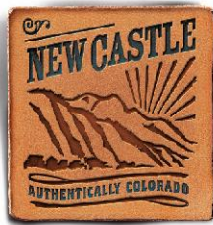


Posted: \_\_\_\_\_

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**Town of New Castle**  
450 W. Main Street  
PO Box 90  
New Castle, CO 81647

**Administration Department**  
**Phone:** (970) 984-2311  
**Fax:** (970) 984-2716  
[www.newcastlecolorado.org](http://www.newcastlecolorado.org)

## **Agenda**

### **New Castle Town Council Regular Meeting**

**Tuesday, August 06, 2019, 7:00 PM**

Starting times on the agenda are approximate and intended as a guide for Council. The starting times are subject to change by Council, as is the order of items on the agenda.

#### **Call to Order**

#### **Pledge of Allegiance**

#### **Roll Call**

#### **Meeting Notice**

#### **Conflicts of Interest**

#### **Agenda Changes**

#### **Citizen Comments on Items not on the Agenda**

-Comments are limited to three minutes-

#### **Consultant Reports**

Consultant Attorney

Consultant Engineer

#### **Items for Consideration**

##### **A. 2018 Audit Presentation - John Cutler & Associates**

**Consider Motion to Accept the 2018 Audit as Presented (7:05 p.m.)**

##### **B. Update: New Castle Trails (7:15 p.m.)**

##### **C. Consider Second Amendment to the Mountain Waste and Recycling, Inc. Professional Services Agreement (7:30 p.m.)**

##### **D. Financial Update - Town Treasurer Loni Burk (7:40 p.m.)**

##### **E. Consider Ordinance TC 2019-4, Approving a Final PUD Development Plan and Final Subdivision Plat for Lot 2B, Phase 7, Lakota Canyon Ranch, also Known as Eagle's Ridge (second reading)(8:00 p.m.)**

**F. Executive Session (1) for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) regarding pending litigation (8:30 p.m.)**

**G. Executive Session (1) for conference with Town Attorney for purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b); and (2) for purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) regarding Town-Owned Property (8:45 p.m.)**

**H. Consider Approval of the Exclusive Right-to-Sell Contract (9:00 p.m.)**

**I. Consider Conflict Waiver Agreement Regarding Schmueser Gordon Meyer (9:10 p.m.)**

**J. Consent Agenda (9:20 p.m.)**

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

[New](#) Castle Diner Hotel & Restaurant Liquor License Renewal

[July](#) Bills of \$726,672.23

**Staff Reports (9:25 p.m.)**

Town Administrator

Town Clerk

Town Planner

Public Works Director

**Commission Reports (9:35 p.m.)**

Planning & Zoning Commission

Historic Preservation Commission

Climate Action Advisory Committee

Senior Program

RFTA

AGNC

GCE

EAB

**Council Comments (9:45 p.m.)**

**Adjourn (10:00 p.m.)**

**Item Attachment Documents:**

- A. 2018 Audit Presentation - John Cutler & Associates  
Consider Motion to Accept the 2018 Audit as Presented (7:05 p.m.)

**TOWN OF NEW CASTLE, COLORADO**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2018**

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## **FINANCIAL SECTION**



## JOHN CUTLER & ASSOCIATES

Honorable Mayor and Members of the Town Council  
Town of New Castle  
New Castle, Colorado

### INDEPENDENT AUDITORS' REPORT

#### Report on the Financial Statements

We have audited the of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of New Castle, Colorado, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Town'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.

#### Auditor's 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 auditor's 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, each major fund, and the aggregate remaining fund information of the Town of New Castle, Colorado, as of December 31, 2018, 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*

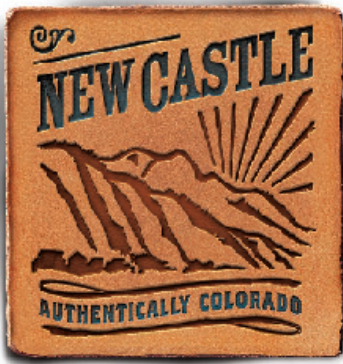
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required budgetary information on page 26 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, 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 Town's basic financial statements. The combining and individual fund schedules and Local Highway Finance Report listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the 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 schedules and compliance are fairly stated in all material respects in relation to the financial statements as a whole.

*John Luttrell & Associates, LLC*

July 31, 2019



**Town of New Castle, Colorado**  
**Management's Discussion and Analysis**  
Fiscal Year Ending December 31, 2018

This Management's Discussion and Analysis (MD&A) of the Town of New Castle's 2018 financial statements is offered to provide an objective and easy-to-read analysis of the government's financial activities based on currently known facts, decisions and conditions. The MD&A should be read in conjunction with the Town's basic financial statements.

The Town of New Castle is a Home Rule Municipality incorporated in 1888. The Town has seven elected officials who are responsible for all policy decisions that affect the government's financial condition. The appointed Town Administrator is responsible for preparing the annual budget which is adopted by the Council every December. The Town Administrator and appointed Town Finance Director/Treasurer are responsible for financial reporting to the Town Council and to the public at large. The Town maintains four separate funds, which are as follows:

- A) General Fund
- B) Utility Fund
- C) Conservation Trust Fund
- D) Cemetery Fund

### **Overview of the Financial Statements**

The financial section of the audit report is comprised of three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements.

### **Government-wide Financial Statements:**

The government-wide financial statements, which consist of the Statement of Net Position and the Statement of Activities, give readers a broad overview of the entire Town's financial position and changes in financial position in a manner similar to a private-sector business. These statements report information about the Town as a whole and include all assets and liabilities using the accrual basis of accounting, which reports all of the current year's revenues and expenses regardless of when the cash is received or paid.

The *statement of net position* (page iv) presents the Town of New Castle's assets and liabilities, with the difference between the two reported as net position. The net position is summarized as follows: 1) invested in capital assets, 2) unreserved or available for any current use. Over a period of time increases or decreases in the Town's net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating. Other non-financial factors, however, such as changes in the Town's property tax base, are needed to assess the overall financial condition of the Town.

The *statement of activities* (page vi) presents data showing how the Town's net position changed as a result of the operations of the Town government during the most recent fiscal year. All changes in net position are reported when an event occurs that requires a revenue or expense to be recognized, regardless of when the related cash is received or disbursed (accrual basis of accounting). Thus, some revenues and expenses reported in this statement will result in cash flows in future periods.

The government-wide financial statements distinguish the different functions of the Town that are principally supported by taxes and intergovernmental revenues (*Governmental Activities*) from the other functions that are intended to recover all or a significant portion of their costs through user fees or charges for services (*Business Type Activities*). The Governmental Activities of the Town of New Castle include general government, public safety, public works, health and welfare, and parks and recreation. The Business Type Activities include water, wastewater, and trash utilities.

### **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 Town's funds can be divided into three categories: Governmental Fund, Proprietary Fund and Fiduciary Fund.

**Governmental Funds** (pages 3 - 4) - The activity of the Town's General and Special Revenue funds are reported as governmental funds, which are essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on the short-term flow of money into and out of these funds. These statements use the modified accrual accounting method, which measures cash and all other financial assets that can readily be converted into cash. The governmental fund statements provide a detailed view of the Town's general governmental and special revenue operations and the services that are provided. Governmental fund statements help to determine the financial resources that are available to finance the Town's operations and programs in the near future.

**Proprietary (Business Like) Fund** (pages 6 -8) - The Town of New Castle maintains one proprietary (enterprise) fund, which reports the same functions as the business-type activities in the government-wide financial statements. The Town uses the proprietary fund to account for the water, wastewater and trash operations (**utilities**) that are financed and operated in a manner similar to private business enterprises. The intent of the governing body is that the costs, including depreciation, of providing goods or services to the public be financed or recovered primarily through user fees or charges.

**Fiduciary (Trust) Fund** - A fiduciary fund is a fund that is held in trust for a specific purpose. The Town of New Castle maintains one fiduciary fund which reports the operating activities of the Highland Cemetery. The fiduciary fund is not included in the statement of net position or statement of activities, but is included in the Required Supplemental Information, Budgeted and Actual Revenues and Expenditures.

### **Notes to the Financial Statements**

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements are on pages 9 – 24 of this report.

## **Financial Highlights**

### **Governmental Activities**

- As of December 31, 2018 the governmental funds held \$ 1,975,891 in assets that were readily convertible to cash and \$301,913 in current liabilities.
- As of December 31, 2018 the Town's governmental activities fund held \$12,151,411 in depreciated capital assets, a 2.84% increase; and \$608,207 in capital asset liabilities, a 19.59% decrease.
- Total 2018 sales tax revenue increased 6.19% or \$89,876 compared to fiscal year 2017. The 3.5% Town sales tax revenue increased 5.21% or \$68,752 compared to 2017.
- 2018 property tax revenue increased by \$68,752 or 5.21% compared to fiscal year 2017.
- 2018 building permit revenue decreased by 33.28% or \$29,860 compared to fiscal year 2017. 2018 use tax revenue decreased by 31.97% or \$14,660 compared to fiscal year 2017.
- 2018 lodging tax revenue increased by 7.32% or \$1,170 compared to fiscal year 2017.
- 2018 mineral lease tax revenue decreased by 11.84% or \$14,748 compared to fiscal year 2017 and severance tax revenue increased by 14.10% or \$5,495.
- 2018 governmental activities salary expense increased by 3.24% or \$41,253 compared to fiscal year 2017.
- Total governmental activities net position decreased by 0.65% or \$186,391 during the 2018 fiscal year.

### **Business-type Activities**

- As of December 31, 2018 total assets were \$20,185,042, a decrease of 4.75% or \$1,005,951. Cash, investments and receivables decreased by \$185,567 and capital assets decreased by \$820,384.
- 2018 revenue from the water, wastewater and trash charges for services increased by \$129,712 or 5.73% compared to fiscal year 2017.
- 2018 business-type activities salary expense increased by 5.21% or \$35,382 compared to fiscal year 2017.
- 2018 business-type activities electric and natural gas utility expense of \$167,205 was an increase of 6.67% or \$10,459 compared to fiscal year 2017.

## Business-type Activities (Continued)

- Total enterprise liabilities decreased by \$400,289 during 2018 due to decreases in long term debt.

### Statement of Net Position

The following table reflects the condensed Statement of Net Position compared to the prior fiscal year.

