease is a lease purchase agreement through the Bank of Colorado for a sewer jet truck used to maintain sewer lines.

The annual requirements to amortize all direct placement debt outstanding, excluding accrued compensated absences, as of December 31, 2020 are as follows:

	Principal	Premiums	Interest	Total
2021	\$ 934,367	\$ 134,164	\$ 1,534,722	\$ 2,603,252
2022	1,071,165	120,255	1,500,073	2,691,493
2023	663,493	120,255	1,461,521	2,245,268
2024	765,722	120,255	1,436,804	2,322,781
2025	839,806	120,255	1,407,370	2,367,431
2026-2030	5,122,822	601,275	6,436,152	12,160,248
2031-2035	6,364,368	601,275	5,115,843	12,081,485
2036-2040	7,240,943	601,275	3,477,538	11,319,756
2041-2045	7,460,000	601,275	1,988,050	10,049,325
2046-2047	<u>3,515,000</u>	<u>240,510</u>	<u>265,750</u>	<u>4,021,260</u>
Total	<u>\$ 33,977,686</u>	<u>\$ 3,260,791</u>	<u>\$ 24,623,822</u>	<u>\$ 61,862,299</u>

The principal of outstanding debt due in 2020 includes the default bonds of the Golf Course, amounting to \$1,785,000 after the tender offer and not included above.

Discretely Presented Component Units long term debt activity for the year ended December 31, 2020

FLURA General Fund

A ten year \$50,000 loan from the City to FLURA. FLURA made the first \$5,000 payment to the City in 2019. \$40,000 is the remaining debt at the end of 2020. No interest rates specified in the loan.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Library General Fund

	Balance December 31 2019	Additions	Deletions	Balance December 31 2020	Balance Due In One Year
Library Fund					
Accrued Compensated Absences	\$ 30,680	\$ 39,102	\$ (39,374)	\$ 30,408	\$ 8,514

NOTE 7: NET POSITION AND FUND BALANCE

Net position:

Net investment in capital assets reported on the government-wide statement of net position as of December 31, 2020 are as follows:

	Governmental Activities	Business-Type Activities
<u>Net Investment in Capital Assets</u>		
Cost of Capital Assets	\$ 55,888,098	\$ 116,516,237
Less Accumulated Depreciation	(24,579,109)	(28,446,835)
Book Value	31,308,989	88,069,402
Less Capital Related Debt	-	(35,762,686)
Less Deferred Refunding Amounts and Bond Premiums and Discounts, Net	-	(3,260,791)
Less Capital Related Payables	<u>(198,900)</u>	<u>(554,534)</u>
Net Investment in Capital Assets	<u>\$ 31,110,089</u>	<u>\$ 48,491,391</u>

Primary Government's non-spendable, restricted, committed and assigned fund balances of the governmental funds consist of the following:

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

	General Fund	Non-Major Governmental Funds	Total
Nonspendable Fund Balance	\$ 13,063	\$ 1,088	\$ 14,151
			-
Restricted Fund Balance			-
Emergency Reserves – A portion restricted for emergencies as defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer’s Bill of Rights (TABOR)	609,353	45,615	654,968
			-
Children’s Fund – Private donations made to the police department	22,518	-	22,518
			-
Street Sales Tax – used to maintain, build and replace streets, sidewalks, curbs and gutters	4,777,229	-	4,777,229
			-
Evidence – cash taken into evidence as part of police investigations	8,259	-	8,259
			-
Water Sales Tax – to support maintenance of water systems, assure quality and quantity and acquire water	2,235,764	-	2,235,764
			-
Culture Parks & Recreation Sales Tax Fund – to provide culture and recreation programs and maintain parks	-	1,735,443	1,735,443
			-
Memorial Trust Fund – administer funds donated to the cemetery	-	584	584
			-
Perpetual Care Cemetery Fund – maintain cemetery grounds, provide services and acquire new property	-	62,025	62,025
			-
Conservation Trust Fund – for the administration of lottery funds.	-	148,677	148,677
Total Restricted Fund Balance	<u>7,653,123</u>	<u>1,992,344</u>	<u>9,645,467</u>
Committed Fund Balance			
Police Equipment	38,573	-	38,573
Victims Compensation	146,641	-	146,641
Court Surcharge	<u>31,441</u>	<u>-</u>	<u>31,441</u>
Total Committed Fund Balance	<u>216,655</u>	<u>-</u>	<u>216,655</u>
Assigned Fund Balance			
Field of Honor Reserve	8,925	-	-
Boys & Girls Club Building Fund	<u>259,896</u>	<u>-</u>	<u>259,896</u>
Total Assigned Fund Balance	<u>268,821</u>	<u>-</u>	<u>259,896</u>
Unassigned	<u>17,192,886</u>	<u>(52,360)</u>	<u>17,140,526</u>
Total Fund Balance	<u>\$ 25,344,548</u>	<u>\$ 1,941,072</u>	<u>\$ 27,285,620</u>

The Restricted Fund Balance of \$1,992,344 in the Business-type funds is primarily for debt service.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Discretely Presented Component Units restricted and unassigned fund balances are as follows.

	Library General Fund	FLURA General Fund
Restricted Net Position		
Emergency Reserves – A portion restricted for emergencies as defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer’s Bill of Rights (TABOR)	\$ 104,647	\$ 6,279
Restricted Donations – Private donations made to the library	76,524	-
Total Restricted Net Position	181,171	6,279
Investment in Capital Assets	105,383	-
Unrestricted	10,691,394	397,613
Total Net Position	<u>\$ 10,977,948</u>	<u>\$ 403,892</u>

NOTE 8: RETIREMENT PLAN

The City and its employees participate in a defined contribution pension plan with AIG Retirement.

A defined contribution plan states that contributions of the employee and contributions of the City are, although invested jointly, maintained in separate accounts for each employee. The amount of benefit to be received at retirement is determined by the amount of monies accumulated in the employee's account at the time of retirement. All sworn police department employees contribute 9.7% of their salaries to the plan with all other employees contributing 4.0% of their salaries to the plan. The total amount of the City's current year covered payroll was \$5,245,980 and the total current year payroll was \$5,727,375. The City matches the respective contributions, with the total pension expense during 2020 amounted to \$299,508.

The FPPA of the State of Colorado continues to provide death and disability to all police officers in accordance with state statutes, Section 31-30-1008; C.R.S. Survivors’ benefits are available for spouses, dependent parents and children under the age of 18.

Component Units

The Library employee participate in the City’s defined contribution pension plan with AIG Retirement. Employees’ contribute 4.0% of their salaries to the plan. The total amount of the Library’s current year covered payroll was \$423,028 and the total current year payroll was \$504,399. The City matches the respective contributions, with the total pension expense during 2020 amounting to \$16,921.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 9: CONTINGENCY

The City is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA). CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

The ultimate liability to the City resulting from claims not covered by CIRSA is not presently determinable. Management is of the opinion that the final outcome of such claims, if any, will not have a material adverse effect on the City's financial statements.

There is only one case wherein CIRSA would not be involved and it involves the warrant holders of the Golf Course bonds. The City Attorney states "The City has kept no funds from the Enterprise revenues, so there is no possibility that there would be a ruling that the City improperly kept funds, and there are no funds to "pay back". The City itself is in no way obligated to pay Enterprise debt or liability and is not a guarantor of the Enterprise. As such, no provision is necessary to further protect the general fund of the City".

NOTE 10: RISK MANAGEMENT

Fort Lupton is exposed to various risks of loss related to torts: theft of, damage to, destruction of assets: errors and omissions: injuries to employees: and natural disasters. On January 1, 1984, the City Council authorized participation in the Colorado Intergovernmental Risk Sharing Agency (CIRSA). A separate and independent governmental and legal entity, which was formed by intergovernmental agreement by member municipalities pursuant to the provisions of 24-10-115.5, C.R.S. as amended, 29-1-101 et. seq., C.R.S., as amended, 29-13-102, C.R.S., as amended, and Colorado Constitution, Article XIV, Section 18(2).

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member in CIRSA against stated liability or loss to the limit of the financial resources of CIRSA. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members.

The scope, terms, conditions and limitations of the coverages are governed by the applicable coverage policies and/or excess coverage policies, the CIRSA bylaws, and other applicable documents. There has been no change in the deductibles or coverage over the last three years. The types and monetary limits of the coverages are generally described below.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

I. TYPES OF COVERAGES (subject to the limit of CIRSA's liability as described in Section II below):

1. Property coverage.
2. Liability coverage.
 - a. General liability.
 - b. Auto liability.
 - c. Law enforcement liability.
 - d. Public official errors and omissions liability.
 - e. Excess liability (for federal and out-of-state public official's claims and federal and out-of-state law enforcement).
3. Crime coverage (including employee dishonesty and money and securities).
4. Supplemental defense cost coverage for Colorado liability claims.

II. EXCESS INSURERS, AGGREGATE LIMITS AND MEMBER DEDUCTIBLE:

For the coverages described in Section I, CIRSA is liable only for payment of the applicable self-insured retentions and only to a total annual aggregate amount for CIRSA members as a whole of the amount of the applicable CIRSA loss fund for the coverage period. There is no aggregate excess coverage over any loss fund. Only the applicable excess insurers in applicable excess and reinsurance policies shall be payable, and only by those excess insurers in excess of these CIRSA self-insured retentions. Fort Lupton has no settlements that exceeded insurance coverage in the past three years.

A member-selected deductible applies to each municipality's claims/occurrences. Payment of the deductible shall reduce the amount otherwise payable under the applicable CIRSA retention.

2020 CIRSA SELF-INSURED RETENTIONS:

1. \$500,000 per claim/occurrence property
2. \$1,000,000 per claim/occurrence liability
3. \$100,000 per claim/occurrence Public Officials Liability.

2020 CIRSA LOSS FUND AMOUNTS:

Loss fund amounts are as adopted or amended from time to time by the Board of Directors based on the members in the property/casualty pool for the year and interest earnings on those amounts. Information on current loss fund amounts is available from the CIRSA Deputy Executive Director/Chief Financial Officer, at (303) 757-5475.

There is a deductible paid by the City of \$1,000 (liability) and \$1,000 (property), which applies to each of its claims/occurrences.

Fort Lupton continues to carry CIRSA insurance for Workers' Compensation, and Voluntary Accident Medical Insurance for volunteer and service workers.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 11: JOINT VENTURES

A joint venture is a legal entity or other organization that results from a contractual agreement and that is owned, operated or governed by two or more participants as a separate and specific activity subject to joint control in which the participants retain an on-going financial interest or an on-going financial responsibility. The City participates in the following joint venture:

Northern Colorado Water Conservancy District - NISP.

Northern Colorado Water Conservancy District (District), a quasi-municipal entity and political subdivision of the State of Colorado was established July 6, 1970, pursuant to the Water Conservancy District Act. Acting by and through its Northern Integrated Supply Project Water Activity Enterprise (NISP) (a government owned business within the meaning of Article X, Section 20(2)(d), of the Colorado Constitution, organized pursuant to C.R.S. 37-45,1-101 et seq.), whose address is 220 Water Avenue, Berthoud, Colorado 80513. In January 2003, Fort Lupton entered into an agreement with NISP in developing a water project for the purpose of developing a new reliable water supply.

Overall Project costs will be divided among the entities that participate in the Project.

The First Phase of the Project consisted of preliminary studies to evaluate both the potential of Poudre reservoir sites and the South Platte Water Conservation Project. The First Phase has been accomplished and there appears to be potential project configurations that may serve the needs of the Project.

The Second Phase of the Project, which consists of additional reservoir site evaluations, alternatives analysis, environmental studies, financial analyses, and related work, will require funding to complete the phase.

The Third Phase of the Project consists of further agency consultation, permitting with the U.S. Army Corps of Engineers and other agencies, compliance with the National Environmental Policy Act and other requirements for federal permitting, field work and analysis for permitting, modeling, and other activities related to designing and permitting the Project.

The City has agreed to provide to the NISP Enterprise funds for its pro rata share of the costs necessary to complete the Project.

Our pro rata share is:

<u>Year Paid</u>	<u>Amount</u>
2003-2015	\$ 1,225,562
2016	262,500
2017	300,000
2018	410,000
2019	461,250
2020	1,537,500
Total	<u>\$ 4,196,812</u>

Investments in the joint ventures by governmental funds are recorded as expenditures at the time the investment is made.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

Complete financial statements of the District can be obtained from Northern Colorado Water Conservancy District.

Town of Hudson

The Town of Hudson and the City are Colorado municipal corporations empowered to enter into intergovernmental agreements pursuant to the provisions of Article XIV, Section 18 of the Constitution of the State of Colorado, and the provisions of C.R.S. 29-1-201 et seq. in those circumstances where governmental entities may make the most efficient and effective use of their powers and responsibilities by cooperating and contracting with each other to accomplish mutually beneficial ends. They entered into an Intergovernmental Agreement on July 26, 1995, to jointly provide for the construction, operation and maintenance of the water treatment plant to treat raw water, owned, controlled by the respective parties hereto, which water when treated will be available for use and consumption by the residents and customers of Hudson and Fort Lupton respectively.

Upon completion of the original water treatment plant, each party owned the following rights and interests: Fort Lupton owned an undivided five-sixths (5/6ths) of the treatment capacity of said plant, as well as an undivided five-sixths (5/6ths) of the personal property which constitutes the physical plant. Hudson owned the remaining undivided one-sixth (1/6th) of the treatment capacity and personal property constituting the physical plant. Each party shall own as its sole and separate property the right to deliver to the plant for treatment the raw untreated water that it owns or controls and is entitled to receive by means of the Northern Colorado Water Conservancy District's Southern Water Supply Project.

A separate flow meter is installed at the discharge point of the plant and at which treated water is delivered to the separate delivery systems of Fort Lupton and Hudson, which separate flow meters shall measure the number of gallons of treated water delivered to each party. On a monthly basis, the total of the treated water delivered from the plant to each party shall be added together to determine the total number of gallons in and delivered from the plant. The number of gallons of treated water separately delivered to Hudson shall then become the numerator in a fraction in which the entire total of treated gallons delivered to both parties is the denominator. The fraction which results shall be multiplied by the total operations and maintenance costs incurred by the operator in operating the plant during the month, and shall constitute the cost to each party of operations and maintenance for the month including fixed monthly operating costs. Hudson's amount shall be billed to Hudson on or before the 12th day of the following calendar month, and must be received by the next to the last business day of the calendar month.

Complete financial statements for the Town of Hudson may be obtained from the Town of Hudson, Colorado.

Tri-State Generation and Transmission Association, Inc.

Tri-State Generation and Transmission Association, Inc. (Tri-State) and the City entered into an agreement to build a 252 acre foot water storage reservoir on the City's water treatment plant (WTP) facility grounds. Tri-State owns 100 acre feet. The City owns the remaining approximately 152 acre feet.

Design costs of the reservoir were split equally between the City and Tri-State. The construction costs were apportioned based on the benefit of the infrastructure, Tri-State benefit, City benefit, and Common benefit. Each entity paid 100% of the infrastructure construction costs that benefited them. The Common benefit infrastructure costs were apportioned by the pro-rata share of storage capacity.

The City granted Tri-State an easement and access to the WTP grounds. Tri-State has a pipeline and pump station of the WTP grounds and will be responsible for all maintenance.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

NOTE 12: TAX, SPENDING, AND DEBT LIMITATIONS

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment. However, the City has made certain interpretations of the amendment's language in order to determine its compliance.

As a result of this constitutional requirement, the residents of Fort Lupton, in 1993, passed Referendum A. This referendum requires that if, in any given year, the City has revenues in excess of current spending limits due to property (ad valorem), sales, or use taxes, then that excess must be used for water and wastewater projects, purchase of water rights, and construction of the water system.