	Governmental Activities		Business-type Activities		Total Government	
	2018	2017	2018	2017	2018	2017
Current and other assets	\$ 1,982,107	\$ 1,957,585	\$ 1,286,556	\$ 1,472,123	\$ 3,268,663	\$ 3,429,708
Capital assets	27,663,216	27,988,124	18,898,486	19,718,870	46,561,702	47,706,994
Total assets	29,645,323	29,945,709	20,185,042	21,190,993	49,830,365	51,136,702
Long-term debt outstanding	536,798	681,213	5,115,260	5,873,830	5,652,058	6,555,043
Other liabilities	748,489	718,069	570,818	212,537	1,319,307	930,606
Total liabilities	1,285,287	1,399,282	5,686,078	6,086,367	6,971,365	7,485,649
Net Position:						
Net Investment in						
Capital assets	27,039,849	27,206,657	13,431,925	13,845,040	40,471,774	41,051,697
Restricted	231,309	224,976	-	-	231,309	224,976
Unrestricted	1,088,878	1,114,794	1,067,039	1,259,586	2,155,917	2,374,380
Total net position	\$ 28,360,036	\$ 28,546,427	\$ 14,498,964	\$ 15,104,626	\$ 42,859,000	\$ 43,651,053

The Town's total net position for fiscal year 2018 decreased by 1.81% or \$792,053. The Town's assets exceed liabilities by \$42,859,000 (net position) as of December 31, 2018. By far the largest portion of net position (94.43%) is invested in capital assets (e.g. land, buildings, equipment, etc.). The Town uses these capital assets to provide services to citizens; therefore these assets are not available for future spending. Although the Town of New Castle's investments in capital assets are 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 retire these liabilities.

The restricted portion of net position (0.54%) represents resources that are subject to various debt provisions, contracts and agreements on how they may be used. The remaining balance of \$2,155,917 is unrestricted and can be used to meet the Town's ongoing obligations to its citizens and creditors.

### Normal Impacts

There are six basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation:

**Net Results of Activities** – will impact (increase/decrease) current assets and unrestricted net position.

**Borrowing for Capital** – will increase current assets and long-term debt.

**Spending Borrowed Proceeds on New Capital** – will reduce current assets and increase capital assets. A second impact results in an increase in capital assets and an increase in related net debt which will not change the net investment in capital assets.

**Spending of Non-borrowed Current Assets on New Capital** – will (1) reduce current assets and increase capital assets and (2) will reduce restricted and or unrestricted net position and increase net investment in capital assets.

**Principal Payment on Debt** – will (1) reduce current assets and reduce long-term debt and (2) reduce unrestricted net position and increase net investment in capital assets.

**Reduction of Capital Assets Through Depreciation** – will reduce capital assets and net investment in capital assets.

### **Summary of GASB Statement 54**

The Governmental Accounting Standards Board (GASB) approved statement 54 in 2009, the intent of the statement is to enhance governmental fund balance reporting in order for financial statements to be more consistent and comparable between similar government entities, improve the usefulness of fund balance reporting (what funds are actually available), and clarify the meaning of governmental fund type definitions. The Town of New Castle implemented statement 54 for fiscal year 2011 as required and will **no** longer use the fund balance definitions of: reserves, designated or undesignated.

We present the following summary of new fund balance terminology:

- (a) **Nonspendable** – not in spendable form, examples are inventory, long-term receivables (unless the proceeds are restricted, committed or assigned), prepaid expenses, and legally or contractually required amounts required to be maintained intact – like the corpus of a permanent fund.
- (b) **Restricted** – Amounts constrained to being used for a specific purpose by (1) external parties (state, federal, private donor, creditors), (2) constitutional provisions, (3) enabling legislation (grant from the state), (4) what is legally reserved now.
- (c) **Committed** – constraint on use imposed by the Town itself, using its highest level of decision-making authority (resolution or ordinance), constraint can be removed or changed only by taking the same action, the action to constrain resources should occur prior to the end of the fiscal year – though the exact amount may be determined subsequently.
- (d) **Assigned** – amounts intended to be used for specific purposes where the intent is expressed by the governing body or a body or official authorized by the governing body. Includes using fund balance to balance the budget – appropriation for deficit.
- (e) **Unassigned** – available for any purpose.

## Statement of Activities

The Statement of Activities takes into consideration the Town as a whole and reflects the change in net position for fiscal year 2018.

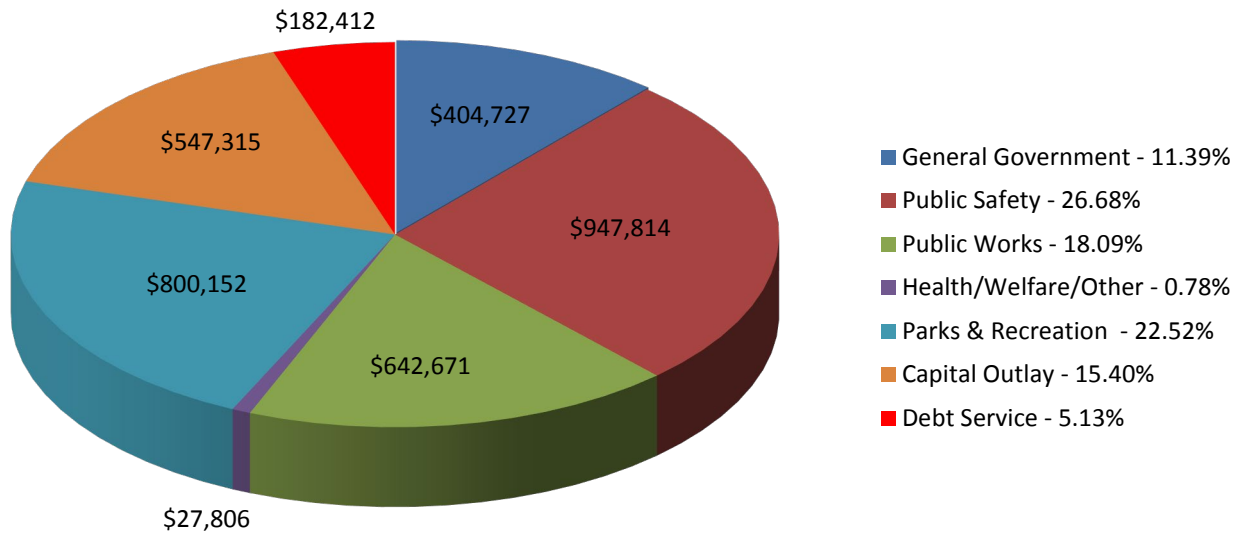
	Governmental		Business Type		Totals	
	2018	2017	2018	2017	2018	2017
<u>Revenues:</u>						
Program Revenues:						
Charges for Services	\$ 258,266	\$ 373,699	\$2,392,321	\$2,262,609	\$2,650,587	\$2,636,308
Capital Grants	765,905	756,150	241,621	1,111,385	1,007,526	1,867,535
Total Program Revenues	<u>1,024,171</u>	<u>1,129,849</u>	<u>2,633,942</u>	<u>3,373,994</u>	<u>3,658,113</u>	<u>4,503,843</u>
General Revenues						
Sales and Use Taxes	1,541,011	1,451,135			1,541,011	1,451,135
Property Taxes	454,862	426,427			454,862	426,427
Franchise Taxes	124,964	122,541			124,964	122,541
Other Taxes	238,849	287,293			238,849	287,293
Investment Income	23,255	15,428	189	100	23,444	15,528
Developer Reimbursement	15,375	34,305			15,375	34,305
Other Revenues	109,342	174,762	(180,457)	55,908	(71,115)	230,670
Total General Revenues	<u>2,507,658</u>	<u>2,511,891</u>	<u>(180,268)</u>	<u>56,008</u>	<u>2,327,390</u>	<u>2,567,899</u>
Total Revenue	<u>3,531,829</u>	<u>3,641,740</u>	<u>2,453,674</u>	<u>3,430,002</u>	<u>5,985,503</u>	<u>7,071,742</u>
<u>Expenses:</u>						
General Government	389,873	415,459			389,873	415,459
Public Safety	1,017,496	967,400			1,017,496	967,400
Public Works	1,373,397	1,584,314			1,373,397	1,584,314
Parks & Recreation	876,892	762,459			876,892	762,459
Health & Welfare	27,806	21,716			27,806	21,716
Water			1,307,173	1,246,099	1,307,173	1,246,099
Wastewater			1,230,836	1,231,005	1,230,836	1,231,005
Sanitation			312,580	301,317	312,580	301,317
Interest	32,756	40,762	208,747	218,541	241,503	259,303
Total Expenses	<u>3,718,220</u>	<u>3,792,110</u>	<u>3,059,336</u>	<u>2,996,962</u>	<u>6,777,556</u>	<u>6,789,072</u>
Change in Net Position	<u>\$ (186,391)</u>	<u>\$ (150,370)</u>	<u>\$ (605,662)</u>	<u>\$ 433,040</u>	<u>\$ (792,053)</u>	<u>\$ 282,670</u>

**Governmental Activities**

Taxes comprise the largest source of operating revenue for the Town’s governmental activities, 2018 tax source revenue was \$2,359,686, which is 66.81% of total revenues from governmental activities. Property taxes of \$454,862 represent 19.28% of total tax revenue. Charges for services equaled \$258,266 representing 7.31% of total revenues.

The cost of governmental activities (excluding capital outlay) in 2018 was \$3,005,582 compared to \$2,989,910 in 2017, a 0.52% increase.

**Expenses by Type – Governmental Activities**



General Government includes Town Council, Town Administrator, Town Clerk, Finance, General Administration, Planning and Building.

Year to year changes by type of activity:

<b>Expenditures</b>			
<b>Activity</b>	<b>2018</b>	<b>2017</b>	<b>% Change</b>
General Government	\$ 404,727	\$ 385,993	4.85
Public Safety	\$ 947,814	\$ 904,347	4.81
Public Works	\$ 642,671	\$ 696,488	(7.73)
Health/Welfare/Other	\$ 27,806	\$ 21,716	28.04
Parks & Recreation	\$ 800,152	\$ 801,284	5.03
Capital Outlay	\$ 182,412	\$ 562,989	(67.60)
Debt Service	\$ 183,266	\$ 180,082	1.77

## **Business-type Activities**

Total 2018 operating revenue from the Town's business-type activities increased by \$90,331 compared to 2017; operating expenses for 2018 increased by \$72,168 compared to 2017.

Total business type net position during 2018 decreased by \$605,662, mainly due to operating losses and disposal of capital assets.

## **Fund Balance**

At the end of 2018, the Town's governmental funds reported a combined fund balance of \$1,415,261 (pg. 4). This is a decrease of \$21,068 compared to the prior years ending balance. Of this total balance \$720,478 is unassigned and available to finance the Town's future operations and programs; \$6,216 is prepaid non-spendable funds; \$185,000 is restricted for emergencies, \$36,983 is restricted for Conservation Trust Fund approved expenses, \$46,309 is restricted for cemetery care; \$8,250 is committed for use in operating a volunteer ambulance service *or* to maintain and enhance the municipal parks and trees (Ord. #315), \$1,976 is committed for Police training (Ord. #383 & 2007-4), \$5,494 is committed for Burning Mtn. Ave street maintenance (9/1995 SIA Agreement), \$321,487 is committed for traffic impacts (Ord. # 2002-17); \$52,000 is assigned for a solar system purchase, and \$10,000 is assigned for vehicle-equipment replacement.

At year end the business-type activities reported total net position of \$14,498,964, a decrease of \$605,662. Of this total net position \$1,067,039 is unrestricted (pg. 6).

## **Budgetary Highlights – General Fund – (pg. 26)**

Town Council approved one supplement to the 2018 General Fund budget. The original appropriation of \$3,129,276 was increased by \$537,436 or 17.17% to \$3,666,712. The supplemental budget amount was to cover the additional expense related to economic development/enhancement, trail development, park development, special events, recreation programs and street improvements. The Town received \$109,776 in Mineral Lease and Severance Tax direct distributions from the state, this is \$2,276 more than was budgeted and \$53,713 less than the 2017 distribution. The original 2018 General Fund budget reduced reserves by \$159,932, as of 12/31/18 the General Fund balance decreased by \$42,930 for the year.

General Fund revenue for 2018 was \$507,626 over the original budget amount. This is mainly due to grants received, public safety training reimbursements, and sales tax receipts. General Fund Expenditures for 2018 were \$390,624 more than the original budget projections mainly due to additional grant funded capital expenditures and recreation programs.

## **Capital Assets and Debt Administration**

At year end the Town had \$46,561,702 invested in a broad range of capital assets including land and improvements, buildings, parks and equipment, vehicles, equipment, and water and sewer plants and distribution and collection systems. This is a decrease of \$1,145,292 or 2.40% from the 2017 year end amount.

### Capital Assets at Year-End (pg. 18-19)

	Governmental		Business-type		Total Government	
	2018	2017	2018	2017	2018	2017
Land	\$15,214,000	\$15,214,000	\$ 469,741	\$469,741	\$15,683,741	\$15,683,741
Water Rights	-	-	516,282	516,282	516,282	516,282
Buildings and Improvements	4,340,720	4,295,135	17,008,406	16,140,439	21,349,126	20,435,574
Distribution/Collection Systems	-	-	11,166,613	11,166,613	11,166,613	11,166,613
Infrastructure	17,606,505	17,312,532	-	-	17,606,505	17,312,532
Property and Equipment	1,013,153	968,300	627,406	483,829	1,640,559	1,452,129
Construction in Process	458,604	267,529	4,378	1,064,951	462,982	1,332,480
Less: Accumulated Depreciation	(10,969,766)	(10,069,372)	(10,894,340)	(10,122,985)	(21,864,106)	(20,192,357)
Total Capital Assets	<u>\$27,663,216</u>	<u>\$27,988,124</u>	<u>\$18,898,486</u>	<u>\$19,718,870</u>	<u>\$46,561,702</u>	<u>\$47,706,994</u>

During 2018 the Town completed the 5<sup>th</sup> Street enhancement project, completed the majority of the work on Bear Dance Park Phase II and acquired one new Public Safety SUV. Significant capital assets added during 2018 are shown below.

### Significant 2018 Capital Asset Additions

Community Center Improvements	\$ 29,636
LoVa Trail South Canyon to Canyon Creek Engineering (CIP)	58,856
Water Jetting Equipment	68,745
1 Public Safety SUV	112,991
Bear Dance Park – Phase II	157,085
5 <sup>th</sup> Street Curb, Gutter & Sidewalk Enhancements	<u>293,974</u>
Total	<u>\$ 721,287</u>

### Town of New Castle's Outstanding Debt (pg. 20–22)

	Governmental Activities		Business-type Activities		Total Government	
	2018	2017	2018	2017	2018	2017
1999 Wastewater Loan	\$ -	\$ -	\$ 17,703	\$ 51,946	\$ 17,703	\$ 51,946
2004 Water Loan	-	-	508,146	527,799	508,146	527,799
2008 Wastewater Loan	-	-	4,940,712	5,294,085	4,940,712	5,294,085
Notes Payable	470,039	510,053	-	-	470,039	510,053
Capital Leases	14,168	45,325	-	-	14,168	45,325
GO Bonds, Series 2010	124,000	201,000	-	-	124,000	201,000
Accrued Absences	87,412	97,341	-	-	87,412	97,341
Total Long-term Obligations	<u>\$ 695,619</u>	<u>\$ 853,719</u>	<u>\$ 5,466,561</u>	<u>\$ 5,873,830</u>	<u>\$ 6,162,180</u>	<u>\$ 6,727,549</u>

## **Economic and Other Factors**

The Town of New Castle's financial position continues to show movement in a positive direction. With direction from Town Council to correct for deficit spending along with a renewed directive toward a balanced budget in the General Fund, as well as the Utility Fund, the Town has taken steps to limit spending while exploring avenues of increased revenues. Corrective steps were taken in early 2019 to bring the Utility Fund into balance and allow for the building of reserve funds which will help provide for future capital projects, equipment updates and maintenance and repairs for critical Town facilities. Council is currently considering a number of new revenue generating opportunities for the future. Council has also worked to create an addendum to the Town's Comprehensive Plan which addresses growth and revitalization opportunities for the Commercial Historic Downtown area.

During the first 5 months of 2019 sales tax revenues have increased 7.12 % over the same period in 2018 despite the loss of one of the Town's major retail stores. Interest by potential retailers and business owners to locate in New Castle seems to be on the rise. On Main Street alone, 2018 welcomed a small family owned furniture store, a new Mexican restaurant, a thrift store, and exciting new plans for the expansion of an existing restaurant.

Housing prices in New Castle followed the national trend and continued to rise during 2018. Average home prices approached the historic highs which were seen just before the recession of 2008. While home prices continued to climb, and despite the addition of over 100 new homes added to the Town since 2009, the Property Tax Revenues have not yet reached the historic highs of 2009. The loss of these revenues combined with the dramatic decrease in Oil and Gas Revenues continue to add a large challenge to the task of providing for a balanced budget in the face of decreased revenues and rising expenses.

During 2018 staff size decreased by one full time employee. Major changes to staffing included the retirement of Town Administrator Tom Baker who was replaced by David Reynolds, the retirement of Town Planner Tim Cain who was replaced by Paul Smith (Paul also fills the role of Building Inspector), and the departure of the Town's Finance Director Lyle Layton who was replaced by Loni Burk. Staffing changes were also seen in the Police and Public Works Departments.

Major projects in Town included the completion of Phase II of Bear Dance Park. This long-anticipated park serves the entire Town with the addition of tennis courts, pickleball courts, themed playground equipment, shade pavilions, and large open space activity areas. Additional projects included curb, gutter and sidewalk enhancements to 5<sup>th</sup> Street, the renovation of the Community Center, planning work for the LOVA trail between New Castle and Glenwood Springs, and planning work for additional hiking and biking trails in the adjacent BLM properties to the north of Town.

## **Financial Contact**

The Town's financial statements are designed to present users (citizens, customers, investors and creditors) with a general overview of the Town's finances and to demonstrate the Town's accountability. If you have questions about this report or need additional financial information, contact the Town's Finance Department, Attn: Finance Director, PO Box 90, 450 West Main Street, New Castle, Colorado 81647; or telephone (970) 984-2311.

## **BASIC FINANCIAL STATEMENTS**

TOWN OF NEW CASTLE, COLORADO

STATEMENT OF NET POSITION

As of December 31, 2018

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTALS	
			2018	2017
<b>ASSETS</b>				
Cash and Investments	\$ 1,068,688	\$ 1,035,500	\$ 2,104,188	\$ 2,113,837
Receivables				
Property Taxes	446,576	-	446,576	447,993
Sales and Other	15,196	-	15,196	15,982
Accounts	-	251,056	251,056	233,352
Due from Other Governments	445,431	-	445,431	607,437
Prepaid Expenses	6,216	-	6,216	11,107
Capital Assets, not Depreciated	15,511,805	990,401	16,502,206	17,532,503
Capital Assets, Depreciated, Net of Accumulated Depreciation	12,151,411	17,908,085	30,059,496	30,174,491
<b>TOTAL ASSETS</b>	<b>29,645,323</b>	<b>20,185,042</b>	<b>49,830,365</b>	<b>51,136,702</b>
<b>LIABILITIES</b>				
Accounts Payable	65,042	67,167	132,209	86,217
Accrued Expenses	32,108	22,766	54,874	102,396
Unearned Revenues	9,770	-	9,770	-
Accrued Interest	1,754	83,835	85,589	87,074
Developer Escrow	34,418	-	34,418	34,420
Noncurrent Liabilities				
Due within One Year	158,821	397,050	555,871	579,775
Due in More Than One Year	536,798	5,115,260	5,652,058	6,147,774
<b>TOTAL LIABILITIES</b>	<b>838,711</b>	<b>5,686,078</b>	<b>6,524,789</b>	<b>7,037,656</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Tax Revenue	446,576	-	446,576	447,993
<b>NET POSITION</b>				
Investment in Capital Assets	27,039,849	13,431,925	40,471,774	41,051,697
Restricted for Emergencies	185,000	-	185,000	185,000
Restricted for Cemetery Care	46,309	-	46,309	39,976
Unrestricted	1,088,878	1,067,039	2,155,917	2,017,169
<b>TOTAL NET POSITION</b>	<b>\$ 28,360,036</b>	<b>\$ 14,498,964</b>	<b>\$ 42,859,000</b>	<b>\$ 43,293,842</b>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE , COLORADO