In 2010, the residents of Fort Lupton renewed the ½ cent Sales and Use Tax for Street Improvements for 20 years; in 2001, the ½ cent Sales and Use Tax for Culture, Parks and Recreation was renewed for 20 years; in 2002, the residents approved a \$6.7 million general obligation tax to construct a Recreation Center, and in 2005 the citizens authorized extension of the ½ cent water sales tax slated to expire in 2006 for an additional 20 years. All four of these issues have been exempted from the revenue restrictions of Article X, Section 20, and from the requirements of Referendum A.

NOTE 13: DEFAULT ON GOLF COURSE REVENUE ANTICIPATION WARRANTS

The Golf Enterprise has been in technical default since June 2000, due to the level of its bond reserves. The course has not collected sufficient green fees and other revenues to pay the bond interest or principal on its 1996 Revenue Anticipation Warrants.

As a result of the default, the bond covenant states that the bonds become due and payable and thus the balance has been re-classed to Current Bonds Payable, resulting in a Current Bond Payable Balance at December 31, 2020 of \$1,785,000.

The Golf Enterprise Fund issued an offer to purchase any and all outstanding warrants on December 19, 2015 for the consideration described in the table below:

<u>Security</u>	<u>Principal Amount Outstanding</u>	<u>Consideration per \$1,000 Principal Amount</u>
Senior Warrants	\$ 4,500,000	\$ 208
Subordinate 1996A1 Warrants	1,000,000	25
"B" Registered Coupons	27,000	25
Subordinate 1996AB Warrants	300,000	10

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

If all outstanding warrants were to be tendered the Golf Course Enterprise Fund's future debt service payments would decrease by \$5,800,000, resulting in a net present value savings of \$10,570,328. The Golf Enterprise will, additionally, pay all costs and expenses incurred in connection with the offer. The City (General Fund) has loaned the Golf Enterprise Fund the funds necessary to pay the Warrants Consideration assuming 100% of the warrant holders tender their outstanding warrants. The offer expired on January 30, 2015 at 5:00 p.m. Eastern Time and was extended twice. The final closing date was March 31, 2015 at 5:00pm Eastern Time.

As a result of this offer, \$4,015,000 of the outstanding warrants (\$3,115,000 of the Senior Warrants, \$875,000 of the Subordinate 1996A1 Warrants and \$25,000 of the "B" Registered Coupons) were tendered and purchased by the Golf Course Enterprise. The result is a decrease in future debt service principal payments of \$4,015,000 and a net present value savings of \$6,955,713. The remaining warrants outstanding, totaling \$1,785,000, will remain as current bonds payable outstanding in fiscal year 2021. It is anticipated that the payments on the remaining balance will not be paid and the outstanding warrants will remain in default.

NOTE 14: COMMITMENTS AND CONTRACTS & BUDGET OVERAGES

On July 30, 2008 the City entered into an agreement with Weld County Dispatch Center (WELDCOM), until December 31, 2009 with automatic one year renewals through December 19, 2019. The City's share of expenses for 2020 total \$55,460.

The City and Jacobs Engineering Group entered into an agreement for compensation for services to manage, operate, and maintain the effluent discharged from the Wastewater Treatment Plant and the finished water discharged for the Water Treatment Facility. Compensation for services is negotiated every three years. Compensation for years two & three will be adjusted based on the base fee adjustment formula shown in Appendix F of the negotiated agreement. Subsequent years' base fees shall be determined as hereinafter specified. 2020 fees were \$1,405,636. A 3% increase compared to 2019.

On April 1, 2013 the City entered into a ten year agreement with Consolidated Mutual Water Company to lease 150 acre feet of water storage in the Perry Pit East Reservoir. The lease base rate is \$206.21 per acre foot of water capacity. The rate will increase annually based on a formula in paragraphs 6 (b) (c) and (d) of the lease agreement. Subsequently, the City has agreed to lease the remaining 300-acre feet of capacity in the Perry Pit East Reservoir for the same terms as the initial lease and an additional 50-acre feet. The 2020 cost of the lease was \$228,000. A decrease of 3.5% compared to 2019.

In 2010 the City and Halliburton Energy Services, Inc. (Halliburton) entered into an agreement to extend water lines and sanitary sewer lines to the Halliburton facility at Denver Avenue and Weld County Road 8. Halliburton funded the construction for \$2,400,000. The lines will benefit all properties in the service area and as sites are developed along the services lines a proportionate share of the original cost and accrued interest will be charged by the City on building permits and refunded to Halliburton. On December 31, 2020, \$2,057,839 was the amount of the original construction costs to be collected on future development along the water and sewer lines. The interest accrued in 2020 at a rate of prime plus one percent (4.25%) was \$122,673. The total accrued interest as of December 31, 2020 is \$1,111,395. As the City is not required to reimburse Halliburton unless sufficient development occurs, these balances are not reported as a liability in the City's financial statements.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2020

In 2015 The City and Martin Marietta Materials, Inc. (Martin Marietta) entered into an agreement to extend water lines from Weld County Road 8 525 lineal feet south along Denver Avenue to the Martin Marietta facility. Martin Marietta funded the construction in the amount of \$114,077. The lines will benefit all properties in the service area and as sites are developed along the service lines a proportionate share of the original cost and accrued interest will be charged by the City on building permits and refunded to Martin Marietta.

NOTE 15: SALES TAX REBATES

In 2013 the City entered into an annexation agreement with L.G. Everest, Inc. The agreement contains a "Development Incentive Payment" requiring the City to refund the City's portion of sales tax collected by the State Department of Revenue for the previous year less \$35,000 by April 30. The 2020 the City's sales tax rebate totaled \$18,266.

NOTE 16: COMPLIANCE

The Golf Course Enterprise Fund may be in violation of state statutes as the expenditures exceed the appropriated budgets.

	Original Budget	Final Budget	Actual	Favorable (Unfavorable) Variance
Enterprise Fund Expenditures				
Golf Course Enterprise Fund	1,364,950	1,364,950	1,421,252	(56,302)

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF FORT LUPTON
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original	Final	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	\$ 8,856,206	\$ 12,365,447	13,465,272	\$ 1,099,825
Licenses and Permits	169,000	169,000	481,709	312,709
Intergovernmental	754,365	754,365	1,213,206	458,841
Charges for Services	644,700	644,700	738,558	93,858
Fines and Forfeits	269,050	269,050	267,470	(1,580)
Interest Income	21,000	21,000	73,734	52,734
Private Contributions	25,000	25,000	-	(25,000)
Other	392,000	392,000	457,519	65,519
Total revenues	<u>11,131,321</u>	<u>14,640,562</u>	<u>16,697,468</u>	<u>2,056,906</u>
Expenditures				
General Government	5,838,813	5,838,813	3,569,299	2,269,514
Public Safety	2,620,164	2,867,365	2,515,392	351,973
Public Works	1,016,311	2,185,181	1,171,452	1,013,729
Capital Outlay	2,503,300	3,303,300	1,547,585	1,755,715
Other	689,958	648,320	749,495	(101,175)
Total expenditures	<u>12,668,546</u>	<u>14,842,979</u>	<u>9,553,223</u>	<u>5,289,756</u>
Excess of Revenues Over (Under) Expenditures	(1,537,225)	(202,417)	7,144,245	(3,232,850)
Other Financing Sources (Uses) -				
Transfers Out	-	-	(107,095)	(107,095)
Insurance Recoveries	-	-	33,141	33,141
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(73,954)</u>	<u>(73,954)</u>
Net Change in Fund Balances	<u>\$ (1,537,225)</u>	<u>\$ (202,417)</u>	7,070,291	<u>\$ (3,306,804)</u>
FUND BALANCES, Beginning of Year			<u>10,264,517</u>	
FUND BALANCES, End of Year			<u>\$ 17,334,808</u>	

CITY OF FORT LUPTON
CONTINGENCY FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

NOTE 1: EXPLANATION OF DIFFERENCES BETWEEN REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES) FOR THE GENERAL FUND BUDGETARY COMPARISON SCHEDULE AND THE GENERAL FUND AS REPORTED IN THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

Certain funds used for accounting purposes are combined with the General Fund for reporting purposes. In accordance with GASB Statement No. 41, *Budgetary Comparison Schedules – Perspective Differences*, the activity of such funds is not included in the General Fund budgetary comparison schedule. The following is a reconciliation of the General Fund budgetary comparison schedule to the General Fund as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance for the year ended December 31, 2020.

Revenue

General Fund Budgetary Comparison Schedule	16,697,468
Adjustments:	
Street Sales Tax	1,745,135
Water Sales Tax	2,147,194
Contingency	<u>112,469</u>
Total General Fund revenues as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	20,702,266

Expenditures

General Fund Budgetary Comparison Schedule	9,553,223
Adjustments:	
Street Sales Tax	742,149
Water Sales Tax	<u>1,844,288</u>
Total General Fund expenditures as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	12,139,660

Other Financing Sources (uses)

General Fund Budgetary Comparison Schedule	(73,954)
Adjustments:	
Water Sales Tax	<u>(628,426)</u>
Total General Fund other financing sources (uses) as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	(702,380)

SUPPLEMENTARY INFORMATION

CITY OF FORT LUPTON
CONTINGENCY FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Property Taxes	\$ 105,797	\$ 105,797	\$ -
Interest Income	21,000	6,672	(14,328)
Total Revenues	<u>126,797</u>	<u>112,469</u>	<u>(14,328)</u>
Expenditures			
Capital Outlay	1,009,218	-	1,009,218
Total Expenditures	<u>1,009,218</u>	<u>-</u>	<u>1,009,218</u>
Excess of Revenues Over Expenditures	<u>\$ (882,421)</u>	112,469	<u>\$ (1,023,546)</u>
FUND BALANCES, Beginning of Year		<u>884,278</u>	
FUND BALANCES, End of Year		<u>\$ 996,747</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
STREET IMPROVEMENT SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Sales Tax	\$ 827,443	\$ 1,068,034	\$ 240,591
Interest Income	40,000	22,096	(17,904)
Infrastructure Assessment Fees	32,200	655,005	622,805
Total Taxes	<u>899,643</u>	<u>1,745,135</u>	<u>845,492</u>
Expenditures			
General Government	25,000	61,901	(36,901)
Public Works	225,000	103,966	121,034
Capital Outlay	<u>2,145,000</u>	<u>576,282</u>	<u>1,568,718</u>
Total Expenditures	<u>2,395,000</u>	<u>742,149</u>	<u>1,652,851</u>
Excess of Revenues Over Expenditures	<u>\$ (1,495,357)</u>	1,002,986	<u>\$ (807,359)</u>
FUND BALANCES, Beginning of Year		<u>3,774,243</u>	
FUND BALANCES, End of Year		<u>\$ 4,777,229</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
WATER SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Sales Tax	\$ 1,679,886	\$ 2,136,067	\$ 456,181
Interest Income	20,000	11,127	(8,873)
Total Revenues	<u>1,699,886</u>	<u>2,147,194</u>	<u>447,308</u>
Expenditures			
Water Carryover		-	-
Capital Outlay	2,046,567	221,675	1,824,892
Other	170,000	1,622,613	(1,452,613)
Total Expenditures	<u>2,216,567</u>	<u>1,844,288</u>	<u>372,279</u>
Excess of Revenues Over Expenditures	(516,681)	302,906	75,029
Other financing sources (uses) -			
Operating Transfer Out	(556,482)	(628,426)	(71,944)
Total Other Financing Sources (Uses)	<u>(556,482)</u>	<u>(628,426)</u>	<u>(71,944)</u>
Net Change in Fund Balance	<u>\$ (1,073,163)</u>	(325,520)	<u>\$ 3,085</u>
FUND BALANCES, Beginning of Year		<u>2,561,284</u>	
FUND BALANCES, End of Year		<u>\$ 2,235,764</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON, COLORADO
NON MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
December 31, 2020

	Culture, Parks & Recreation Sales Tax Fund	Conservation Trust Fund	Perpetual Care Cemetary Fund	Memorial Trust Fund	Totals
ASSETS					
Cash	\$ 1,664,262	\$ 130,478	\$ 12,976	\$ 584	\$ 1,808,300
Restricted Cash	-	18,295	-	-	18,295
Sales Tax Receivable	131,156	-	-	-	131,156
Prepaid Items	1,088	-	-	-	1,088
Total Assets	<u>1,796,506</u>	<u>148,773</u>	<u>12,976</u>	<u>584</u>	<u>1,958,839</u>
LIABILITIES					
Accounts Payable	9,917	-	140	-	10,057
Accrued Expenses	7,679	-	31	-	7,710
Total Liabilities	<u>17,596</u>	<u>-</u>	<u>171</u>	<u>-</u>	<u>17,767</u>
FUND BALANCES					
Nonspendable	1,088	-	-	-	1,088
Restricted	1,735,443	148,677	62,025	584	1,946,729
TABOR	42,379	96	3,140	-	45,615
Unassigned	-	-	(52,360)	-	(52,360)
Total Fund Balances	<u>1,778,910</u>	<u>148,773</u>	<u>12,805</u>	<u>584</u>	<u>1,941,072</u>
Total Liabilities and Fund Balances	<u>\$ 1,796,506</u>	<u>\$ 148,773</u>	<u>\$ 12,976</u>	<u>\$ 584</u>	<u>\$ 1,958,839</u>

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON, COLORADO
NON MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Year Ended December 31, 2020

	Culture, Parks & Recreation Sales Tax Fund	Conservation Trust Fund	Perpetual Care Cemetery Fund	Memorial Trust Fund	Totals
REVENUES					
Sales Taxes	\$ 1,068,033	\$ -	\$ -	\$ -	\$ 1,068,033
Federal and State Sources	-	85,612	-	-	85,612
Charges for Services	38,178	-	78,495	-	116,673
Interest Income	3,736	3,185	699	-	7,620
Other	302,689	-	25,457	-	328,146
Total Revenues	1,412,636	88,797	104,651	-	1,606,084
EXPENDITURES					
Current					
Culture, Parks, and Recreation:					
Others	51,272	-	3,490	-	54,762
Salaries and Benefits	453,912	-	44,228	-	498,140
Supplies	12,587	-	1,190	-	13,777
Utilities	32,635	-	109,097	-	141,732
Maintenance	14,187	-	4,566	-	18,753
Capital Outlay	420,364	376,672	14,363	-	811,399
Total Expenditures	984,957	376,672	176,934	-	1,538,563
Revenues Over (Under) Expenditures	427,679	(287,875)	(72,283)	-	67,521
OTHER FINANCING SOURCES (USES)					
Transfers In	24,951	-	82,144	-	107,095
Total Other Financing Sources (Uses)	24,951	-	82,144	-	107,095
Net Change in Fund Balances	452,630	(287,875)	9,861	-	174,616
Fund Balances - Beginning of Year	1,326,280	436,648	2,944	584	1,766,456
FUND BALANCES - END OF YEAR	\$ 1,778,910	\$ 148,773	\$ 12,805	\$ 584	\$ 1,941,072