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2018

<u>FUNCTIONS/PROGRAMS</u>	<u>EXPENSES</u>	<u>PROGRAM REVENUES</u>		
		<u>CHARGES FOR SERVICES</u>	<u>OPERATING GRANTS AND CONTRIBUTIONS</u>	<u>CAPITAL GRANTS AND CONTRIBUTIONS</u>
<b>PRIMARY GOVERNMENT</b>				
<b>Governmental Activities</b>				
General Government	\$ 389,873	\$ 92,143	\$ -	\$ 150,910
Public Safety	1,017,496	27,364	-	-
Public Works	1,373,397	9,146	-	415,192
Health and Welfare	27,806	6,400	-	-
Parks and Recreation	876,892	123,213	-	199,803
Interest on Long-Term Debt	32,756	-	-	-
Total Governmental Activities	<u>3,718,220</u>	<u>258,266</u>	<u>-</u>	<u>765,905</u>
<b>Business-Type Activities</b>				
Water	1,307,173	920,389	-	(114,779)
Wastewater	1,230,836	1,166,730	-	356,400
Trash	312,580	305,202	-	-
Interest on Long-Term Debt	208,747	-	-	-
Total Business-Type Activities	<u>3,059,336</u>	<u>2,392,321</u>	<u>-</u>	<u>241,621</u>
Total Primary Government	<u>\$ 6,777,556</u>	<u>\$ 2,650,587</u>	<u>\$ -</u>	<u>\$ 1,007,526</u>

GENERAL REVENUES

Sales Taxes  
Property Taxes  
Specific Ownership Taxes  
Franchise Taxes  
Other Taxes  
Interest  
Developer Reimbursements  
Other  
Loss from Disposal of Capital Assets

TOTAL GENERAL REVENUES

CHANGE IN NET POSITION

NET POSITION, Beginning

Prior Period Adjustment

NET POSITION, Beginning, as restated

NET POSITION, Ending

The accompanying notes are an integral part of the financial statements.

NET (EXPENSE) REVENUE AND  
CHANGE IN NET POSITION

GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS	
		2018	2017
\$ (146,820)	\$ -	\$ (146,820)	\$ (290,652)
(990,132)	-	(990,132)	(899,549)
(949,059)	-	(949,059)	(1,315,047)
(21,406)	-	(21,406)	(17,116)
(553,876)	-	(553,876)	(99,135)
(32,756)	-	(32,756)	(40,762)
<u>(2,694,049)</u>	<u>-</u>	<u>(2,694,049)</u>	<u>(2,662,261)</u>
-	(501,563)	(501,563)	361,455
-	292,294	292,294	248,362
-	(7,378)	(7,378)	(14,244)
<u>-</u>	<u>(208,747)</u>	<u>(208,747)</u>	<u>(218,541)</u>
<u>-</u>	<u>(425,394)</u>	<u>(425,394)</u>	<u>377,032</u>
(2,694,049)	(425,394)	(3,119,443)	(2,285,229)
1,541,011	-	1,541,011	1,451,135
454,862	-	454,862	426,427
27,105	-	27,105	33,256
124,964	-	124,964	122,541
211,744	-	211,744	254,037
23,255	189	23,444	15,528
15,375	-	15,375	34,305
109,342	16,527	125,869	230,670
<u>-</u>	<u>(196,984)</u>	<u>(196,984)</u>	<u>-</u>
<u>2,507,658</u>	<u>(180,268)</u>	<u>2,327,390</u>	<u>2,567,899</u>
(186,391)	(605,662)	(792,053)	282,670
<u>28,546,427</u>	<u>15,104,626</u>	<u>43,651,053</u>	<u>43,043,998</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>324,385</u>
<u>28,546,427</u>	<u>15,104,626</u>	<u>43,651,053</u>	<u>43,368,383</u>
<u>\$ 28,360,036</u>	<u>\$ 14,498,964</u>	<u>\$ 42,859,000</u>	<u>\$ 43,651,053</u>

TOWN OF NEW CASTLE, COLORADO

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2018

	GENERAL FUND	NON-MAJOR GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS	
			2018	2017
<b>ASSETS</b>				
Cash and Investments	\$ 985,055	\$ 83,633	\$ 1,068,688	\$ 875,066
Taxes Receivable	446,576	-	446,576	447,993
Due from Other Governments	445,431	-	445,431	607,437
Accounts Receivable	15,196	-	15,196	15,982
Prepaid Items	6,216	-	6,216	11,107
<b>TOTAL ASSETS</b>	<b>\$ 1,898,474</b>	<b>\$ 83,633</b>	<b>\$ 1,982,107</b>	<b>\$ 1,957,585</b>
<b>LIABILITIES AND FUND EQUITY</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 64,701	\$ 341	\$ 65,042	\$ 25,080
Accrued Liabilities	32,108	-	32,108	34,831
Unearned Revenues	9,770	-	9,770	-
Deposits and Escrow	34,418	-	34,418	34,420
<b>TOTAL LIABILITIES</b>	<b>140,997</b>	<b>341</b>	<b>141,338</b>	<b>94,331</b>
<b>DEFERRED INFLOWS</b>				
Deferred Property Taxes	446,576	-	446,576	447,993
<b>Fund Balance</b>				
Nonspendable	6,216	-	6,216	11,107
Restricted	185,000	83,292	268,292	246,430
Committed	337,207	-	337,207	337,207
Assigned	62,000	-	62,000	67,000
Unassigned	720,478	-	720,478	753,517
<b>TOTAL FUND EQUITY</b>	<b>1,310,901</b>	<b>83,292</b>	<b>1,394,193</b>	<b>1,415,261</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND EQUITY</b>	<b>\$ 1,898,474</b>	<b>\$ 83,633</b>		

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	27,663,216	27,988,124
Long-term liabilities are not due and payable in the current period and are not reported in the funds. This includes Bonds Payable (\$124,000), Capital Leases (\$14,168), Notes Payable (\$470,039) and Accrued Compensated Absences (\$87,412), and Accrued Interest Payable (\$1,754).	(697,373)	(856,958)
Net position of governmental activities	<u>\$ 28,360,036</u>	<u>\$ 28,546,427</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2018

	GENERAL FUND	NON-MAJOR GOVERNMENTAL FUNDS	TOTAL GOVERNMENTAL FUNDS	
			2018	2017
REVENUES				
Taxes	\$ 2,205,449	\$ -	\$ 2,205,449	\$ 2,104,528
Licenses and Permits	69,885	-	69,885	99,807
Intergovernmental	880,332	48,156	928,488	1,030,090
Charges for Services	148,935	6,400	155,335	159,969
Court	24,700	-	24,700	22,851
Developer Reimbursements	15,375	-	15,375	34,305
Sale of Assets	8,174	-	8,174	238,202
Interest	22,952	303	23,255	15,428
Miscellaneous	101,168	-	101,168	54,560
TOTAL REVENUES	<u>3,476,970</u>	<u>54,859</u>	<u>3,531,829</u>	<u>3,759,740</u>
EXPENDITURES				
General Government	404,727	-	404,727	385,993
Public Safety	947,814	-	947,814	904,347
Public Works	642,671	-	642,671	696,488
Health and Welfare	27,459	347	27,806	21,716
Parks and Recreation	767,502	32,650	800,152	801,284
Debt Service				
Principal	148,171	-	148,171	142,559
Interest	34,241	-	34,241	37,523
Capital Outlay	547,315	-	547,315	562,989
TOTAL EXPENDITURES	<u>3,519,900</u>	<u>32,997</u>	<u>3,552,897</u>	<u>3,552,899</u>
NET CHANGE IN FUND BALANCES	(42,930)	21,862	(21,068)	206,841
FUND BALANCES, Beginning	<u>1,353,831</u>	<u>61,430</u>	<u>1,415,261</u>	<u>1,208,420</u>
FUND BALANCES, Ending	<u>\$ 1,310,901</u>	<u>\$ 83,292</u>	<u>\$ 1,394,193</u>	<u>\$ 1,415,261</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2018

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ (21,068)
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 and reported as depreciation expense. This is the amount by which depreciation (\$912,112), exceeds capital outlay \$587,204, in the current period.	(324,908)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. These include a payments on Capital Leases of \$31,157, payments on Bonds Payable \$77,000, payments on Notes Payable \$40,014, change in Accrued Compensated Absences of \$9,929, and change in Accrued Interest \$1,485.	<u>159,585</u>
Change in Net Position of Governmental Activities	<u>\$ (186,391)</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

STATEMENT OF NET POSITION  
 PROPRIETARY FUND TYPE  
 As of December 31, 2018

	<u>2018</u>	<u>2017</u>
ASSETS		
Current Assets		
Cash and Investments	\$ 1,035,500	\$ 1,238,771
Accounts Receivable	<u>251,056</u>	<u>233,352</u>
Total Current Assets	<u>1,286,556</u>	<u>1,472,123</u>
Noncurrent Assets		
Capital Assets, net of accumulated depreciation	<u>18,898,486</u>	<u>19,718,870</u>
Total Noncurrent Assets	<u>18,898,486</u>	<u>19,718,870</u>
TOTAL ASSETS	<u>20,185,042</u>	<u>21,190,993</u>
LIABILITIES		
Current Liabilities		
Accounts Payable	67,167	61,137
Accrued Expenses	21,406	20,456
Accrued Interest Payable	83,835	83,835
Notes Payable, Current	<u>397,050</u>	<u>407,269</u>
Total Current Liabilities	<u>569,458</u>	<u>572,697</u>
Noncurrent Liabilities		
Deposits	1,360	1,360
Compensated Absences	45,749	45,749
Notes Payable, Long Term	<u>5,069,511</u>	<u>5,466,561</u>
Total Noncurrent Liabilities	<u>5,116,620</u>	<u>5,513,670</u>
TOTAL LIABILITIES	<u>5,686,078</u>	<u>6,086,367</u>
NET POSITION		
Net Investment in Capital Assets	13,431,925	13,845,040
Unrestricted	<u>1,067,039</u>	<u>1,259,586</u>
TOTAL NET POSITION	<u>\$ 14,498,964</u>	<u>\$ 15,104,626</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
PROPRIETARY FUND TYPE  
Year Ended December 31, 2018