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
CULTURE, PARKS, AND RECREATION SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Sales Tax	\$ 827,443	\$ 1,068,033	\$ 240,590
Interest Income	1,500	3,736	2,236
Charges for Services	114,700	38,178	(76,522)
Private Contributions	5,200	-	(5,200)
Other	97,000	302,689	205,689
Total Revenues	<u>1,045,843</u>	<u>1,412,636</u>	<u>366,793</u>
Expenditures			
Current:			
Salaries and Benefits	504,607	453,912	50,695
Supplies	74,175	12,587	61,588
Purchased Services	141,200	14,187	127,013
Utilities	22,845	32,635	(9,790)
Other	-	51,272	(51,272)
Capital Outlay:			
Community Center	710,000	420,364	289,636
Total Expenditures	<u>1,452,827</u>	<u>984,957</u>	<u>467,870</u>
Excess of Revenues Over Expenditures	(406,984)	427,679	834,663
Other Financing Sources (Uses) -			
Transfers In	59,285	24,951	(34,334)
Total Other Financing Sources (Uses)	<u>59,285</u>	<u>24,951</u>	<u>(34,334)</u>
Net Change in Fund Balance	<u>\$ (347,699)</u>	452,630	<u>\$ 800,329</u>
FUND BALANCES, Beginning of Year		<u>1,326,280</u>	
FUND BALANCES, End of Year		<u>\$ 1,778,910</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
CONSERVATION TRUST FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Lottery Funds	\$ 75,000	\$ 75,000	\$ 85,612	\$ 10,612
Interest Income	1,000	1,000	3,185	2,185
Total Revenues	<u>76,000</u>	<u>76,000</u>	<u>88,797</u>	<u>12,797</u>
Expenditures				
Capital Outlay	10,000	420,000	376,672	43,328
Total Revenues	<u>10,000</u>	<u>420,000</u>	<u>376,672</u>	<u>43,328</u>
 Excess of Revenues Over Expenditures	<u>66,000</u>	<u>(344,000)</u>	<u>(287,875)</u>	<u>56,125</u>
 Net Change in Fund Balance	<u>\$ 66,000</u>	<u>\$ (344,000)</u>	<u>(287,875)</u>	<u>\$ 56,125</u>
 FUND BALANCES, Beginning of Year			<u>436,648</u>	
FUND BALANCES, End of Year			<u>\$ 148,773</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
PERPETUAL CARE CEMETARY FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues			
Interest Income	\$ -	\$ -	\$ -
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
FUND BALANCES, Beginning of Year		<u>584</u>	
FUND BALANCES, End of Year		<u>\$ 584</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
MEMORIAL TRUST FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Interest Income	\$ -	\$ -	\$ -
Total Revenues	-	-	-
Excess of Revenues Over Expenditures	-	-	-
Net Change in Fund Balance	<u>\$ -</u>	-	<u>\$ -</u>
FUND BALANCES, Beginning of Year		584	
FUND BALANCES, End of Year		<u>\$ 584</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
UTILITY
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Combined				Water			Sewer			
	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)	Original Budget	Final Budget	Actual	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues											
Charges for Services	\$ 4,994,822	\$ 4,994,822	\$ 5,962,757	\$ 967,935	\$ 3,335,571	\$ 3,335,571	\$ 3,850,182	\$ 1,659,251	\$ 1,659,251	\$ 2,112,575	\$ 453,324
Other Income	420,000	420,000	376,170	(43,830)	420,000	420,000	376,170	-	-	-	-
Total Operating Revenues	5,414,822	5,414,822	6,338,927	924,105	3,755,571	3,755,571	4,226,352	1,659,251	1,659,251	2,112,575	453,324
Operating Expenses											
Salaries and Benefits	617,803	611,443	478,921	132,522	255,690	249,330	187,703	362,113	362,113	291,218	70,895
Professional Fees	127,500	126,450	108,887	17,563	97,500	96,450	55,605	30,000	30,000	53,282	(23,282)
Contract Management	1,025,277	902,490	1,220,403	(317,913)	504,977	382,190	621,348	520,300	520,300	599,055	(78,755)
Insurance	72,690	72,690	79,148	(6,458)	39,340	39,340	39,574	33,350	33,350	39,574	(6,224)
Maintenance	517,140	517,140	287,765	229,375	311,540	311,540	145,701	205,600	205,600	142,064	63,536
Supplies	167,750	167,750	126,742	41,008	156,500	156,500	111,378	11,250	11,250	15,364	(4,114)
Utilities	283,150	283,150	239,432	43,718	151,050	151,050	126,963	132,100	132,100	112,469	19,631
Water Assessments	460,000	460,000	645,169	(185,169)	460,000	460,000	647,407	-	-	(2,238)	2,238
Other	342,775	292,242	189,352	102,890	201,925	151,392	74,637	140,850	140,850	114,715	26,135
Total Operating Expenses	3,614,085	3,433,355	3,375,819	57,536	2,178,522	1,997,792	2,010,316	1,435,563	1,435,563	1,365,503	70,060
Net Operating Income	1,800,737	1,981,467	2,963,108	866,569	1,577,049	1,757,779	2,216,036	223,688	223,688	747,072	383,264
Nonoperating Revenues (Expenses)											
Investment Income (Loss)	76,500	76,500	34,650	(41,850)	1,500	1,500	17,325	75,000	75,000	17,325	(57,675)
Capital Contributions	819,550	819,550	5,649,987	4,830,437	667,500	667,500	5,649,987	152,050	152,050	-	(152,050)
Interest Expense	(1,522,858)	(1,522,858)	(1,394,568)	128,290	(1,522,858)	(1,522,858)	(1,392,851)	-	-	(1,717)	(1,717)
Administrative Fee	-	-	(400)	(400)	-	-	(400)	-	-	-	-
Bond Principal	(407,974)	(407,974)	(671,429)	(263,455)	(407,974)	(407,974)	(671,429)	-	-	-	-
Capital Expenditures	(6,339,138)	(5,720,138)	(432,989)	5,287,149	(5,881,113)	(5,223,128)	-	(458,025)	(497,010)	(432,989)	64,021
Total Nonoperating Revenues (Expenses)	(7,373,920)	(6,754,920)	3,185,251	9,940,171	(7,142,945)	(6,484,960)	3,602,632	(230,975)	(269,960)	(417,381)	(147,421)
Net Income (Loss) Before Transfers	(5,573,183)	(4,773,453)	6,148,359	10,806,740	(5,565,896)	(4,727,181)	5,818,668	(7,287)	(46,272)	329,691	235,843
Other financing sources (uses) -											
Transfers In	546,357	546,357	628,426	82,069	546,357	546,357	628,426	-	-	-	-
Total other financing sources (uses)	546,357	546,357	628,426	82,069	546,357	546,357	628,426	-	-	-	-
Net change in fund balance	(5,026,826)	(4,227,096)	6,776,785	10,888,809	(5,019,539)	(4,180,824)	6,447,094	(7,287)	(46,272)	329,691	235,843
Reconciliation to GAAP Basis											
Bond Principal Payments			671,429				671,429			-	
Capital Outlay			432,989				-			432,989	
Depreciation and Amortization			(1,598,819)				(1,138,724)			(460,095)	
Net Income (Loss) - GAAP Basis			6,282,384				5,979,799			302,585	
NET POSITION, Beginning of Year As Restated			46,003,640				34,854,433			11,149,207	
NET POSITION, End of Year			\$ 52,286,024				\$ 40,834,232			\$ 11,451,792	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
STORM WATER
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues			
Charges for Services	\$ 172,460	\$ 401,344	\$ 228,884
Total Operating Revenues	<u>172,460</u>	<u>401,344</u>	<u>228,884</u>
Operating Expenses			
Salaries and Benefits	15,399	12,479	2,920
Supplies	300	37	(263)
Depreciation and Amortization	-	-	-
Total Operating Expenses	<u>15,699</u>	<u>12,516</u>	<u>2,657</u>
Net Operating Income	<u>156,761</u>	<u>388,828</u>	<u>231,541</u>
Nonoperating Revenues (Expenses)			
Investment Income	6,700	7,826	1,126
Capital Expenditures	500,000	-	(500,000)
Capital Contributions	-	-	-
Total Nonoperating Revenues (Expenses)	<u>506,700</u>	<u>7,826</u>	<u>(498,874)</u>
Net Income (Loss)	<u>\$ 663,461</u>	<u>396,654</u>	<u>\$ (267,333)</u>
Reconciliation to GAAP Basis			
Depreciation and Amortization		<u>(36,063)</u>	
Net Income (Loss) - GAAP Basis		360,591	
NET POSITION, Beginning of Year		<u>2,763,824</u>	
NET POSITION, End of Year		<u>\$ 3,124,415</u>	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
RECREATION CENTER ENTERPRISE FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues			
Charges for Services	\$ 463,800	\$ 154,396	\$ (309,404)
Other	11,000	13,688	2,688
Total Operating Revenues	474,800	168,084	(306,716)
Operating Expenses			
Salaries and Benefits	978,908	656,870	322,038
Insurance	100,000	18,482	81,518
Maintenance	133,450	36,817	96,633
Merchandise for Resale	80,594	1,045	79,549
Supplies	460,000	29,212	430,788
Utilities	100,000	188,601	(88,601)
Recreation Programs	-	48,630	(48,630)
Other	-	90,364	(90,364)
Total Operating Expenses	1,852,952	1,070,021	782,931
Net Operating Income	(1,378,152)	(901,937)	476,215
Nonoperating Revenues (Expenses)			
Property Taxes	1,885,360	1,931,070	45,710
Investment Income	13,000	3,108	(9,892)
Bond Principal	(435,000)	(435,000)	-
Administrative Fees	-	(200)	200
Interest Expense	(48,475)	(32,286)	16,189
Capital Expenditures	-	(160,908)	(160,908)
Total Nonoperating Revenues (Expenses)	1,414,885	1,305,784	(108,701)
Net Income (Loss) Before Transfers	36,733	403,847	367,514
Other financing sources (uses) -			
Transfers In	435,392	-	(435,392)
Total other financing sources (uses)	435,392	-	(435,392)
Net change in fund balance	\$ 472,125	403,847	\$ (67,878)
Reconciliation to GAAP Basis			
Bond Principal Payments		435,000	
Capital Outlay		160,908	
Depreciation and Amortization		(253,773)	
Net Income (Loss) - GAAP Basis		745,982	
NET POSITION, Beginning of Year		1,977,326	
NET POSITION, End of Year		\$ 2,723,308	

See the accompanying Independent Auditors' Report.

CITY OF FORT LUPTON
GOLF COURSE ENTERPRISE FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Operating Revenues			
Charges for Services	\$ 1,026,319	\$ 1,297,695	\$ 271,376
Sales of Merchandise	367,594	306,986	(60,608)
Other Income	41,200	8,510	(32,690)
Total Operating Revenues	<u>1,435,113</u>	<u>1,613,191</u>	<u>178,078</u>
Operating Expenses			
Salaries and Benefits	765,178	664,050	101,128
Professional Fees	-	7,177	(7,177)
Maintenance	32,000	54,075	(22,075)
Merchandise for Resale	169,270	152,294	16,976
Supplies	121,300	96,632	24,668
Utilities	75,000	72,385	2,615
Other	44,825	214,164	(169,339)
Total Operating Expenses	<u>1,207,573</u>	<u>1,260,777</u>	<u>(53,204)</u>
Net Operating Income	<u>227,540</u>	<u>352,414</u>	<u>231,282</u>
Nonoperating Revenues (Expenses)			
Interest Income	350	155	(195)
Enhancement Assessment	-	46,000	46,000
Interest Expense	(157,377)	(160,475)	(3,098)
Capital Expenditures	-	(82,046)	(82,046)
Total Nonoperating Revenues (Expenses)	<u>(157,027)</u>	<u>(196,366)</u>	<u>(39,339)</u>
Net Income (Loss)	<u>\$ 70,513</u>	<u>156,048</u>	<u>\$ 191,943</u>
Reconciliation to GAAP Basis			
Capital Outlay		82,046	
Depreciation and Amortization		(51,219)	
Net Income (Loss) - GAAP Basis		186,875	
NET POSITION, Beginning of Year		(590,517)	
NET POSITION, End of Year		<u>\$ (403,642)</u>	

See the accompanying Independent Auditors' Report.

COMPONENT UNITS

See the accompanying Independent Auditors' Report.

FORT LUPTON PUBLIC and SCHOOL LIBRARY
GENERAL FUND
BALANCE SHEET
December 31, 2020

	<u>2020</u>
ASSETS	
Current Assets	
Cash	\$ 10,885,407
Restricted Cash	76,524
Receivables:	
Other	<u>372</u>
Total Current Assets	<u>10,962,303</u>
Total Assets	<u><u>\$ 10,962,303</u></u>
LIABILITIES AND FUND BALANCES	
LIABILITIES	
Accounts Payable	\$ 48,944
Accrued Expenses	<u>10,386</u>
Total Liabilities	<u>59,330</u>
FUND BALANCES	
Restricted	
Net investment in capital assets	-
Emergency Reserve	104,647
Restricted Donations	76,524
Fund Balance	<u>10,721,802</u>
Total Fund Balances	<u>10,902,973</u>
Total Liabilities and Fund Balances	<u><u>\$ 10,962,303</u></u>

See the accompanying Independent Auditors' Report.

FORT LUPTON PUBLIC and SCHOOL LIBRARY
GENERAL FUND
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
December 31, 2020

	<u>2020</u>	<u>Adjustments</u>	<u>Statement of Net position</u>
ASSETS			
Current Assets			
Cash	\$ 10,885,407	\$ -	\$ 10,885,407
Restricted Cash	76,524	-	76,524
Receivables:			
Other	<u>372</u>	<u>-</u>	<u>372</u>
Total Current Assets	<u>10,962,303</u>	<u>-</u>	<u>10,962,303</u>
CAPITAL ASSETS ASSETS			
Non Depreciable:			
Construction in Progress	-	102,376	102,376
Depreciable:			
Buildings and Improvements	-	60,135	60,135
Accumulated Depreciation	<u>-</u>	<u>(57,128)</u>	<u>(57,128)</u>
Total Current Assets	<u>-</u>	<u>105,383</u>	<u>105,383</u>
Total Assets	<u>\$ 10,962,303</u>	<u>\$ 105,383</u>	<u>\$ 11,067,686</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 48,944	\$ -	\$ 48,944
Accrued Expenses	<u>10,386</u>	<u>30,408</u>	<u>40,794</u>
Total Liabilities	<u>59,330</u>	<u>30,408</u>	<u>89,738</u>
FUND BALANCES			
Restricted			
Net investment in capital assets	-	105,383	105,383
Emergency Reserve	104,647	-	104,647
Restricted Donations	76,524	-	76,524
Fund Balance	<u>10,721,802</u>	<u>(30,408)</u>	<u>10,691,394</u>
Total Fund Balances	<u>10,902,973</u>	<u>74,975</u>	<u>10,977,948</u>
Total Liabilities and Fund Balances	<u>\$ 10,962,303</u>	<u>\$ 105,383</u>	<u>\$ 11,067,686</u>

See the accompanying Independent Auditors' Report.

City of Fort Lupton
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Intergovernment Revenue	\$ 3,439,506	\$ 3,443,637	\$ 4,131
Other	5,500	44,587	39,087
Total Revenues	<u>3,445,006</u>	<u>3,488,224</u>	<u>43,218</u>
Expenditures			
Current:			
Salaries and Benefits	699,911	620,406	79,505
Maintenance	9,000	640	8,360
Supplies	87,000	54,217	32,783
Utilities	14,000	7,704	6,296
Programs	36,500	6,659	29,841
Other	110,206	15,792	94,414
Capital Outlay	8,262,000	-	8,262,000
Total Expenditures	<u>9,218,617</u>	<u>705,418</u>	<u>8,513,199</u>
Excess of Revenues Over Expenditures	<u>\$ (5,773,611)</u>	2,782,806	<u>\$ 8,556,417</u>
FUND BALANCES, Beginning of Year		<u>8,120,167</u>	
FUND BALANCES, End of Year		<u>\$ 10,902,973</u>	

See the accompanying Independent Auditors' Report.

City of Fort Lupton
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGE IN FUND BALANCE TO THE STATEMENT OF NET POSITION
For the Year Ended December 31, 2020

	<u>Total 2020</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Expenditures / Expenses			
Expenditures / Expenses	\$ 705,418	\$ 2,735	\$ 708,153
Program Revenues			
Charges for Services	44,587	-	44,587
Operating Grants, and Contributions	<u>3,443,637</u>	<u>-</u>	<u>3,443,637</u>
Net Program Revenue	<u>3,488,224</u>	<u>-</u>	<u>3,488,224</u>
Net Program Expenses	<u>2,782,806</u>	<u>(2,735)</u>	<u>2,780,071</u>
Change in Net Position	2,782,806	(2,735)	2,780,071
Fund Balance / Net Position			
Beginning of Year	<u>8,120,167</u>	<u>77,710</u>	<u>8,197,877</u>
End of Year	<u><u>\$ 10,902,973</u></u>	<u><u>\$ 74,975</u></u>	<u><u>\$ 10,977,948</u></u>

See the accompanying Independent Auditors' Report.

City of Fort Lupton
GENERAL FUND
BALANCE SHEET
December 31, 2020

	<u>2020</u>
<u>ASSETS</u>	
CURRENT ASSETS	
Cash	\$ 452,393
Receivables:	
Property Taxes	224,854
Total Current Assets	<u>677,247</u>
Total Assets	<u><u>\$ 677,247</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>	
LIABILITIES	
Accounts Payable	\$ 8,501
Loan from City of Fort Lupton	-
Total Liabilities	8,501
DEFERRED INFLOWS OF RESOURCES	
Property Tax	224,854
Total Deferred Inflows	224,854
FUND BALANCES	
Restricted	
Emergency Reserve	6,279
Restricted Donations	-
Unrestricted	437,613
Total Fund Balances	443,892
Total Liabilities and Fund Balances	<u><u>\$ 677,247</u></u>

See the accompanying Independent Auditors' Report.

City of Fort Lupton
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION
December 31, 2020

	<u>2020</u>	<u>Adjustments</u>	<u>Statement of Net position</u>
<u>ASSETS</u>			
CURRENT ASSETS			
Cash	\$ 452,393	\$ -	\$ 452,393
Receivables:			
Property Taxes	224,854	-	224,854
	<u> </u>	<u> </u>	<u> </u>
Total Current Assets	<u>677,247</u>	<u>-</u>	<u>677,247</u>
Total Assets	<u><u>\$ 677,247</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 677,247</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	\$ 8,501	\$ -	\$ 8,501
Loan from City of Fort Lupton	<u>-</u>	<u>40,000</u>	<u>40,000</u>
Total Liabilities	<u>8,501</u>	<u>40,000</u>	<u>48,501</u>
DEFERRED INFLOWS OF RESOURCES			
Property Tax	<u>224,854</u>	<u>-</u>	<u>224,854</u>
Total Deferred Inflows	<u>224,854</u>	<u>-</u>	<u>224,854</u>
FUND BALANCES			
Restricted			
Emergency Reserve	6,279	-	6,279
Restricted Donations	-	-	-
Unrestricted	<u>437,613</u>	<u>(40,000)</u>	<u>397,613</u>
Total Fund Balances	<u>443,892</u>	<u>(40,000)</u>	<u>403,892</u>
Total Liabilities and Fund Balances	<u><u>\$ 677,247</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 677,247</u></u>

See the accompanying Independent Auditors' Report.

City of Fort Lupton
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCE
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2020

	<u>2020</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Expenditures / Expenses			
Expenditure	\$ 96,194	\$ -	\$ 96,194
Program Revenues			
TIFF Increment	<u>209,212</u>	<u>-</u>	<u>209,212</u>
Net Program Revenue	<u>209,212</u>	<u>-</u>	<u>209,212</u>
Net Program Expenses	<u>113,018</u>	<u>-</u>	<u>113,018</u>
General Revenues			
Investment Earnings	<u>91</u>	<u>-</u>	<u>91</u>
Total General Revenues	<u>91</u>	<u>-</u>	<u>91</u>
Change in Net Position	<u>113,109</u>	<u>-</u>	<u>113,109</u>
Fund Balance / Net Position			
Beginning of Year	<u>330,783</u>	<u>(40,000)</u>	<u>290,783</u>
End of Year	<u><u>\$ 443,892</u></u>	<u><u>\$ (40,000)</u></u>	<u><u>\$ 403,892</u></u>

See the accompanying Independent Auditors' Report.

City of Fort Lupton
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGE IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2020

	Original and Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Property Taxes	\$ 227,528	209,212	\$ (18,316)
Other	250	91	(159)
Total Revenues	<u>227,778</u>	<u>209,303</u>	<u>(18,475)</u>
Expenditures			
Supplies	500		500
Services	96,225	55,795	40,430
Other	-	40,399	(40,399)
Capital Outlay	250,000	-	250,000
Total Expenditures	<u>346,725</u>	<u>96,194</u>	<u>250,531</u>
Net Change in Fund Balance	<u>\$ (118,947)</u>	113,109	<u>\$ 232,056</u>
FUND BALANCES, Beginning of Year		<u>330,783</u>	
FUND BALANCES, End of Year		<u>\$ 443,892</u>	

See the accompanying Independent Auditors' Report.

STATISTICAL SECTION

This part of the Town of Superior's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Financial Trends 84-88

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity 89-93

These schedules contain information to help the reader assess the government's most significant local revenue source, sales and use tax.

Debt Capacity 95-99

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information 100

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information 101-103

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Fort Lupton
Net Position by Component
Last ten fiscal years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Governmental Activities										
Net Investment in Capital Assets	\$ 24,253,776	\$ 25,423,316	\$ 25,382,338	\$ 25,369,586	\$ 25,210,238	\$ 27,240,541	\$ 29,476,456	\$ 28,376,949	\$ 29,948,994	\$ -
Restricted	3,121,421	2,233,960	2,932,189	3,488,518	4,316,235	4,683,596	4,120,226	5,780,680	8,583,704	9,540,432
Unrestricted	750,712	1,736,771	2,410,189	3,868,299	4,313,384	3,799,350	4,095,783	6,508,404	10,355,217	-
Subtotal Government Activities Net Position	28,125,909	29,394,047	30,724,716	32,726,403	33,839,857	35,723,487	37,692,465	40,666,033	48,887,915	9,540,432
										(39,347,483)
Business Type Activities										
Net Investment in Capital Assets	24,474,959	25,524,613	32,494,395	33,275,694	41,729,359	42,568,285	42,491,698	41,640,058	42,657,860	2,141,419
Restricted	1,624,858	1,616,906	1,356,597	1,271,912	586,963	705,519	1,929,618	2,189,223	2,193,578	63,068
Unrestricted	345,497	394,235	(3,215,546)	(2,943,955)	840,139	1,715,637	2,269,777	3,502,657	5,302,828	-
Subtotal Business Type Activities Net Position	26,445,314	27,535,754	30,635,446	31,603,651	43,156,461	44,989,441	46,691,093	47,331,938	50,154,267	2,204,487
										(47,949,780)
Total Government										
Net Investment in Capital Assets	48,728,735	50,947,929	57,876,733	58,645,280	66,939,597	69,808,826	71,968,154	70,017,007	72,606,854	2,141,419
Restricted	4,746,279	3,850,866	4,288,786	4,760,430	4,903,198	5,389,115	6,049,844	7,969,903	10,777,282	9,603,500
Unrestricted	1,096,209	2,131,006	(805,357)	924,344	5,153,523	5,514,987	6,365,560	10,011,061	15,658,045	-
Total Net Position	\$ 54,571,223	\$ 56,929,801	\$ 61,360,162	\$ 64,330,054	\$ 76,996,318	\$ 80,712,928	\$ 84,383,558	\$ 87,997,971	\$ 99,042,182	\$ 11,744,919
										22,487,800

Source: City of Fort Lupton Finance Department

City of Fort Lupton
Changes in Net Position
Last ten fiscal years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Expenses										
Governmental Activities:										
General Government	\$ 1,511,845	\$ 1,649,002	\$ 1,983,618	\$ 2,336,076	\$ 2,765,380	\$ 3,208,613	\$ 3,426,257	\$ 3,730,084	\$ 3,543,555	\$ 2,517,075
Public Safety	1,181,606	1,132,846	1,188,061	1,269,834	1,642,454	1,707,739	1,860,861	1,920,820	2,281,423	1,335,636
Public Works	1,028,537	1,232,748	1,351,463	1,406,244	1,354,525	1,495,318	1,479,817	1,962,923	2,220,259	564,593
Culture, Parks and Recreation	803,453	902,575	639,145	621,742	666,666	681,405	816,082	690,185	876,284	2,534,678
Other	687,754	527,565	546,855	591,798	723,047	732,755	778,374	1,814,351	949,425	10,657,405
Total Governmental Activities Expenses	5,213,195	5,444,736	5,709,142	6,225,694	7,152,072	7,825,830	8,361,391	10,118,363	9,870,946	17,609,387
Business Type Activities:										
Utilities	3,170,747	3,534,405	4,591,194	5,738,153	4,318,890	4,971,703	4,610,554	6,751,672	6,704,642	1,473,061
Storm Water Drainage	12,192	14,884	33,747	28,852	21,788	27,492	40,277	48,070	47,924	1,356,081
Golf	899,114	983,607	1,060,304	1,231,840	1,185,890	1,076,466	1,306,738	1,394,451	1,436,023	-
Recreation	1,073,717	1,051,829	1,139,988	1,212,567	1,289,317	1,329,787	1,429,122	1,502,879	1,778,707	82,646
Interest	1,476,667	1,057,081	-	-	-	-	-	-	-	7,502,258
Other	52,855	50,196	12,750	-	-	-	518,095	56,660	600	-
Total Business Type Activities Expenses	6,685,292	6,692,002	6,837,983	8,211,412	6,815,885	7,405,448	7,904,786	9,753,732	9,967,896	10,414,046
Total Government Expenses	11,898,487	12,136,738	12,547,125	14,437,106	13,967,957	15,231,278	16,266,177	19,872,095	19,838,842	28,023,433
Program Revenues										
Governmental Activities:										
Charges for Services, Sales & Fines										
General Government	85,753	124,611	103,153	78,354	117,306	436,871	300,698	331,153	403,619	340,396
Public Safety	179,063	290,970	208,226	168,597	290,045	285,126	263,561	275,372	413,969	916,844
Public Works	832,671	343,635	371,754	276,280	648,451	301,513	361,881	1,118,532	445,717	326,266
Culture, Parks and Recreation	73,977	80,132	116,998	122,409	158,472	233,201	163,847	122,733	216,161	-
Operating Grants and Contributions	155,057	179,023	172,698	235,720	182,179	185,628	171,386	190,946	227,546	-
Capital Grants and Contributions	121,752	164,740	461,155	529,298	177,101	1,221,755	802,689	985,112	1,014,444	-
Total Governmental Activities Program Revenue	1,448,273	1,183,111	1,433,984	1,410,658	1,573,554	2,664,094	2,064,062	3,023,848	2,721,456	3,736,493
Business Type Activities:										
Utilities	4,122,995	4,498,327	4,967,660	4,915,359	5,218,152	4,549,974	4,966,162	4,831,577	5,835,302	1,613,191
Storm Water Drainage	67,774	107,887	106,172	139,480	237,721	350,590	363,776	787,776	394,967	168,084
Golf	830,940	916,153	859,367	987,288	1,138,444	1,048,208	1,124,524	1,214,313	1,243,721	-
Recreation	351,235	348,839	369,748	371,570	363,156	396,250	469,887	683,536	371,583	-
Operating Grants and Contributions	-	-	-	3,336	-	86	8,260	-	-	-
Capital Grants and Contributions	102,902	1,000	298,120	669,042	2,947,240	83,420	464,757	657,929	1,497,675	-
Total Business Activities Program Revenue	5,475,846	5,872,206	6,601,067	7,086,075	9,904,713	6,428,528	7,397,366	8,175,131	9,343,248	1,781,275
Total Program Revenues	6,924,119	7,055,317	8,035,051	8,496,733	11,478,267	9,092,622	9,461,428	11,198,979	12,064,704	5,517,768

City of Fort Lupton
Changes in Net Position
Last ten fiscal years
(accrual basis of accounting)

Net (Expenses) / Revenues

Government Activities	(3,764,922)	(4,261,625)	(4,275,158)	(4,815,036)	(5,578,518)	(5,161,736)	(6,297,329)	(7,094,515)	(7,149,490)	(13,872,894)
Business Type Activities	(1,209,446)	(819,796)	(236,916)	(1,125,337)	3,088,828	(976,920)	(507,420)	(1,578,601)	(624,648)	-
Total Government Net Expense	(4,974,368)	(5,081,421)	(4,512,074)	(5,940,373)	(2,489,690)	(6,138,656)	(6,804,749)	(8,673,116)	(7,774,138)	(13,872,894)

General Revenues and Transfers

Governmental Activities:

Taxes:

Sales & Use Tax	\$ 2,644,241	\$ 2,970,656	\$ 3,177,171	\$ 4,141,976	\$ 3,862,467	\$ 4,399,231	\$ 4,957,598	\$ 5,603,061	\$ 8,258,952	\$ 485,767
Property Tax	1,401,364	1,410,597	1,501,966	1,668,804	1,849,386	1,936,197	2,607,663	2,941,375	4,893,291	-
Other	997,937	1,067,750	1,068,065	1,278,040	1,293,521	1,055,742	1,151,775	1,433,390	1,670,385	(628,426)
Investment Earnings	6,386	6,806	6,142	7,998	8,203	17,574	28,174	55,687	143,304	-
Miscellaneous	255,511	478,296	(367,316)	147,115	139,663	112,133	454,731	1,014,186	1,075,944	18,939,259
Transfers	(467,711)	(404,342)	219,799	(427,210)	(461,268)	(475,511)	(933,633)	(979,616)	-	11,055,659

Total Governmental Activities	4,837,728	5,529,763	5,605,827	6,816,723	6,691,972	7,045,366	8,266,308	10,068,083	16,041,876	29,852,259
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Business Type Activities:

Property Tax	880,245	871,184	1,252,924	952,629	1,010,267	978,857	1,070,125	1,059,659	1,365,580	46,000
Investment Earnings	4,101	18,225	38,520	17,190	(167,692)	22,162	47,096	179,329	173,260	-
Miscellaneous	30,380	616,485	111,121	696,511	6,663,013	1,333,370	158,218	842	2,815	-
Transfers	467,711	404,342	342,340	427,210	497,126	475,511	933,633	979,616	12,000	7,190,610

Total Business Activities	1,382,437	1,910,236	1,744,905	2,093,540	8,002,714	2,809,900	2,209,072	2,219,446	1,553,655	7,236,610
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Total General Revenues and Transfers	6,220,165	7,439,999	7,350,732	8,910,263	14,694,686	9,855,266	10,475,380	12,287,529	17,595,531	37,088,869
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Changes in Net Position

Government Activities	1,072,806	1,268,138	1,330,669	2,001,687	1,113,454	1,883,630	1,968,978	2,973,568	8,892,386	15,979,365
Business Type Activities	172,991	1,090,440	1,507,989	968,203	11,091,542	1,832,980	1,701,652	640,845	929,007	7,236,610
Total Government-wide Changes in Net Position	\$ 1,245,797	\$ 2,358,578	\$ 2,838,658	\$ 2,969,890	\$12,204,996	\$ 3,716,610	\$ 3,670,630	\$ 3,614,413	\$ 9,821,393	\$23,215,975