	2018	2017
OPERATING REVENUES		
Water Sales	\$ 920,389	\$ 852,569
Wastewater Sales	1,166,730	1,122,967
Trash Sales	305,202	287,073
Other Revenues	16,527	55,908
	<u>2,408,848</u>	<u>2,318,517</u>
OPERATING EXPENSES		
Water	1,307,173	1,246,099
Wastewater	1,230,836	1,231,005
Trash	312,580	301,317
	<u>2,850,589</u>	<u>2,778,421</u>
OPERATING LOSS	<u>(441,741)</u>	<u>(459,904)</u>
NON-OPERATING REVENUES (EXPENSES)		
Intergovernmental Grants	48,121	425,585
Loss from Disposal of Capital Assets	(196,984)	-
Interest Income	189	100
Interest Expense	(208,747)	(218,541)
	<u>(357,421)</u>	<u>207,144</u>
INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS	<u>(799,162)</u>	<u>(252,760)</u>
CONTRIBUTIONS AND TRANSFERS		
Capital Contributions	193,500	685,800
	<u>193,500</u>	<u>685,800</u>
NET INCOME (LOSS)	(605,662)	433,040
NET POSITION, Beginning	15,104,626	14,347,201
Prior Period Adjustment	-	324,385
NET POSITION, Beginning, as restated	<u>15,104,626</u>	<u>14,671,586</u>
NET POSITION, Ending	<u>\$ 14,498,964</u>	<u>\$ 15,104,626</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

STATEMENT OF CASH FLOWS

PROPRIETARY FUND TYPE

Year Ended December 31, 2018

Increase (Decrease) in Cash and Cash Equivalents

	<u>2018</u>	<u>2017</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Customers	\$ 2,391,144	\$ 2,318,679
Cash Paid to Suppliers	(1,378,969)	(1,519,821)
Cash Paid to Employees	(693,285)	(668,436)
Net Cash Provided by Operating Activities	<u>318,890</u>	<u>130,422</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Purchase of Fixed Assets	(147,954)	(1,275,027)
Note Payments	(407,269)	(394,060)
Interest Payments	(208,747)	(218,541)
Intergovernmental Grants	48,121	749,970
Tap Fees and Capital Contributions	193,500	685,800
Net Cash Used by Capital and Related Financing Activities	<u>(522,349)</u>	<u>(451,858)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest Received	<u>188</u>	<u>100</u>
Net (Decrease) in Cash and Cash Equivalents	(203,271)	(321,336)
CASH AND CASH EQUIVALENTS, Beginning	<u>1,238,771</u>	<u>1,560,107</u>
CASH AND CASH EQUIVALENTS, Ending	<u>\$ 1,035,500</u>	<u>\$ 1,238,771</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>		
Operating Income (Loss)	<u>\$ (441,741)</u>	<u>\$ (459,904)</u>
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities		
Depreciation	771,355	749,630
Changes in Assets and Liabilities		
Accounts Receivable	(17,704)	162
Accounts Payable	6,030	(155,223)
Accrued Expenses	950	(4,243)
Total Adjustments	<u>760,631</u>	<u>590,326</u>
Net Cash Provided by Operating Activities	<u>\$ 318,890</u>	<u>\$ 130,422</u>

The accompanying notes are an integral part of the financial statements.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Town of New Castle, Colorado was founded in 1888. The Town is governed by a Mayor and six-member council elected by the residents.

The accounting policies of the Town of New Castle, Colorado (the “Town”) conform to generally accepted accounting principles as applicable to governments. Following is a summary of the more significant policies.

**Reporting Entity**

In accordance with governmental accounting standards, the Town of New Castle has considered the possibility of inclusion of additional entities in its basic financial statements.

The definition of the reporting entity is based primarily on financial accountability. The Town is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if Town officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. The Town may also be financially accountable for governmental organizations that are fiscally dependent upon it.

Based on the application of these criteria, the Town does not include additional organizations in its reporting entity.

**Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Town. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Town's practice to use restricted resources first, then unrestricted resources as they are needed.

In the fund financial statements, the Town reports the following major governmental fund:

The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.

The Town reports the following major proprietary fund:

The *Utility Fund* accounts for the financial activities associated with the provision of water, wastewater, and trash services.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**  
(Continued)

Additionally, the Town reports the following fund type:

Permanent Fund – The *Cemetery Permanent Fund* accounts for the activities of the Town cemetery, including the sale of plots and maintenance.

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property and equipment of the Town is depreciated using the straight line method over the following estimated useful lives:

Buildings and Improvements	10 - 40 years
Water and Sewer Plants	10 - 50 years
Water and Sewer Lines	10 - 50 years
Machinery and Equipment	5 - 40 years
Infrastructure	10 - 20 years

**Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and balance sheets will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position and fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Deferred Outflows/Inflows of Resources** (Continued)

In addition to the liabilities, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position and fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Compensated Absences**

Employees of the Town are allowed to accumulate unused vacation time up to 320 hours or 40 days and an unlimited amount of unused sick time. Upon termination of employment from the Town, employees will be compensated for all accrued vacation time at their current pay rate. Employees are not compensated for any of their accrued sick time.

These compensated absences are recognized as current salary costs when earned in the proprietary fund types and when due in the governmental fund types. A liability has been recorded in the government-wide financial statements for the accrued compensated absences.

**Long-Term Obligations**

In the government-wide financial statements, and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**Net Position**

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Investment in Capital Assets is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Restricted Net Position are liquid assets, which have third party limitations on their use.

Unrestricted Net Position represent assets that do not have any third party limitation on their use. While Town management may have categorized and segmented portion for various purposes, the Town Council has the unrestricted authority to revisit or alter these managerial decisions.

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact. The Town reports Prepaid Items as nonspendable at December 31, 2018.
- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The Town has classified the following amounts as restricted as of December 31, 2018:

Emergency Reserves	\$ 185,000
Parks and Recreation	36,983
Cemetery Care	<u>46,309</u>
Total	<u><b>\$ 268,292</b></u>

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Fund Balance Classification** (Continued)

- **Committed** – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The Town has classified the following amounts as committed as of December 31, 2018:

Support of Volunteer Ambulance Service	\$ 8,250
Police Training	1,976
Burning Mountain Avenue Street Maintenance	5,494
Traffic Impacts	<u>321,487</u>
Total	<b><u>\$ 337,207</u></b>

- **Assigned** – Amounts in the assigned fund balance classification are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as restricted or committed. In the General Fund, assigned amounts represent intended uses established by Town Council or a Town official delegated that Town by Town Charter or ordinance.

The Town has classified the following amounts as assigned as of December 31, 2018:

Solar System Purchase	\$ 52,000
Vehicle-Equipment Replacement	<u>10,000</u>
Total	<b><u>\$ 62,000</u></b>

- **Unassigned** – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The Town would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Property Taxes**

Property taxes are levied on November 1 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the Town on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are recorded at December 31. As the tax is collected in the succeeding year, the deferred revenue is recognized as revenue and the receivable is reduced.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the Town's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The Town follows these procedures in establishing the budgetary data reflected in the financial statements:

- Prior to September 30, the Town staff submits to the Town Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of an ordinance.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY** (Continued)

- The Town Administration is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Town Council.
- Budgets are legally adopted for all funds of the Town. Budgets for the General, Conservation Trust, and Cemetery Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The Budgetary comparisons presented for the Utility Fund is presented on a non-GAAP budgetary basis. Capital outlay is budgeted as an expenditure and depreciation is not budgeted.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Town Council. All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations by fund.

**NOTE 3: DEPOSITS AND INVESTMENTS**

A summary of deposits and investments as of December 31, 2018 follows:

Petty Cash	\$ 89
Cash Deposits	1,116,374
Investments	<u>987,725</u>
Total	<b><u>\$ 2,104,188</u></b>

The above amounts are classified in the statement of Net Position as follows:

Governmental Activities	\$ 1,068,688
Business-Type Activities	<u>1,035,500</u>
Total	<b><u>\$ 2,104,188</u></b>

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. At December 31, 2018, State regulatory commissioners have indicated that all financial institutions holding deposits for the Town are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 3: DEPOSITS AND INVESTMENTS** (Continued)

**Deposits** (Continued)

Custodial Credit Risk – Deposits (Continued)

The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

The Town has no policy regarding custodial credit risk for deposits.

At December 31, 2018, the Town had deposits with financial institutions with a carrying amount of \$1,116,374. The bank balances with the financial institutions were \$1,156,947. Of these balances, \$500,000 was covered by federal depository insurance and \$906,947 was covered by collateral held by authorized escrow agents in the financial institution's name (PDPA).

**Investments**

Interest Rate Risk

The Town 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.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 3: DEPOSITS AND INVESTMENTS** (Continued)

Local Government Investment Pools

The Town had invested \$423,560 in the Colorado Surplus Asset Fund Trust (CSAFE) an investment vehicle established for local government entities in Colorado pursuant to Title 24, Article 75, Part 7 of the Colorado Revised Statutes, to pool surplus funds for investment purposes. The State Securities Commissioner administers and enforces the requirements of creating and operating the Pools. CSAFE reports its underlying investments at amortized costs and is considered a qualifying external investment pool under GASB Statement 79. CSAFE operates similar to money market funds where each share is equal in value to \$1.00. The fair value of the position in the pools is the same as the value of the pooled shares.

CSAFE is rated AAAM by Standard and Poor's. The designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities are owned by the pools and held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the pools. Investments of the pools comply with state statutes, consisting of U.S. Treasury bills, notes and note strips, repurchase agreements, U.S. Instrumentalities, Commercial Paper, Bank Deposits and Money Market Funds. CSAFE does not have any limitations or restrictions on participant withdrawals.

The Town had invested \$564,165 in the Colorado Government Liquid Asset Trust (ColoTrust) which has a credit rating of AAAM by Standard and Poor's. ColoTrust is an investment vehicle established for local government entities in Colorado to pool surplus funds and is regulated by the State Securities Commissioner. It operates similarly to a money market fund and each share is equal in value to \$1.00. Investments consist of U.S. Treasury and U.S. Agency securities, and repurchase agreements collateralized by U.S. Treasury and U.S. Agency securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by the entities.

ColoTrust is not a 2a7-like external investment pool. The unit of account is each share held, and the value of the position would be the fair value of the pool's share price multiplied by the number of shares held. The government-investor does not "look through" the pool to report a pro rata share of the pool's investments, receivables, and payables.

**Fair Value**

The Town categorizes its fair value measurements within the fair value hierarchy established by 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 observable inputs.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 3: DEPOSITS AND INVESTMENTS** (Continued)

**Fair Value** (Continued)

The Town does not carry any additional investments subject to these fair value measurements.