Source: City of Fort Lupton Finance Department

City of Fort Lupton
Fund Balances of Governmental Funds
Last ten fiscal years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
General Fund										
Restricted For:										
Emergency Reserve	\$ 133,517	\$ 172,124	\$ 186,151	\$ 257,218	\$ 237,422	\$ 278,038	\$ 308,947	\$ 393,381	\$ 513,966	\$ 621,068
Drug Forfeitures	5,207	5,208	-	-	-	-	-	-	-	-
Water Sales Tax	802,356	875,257	1,119,897	1,319,780	1,582,361	1,695,614	1,332,057	1,673,718	2,498,711	2,171,350
Street Sales Tax	1,703,013	559,717	889,080	954,895	1,527,542	1,337,051	1,194,440	2,535,544	3,734,789	4,724,875
Police Evidence							7,580	7,646	7,745	8,259
Children's Fund	-	5,038	1,248	12,248	6,629	11,681	15,039	25,941	22,227	22,527
Committed		136,960	133,707	131,235	117,507	134,514	158,173	181,694	201,488	216,654
Assigned		12,500	338,177	1,291,328	1,804,824	1,061,484	841,215	2,190,461	258,737	259,896
Non-Spendable		5,670	-	124,949	10,787	8,576	-	16,991	19,797	13,063
Unassigned	901,187	1,726,873	2,081,212	2,485,096	2,569,273	2,799,649	3,363,232	4,448,296	10,230,474	17,306,837
Total General Fund	3,545,280	3,499,347	4,749,472	6,576,749	7,856,345	7,326,607	7,220,683	11,473,672	17,487,934	25,344,529
All Other Governmental Funds										
Restricted for:										
Culture, Parks & Recreation	214,385	295,911	422,336	590,013	779,421	1,090,619	963,378	755,036	1,285,202	1,735,453
Other Non-Major Governmental Funds	262,943	320,705	313,477	354,364	182,860	270,593	298,785	389,414	521,064	256,900
Unassigned	-	-	-	-	-	-	(27,315)	(31,036)	(41,125)	(52,360)
Non-Spendable				49	74	-	-	-	1,315	1,088
Total All Other Governmental Funds	477,328	616,616	735,813	944,426	962,355	1,361,212	1,234,848	1,113,414	1,766,456	1,941,081
Total Governmental Funds										
Restricted	2,644,093	2,233,960	2,932,189	3,488,518	4,316,235	4,683,596	4,120,226	5,780,680	8,583,704	9,540,432
Committed		136,960	133,707	131,235	117,507	134,514	158,172	181,693	201,487	216,653
Assigned		12,500	338,177	1,291,328	1,804,824	1,061,484	841,215	2,190,461	258,737	259,896
Non-Spendable		5,670	-	124,998	10,861	8,576	-	16,991	21,112	14,151
Unassigned	1,378,515	1,726,873	2,081,212	2,485,096	2,569,273	2,799,649	3,335,918	4,417,260	10,189,349	17,254,477
Total Governmental Fund Balances	\$ 4,022,608	\$ 4,115,963	\$ 5,485,285	\$ 7,521,175	\$ 8,818,700	\$ 8,687,819	\$ 8,455,531	\$ 12,587,085	\$ 19,254,389	\$ 27,285,609

Source: City of Fort Lupton Finance Department

City of Fort Lupton
Changes in Fund Balances of Governmental Funds
Last ten fiscal years
(accrual basis of accounting)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES										
Taxes & Assessments	\$ 4,239,950	\$ 4,589,158	\$ 4,892,341	\$ 6,059,815	\$ 5,930,563	\$ 6,555,699	\$ 7,893,910	\$ 8,888,980	\$ 13,614,549	\$ 481,709
Licenses & Permits	151,975	131,636	126,146	111,044	182,204	367,397	216,861	236,240	319,816	1,298,819
Intergovernmental	747,953	877,978	1,151,973	971,940	895,658	1,793,551	1,392,232	1,723,285	1,310,994	855,231
Charges for Services	543,975	510,629	601,898	600,935	684,204	674,333	697,552	747,173	863,043	266,956
Fines & Forfeits	171,826	285,163	155,089	131,096	241,974	237,224	195,091	224,635	308,607	1,562,432
Other	765,327	722,654	472,612	779,758	792,602	632,580	868,357	2,330,133	2,261,374	-
Total Revenues	6,621,006	7,117,218	7,400,059	8,654,588	8,727,205	10,260,784	11,264,003	14,150,446	18,678,383	4,465,147
EXPENDITURES										
Current:										
General Government	1,480,055	1,678,331	1,961,113	2,270,095	2,688,586	3,129,031	3,297,296	3,512,670	3,404,409	2,517,075
Public Safety	1,157,474	1,103,279	1,136,985	1,221,589	1,572,600	1,631,175	1,762,064	1,920,820	2,186,164	1,335,636
Public Works	396,787	482,720	472,512	488,460	460,295	527,957	539,124	684,173	1,024,374	564,593
Culture, Parks & Recreation	626,472	723,720	462,009	439,996	484,036	509,810	602,814	587,815	771,873	2,534,678
Other	678,315	525,532	544,822	588,768	717,070	726,815	772,303	1,732,613	941,633	3,156,941
Capital Outlay	850,766	2,105,939	1,118,019	1,182,582	1,045,826	3,391,366	3,589,057	601,184	3,100,693	-
Total Expenditures	5,189,869	6,619,521	5,695,460	6,191,490	6,968,413	9,916,154	10,562,658	9,039,275	11,429,146	10,108,923
Excess (Deficiency) of Revenues Over Expenditures	1,431,137	497,697	1,704,599	2,463,098	1,758,792	344,630	701,345	5,111,171	7,249,237	(5,643,776)
Other Financing Sources (Uses)										
Transfers In	285,100	416,904	39,799	107,341	108,105	103,343	45,633	105,037	59,314	(735,521)
Transfers Out	(752,811)	(821,246)	(382,139)	(534,551)	(569,373)	(578,854)	(979,266)	(1,084,653)	25,645	33,141
Other	-	-	7,063	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	(467,711)	(404,342)	(335,277)	(427,210)	(461,268)	(475,511)	(933,633)	(979,616)	84,959	(702,380)
NET CHANGE IN FUND BALANCES	\$ 963,426	\$ 93,355	\$ 1,369,322	\$ 2,035,888	\$ 1,297,524	\$ (130,881)	\$ (232,288)	\$ 4,131,555	\$ 7,334,196	\$ (6,346,156)
										(6,346,156)
Debt Service as a percentage of Noncapital Expenditures	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: City of Fort Lupton Finance Department

City of Fort Lupton
General Governmental Tax Revenue by Source
Last ten fiscal years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES SOURCE										
Sales Tax	\$2,317,299	\$2,822,830	\$3,119,863	\$3,959,981	\$3,729,005	\$3,834,104	\$4,557,103	4,919,916	7,775,784	7,375,839
Property Tax	1,401,365	1,410,597	1,471,927	1,668,804	1,849,386	1,936,197	2,607,662	2,941,374	4,893,291	8,754,786
Motor Vehicle Tax	30,102	28,324	28,728	29,732	27,958	34,726	33,601	34,534	35,046	32,437
Specific Ownership Tax	164,243	179,581	184,481	219,304	190,753	185,546	295,048	310,010	427,260	511,711
Other	326,941	147,826	87,342	181,993	133,461	565,127	400,496	341,572	341,572	341,572
Total Revenues	<u>\$4,566,891</u>	<u>\$4,736,984</u>	<u>\$4,979,683</u>	<u>\$6,059,814</u>	<u>\$5,930,563</u>	<u>\$6,555,700</u>	<u>\$7,893,910</u>	<u>\$8,547,406</u>	<u>\$13,472,953</u>	<u>\$17,016,345</u>

Source: City of Fort Lupton Finance Department

City of Fort Lupton
Sales Tax by Category
Last ten fiscal years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
REVENUES SOURCE										
Motor Vehicle	\$ 373,966	\$ 477,499	\$ 551,239	\$ 970,371	\$ 612,699	\$ 812,825	\$ 1,005,080	\$ 896,505	\$ 1,061,388	\$ (923,765)
Hotels/motels	20,416	23,581	29,594	31,145	28,364	34,043	40,552	52,020	48,047	(23,188)
Restaurant	334,350	361,030	411,571	476,089	476,114	480,344	561,422	574,112	613,867	(512,929)
Food/grocery	475,766	503,190	533,937	585,585	570,364	601,844	617,134	651,331	693,775	(844,700)
Gas Stations/convenience	20,285	21,737	24,718	49,956	58,186	51,696	67,424	46,067	66,338	(95,891)
Utilities	410,238	394,362	446,456	469,668	447,897	405,310	465,782	443,482	415,158	(443,882)
Liquor/beer	127,394	143,911	149,661	166,235	163,093	158,144	144,442	109,681	107,113	(165,025)
Auto	123,024	152,924	162,591	161,063	144,766	187,348	203,472	210,980	465,400	(193,490)
Retail	156,922	188,070	220,988	282,560	291,123	284,504	338,166	574,235	619,378	(1,247,829)
Other	234,973	470,892	439,151	603,319	841,305	652,026	976,195	1,229,404	2,941,035	(2,516,030)
Wholesale	39,965	85,634	149,958	163,991	95,092	166,019	137,435	132,098	744,286	(361,452)
Total Revenues	<u>\$ 2,317,299</u>	<u>\$ 2,822,830</u>	<u>\$ 3,119,863</u>	<u>\$ 3,959,981</u>	<u>\$ 3,729,003</u>	<u>\$ 3,834,103</u>	<u>\$ 4,557,103</u>	<u>\$ 4,919,916</u>	<u>\$ 7,775,784</u>	<u>\$ (7,328,181)</u>

Source: Sales Tax reports provided by Colorado Department of Revenue

City of Fort Lupton
Assessed Value and Estimated Actual Value of Taxable Property
Last ten fiscal years

Fort Lupton								
Year	Residential Property	Commercial Property	Industrial Property	Agricultural Property	Oil & Gas Property	Vacant Land	Other	Total Value
2011	18,841,290	17,711,660	5,074,390	251,640	8,634,070	1,162,660	29,969,690	81,645,400
2012	18,971,660	18,144,720	5,607,200	259,340	22,494,410	1,123,790	32,472,850	99,073,970
2013	18,510,770	19,159,730	10,138,620	256,010	16,188,079	976,600	31,313,940	96,543,749
2014	18,826,110	19,687,500	11,989,010	399,200	12,016,590	894,760	30,632,340	94,445,510
2015	25,956,340	25,005,200	13,447,860	547,520	7,426,490	1,013,950	43,833,530	117,230,890
2016	26,189,080	30,797,040	15,197,690	559,230	27,856,950	1,019,480	21,871,800	123,491,270
2017	35,318,660	21,260,240	21,285,770	599,270	13,953,620	1,637,040	40,782,700	134,837,300
2018	35,777,760	23,007,250	23,311,580	599,010	76,034,490	1,432,390	43,339,620	203,502,100
2019	44,480,540	32,360,670	21,649,530	606,760	173,346,630	932,900	58,155,400	331,532,430
2020	46,023,640	32,685,120	20,670,600	684,590	97,971,710	1,234,890	70,294,720	269,565,270
Assessment increase 2	1,543,100	324,450	(978,930)	77,830	(75,374,920)	301,990	12,139,320	(61,967,160)
	3%	1%	-5%	13%	-43%	32%	21%	-19%
Grand Total								
	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value			Taxable Value From Oil & Gas
2011	14,870,340	81,645,400	27.767	435,101,260	18.76%			11%
2012	14,844,050	99,073,970	27.166	465,816,142	21.27%			23%
2013	14,771,850	96,543,749	27.166	466,145,510	20.71%			17%
2014	15,758,840	94,445,510	30.274	471,538,955	20.03%			13%
2015	16,308,230	117,230,890	28.977	569,925,138	20.57%			6%
2016	16,490,750	123,491,270	30.766	604,356,199	20.43%			23%
2017	18,680,760	134,837,300	34.859	738,102,106	18.27%			10%
2018	18,518,020	184,984,080	34.293	843,886,344	21.92%			41%
2019	25,219,950	306,312,480	35.195	1,138,711,852	26.90%			57%
2020	24,802,440	244,762,830	35.611	1,120,203,384	21.85%			

Source: Weld County Assessor

https://www.weldgov.com/departments/assessor/taxing_authority_information/abstract_reports/

City of Fort Lupton
Property tax Rates
Direct and Overlapping Governments
Last ten fiscal years

Levy Year	City of Fort Lupton	Weld County	School District RE8	Fort Lupton Fire Protection District	Fort Lupton Fire Bond (2022)	High Plains Library District	Aims Junior College	Central Weld County Water	Central CO Water Conservancy District	Central CO Water Sub District	Northern CO Water Conservancy District	Cottonwood Green District #1	Cottonwood Green District #2	Cottonwood Green District #3	Cottonwood Green District #4	Cottonwood Green District #5	Mountain Sky Metropolitan District	N. Land Industrial Metro. District #1	N. Land Industrial Metro. District #2	Lupton Village Commercial Metro. District	Lupton Village Residential Metro. District	Centennial Crossing Metro #1	Total (excluding metro districts)
Rates (in mills)																							
2011	27.981	16.804	22.780	6.051	1.963	3.271	6.355	-	0.392	1.319	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	87.916
2012	27.767	16.804	22.350	8.524	1.514	3.261	6.318	-	1.856	1.291	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	90.685
2013	27.166	16.804	20.703	9.295	1.239	3.264	6.302	-	1.887	1.301	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	88.961
2014	30.274	15.800	19.563	9.303	1.032	3.267	6.333	-	1.737	1.309	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	89.618
2015	28.977	15.800	15.755	9.343	0.632	3.308	6.325	-	1.533	1.272	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	83.945
2016	30.766	15.800	21.379	9.302	0.583	3.271	6.308	-	2.004	1.583	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	91.996
2017	34.859	15.800	22.066	9.334	0.643	3.256	6.317	-	1.800	1.353	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	-	96.428
2018	34.293	15.038	19.480	9.295	0.459	3.252	6.299	-	2.739	1.540	1.000	43.000	43.000	43.000	43.000	43.000	50.000	-	50.000	-	-	-	93.395
2019	35.195	15.038	18.313	9.295	0.350	3.177	6.299	-	1.266	2.279	1.000	43.000	43.000	-	-	43.000	60.000	-	50.000	-	-	-	92.212
2020	35.611	15.038	18.526	9.297	0.362	3.181	6.305	-	1.156	2.151	1.000	43.000	43.000	-	-	55.664	60.000	-	50.000	55.277	55.277	-	92.627
Collection Year																							
2011	2,146,176	78,999,116	6,204,032	1,362,222	419,704	13,189,603	24,324,580	-	518,945	1,249,091	3,498,148	0	0	0	0	27,137	-	-	-	-	-	-	131,911,617
2012	2,289,419	91,108,983	8,671,127	1,588,108	622,502	15,602,936	28,452,629	-	644,693	1,474,147	3,901,547	1	1	1	1	13,016	-	-	-	-	-	-	154,356,092
2013	2,772,189	109,452,573	9,964,019	2,070,594	674,979	18,817,935	34,450,900	-	712,148	1,744,630	4,412,136	1	1	1	1	20,102	-	-	-	-	-	-	185,072,103
2014	2,680,730	119,624,895	12,308,029	3,515,702	626,222	21,068,569	38,447,286	-	3,997,854	1,901,490	4,418,338	115	115	115	115	11,714	-	-	-	-	-	-	208,589,115
2015	2,565,707	143,469,905	13,322,589	4,644,634	620,524	27,485,416	50,998,267	-	5,614,025	2,705,691	4,821,505	1	1	1	1	12,475	-	-	-	-	-	-	256,248,262
2016	3,054,021	183,013,032	26,960,036	7,643,985	849,363	34,908,644	64,060,720	-	6,327,916	3,031,112	5,983,037	1	1	1	1	10,992	-	-	-	-	-	-	335,831,865
2017	3,494,062	144,600,784	17,045,041	8,254,682	560,723	27,357,041	48,394,130	-	3,587,505	1,888,521	5,600,144	1	1	1	1	4,210	-	-	-	-	-	-	260,782,633
2018	3,983,719	148,537,875	18,258,636	6,843,482	469,790	27,601,362	50,201,101	-	5,318,901	3,053,071	6,209,066	1	1	1	1	5,010	-	-	28,361	-	-	-	270,477,004
2019	6,343,659	176,907,467	25,109,912	2,292,872	517,178	34,143,774	63,192,368	-	7,229,014	5,109,509	7,748,887	1,694	4,946	4,946	4,946	5,061	1,640	-	3,336,871	-	-	-	328,594,639
2020	10,780,668	236,584,542	30,309,888	13,470,128	519,811	44,758,168	83,976,471	-	5,446,707	7,682,991	1,726	6,984	-	-	-	4,523	1,968,743	-	2,050,042	-	-	-	433,529,373
2021	8,716,249	229,792,698	27,573,615	13,070,607	521,114	43,496,780	80,501,866	197,991,357,881	5,601,703	7,628,203	9,699,856	1,673	8,323	-	-	5,818	688,642	-	690,416	1,350,198	305	-	426,602,693

Source: Weld County Assessor
https://www.weldgov.com/departments/assessor/taxing_authority_information
https://www.weldgov.com/departments/assessor/taxing_authority_information/certification_letters
https://www.weldgov.com/departments/assessor/taxing_authority_information/mill_levy_reports

City of Fort Lupton
Property Tax Levies and Collections
Last ten fiscal years

Year Levied	Tax Levy	Year Collected	Tax Collected	Percent of Levy Collected	Delinquent Tax Collection	Total Collection	Percent of Total Tax Collected
2011	2,289,419	2012	2,276,265	99%	5,516	2,281,781	100%
2012	2,772,189	2013	2,754,890	99%	774	2,755,664	99%
2013	2,680,730	2014	2,624,832	98%	(3,399)	2,621,433	98%
2014	2,565,707	2015	2,869,349	112%	(9,696)	2,859,653	111%
2015	3,054,021	2016	2,915,053	95%	(5,137)	2,909,916	95%
2016	3,494,062	2017	3,181,719	91%	(51)	3,181,667	91%
2017	3,983,719	2018	4,000,545	100%	458	4,001,003	100%
2018	6,343,659	2019	6,256,971	99%	1,900	6,258,871	99%
2019	10,780,668	2020	10,685,856	99%	-	10,685,856	99%
2020	8,716,249	2021					

Source: Fort Lupton Finance Department
Source: Fort Lupton Finance Department & Weld County Assessor's Office

Note: Taxes Levied in one year are collected the following year. Years listed above represent the year taxes were levied.
Delinquent Tax Collection are shown in the year levied.

<http://www.co.weld.co.us/Departments/Assessor/TaxingAuthorityInformation/MillLevyReports.html>
<http://www.co.weld.co.us/Departments/Assessor/TaxingAuthorityInformation/CertificationLetters.html>

City of Fort Lupton
Ratios of General Bonded Debt Outstanding
As of December 31, **2020**

	City of Fort Lupton			Weld County		
	2020			2020		
	Assessed Value	Rank	Percent of Total Assessed Value	Assessed Value	Rank	Percent of Total Assessed Value
Kerr-McGee Oil & Gas Onshore LP	\$ 95,104,030	1	31.0%	\$ 2,064,722,160	1	13.12%
Tri-State Cogeneration Partnership	11,612,900	2	3.8%			
Kerr-McGee Gathering LLC	19,675,570	3	6.4%			
Halliburton Energy Services Inc	7,134,120	4	2.3%			
Golden Aluminum Inc	5,978,460	5	2.0%			
Public Service Co Of Colo (Xcel)	6,139,820	6	2.0%	283,190,400	10	
Anadarko Wattenberg Oil Complex LLC	2,332,200	7	0.8%			
GEP Investment Inc	2,307,540	8	0.8%			
United Power Inc	2,013,980	9	0.7%			
1011 Fort LLC	1,623,730	10				
Complete Energy Services			0.0%			
Safeway Stores 46 Inc			0.0%			
Noble Energy Inc				1,387,884,610	2	8.8%
PDC Energy Inc				1,155,499,040	3	7.3%
Extraction Oil & Gas LLC				804,258,880	4	5.1%
PDC Energy Inc (KEA)				624,674,090	5	4.0%
Crestone Peak Resources, LP				459,152,690	6	2.9%
Highpoint Operating Corporation				447,879,840	7	2.8%
Great Western Oil & Gas CO LLC				407,250,980	8	2.6%
Bonanza Creek Energy Inc				390,730,470	9	2.5%
	<u>\$153,922,350</u>		<u>49.72%</u>	<u>\$ 8,025,243,160</u>		<u>49.21%</u>

Source: Weld County Assessor's Office
Weld County information is the latest available.

City of Fort Lupton
Ratio of Outstanding Debt by Type
Last ten fiscal years

Year	Governmental Activities		Business Type Activities				Total Primary Government	Weld County	Per Capita
	Capital Leases	Revenue Bonded Debt	Obligation Bond	Construction Loans	Capital Leases	Percentage of			
						Personal Income			
2011	-	18,125,400	4,560,000	6,015,374	-	28,700,774	0.414%	3,835	
2012	-	17,731,800	4,200,000	3,138,014	-	25,069,814	0.323%	3,398	
2013	-	17,318,400	3,936,282	2,714,804	-	23,969,486	0.287%	3,249	
2014	-	16,882,900	3,542,379	2,608,381	-	23,033,660	0.297%	3,122	
2015	-	12,344,045	3,128,466	2,499,833	-	17,972,344	0.215%	2,309	
2016	-	11,670,282	2,714,554	2,389,118	-	16,773,906	0.201%	2,155	
2017	-	31,727,647	2,285,643	2,276,184	289,931	36,579,357	0.341%	4,700	
2018		31,487,392	1,851,732	2,160,992	208,015	35,708,083	0.337%	4,480	
2019		36,563,675	1,412,821	2,043,496	-	40,019,945	0.357%	5,021	
2019		36,135,917	963,911	2,043,496	-	39,143,276	0.292%	4,813	

Source: Fort Lupton Finance Department

City of Fort Lupton
Ratio of General Bonded Debt Outsanding
Last ten fiscal years

Year	City Population ⁽¹⁾	Estimated Actual Value ⁽²⁾	General Obligation Bond ⁽³⁾	General Bonded Debt	
				to Actual Taxable Valuation	General Bonded Debt Per Capita
2011	7,483	451,060,161	4,560,000	1.01%	609
2012	7,377	435,101,260	4,200,000	0.97%	569
2013	7,377	465,816,142	3,936,282	0.85%	534
2014	7,377	466,145,510	3,542,379	0.76%	480
2015	7,651	471,538,955	3,128,466	0.66%	409
2016	7,651	569,925,138	2,714,554	0.48%	355
2017	7,971	604,356,199	2,285,643	0.38%	287
2018	7,971	738,102,106	1,851,732	0.25%	232
2019	7,971	843,886,344	1,412,821	0.17%	177
2020	8,133	1,138,711,852	963,911	0.08%	119

Source: Fort Lupton Finance Department

(1) Department of Local Affairs / US Census

(2) Weld County Assessors Office

(3) General Obligation Bond Debt equal to the gross general obligation bond debt less obligations associated with proprietary Funds. In this table the gross general obligation debt is equal to net general obligation bond debt

City of Fort Lupton
Pledged Revenue Coverage
Last ten fiscal years

Year	Utility Revenues	Less: Operating Expenditures	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2011	4,122,995	3,170,747	952,248	1,004,759	774,030	0.54
2012	4,498,327	3,534,405	963,922	1,058,035	723,345	0.54
2013	5,398,703	4,603,944	794,759	836,613	675,520	0.53
2014	4,915,359	4,603,119	312,240	316,420	168,472	0.64
2015	5,218,152	3,778,458	1,439,694	573,512	104,726	2.12
2016	4,549,974	3,333,880	1,216,094	711,902	94,826	1.51
2017	4,966,162	2,660,005	2,306,157	640,000	127,476	18.09
2018	4,831,577	4,948,785	(117,208)	248,113	1,499,777	(0.08)
2019	5,835,302	5,182,411	652,891	408,037	1,534,917	0.43
2020	9,884,820	4,488,354	5,396,466	427,349	1,519,396	3.55

Source: Fort Lupton Finance Department current & prior year financial statements
Operating expenditures are net of depreciation expense

City of Fort Lupton
Direct and Overlapping General Bonded Debt
As of December 31, **2020**

	Outstanding General Obligation Bond Debt	Percentage Applicable to the City	Share of Debt Applicable to the City
Direct Debt			
City of Fort Lupton	\$ 950,000	100%	\$ 950,000
Overlapping General Obligation Bond Debt			
Fort Lupton Fire Protection District	960,000	17%	163,227
Weld County School District RE-8	54,775,000	16%	9,007,739
Direct & Overlapping General Obligation Bonded Debt	<u>\$ 56,685,000</u>		<u>\$ 10,120,966</u>

Source: Provided by each entity

Note:

The following governments had no outstanding general obligation bond debt as of December 31, 2017:

Weld County, High Plains Library District, Northern Colorado Water Conservancy District, Central Colorado Water Conservancy District, Aims Community College

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by residents and businesses of The City of Fort Lupton. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Year	City Population ⁽¹⁾	Weld County ⁽²⁾		
		Personal Income Amounts (expressed in billions)	Per Capita Income	Unemployment Rate
2010	7,377	7.07	28,503	9.80%
2011	7,483	6.93	27,186	9.10%
2012	7,377	7.76	25,233	8.70%
2013	7,377	8.35	29,986	6.70%
2014	7,783	8.35	31,657	3.90%
2015	7,783	10.74	27,047	3.80%
2016	7,783	10.60	42,787	3.80%
2017	7,971	11.20	42,701	3.40%
2018	7,971	13.40	44,080	2.20%
2019	8,133	14.70	46,172	3.00%

(1) Source: Census Data or State of Colorado Department of Local Affairs, Division of Local Government.

(2) Weld County.

Source: Upstate Colorado in cooperation with University of Northern Colorado and the State of Colorado demographer.

City of Fort Lupton
Principal Employers
Last ten fiscal years

	Number of Employees								2020 Rank	% of Total Employment
	2013	2014	2015	2016	2017	2018	2019	2020		
Halliburton	950	950	800	800	1,030	1,200	1,200	1,200	1	43%
Weld School RE8	150	150	246	246	342	350	350	342	2	13%
Golden Aluminum	105	105	159	176	177	200	200	200	3	7%
City of Fort Lupton	126	126	181	159	159	193	193	173	4	7%
A&W Water Supply	500	500	325	117	117	143	143	143	5	5%
Salud Clinic	50			120	101	137	137	137	6	5%
Summit Body Works					100	125	125	125	7	5%
Pilot Thomas Logistics						121	121	121	8	4%
Nelson Pipeline Construction, LLC					150	111	111	150	9	4%
Merritt Aluminum				77	80	100	100	100	10	4%

Source: City of Fort Lupton

Information not available for prior years. Data will be accumulated over time.

City of Fort Lupton
Full-Time Equivalent City Government Employees by Function
Last ten fiscal years

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Function:										
General Government	16.53	17.65	18.15	19.65	21.69	23.68	25.97	26.34	25.59	26.53
Building & Grounds	8.39	9.39	10.89	10.79	12.95	13.7	14.4	12.59	12.59	11.83
Public Works	11	10	12	12	12	12	13	14.5	14.5	15
Public Safety	13	12	13	13	15	15	17	17	20	25.75
Culture, Parks & Recreation	2.11	1.98	2.23	2.23	2.57	3.49	3.32	3.77	3.77	2.91
Utility	0	0	0	0	1	1	1	1	1	1
Recreation Center	3.44	3.44	3.44	3.44	11.3	10.49	12.22	15.01	15.01	17.55
Golf Course	0	0	0	0	10.53	13.53	13.91	12.42	14.14	14.84
Library	0	0	0	0	11.65	12.85	12.85	12.85	11.73	11.9
Total	54.47	54.46	59.71	61.11	98.69	105.74	113.67	115.48	118.33	127.31

Source: City of Fort Lupton Finance Department

	2020
Number of Employees	
Non-Exempt (hourly)	154
Exempt (salary)	24
Area (sq. miles)	12.77
Miles of streets maintained	53.83
Population (est.)	8,133
Elected Officials	7
Employees (Full-time equivalents)	127.31
Police Protection:	
Number of Stations	1
Number of Sworn Police Officers	24
Municipal Water and Sewer:	
Miles of Water Mains	45
Miles of Sanitary Sewer Mains	36
Miles of Storm Sewer Mains	26
Municipal Parks and Recreation:	
Number of Indoor Swimming Pools	1
Parks (Developed/Undeveloped)	11/3
Services not included in the reporting entity:	
Fire Protection (Fort Lupton Fire Protection District):	2
Electricity Services (United Power)	-
Natural Gas Service (Xcel Energy)	-
School District - Weld County School District RE-8	4

Source: City of Fort Lupton Finance Department

Information not available for prior years. Ten year data will be accumulated over time.

STATE COMPLIANCE

The public report burden for this information collection is estimated to average 380 hours annually.

LOCAL HIGHWAY FINANCE REPORT		City or County:	
		City	
		YEAR ENDING :	
		12/31/20	
This Information From The Records Of (for example - City of _ City of Fort Lupton		Prepared By:	Kris Kindle
		Phone:	(720) 466-6121
I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE			
ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway- User Taxes
1. Total receipts available			
2. Minus amount used for collection expenses			
3. Minus amount used for nonhighway purposes			
4. Minus amount used for mass transit			
5. Remainder used for highway purposes			
II. RECEIPTS FOR ROAD AND STREET PURPOSES		III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES	
ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		A. Local highway disbursements:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	711,537
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	715,185
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	78,569
2. General fund appropriations		b. Snow and ice removal	22,844
3. Other local imposts (from page 2)	2,325,708	c. Other	104,561
4. Miscellaneous local receipts (from page 2)	311,492	d. Total (a. through c.)	205,974
5. Transfers from toll facilities		4. General administration & miscellaneous	
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	1,053,042
a. Bonds - Original Issues		6. Total (1 through 5)	2,685,738
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	-	a. Interest	
7. Total (1 through 6)	2,637,200	b. Redemption	
B. Private Contributions	-	c. Total (a. + b.)	-
C. Receipts from State government (from page 2)	338,695	2. Notes:	
D. Receipts from Federal Government (from page 2)	-	a. Interest	
E. Total receipts (A.7 + B + C + D)	2,975,895	b. Redemption	
		c. Total (a. + b.)	-
		3. Total (1.c + 2.c)	-
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total disbursements (A.6 + B.3 + C + D)	2,685,738
IV. LOCAL HIGHWAY DEBT STATUS (Show all entries at par)			
	Opening Debt	Amount Issued	Closing Debt
A. Bonds (Total)	-		-
1. Bonds (Refunding Portion)			
B. Notes (Total)	-		-
V. LOCAL ROAD AND STREET FUND BALANCE			
A. Beginning Balance	Total Receipts	Total Disbursements	D. Ending Balance
(1,783,251)	2,975,895	2,685,738	(1,493,094)
Reconciliation			
-			
Notes and Comments:			

LOCAL HIGHWAY FINANCE REPORT		STATE: Colorado	
		YEAR ENDING (mm/yy): 12/31/2020	

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	22,096
b. Other local imposts:		b. Traffic Fines & Penalties	143,342
1. Sales Taxes	921,980	c. Parking Garage Fees	
2. Infrastructure & Impact Fees	655,005	d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	0
4. Licer 6		f. Charges for Services	
5. Specific Ownership/Cnty R&B	748,723	g. Other Misc. Receipts	0
6. Total (1. through 5.)	2,325,708	h. Other-SSTX Fund Use Tax	146,054
c. Total (a. + b.)	2,325,708	i. Total (a. through h.)	311,492
		(Carry forward to page 1)	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes	264,652	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	32,437	d. Federal Transit Admin	
d. Other	41,606	e. U.S. Corps of Engineers	
e. Project contribution		f. Other Federal	-
f. Total (a. through e.)	74,043	g. Total (a. through f.)	-
4. Total (1. + 2. + 3.f)	338,695	3. Total (1. + 2.g)	
		(Carry forward to page 1)	

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	FF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs	-	70,475	70,475
c. Construction:			
(1). New Facilities			-
(2). Capacity Improvements			-
(3). System Preservation		641,062	641,062
(4). System Enhancement & Operation			-
(5). Total Construction (1) + (2) + (3) + (4)	-	641,062	641,062
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	-	711,537	711,537
			(Carry forward to page 1)
Notes and Comments:			



City Council and Management
City of Fort Lupton
Fort Lupton, Colorado

In planning and performing our audit of the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Fort Lupton (the City) as of and for the year ended December 31, 2020 in accordance with auditing standards generally accepted in the United States of America, we considered the entity's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we do not express an opinion on the effectiveness of the entity's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to fraud or error may occur and not be detected by such controls. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Material weakness

The following material weakness was identified and communicated in a prior period; remedial action has not yet been taken:

- During fiscal year of 2015, the Golf Course Enterprise Fund issued an offer to purchase any and all outstanding warrants on December 19, 2015. However, it was noted that \$1,785,000 was not accepted as part of the tender offer and remained outstanding as of December 31, 2020. As a result, the Golf Course Enterprise Fund should be making payments on principal and interest on the outstanding warrant balance. Through audit procedures, we noted these payments were not made and the balance of accrued interest and interest expense was not recorded within the Golf Course Enterprise Fund as of December 31, 2020. As further described in Note 13 to the financial statements, the Golf Course Enterprise Fund is in technical default on the 1996 Revenue Anticipation Warrants.