**NOTE 4: CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2018 is summarized below:

	Balances <u>12/31/17</u>	<u>Additions</u>	<u>Deletions</u>	Balances <u>12/31/18</u>
<b>Governmental Activities</b>				
Capital Assets, not depreciated				
Land	\$ 15,214,000	\$ -	\$ -	\$ 15,214,000
Construction in Progress	<u>267,529</u>	<u>215,941</u>	<u>185,665</u>	<u>297,805</u>
Total Capital Assets, not depreciated	<u>15,481,529</u>	<u>215,941</u>	<u>185,665</u>	<u>15,511,805</u>
Capital Assets, depreciated				
Buildings	4,295,135	45,585	-	4,340,720
Machinery and Equipment	968,300	56,571	11,718	1,013,153
Infrastructure	<u>17,312,532</u>	<u>454,772</u>	<u>-</u>	<u>17,767,304</u>
Total Capital Assets, depreciated	<u>22,575,967</u>	<u>556,928</u>	<u>11,718</u>	<u>23,121,177</u>
Less Accumulated Depreciation				
Buildings	1,783,746	120,281	-	1,904,027
Machinery and Equipment	792,386	81,301	11,718	861,969
Infrastructure	<u>7,493,240</u>	<u>710,530</u>	<u>-</u>	<u>8,203,770</u>
Total Accumulated Depreciation	<u>10,069,372</u>	<u>912,112</u>	<u>11,718</u>	<u>10,969,766</u>
Total Capital Assets, depreciated, Net	<u>12,506,595</u>	<u>(355,184)</u>	<u>-</u>	<u>12,151,411</u>
Governmental Activities, Capital Assets, Net	<u>\$ 27,988,124</u>	<u>\$ (139,243)</u>	<u>\$ (185,665)</u>	<u>\$ 27,663,216</u>

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 4: CAPITAL ASSETS (Continued)**

	Balances <u>12/31/17</u>	<u>Additions</u>	<u>Deletions</u>	Balances <u>12/31/18</u>
<b>Business-Type Activities</b>				
Capital Assets, not depreciated				
Land	\$ 469,741	\$ -	\$ -	\$ 469,741
Water Rights	516,282	-	-	516,282
Construction in Process	<u>1,064,951</u>	<u>4,378</u>	<u>1,064,951</u>	<u>4,378</u>
Total Capital Assets, not depreciated	<u>2,050,974</u>	<u>4,378</u>	<u>1,064,951</u>	<u>990,401</u>
Capital Assets, depreciated				
Buildings and Improvements	16,140,439	867,967	-	17,008,406
Distribution and Collection	11,166,613	-	-	11,166,613
Machinery and Equipment	<u>483,829</u>	<u>143,577</u>	<u>-</u>	<u>627,406</u>
Total Capital Assets, depreciated	<u>27,790,881</u>	<u>1,011,543</u>	<u>-</u>	<u>28,802,425</u>
Less: Accumulated Depreciation				
Buildings and Improvements	5,458,344	461,111	-	5,919,455
Distribution and Collection	4,443,392	244,706	-	4,688,098
Machinery and Equipment	<u>221,249</u>	<u>65,538</u>	<u>-</u>	<u>286,787</u>
Total Accumulated Depreciation	<u>10,122,985</u>	<u>771,355</u>	<u>-</u>	<u>10,894,340</u>
Total Capital Assets, depreciated, Net	<u>17,667,896</u>	<u>240,189</u>	<u>-</u>	<u>17,908,085</u>
Business-Type Activities, Capital Assets, Net	<u>\$ 19,718,870</u>	<u>\$ 244,567</u>	<u>\$ (1,064,951)</u>	<u>\$ 18,898,486</u>

Depreciation expense was charged to functions/programs of the Town as follows:

**Governmental Activities**

General Government	\$ 19,014
Public Safety	69,682
Public Works	730,726
Parks and Recreation	<u>92,690</u>

Total **\$ 912,112**

**Business-type Activities**

Water	\$ 312,189
Sewer	<u>459,166</u>

Total **\$ 771,355**

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 5: LONG-TERM DEBT**

**Governmental Activities**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2018.

	Balance <u>12/31/17</u>	<u>Additions</u>	Payments	Balance <u>12/31/18</u>	Due In <u>One Year</u>
GO Bonds, Series 2010	\$ 201,000	\$ -	\$ 77,000	\$ 124,000	\$ 81,000
Capital Leases	45,325	-	31,157	14,168	14,168
Notes Payable	510,053	-	40,014	470,039	41,800
Accrued Compensated Absences	<u>97,341</u>	<u>-</u>	<u>9,929</u>	<u>87,412</u>	<u>21,853</u>
Total	<u>\$ 853,719</u>	<u>\$ -</u>	<u>\$ 158,100</u>	<u>\$ 695,619</u>	<u>\$ 158,821</u>

Accrued Compensated Absences are being paid from resources generated by the General Fund.

**General Obligation Bonds, Series 2010**

On April 8, 2010, the Town issued \$700,000 Limited Tax General Obligation Bonds, Series 2010. Proceeds of the bonds are used to pay costs related to the Town's improvements of its potable water treatment and distribution facilities. The bonds carry interest rates ranging from 3.1% to 5.4%. Semi-annual principal and interest payments are due on April 15 and October 15 through 2020.

**Capital Leases**

The Town has entered into several capital lease agreements to purchase equipment which will be paid from revenues of the General Fund. These leases require monthly payments of ranging from annual payments of \$7,355 to \$9,463 including interest ranging from 6.19 % to 6.24%. The leases mature from September 2018 to August 2019.

**Note Payable**

The Town has also obtained a line of credit in the amount of \$810,000. The original note required monthly payments of principle and interest at 5.25%. The Town refinanced this note during 2011 to obtain a lower interest rate. The new rate is 4.375% for five years. After five years, the rate changes to Prime plus 0.5% with a floor of 4.75% and a ceiling of 5.25%. All other terms of the note remain the same. The note matures in April 2028.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 5: LONG-TERM DEBT**(Continued)

**Future Debt Service Requirements**

Annual debt service requirements for the Notes and Bonds Payable at December 31, 2018 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 122,800	\$ 25,332	\$ 148,132
2020	86,666	19,050	105,716
2021	45,615	15,940	61,555
2022	47,651	13,904	61,555
2023	49,778	11,777	61,555
2024 – 2028	<u>241,529</u>	<u>24,052</u>	<u>265,581</u>
<b>Total Debt Service Requirements</b>	<b><u>\$ 594,039</u></b>	<b><u>\$ 110,055</u></b>	<b><u>\$ 704,094</u></b>

Following is a schedule of the future minimum lease payments required under the capital lease obligations at December 31, 2018:

<u>Year Ended December 31,</u>	
2019	<u>\$ 15,052</u>
Total Minimum Lease Payments	15,052
Less: Interest	<u>(884)</u>
Present Value of Minimum Lease Payments	<b><u>\$ 14,168</u></b>

**Business-Type Activities**

Following is a summary of long-term debt transactions for the business-type activities for the year ended December 31, 2018.

	<u>Balance</u>		<u>Balance</u>	<u>Due In</u>
	<u>12/31/17</u>	<u>Additions</u>	<u>12/31/18</u>	<u>One Year</u>
1999 CWRPDA Loan	\$ 51,946	\$ -	\$ 17,703	\$ 17,703
2004 CWCB Loan	527,799	-	508,146	20,538
2008 CWRPDA Loan	<u>5,294,085</u>	<u>-</u>	<u>4,940,712</u>	<u>358,809</u>
Total	<b><u>\$ 5,873,830</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 5,466,561</u></b>	<b><u>\$ 397,050</u></b>

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 5: LONG-TERM DEBT** (Continued)

**Loans Payable**

1999 Colorado Water Resources and Power Development Town (CWRPDA) Loan

Proceeds from this loan were used to upgrade the Town's wastewater treatment system. Principal and interest payments are due semi-annually on May 1 and November 1. Interest accrues at 4.5%. This loan matures on May 1, 2019.

2004 Colorado Water Conservation Board (CWCB) Loan

Proceeds of this loan were used for the construction of a new diversion structure and pump station on the Colorado River, and a raw water pipeline to the Town's water treatment facility. Principal and interest payments are due annually on August 1. Interest accrues at 4.5%. This loan matures on August 1, 2035.

2008 Colorado Water Resources & Power Development Town (CWRPDA) Loan

Proceeds of this loan were used for the construction of a new wastewater treatment facility and improvements to the wastewater system of the Town. Principal and interest payments are due annually on August 1. Interest accrues at 3.45%. This loan matures on August 1, 2030.

**Future Debt Service Requirements**

Annual debt service requirements for the outstanding loans at December 31, 2018 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 397,050	\$ 198,764	\$ 595,814
2020	391,144	186,691	577,835
2021	397,547	178,269	575,816
2022	409,429	169,890	579,319
2023	415,919	160,979	576,898
2024-2028	2,222,196	651,232	2,873,428
2029-2033	1,151,989	126,146	1,278,135
2034-2035	<u>81,287</u>	<u>5,527</u>	<u>86,814</u>
<b>Total Debt Service Requirements</b>	<b><u>\$ 5,466,561</u></b>	<b><u>\$ 1,677,498</u></b>	<b><u>\$ 7,144,059</u></b>

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 6: RETIREMENT COMMITMENTS**

**Employee Pension Plan**

The Town contributes to a multiple employer defined contribution retirement plan administered by the Colorado Officials and Employees Retirement Association. Every employee who is employed by the Town is eligible to participate in the Plan immediately upon hire. Both the Town and the employee contribute from three to six percent of the employee's base salary. Plan provisions are established and may be amended by Town Council. During the years ended December 31, 2017 and 2018, employer and employees contributed \$76,135 and \$80,715, respectively, equal to their required contribution

Participants vest in employer contributions and in earnings, losses, and changes in fair market value of Plan assets at a rate of 20% for each full twelve months of participating in the Plan. Participants are immediately vested in their own contributions and earnings.

**NOTE 7: PUBLIC ENTITY RISK POOL**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these risks of loss, the Town is involved with the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provision of 24-10-115.5, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA are to provide members defined liability, property, and workers compensation coverages and to assist members in preventing and reducing losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees and officers.

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 of CIRSA against stated liability of loss, to the limit of the financial resources of CIRSA.

It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverages at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. CIRSA is a separate legal entity and the Town does not approve budgets nor does it have the ability to significantly affect the operations of entity.

TOWN OF NEW CASTLE, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 8: COMMITMENTS AND CONTINGENCIES**

**Tabor Amendment**

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 government. On November 1994, voters within the Town approved the collection, retention and expenditure of State grants, all sales and use taxes and all other revenue generated by the Town in 1995 and subsequent years without limitation, notwithstanding the provisions of the Amendment.