The following material weakness were identified this period:

- During testing over capital assets, the Storm Drainage Fund had audit adjustment for pay application crossing fiscal periods in the amount of \$108,912 to increase expenses and accounts payable. It was also noted this project was not completed as of December 31, 2020 and should not have been placed into service. This resulted in an adjustment to increase expenses and decrease assets by \$184,304.

Other deficiencies in internal control and other matters

During our audit, we became aware of other deficiencies in internal control and other matters that are opportunities to strengthen your internal control and improve the efficiency of your operations. While the nature and magnitude of the other deficiencies in internal control were not considered important enough to merit the attention of the City Council, they are considered of sufficient importance to merit management's attention and are included herein to provide a single, comprehensive communication for both those charged with governance and management.

Information Technology Controls – User Access

- We noted certain individuals have unrestricted access within the Information Technology System and can add or modify vendors, approve invoices for payment, or edit employee information. These limitations are a result of a small accounting department, which can create segregation of duty issues.

Review Documentation

- Through review over control procedures and inquiry of City personnel, certain journal entries initiated by the Finance Director do not go through a review process prior to posting to the general ledger. We recommend the City review its internal control structure and implement a process and control where all journal entries and other significant reconciliations are reviewed by an individual other than the individual who initiates and records the entry with evidence of review.

Accounts Receivable and Deferred Inflows of Resources

- We identified audit entry to correct the City's accounts receivable and deferred inflow balances in the Recreation Center for property taxes. Adjustment to increase receivables and deferred inflows of resources by \$21,787. We recommend the City review the process for identifying year end receivables to ensure the City's accounts receivable balances are correctly stated.

Capital Assets

- We identified assets on an invoice within the Recreation Center for equipment above \$5,000 capitalization threshold not capitalized. The City passed on recording adjustment to increase capital assets and decrease expenses by \$30,539. Also, the City had land disposed in previous years on the book in the amount of \$177,000. We recommend the City review the process for identifying capitalizable items and disposals to ensure proper tracking of capital assets.

Golf Course Loan

- The Golf Course Fund had audit adjustment for the principal payment to the loan from the general fund for \$100,000 decrease due to other funds and outstanding debt. The General Fund recorded an adjustment to reduce Due from other funds and record revenue of \$100,000. We recommend the City review all outstanding debt agreements to make sure they are correctly reported.

Revenue Recognition

- We identified revenue not correctly recognized in the Golf Course fund during 2019 as the enhancement fees related to 2019 activity. The City elected to pass on restating 2019's balances and recognized the revenue in 2020 in the amount of \$46,000. We recommend the City review the process for identifying year end activity to ensure the City's revenue balances are correctly stated.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various entity personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

* * *

This communication is intended solely for the information and use of management, City Council, and others within the entity, and is not intended to be, and should not be, used by anyone other than these specified parties.

The purpose of this communication is solely to describe the scope of our testing of internal control over financial reporting and the results of that testing. Accordingly, this communication is not suitable for any other purpose.



CliftonLarsonAllen LLP

Broomfield, Colorado
August 6, 2021



City Council
City of Fort Lupton
Fort Lupton, Colorado

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Fort Lupton as of and for the year ended December 31, 2020, and have issued our report thereon dated August 6, 2021. We have previously communicated to you information about our responsibilities under auditing standards generally accepted in the United States of America, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Significant audit findings

Qualitative aspects of accounting practices

Accounting policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City of Fort Lupton are described in Note 1 to the financial statements.

The City adopted Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, Governmental Accounting Standards Board (GASB) Statement No. 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*, Governmental Accounting Standards Board (GASB) Statement No. 90, *Majority Equity Interests*, and Governmental Accounting Standards Board (GASB) Statement No. 97, *457 Deferred Compensation Plans* in fiscal year 2020. The adoptions of these standards had no impact on the District's financial statements. The application of existing policies was not changed during the year ended 2020.

We noted no transactions entered into by the entity during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

- Management's estimate of the depreciation expense is based on estimated useful lives of assets from the date they are placed into service. We evaluated the key factors and assumptions used to develop the depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial statement disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- The disclosure of the City of Fort Lupton's default on its Golf Course Revenue Anticipation in Note 13 to the financial statements describes the nature of the default settlement agreement.
- The disclosure of commitments and contracts in Note 14 to the financial statements describes certain contracts the City of Fort Lupton has entered into that represent either future commitments or expected future revenues of the City.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties encountered in performing the audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Corrected misstatements

The attached schedule summarizes all misstatements (material and immaterial) detected as a result of audit procedures that were corrected by management.

Disagreements with management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. No such disagreements arose during our audit.

Management representations

We have requested certain representations from management that are included in the attached management representation letter dated August 6, 2021.

Management consultations with other independent accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the entity’s financial statements or a determination of the type of auditors’ opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Significant issues discussed with management prior to engagement

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to engagement as the entity’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our engagement.

Other audit findings or issues

We have provided a separate letter to you dated August 6, 2021, communicating internal control related matters identified during the audit.

Audits of group financial statements

We noted no matters related to the group audit that we consider to be significant to the responsibilities of those charged with governance of the group.

Limitations on the group audit

There were no restrictions on our access to information of components or other limitations on the group audit.

Other information in documents containing audited financial statements

With respect to the required supplementary information (RSI) accompanying the financial statements, we made certain inquiries of management about the methods of preparing the RSI, including whether the RSI has been measured and presented in accordance with prescribed guidelines, whether the methods of measurement and preparation have been changed from the prior period and the reasons for any such changes, and whether there were any significant assumptions or interpretations underlying the measurement or presentation of the RSI. We compared the RSI for consistency with management’s responses to the foregoing inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements. Because these limited procedures do not provide sufficient evidence, we did not express an opinion or provide any assurance on the RSI.

With respect to the combining and individual fund financial statements and schedules and the Local Highway Finance Report accompanying the financial statements, on which we were engaged to report in relation to the financial statements as a whole, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period or the reasons for such changes, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves. We have issued our report thereon dated August 6, 2021.

The introductory and statistical sections accompanying the financial statements, which are the responsibility of management, were prepared for purposes of additional analysis and are not a required part of the financial statements. Such information was not subjected to the auditing procedures applied in the audit of the financial statements, and, accordingly, we did not express an opinion or provide any assurance on them.

In connection with the entity's annual report, we did not perform any procedures or corroborate other information included in the annual report. Our responsibility for such other information does not extend beyond the financial information identified in our auditors' report. We have no responsibility for determining whether such other information is properly stated and do not have an obligation to perform any procedures to corroborate other information contained in such documents. However, as required by professional standards, we read management's discussion and analysis of financial conditions and results of operations and considered whether the information or the manner in which it was presented was materially inconsistent with information or the manner of presentation of the financial statements. We did not identify any material inconsistencies between the other information and the audited financial statements.

Our auditors' opinion, the audited financial statements, and the notes to financial statements should only be used in their entirety. Inclusion of the audited financial statements in a document you prepare, such as an annual report, should be done only with our prior approval and review of the document.

* * *

This communication is intended solely for the information and use of the City Council and management of the City of Fort Lupton and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Broomfield, Colorado
August 6, 2021

Client: **011-05691900 - City of Fort Lupton**
Engagement: **AUD - City of Fort Lupton**
Period Ending: **12/31/2020**
Trial Balance: **0900.00 - Fund Trial Balance**
Workpaper: **0920.10 - Adjusting Journal Entries Report- All funds**
Fund Level: **All**
Index: **All**

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries				
Adjusting Journal Entries JE # 1		0925.00		
CLA proposed AJE to correct property tax receivable in the Recreation Center Fund.				
500-110250	PROPERTY TAX RECEIVABLE - CONT		21,787.00	
500-202250	DEFERRED PROPERTY TAX			21,787.00
Total			21,787.00	21,787.00
PBC AJE to accrue DOLA reimbursement to FY20				
Adjusting Journal Entries JE # 6		2100.03		
To record the final pay application related to Kahil project and reclassing the project from distribution systems to construction in progress.				
450-170000	CONSTRUCTION IN PROGRESS		184,304.00	
450-170000	CONSTRUCTION IN PROGRESS		108,912.00	
450-155000	DISTRIBUTION SYSTEM			184,304.00
450-210199	ACCOUNTS PAYABLE - INCODE			108,912.00
Total			293,216.00	293,216.00
To record JN02169 Deposit				
Adjusting Journal Entries JE # 8		0930.00		
To Reclass debt tender offer payment from revenue and expenditures to Due To/From other funds				
100-1800-380000	MISC REVENUE		100,000.00	
600-207000	DUE TO OTHER FUNDS		100,000.00	
100-120000	DUE FROM OTHER FUNDS			100,000.00
600-6890-580450	GENERAL FUND LOAN - PRINCIPAL			100,000.00
Total			200,000.00	200,000.00
PBC entry				
Total Adjusting Journal Entries			804,190.00	804,190.00
Total All Journal Entries			804,190.00	804,190.00

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT

City of Fort Lupton

Governmental Activities

Year Ended December 31, 2020

UNCORRECTED ADJUSTMENTS

Effect of misstatements on:

Description	Assets	Liabilities	Fund Balance / Net Assets	Net Expense/Revenue and Change in Net Assets / Fund Balance
Land sold in previous years but never removing the cost from the City's numbers	\$ (177,000)		\$ 177,000	
Net current year misstatements (Iron Curtain Method)	(177,000)	-	177,000	-
Net prior year misstatements	-	-		-
Combined current and prior year misstatements (Rollover Method)	\$ (177,000)	\$ -	\$ 177,000	\$ -
Financial statement totals	<u>\$ 66,412,667</u>	<u>\$ 8,266,021</u>	<u>\$ 58,146,646</u>	<u>\$ 9,258,722</u>
Current year misstatement as a % of financial statement totals (Iron Curtain Method)	0%	0%	0%	0%
Current and prior year misstatement as a % of financial statement totals (Rollover Method)	0%	0%	0%	0%

INADEQUATE DISCLOSURES

Description	Amount (If Applicable)
No such items.	

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT

City of Fort Lupton

Recreation Center Fund

Year Ended December 31, 2020

UNCORRECTED ADJUSTMENTS

Effect of misstatements on:

Description	Assets	Liabilities	Fund Balance / Net Assets	Net Expense/Revenue and Change in Net Assets / Fund Balance
Equipment purchased that should have been capitalized was fully expensed in 2020	\$ 30,539		\$ 30,539	
Net current year misstatements (Iron Curtain Method)	30,539	-	30,539	-
Net prior year misstatements	-	-		-
Combined current and prior year misstatements (Rollover Method)	\$ 30,539	\$ -	\$ 30,539	\$ -
Financial statement totals	\$ 5,397,215	\$ 2,673,907	\$ 2,723,308	\$ 745,982
Current year misstatement as a % of financial statement totals (Iron Curtain Method)	1%		1%	
Current and prior year misstatement as a % of financial statement totals (Rollover Method)	1%		1%	

SUMMARY OF UNCORRECTED MISSTATEMENTS - AUDIT

City of Fort Lupton

Golf Course Fund

Year Ended December 31, 2020

UNCORRECTED ADJUSTMENTS

Effect of misstatements on:

Description	Assets	Liabilities	Fund Balance / Net Assets	Net Expense/Revenue and Change in Net Assets / Fund Balance
Invoicing of Shared Expenses was overlooked in 2019, invoicing and recognition of revenue occurred in 2020 for amounts related to 2019			\$ (46,000)	\$ 46,000
Net current year misstatements (Iron Curtain Method)	-	-	(46,000)	46,000
Net prior year misstatements	-	-		-
Combined current and prior year misstatements (Rollover Method)	\$ -	\$ -	\$ (46,000)	\$ 46,000
Financial statement totals	<u>\$ 4,650,899</u>	<u>\$ 5,054,541</u>	<u>\$ (403,642)</u>	<u>\$ 186,875</u>
Current year misstatement as a % of financial statement totals (Iron Curtain Method)			11%	25%
Current and prior year misstatement as a % of financial statement totals (Rollover Method)			11%	25%



City of Fort Lupton

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August 6, 2021

CliftonLarsonAllen LLP
370 Interlocken Boulevard, Suite 500
Broomfield, CO 80021

This representation letter is provided in connection with your audit of the financial statements of the City of Fort Lupton (the City), which comprise the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows for the then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm, to the best of our knowledge and belief, as of August 6, 2021, the following representations made to you during your audit of the financial statements as of and for the year ended December 31, 2020.

Financial Statements

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated November 6, 2020, for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP. The financial statements include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
2. We acknowledge and have fulfilled our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
4. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
5. Significant estimates have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP. Significant estimates are estimates at the financial statement date that could change materially within the next year.
6. Related party relationships and transactions, including, but not limited to, revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable



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from or payable to related parties have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.

7. No events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to, or disclosure in, the financial statements.
8. The effects of uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements for each opinion unit. A list of the uncorrected misstatements is attached to the representation letter. In addition, you have proposed adjusting journal entries that have been posted to the entity's accounts. We have reviewed and approved those adjusting journal entries and understand the nature of the changes and their impact on the financial statements. We are in agreement with those adjustments and accept responsibility for them.
9. We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP.
10. Arrangements with financial institutions involving restrictions on cash balances have been properly recorded or disclosed in the financial statements.
11. Receivables recorded in the financial statements represent valid claims against debtors for transactions arising on or before the financial statement date and have been reduced to their estimated net realizable value.
12. We have no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.
13. Provision has been made to reduce excess or obsolete inventories to their estimated net realizable value.
14. We believe that all material expenditures that have been deferred to future periods will be recoverable.
15. Participation in a public entity risk pool has been properly reported and disclosed in the financial statements.
16. Related to the City's default on its golf course revenue anticipation warrants:
 - The City is in compliance with terms of the 2007 settlement agreement.
 - The interest accrual as of December 31, 2018 of approximately \$2.0 million has been calculated in accordance with the terms of the 2007 settlement agreement and the 2015 bond tender offer.

Information Provided



City of Fort Lupton

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1. We have provided you with:
 - a. Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters.
 - b. Additional information that you have requested from us for the purpose of the audit.
 - c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d. Complete minutes of the meetings of the governing board and related committees, or summaries of actions of recent meetings for which minutes have not yet been prepared.
 - e. We are aware of no communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with, or deficiencies in, financial reporting practices.
 - f. We are aware of no communications from regulatory agencies, grantors, lenders, and other funding sources concerning noncompliance with the provisions of laws, regulations, contracts, and grant agreements.
 - g. Access to all audit or relevant monitoring reports, if any, received from funding sources.
2. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
3. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
4. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a. Management;
 - b. Employees who have significant roles in internal control; or
 - c. Others when the fraud could have a material effect on the financial statements.
5. We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, grantors, regulators, or others.
6. We have disclosed to you all known instances of noncompliance or suspected noncompliance provisions of the golf course bond agreements whose effects should be considered when preparing financial statements.
7. We are not aware of any pending or threatened litigation, claims, or assessments, or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements in accordance with U.S. GAAP.



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8. There are no other material liabilities or gain or loss contingencies that are required to be accrued or disclosed in accordance with U.S. GAAP.
9. We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
10. The entity has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets, nor has any asset been pledged as collateral, except as made known to you and disclosed in the financial statements.
11. We have taken timely and appropriate steps to remedy fraud, violations of laws, regulations, contracts, or grant agreements, or abuse that you have reported to us.
12. We have a process to track the status of audit findings and recommendations.
13. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
14. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to the City, including tax or debt limits and debt contracts; and we have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
15. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance except for those disclosed in the financial statements related to the City of Fort Lupton's Golf Course Fund.
16. The entity has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
17. We have complied with all restrictions on resources (including donor restrictions) and all aspects of contractual and grant agreements that would have a material effect on the financial statements in the event of noncompliance. This includes complying with donor requirements to maintain a specific asset composition necessary to satisfy their restrictions.
18. We are responsible for determining whether we have received, expended, or otherwise been the beneficiary of any federal awards during the period of this audit. No federal award, received directly from federal agencies or indirectly as a subrecipient, was expended in an amount that cumulatively totals from all sources \$750,000 or more. For this representation, "award" means financial assistance and federal cost-reimbursement contracts that non-federal entities receive directly from federal awarding agencies



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or indirectly from pass-through entities. It does not include procurement contracts, user grants, or contracts used to buy goods or services from vendors.

19. We have followed all applicable laws and regulations in adopting, approving, and amending budgets and we are aware of a possible violation of budget ordinance related to the Golf Course Fund.
20. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures, jointly governed organizations, and other related organizations.
21. The financial statements properly classify all funds and activities.
22. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
23. Components of net position (net investment in capital assets; restricted; and unrestricted) and equity amounts are properly classified and, if applicable, approved.
24. Investments are properly valued.
25. Provisions for uncollectible receivables have been properly identified and recorded.
26. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
27. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.
28. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
29. Deposits and investment securities are properly classified as to risk and are properly valued and disclosed.
30. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
31. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
32. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.



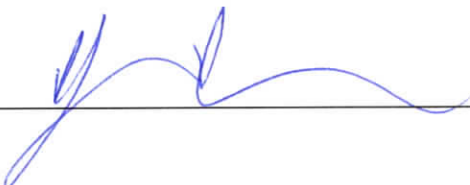
City of Fort Lupton

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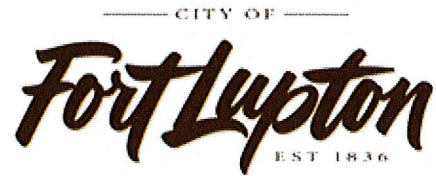
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Fax: 303-857-0351

33. We acknowledge our responsibility for presenting the combining individual fund financial statements and schedules and the Local Highway Finance Report (the supplementary information) in accordance with U.S. GAAP, and we believe the supplementary information, including its form and content, is fairly presented in accordance with U.S. GAAP. The methods of measurement and presentation of the supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditors' report thereon.
34. As part of your audit, you prepared the draft financial statements and related notes. We have designated an individual who possesses suitable skill, knowledge, and/or experience to understand and oversee your services; have made all management judgments and decisions; and have assumed all management responsibilities. We have evaluated the adequacy and results of the service. We have reviewed, approved, and accepted responsibility for those financial statements and related notes. We have also ensured that the entity's data and records are complete and received sufficient information to oversee the service.
35. We understand TABOR (Section 20 to Article X of the Colorado Constitution) is complex and subject to interpretation and that many of the provisions will require judicial interpretation. We have reviewed the various provisions and interpretations and believe to the best of our knowledge at this time, the City is in compliance with TABOR
36. We have informed all banking and savings and loan institutions that our deposits are subject to the respective Public Deposit Protection Act and have provided banking institutions with our assigned number.
37. We have complied with all secondary reporting requirements under SEC Rule No. 240.15c2-12, as outlined in the covenants to our bond issues.
38. We understand as part of the tender offer undertaken during fiscal year 2015, we were advised by the City's representatives to include in the tender offer, outstanding shares related to the letter of credit entered into with Matrix Capital Bank. However, these outstanding shares have not been included as a liability of the City at the discretion of the City's representatives.

Signature: _____ Title: _____

Signature:  _____ Title: City Administrator

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-154

**APPROVING A RESOLUTION AUTHORIZING THE TEMPORARY SUSPENSION OF
ENFORCEMENT OF SECTIONS 16-144 AND 16-146 OF THE FORT LUPTON MUNICIPAL CODE
FOR 90 DAYS**

I. **Agenda Date:** Council Meeting – September 21, 2021

II. **Attachments:** a. Resolution 2021-0xx.

III. **Summary Statement:**

The City Council desires to suspend the enforcement of Sections 16-144 and 16-146 of the Code related to temporary signs, special event signs, banners and pennants, along with related procedural and enforcement provisions for 90 days.

IV. **Submitted by:** _____
Andy Ausmus, City Attorney

V. **Finance Reviewed** _____
Finance Director

VI. **Approved for Presentation:** _____
City Administrator

VII. **Attorney Reviewed** _____ Approved _____ Pending Approval

VIII. **Certification of Council Approval:** _____ Date

City Clerk

IX. Detail of Issue/Request:

Sections 16-144 and 16-146 of the Fort Lupton Municipal Code (the "Code") sets forth regulations concerning temporary signs, special event signs, banners and pennants to provide for the public health, safety and welfare of the City's residents. The City Council desires to review for potential revision Sections 16-144 and 16-146 of the Code regarding temporary signs, special event signs, banners and pennants regulation in light of the recent impacts of the Covid-19 pandemic on the businesses in Fort Lupton and as it impacts the City's residents. The City Council finds and declares that certain circumstances are present that reasonably require suspension of enforcement activities related to Sections 16-144 and 16-146 of the Code, and that it is in the interest of the public health, safety and welfare to temporarily suspend enforcement of Sections 16-144 and 16-146 of the Code pending further investigation of the possible revisions to the Code.

The enforcement of the following Sections shall be suspended for 90 days:

Sec. 16-144. - Temporary signs.

All temporary signs shall meet all requirements of permanent signs as regulated in this Article. Such signs shall not exceed sixty (60) days in use and shall be removed at the end of the maximum sixty (60) days within any six-month period.

Sec. 16-146. - Special event signs, banners and pennants.

(a)Special event signs and banners shall be regulated under a no-cost permit and shall be permitted for a maximum period of twenty-six (26) weeks per year, per address. The maximum term for special event permits shall not exceed eight (8) weeks per event.(b)Pennants shall be regulated by a semiannual no-cost permit and shall be allowed to enhance continual exterior retail stores. The amount of allowable lineal footage for pennants shall be equal to twice the street frontage of the exterior sales area. When special event circumstances exist, and with a written permit of the Planning Commission, additional lineal footage (to a maximum of twice the street frontage) may be allowed. Separate application for each such pennant shall be made to the Planning Commission, and the term of the permit will be limited to the term of the special event.

(Ord. 2006-869 Pt. 1)

X. Legal/Political Considerations:

XI. Alternatives/Options:

XII. Financial Considerations:

XIII. Staff Recommendation:

Staff seeks direction.

RESOLUTION NO. 2021Rxxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO, AUTHORIZING THE TEMPORARY SUSPENSION OF ENFORCEMENT OF SECTIONS 16-144 AND 16-146 OF THE MUNICIPAL CODE OF ORDINANCES, CITY OF FORT LUPTON, REGARDING TEMPORARY SIGNS AND SPECIAL EVENT SIGNS, BANNERS AND PENNANTS.

WHEREAS, the City of Fort Lupton (“Fort Lupton” or the “City”) is a Colorado statutory city; and

WHEREAS, Sections 16-144 and 16-146 of the Municipal Code of Ordinances, City of Fort Lupton (the “Code”) sets forth regulations concerning temporary signs, special event signs, banners and pennants to provide for the public health, safety and welfare of the City’s residents; and

WHEREAS, the City Council of the City of Fort Lupton, Colorado desires to review for potential revision Sections 16-144 and 16-146 of the Code regarding temporary signs, special event signs, banners and pennants regulation in light of the recent impacts of the Covid-19 pandemic on the businesses in Fort Lupton and as it impacts the City’s residents; and

WHEREAS, the City Council finds and declares that certain circumstances are present that reasonably require suspension of enforcement activities related to Sections 16-144 and 16-146 of the Code, and that it is in the interest of the public health, safety and welfare to temporarily suspend enforcement of Sections 16-144 and 16-146 of the Code pending further investigation of the possible revisions to the Code.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Fort Lupton, Colorado, as follows:

1. That there be and hereby is imposed a temporary suspension for ninety (90) days of the enforcement of Sections 16-144 and 16-146 of the Code related to temporary signs, special event signs, banners and pennants, along with related procedural and enforcement provisions.
2. The temporary suspension of enforcement of Sections 16-144 and 16-146 of the Code shall not affect the status or enforcement of any other section of Article VII of the Code pertaining to signs.
3. City Council ratifies and confirms its oral directions to the City Attorney and City Administrator at Council’s September 14, 2021 town hall meeting to temporarily suspend enforcement of Sections 16-144 and 16-146 of the Code as provided herein.
4. That City staff shall continue to monitor the status of this matter, investigate possible alternative approaches for regulation of temporary signs, special event signs, banners and pennants, and present to City Council recommendations for code amendments that are appropriate to, and consistent with circumstances present in Fort Lupton.

**APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE
CITY COUNCIL THIS 21th DAY OF SEPTEMBER 2021.**

City of Fort Lupton, Colorado

Zo Stieber, Mayor

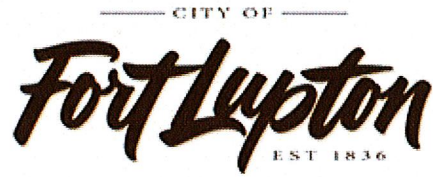
Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney

**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespín, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2021-155

**APPROVE ENTERING CONTRACT NEGOTIATIONS WITH TOP RANKED FIRM FOR WWTP LIFT
STATION DESIGN AND AUTHORIZE NEGOTIATION OF AGREEMENT**

I. Agenda Date: Council Meeting – September 21, 2021

II. Attachments:

- a. Grading / Rating Sheet Evaluations
- b. Interview ratings
- b. 5 Submittal Packets
- c. Qualification Based Selection Process requirements.

III. Summary Statement:

Approval to enter negotiations for contract of the selection committee's top ranked firm for the design engineer for the WWTP lift station and pressure line to METRO.

IV. Submitted by: _____
Public Works Director

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed _____ Approved _____ Pending Approval

VIII. Certification of Council Approval: _____ City Clerk _____ Date

IX. Detail of Issue/Request:

The request for Qualifications (RFQ) was advertised on August 13, 2021. A Pre-proposal meeting was held at City Hall on August 27, 2021. The proposal deadline for submittal was September 10, 2021. The selection committee included Leann Perino, Jake Freier, Jon Mays, Brad Schutt, and Al Paquet.

All submittals were graded by each committee member based on the selection criteria and weighted per the proposed criteria. Each member's firm ranking was also tallied by score preference of 1 to 5.

Phone interviews were conducted by our Jacobs (CH2M) representatives and scored.

Making the selection based on scoring criteria with Burns & McDonnell being the lead selection will save the City at least 2 weeks by not interviewing.

X. Legal/Political Considerations:

Regulation 22 and the City's current WWTP Discharge Permit compliance schedule requires the City WWTP to meet discharge limits on Total Inorganic Nitrogen and Total Phosphorous by 06/30/2024.

XI. Alternatives/Options:

- *Select top ranked firm for negotiations*
- *Reevaluate with expanded selection committee.*

XII. Financial Considerations:

None.

XIII. Staff Recommendation:

Begin negotiations with top ranked firm.

Fort Lupton Lift Station and Force Main SOQ Evaluation

Scoring of Qualifications.



Date: 14 September, 2021

	Roy Vestal	Jon Mays	Leann Perino	Jake Freier	Al Paquet	Brad Schutt	Total
Kimley Horn	3.85	2.6	3.4	2.95	3.1	3.3	19.2
Merrick	3.35	3.2	5	3.7	3.5	3.6	22.35
Plummer	3.75	2.8	4.2	2.5	3.2	3.3	19.75
Burns McDonnell	4.6	4.8	4.5	4.75	3.8	3.7	26.15
IMEG	4.2	4.3	4.9	3.5	2.8	2.4	22.1
Notes: Highest Score is Best.							
Scored 1-5 for qualifications and weighted by importance of criteria to the selection.							

Fort Lupton Lift Station and Force Main SOQ Evaluation
Rater Ranked



Date: 14 September, 2021

	Roy Vestal	Jon Mays	Leann Perino	Jake Freier	Al Paquet	Brad Schutt	Total
Kimley Horn	3	5	5	4	4	3	24
Merrick	5	3	1	2	2	2	15
Plummer	4	4	4	5	3	3	23
Burns McDonnell	1	1	3	1	1	1	8
IMEG	2	2	2	3	5	5	19
Notes: Lowest Score is Best.							
Order ranked by scoring (1 through 5)							

Procurement of architectural and engineering (A/E) services is required as part of the Water Pollution Control State Revolving Fund. A/E services must comply with the Brooks Act, which is a qualifications based selection, not a cost based selection.

A/E Requirements

- All steps/process must comply with Brooks Act (40 U.S.C. 1101).
- Public announcement of the solicitation (e.g., a request for qualifications).
- Evaluate and rank submitted qualification statements based on established, publicly available criteria.
 - Evaluation criteria is based on demonstrated competence and qualification for the type of professional services required (i.e., past performance, specialized experience and technical competence in the type of work required).
- Discuss with at least three firms to consider anticipated concepts and compare alternative methods for furnishing services.
- Select at least three firms considered to be the most highly qualified to provide services required.
- Negotiate contract with the most highly qualified firm to determine compensation that is fair and reasonable based on a clear understanding of project scope, complexity, professional nature and the estimated value of services to be rendered.
 - In the event that a contract cannot be negotiated with the most highly qualified firm, negotiation continues in order of qualification.
- Requirements apply to contracts for program management, construction management, feasibility studies, preliminary engineering, design, engineering, surveying, mapping and/or A/E services.

The State Revolving Fund (SRF) Loan Program must ensure that equivalency projects meet the A/E requirement. Equivalency projects include projects whose cumulative SRF funding is equivalent to the amount of the EPA capitalization grant received each federal fiscal year. Based on program needs, exemptions may be provided to projects once the state has met equivalency requirements for a particular year.

The SRF program will notify the borrower whether A/E is required. All projects pursuing SRF loan funds are recommended to utilize a methodology that meets or exceeds A/E requirements.

Entities planning to pursue SRF loan funding should consult with their WQCD grants and loans unit project manager early in the process to ensure that appropriate A/E services procurement procedures are utilized.





Upcoming Events

September 23, 2021	Fall Clean Up
September 28, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 5, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.
October 12, 2021	Town Hall Meeting, 130 S. McKinley Ave. 6:30 p.m.
October 18, 2021	Apple Days
October 19, 2021	City Council Meeting, 130 S. McKinley Ave. 7:00 p.m.