The Town has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2018, the emergency reserve of \$185,000 was recorded in the General Fund.

**REQUIRED SUPPLEMENTARY INFORMATION**

TOWN OF NEW CASTLE, COLORADO

GENERAL FUND  
BUDGETARY COMPARISON SCHEDULE  
Year Ended December 31, 2018

	2018			VARIANCE	2017 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	Positive (Negative)	
REVENUES					
Taxes	\$ 2,112,218	\$ 2,112,218	\$ 2,205,449	\$ 93,231	\$ 2,104,528
Licenses and Permits	96,050	96,050	69,885	(26,165)	99,807
Intergovernmental	544,975	1,082,411	880,332	(202,079)	983,880
Charges for Services	146,996	146,996	148,935	1,939	155,369
Court	17,600	17,600	24,700	7,100	22,851
Developer Reimbursements	25,000	25,000	15,375	(9,625)	34,305
Interest	11,405	11,405	22,952	11,547	15,266
Sale of Assets	5,000	5,000	8,174	3,174	238,202
Miscellaneous	10,100	10,100	101,168	91,068	54,560
TOTAL REVENUES	<u>2,969,344</u>	<u>3,506,780</u>	<u>3,476,970</u>	<u>(29,810)</u>	<u>3,708,768</u>
EXPENDITURES					
Current					
General Government	414,097	414,097	404,727	9,370	385,993
Public Safety	971,195	971,195	947,814	23,381	904,347
Public Works	702,686	702,686	642,671	60,015	696,488
Health and Welfare	20,400	20,400	27,459	(7,059)	21,542
Parks and Recreation	586,049	586,049	767,502	(181,453)	626,679
Capital Outlay	267,000	804,436	547,315	257,121	562,989
Debt Service					
Principal	142,918	142,918	148,171	(5,253)	142,559
Interest	24,931	24,931	34,241	(9,310)	37,523
TOTAL EXPENDITURES	<u>3,129,276</u>	<u>3,666,712</u>	<u>3,519,900</u>	<u>146,812</u>	<u>3,378,120</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(159,932)</u>	<u>(159,932)</u>	<u>(42,930)</u>	<u>117,002</u>	<u>330,648</u>
NET CHANGE IN FUND BALANCE	(159,932)	(159,932)	(42,930)	117,002	330,648
FUND BALANCE, Beginning	<u>1,277,181</u>	<u>1,277,181</u>	<u>1,353,831</u>	<u>76,650</u>	<u>1,023,183</u>
FUND BALANCE, Ending	<u>\$ 1,117,249</u>	<u>\$ 1,117,249</u>	<u>\$ 1,310,901</u>	<u>\$ 193,652</u>	<u>\$ 1,353,831</u>

See the accompanying independent auditors' report.

**COMBINING AND INDIVIDUAL FUND SCHEDULES**

TOWN OF NEW CASTLE, COLORADO

COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
December 31, 2018

	SPECIAL REVENUE FUND	PERMANENT FUND	TOTALS	
	CONSERVATION TRUST FUND	CEMETERY TRUST FUND	2018	2017
ASSETS				
Cash	\$ 36,983	\$ 46,650	\$ 83,633	\$ 61,604
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ -	\$ 341	\$ 341	\$ 174
FUND EQUITY				
Fund Balance				
Restricted for Cemetery Care	\$ -	\$ 46,309	\$ 46,309	\$ 39,976
Restricted for Park and Recreation	36,983	-	36,983	21,454
TOTAL FUND EQUITY	36,983	46,309	83,292	61,430
TOTAL LIABILITIES AND FUND BALANCES	\$ 36,983	\$ 46,650	\$ 83,633	\$ 61,604

See the accompanying independent auditors' report.

TOWN OF NEW CASTLE, COLORADO

COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
Year Ended December 31, 2018

	SPECIAL REVENUE FUND	PERMANENT FUND	TOTALS	
	CONSERVATION TRUST FUND	CEMETERY TRUST FUND	2018	2017
REVENUES				
Intergovernmental	\$ 48,156	\$ -	\$ 48,156	\$ 46,210
Charges for Services	-	6,400	6,400	4,600
Interest	23	280	303	162
TOTAL REVENUES	48,179	6,680	54,859	50,972
EXPENDITURES				
Health and Welfare	-	347	347	174
Parks and Recreation	32,650	-	32,650	174,605
TOTAL EXPENDITURES	32,650	347	32,997	174,779
NET CHANGE IN FUND BALANCES	15,529	6,333	21,862	(123,807)
FUND BALANCES, Beginning	21,454	39,976	61,430	185,237
FUND BALANCES, Ending	\$ 36,983	\$ 46,309	\$ 83,292	\$ 61,430

See the accompanying independent auditors' report.

TOWN OF NEW CASTLE, COLORADO

CONSERVATION TRUST FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2018

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2017 ACTUAL
REVENUES				
Intergovernmental	\$ 44,000	\$ 48,156	\$ 4,156	\$ 46,210
Interest	12	23	11	14
TOTAL REVENUES	<u>44,012</u>	<u>48,179</u>	<u>4,167</u>	<u>46,224</u>
EXPENDITURES				
Parks and Recreation	<u>44,350</u>	<u>32,650</u>	<u>11,700</u>	<u>174,605</u>
NET CHANGE IN FUND BALANCE	(338)	15,529	15,867	(128,381)
FUND BALANCE, Beginning	<u>345</u>	<u>21,454</u>	<u>21,109</u>	<u>149,835</u>
FUND BALANCE, Ending	<u>\$ 7</u>	<u>\$ 36,983</u>	<u>\$ 36,976</u>	<u>\$ 21,454</u>

See the accompanying independent auditors' report.

TOWN OF NEW CASTLE, COLORADO

CEMETERY FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2018

	2018		VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Sale of Plots	\$ 2,000	\$ 6,400	\$ 4,400	\$ 4,600
Interest and Other	125	280	155	148
TOTAL REVENUES	<u>2,125</u>	<u>6,680</u>	<u>4,555</u>	<u>4,748</u>
EXPENDITURES				
Health and Welfare	<u>4,000</u>	<u>347</u>	<u>3,653</u>	<u>174</u>
NET CHANGE IN FUND BALANCE	(1,875)	6,333	8,208	4,574
FUND BALANCE, Beginning	<u>26,637</u>	<u>39,976</u>	<u>13,339</u>	<u>35,402</u>
FUND BALANCE, Ending	<u>\$ 24,762</u>	<u>\$ 46,309</u>	<u>\$ 21,547</u>	<u>\$ 39,976</u>

See the accompanying independent auditors' report.

TOWN OF NEW CASTLE, COLORADO

UTILITY FUND  
BUDGETARY COMPARISON SCHEDULE  
Year Ended December 31, 2018

	2018			VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Water Sales	\$ 866,560	\$ 866,560	\$ 920,389	\$ 53,829	\$ 852,569
Wastewater Sales	1,166,600	1,166,600	1,166,730	130	1,122,967
Trash Sales	297,600	297,600	305,202	7,602	287,073
Intergovernmental Grants	-	22,982	48,121	25,139	425,585
Tap Fees and Contributions	360,000	360,000	193,500	(166,500)	685,800
Interest	85	85	189	104	100
Other Revenues	17,020	17,020	16,527	(493)	55,908
Loss from Disposal of Capital Assets	-	-	(196,984)	(196,984)	-
<b>TOTAL REVENUES</b>	<b>2,707,865</b>	<b>2,730,847</b>	<b>2,453,674</b>	<b>(277,173)</b>	<b>3,430,002</b>
EXPENDITURES					
Water	1,033,622	1,033,622	994,984	38,638	972,096
Wastewater	860,960	860,960	771,670	89,290	755,378
Trash	299,300	299,300	312,580	(13,280)	301,317
Debt Service	615,996	615,996	616,016	(20)	612,601
Capital Outlay	112,500	135,482	147,954	(12,472)	1,275,027
<b>TOTAL EXPENDITURES</b>	<b>2,922,378</b>	<b>2,945,360</b>	<b>2,843,204</b>	<b>102,156</b>	<b>3,916,419</b>
<b>NET INCOME, Budget Basis</b>	<b>\$ (214,513)</b>	<b>\$ (214,513)</b>	<b>(389,530)</b>	<b>\$ (175,017)</b>	<b>(486,417)</b>
GAAP BASIS ADJUSTMENTS					
Capital Outlay			147,954		1,275,027
Loan Principal Payments			407,269		394,060
Depreciation			(771,355)		(749,630)
<b>NET INCOME, GAAP Basis</b>			<b>(605,662)</b>		<b>433,040</b>
NET POSITION, Beginning			14,347,201		14,347,201
Prior Period Adjustment			-		324,385
<b>NET POSITION, Beginning, as restated</b>			<b>15,104,626</b>		<b>14,671,586</b>
<b>NET POSITION, Ending</b>			<b>\$ 14,498,964</b>		<b>\$ 15,104,626</b>

See the accompanying independent auditors' report.

## **COMPLIANCE**

# ANNUAL HIGHWAY FINANCE REPORT - CY18

## Steps for editing and printing your content

1. Enter your email and select your City or County from the list below.
2. Click on "Start" to edit/update your data.
3. Click on "Save" at the bottom of the form to save your work.
4. Click on "Print Mode" at the bottom of the form to view your work in a read only more printer friendly format.
5. Click on "Edit Mode" at the bottom of the form to return to editing your work.
6. Save any changes that are made using the "Save" button.

Your Email Address:

Select City:

## II - RECEIPTS FOR ROAD AND STREET PURPOSES

**Please no commas or dollar signs for the input**

### A. Receipts from local sources

2. General Fund Appropriations:	\$	<input type="text" value="195648.00"/>
3. Other local imposts: <i>from A.3. 'Total' below</i>	\$	<input type="text" value="616,598.00"/>
4. Miscellaneous local receipts: <i>from A.4. 'Total' below</i>	\$	<input type="text" value="202,017.00"/>
5. Transfers from toll facilities	\$	<input type="text" value="0.00"/>
6. Proceeds of sale of bonds and notes		
a. Bonds - Original Issues:	\$	<input type="text" value="0.00"/>
b. Bonds - Refunding Issues:	\$	<input type="text" value="0.00"/>
c. Notes:	\$	<input type="text" value="0.00"/>

SubTotal: \$

B. Private Contributions \$

## II - RECEIPTS FOR ROAD AND STREET PURPOSES (Detail)

Please no commas or dollar signs for the input

### A.3. Other local imposts

a. Property Taxes and Assessments	\$	0.00
b. Other Local Imposts		
1. Sales Taxes:	\$	581690.00
2. Infrastructure and Impact Fees:	\$	8296.00
3. Liens:	\$	0.00
4. Licenses:	\$	0.00
5. Specific Ownership and/or Other:	\$	26612.00
<b>Total:</b> (a + b) carried to 'Other local imposts' above	\$	616,598.00

### A.4. Miscellaneous local receipts

Please no commas or dollar signs for the input

a. Interest on Investments:	\$	24.00
b. Traffic fines & Penalties:	\$	13306.00
c. Parking Garage Fees:	\$	0.00
d. Parking Meter Fees:	\$	0.00
e. Sale of Surplus Property:	\$	0.00
f. Charges for Services:	\$	0.00
g. Other Misc. Receipts:	\$	3187.00
h. Other:	\$	185500.00
<b>Total:</b> (a through h) carried to 'Misc local receipts' above	\$	202,017.00

### C. Receipts from State Government

Please no commas or dollar signs for the input

1. Highway User Taxes:	\$	169448.00
3. Other State funds:		
c. Motor Vehicle Registrations:	\$	19214.00
d. Other (Specify):		
Comments: undefined	\$	0.00
e. Other (Specify):		
Comments: undefined	\$	0.00
<b>Total:</b> (1+3c,d,e)	\$	188,662.00

### D. Receipts from Federal Government

Please no commas or dollar signs for the input

2. Other Federal Agencies

a. Forest Service:	\$	<input type="text" value="0.00"/>
b. FEMA:	\$	<input type="text" value="0.00"/>
c. HUD:	\$	<input type="text" value="0.00"/>
d. Federal Transit Administration:	\$	<input type="text" value="0.00"/>
e. U.S. Corp of Engineers	\$	<input type="text" value="0.00"/>
f. Other Federal:	\$	<input type="text" value="0.00"/>
Total: (2a-f)		\$ <u>0.00</u>

### III - DISBURSEMENTS FOR ROAD AND STREET PURPOSES

Please no commas or dollar signs for the input

#### A. Local highway disbursements

1. Capital outlay: (from A.1.d. 'Total Capital Outlay' below)	\$	<input type="text" value="357,033.00"/>
2. Maintenance:	\$	<input type="text" value="197068.00"/>
3. Road and street services		
a. Traffic control operations:	\$	<input type="text" value="4111.00"/>
b. Snow and ice removal:	\$	<input type="text" value="65216.00"/>
c. Other:	\$	<input type="text" value="49956.00"/>
4. General administration & miscellaneous	\$	<input type="text" value="28659.00"/>
5. Highway law enforcement and safety	\$	<input type="text" value="500882.00"/>
Total: (A.1-5)		\$ <u>1,202,925.00</u>

Please no commas or dollar signs for the input

#### B. Debt service on local obligations

1. Bonds		
a. Interest	\$	<input type="text" value="0.00"/>
b. Redemption	\$	<input type="text" value="0.00"/>
2. Notes		
a. Interest	\$	<input type="text" value="0.00"/>
b. Redemption	\$	<input type="text" value="0.00"/>
SubTotal: (1+2)		\$ <u>0.00</u>

Please no commas or dollar signs for the input

C. Payments to State for Highways:	\$	<input type="text" value="0.00"/>
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D. Payments to Toll Facilities: \$

Total Disbursements: *(A+B+C+D)* \$ 1,202,925.00

Please no commas or dollar signs for the input

### III - DISBURSEMENTS FOR ROAD AND STREET PURPOSES - (Detail)

Please no commas or dollar signs for the input

	A. ON NATIONAL HIGHWAY SYSTEM	B. OFF NATIONAL HIGHWAY SYSTEM	C. TOTAL
<b>A.1. Capital Outlay</b>			
a. Right-Of-Way Costs:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00
b. Engineering Costs:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00
c. Construction			
1. New Facilities:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00
2. Capacity Improvements:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="259209.00"/>	\$ 259,209.00
3. System Preservation:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="97824.00"/>	\$ 97,824.00
4. System Enhancement:	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00
5. Total Construction:			\$ <u>357,033.00</u>
d. Total Capital Outlay: <i>(Lines A.1.a. + 1.b. + 1.c.5)</i>			\$ <u>357,033.00</u>

#### IV. LOCAL HIGHWAY DEBT STATUS

Please no commas or dollar signs for the input

	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
<b>A. Bonds (Total)</b>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>
1. Bonds (Refunding Portion)		\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>
<b>B. Notes (Total):</b>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>

#### V - LOCAL ROAD AND STREET FUND BALANCE

Please no commas or dollar signs for the input

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
\$ <input type="text" value="0.00"/>	\$ 1,202,925.00	\$ 1,202,925.00	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>

**Notes & Comments:**

undefined

Please enter your name:

Please provide a telephone number where you may be reached:

Please click on the "Save" button before viewing the data in a print format.

**Item Attachment Documents:**

**B. Update: New Castle Trails (7:15 p.m.)**



**Town of New Castle Administration Department**  
450 W. Main **Phone:** (970) 984-2311  
Street **Fax:** (970) 984-2716  
PO Box [www.newcastlecolorado.org](http://www.newcastlecolorado.org)

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## **Memorandum**

**To:** Mayor Riddile & Town Council  
**From:** Dave Reynolds  
**Subject:** Agenda Item – New Castle Trails Update  
**Date:** August 6, 2018

### **Purpose:**

The purpose of this agenda item is to inform Council regarding the work being planned and accomplished by the New Castle Trails group. Members of the New Castle Trails Group wish to inform Council regarding trail planning, building, and maintenance. The group may also update Council regarding the upcoming Rides and Reggae Event which is scheduled for August 9<sup>th</sup> and 10<sup>th</sup>.

**Item Attachment Documents:**

**C. Consider Second Amendment to the Mountain Waste and Recycling, Inc. Professional Services Agreement (7:30 p.m.)**

**SECOND AMENDMENT TO MOUNTAIN WASTE AND RECYCLING, INC.  
PROFESSIONAL SERVICES AGREEMENT**

THIS SECOND AMENDMENT TO MOUNTAIN WASTE AND RECYCLING, INC. PROFESSIONAL SERVICES AGREEMENT effective as of the 1st day of August, 2019 ("Effective Date"), by and between the **TOWN OF NEW CASTLE SANITATION ENTERPRISE** ("Town") and **MOUNTAIN ROLL-OFF, INC., D/B/A MOUNTAIN WASTE & RECYCLING**, a Colorado corporation ("Mountain Waste").

**RECITALS**

**WHEREAS**, the Parties entered into a professional services agreement dated August 2, 2016 (the "Agreement"); and

**WHEREAS**, pursuant to the Agreement, Mountain Waste agreed to provide trash removal and portable restroom services within the Town of New Castle for an initial 3-year term ending August 1, 2019; and

**WHEREAS**, the parties agree that it would be beneficial for the term of the Agreement to match the fiscal year; and

**WHEREAS**, the Parties desire to amend the Agreement to extend the initial term of the contract to December 31, 2019.

**NOW, THEREFORE**, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **INITIAL TERM OF AGREEMENT.** The Agreement is hereby amended to provide that the Initial Term, as that term is defined in the Agreement, shall expire on December 31, 2019.

2. **RATE INCREASE.** Beginning on the Effective Date, the rates charged by Mountain Waste immediately prior to the Effective Date for the services provided under the Agreement will increase by 5% for the remainder of the Initial Term, as amended.

3. **EFFECTIVE DATE.** This Amendment shall be effective as of the Effective Date notwithstanding the date it is signed and approved by both parties.

3. **REMAINDER UNCHANGED.** All parts of the Agreement not specifically amended herein remain unchanged and shall continue in full force and effect.

SO AGREED and made effective as of the Effective Date.

**TOWN:**

By: \_\_\_\_\_  
Art Riddile, Mayor

**ATTEST:**

\_\_\_\_\_  
Melody Harrison, Town Clerk

**MOUNTAIN WASTE:**

By: \_\_\_\_\_  
Mike Hinkley, District Manager

**Item Attachment Documents:**

**E. Consider Ordinance TC 2019-4, Approving a Final PUD Development Plan and Final Subdivision Plat for Lot 2B, Phase 7, Lakota Canyon Ranch, also Known as Eagle's Ridge (second reading)(8:00 p.m.)**



Town of New Castle  
450 W. Main Street  
PO Box 90  
New Castle, CO 81647

Planning & Code Administration  
Department  
Phone: (970) 984-2311  
Fax: (970) 984-2716

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### Staff Report

#### **Eagle's Ridge Ranch Final PUD & Final Subdivision Development Plans New Castle Town Council – Meeting – August 6th, 2019**

Report Compiled: 8/1/2019

### Project Information

**Name of Applicant:** Colombo International, Inc.

**Applicant's Mailing Address:** 300 Horseshoe Dr., Basalt, CO. 81621

**Phone/Email:** (970) 618-9222; colombo@sopris.net

**Property Address:** 741 Castle Valley Blvd, New Castle, CO 81647

**Property Owner:** Malo Development Lakota, LLC.

**Owner Mailing Address** 300 Horseshoe Dr., Basalt, CO 81621

**Proposed Use:** 14 Condominiums & 16 Townhomes; 6 Total Buildings

**Legal Description:** Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, as Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, as Reception No. 789213

**Street Frontage:** North – Castle Valley Blvd; West – Town of New Castle ROW shared with Lakota Ridge Senior Housing;

**Existing Zoning:** Mixed Use (MU)

**Surrounding Zoning:** North – Mixed Use (MU), South – R/2, West – Mixed Use (MU) and East – Mixed Use (MU)

## **I Progression of Application:**

### **A. Town Council – 1<sup>st</sup> Reading**

On July 2<sup>nd</sup>, 2019 Town Council approved a 1<sup>st</sup> reading of Ordinance TC 2019-4 reducing the development to 34 residential units (15.34 units/acre) with the elimination of Building 7. Overall the proposal consisted of:

- 14 Condominium Units (1&2 bedrooms, 1,302sf - 1343sf)
- 16 Townhome Units (2&3 bedrooms, two-story, 1,750sf - 1839sf)
- 4 Duplex Units (2 bedroom, two-story, 1,040sf).

The reduction in density was the result of several factors: *First*, the building height for the original Building 7 was nonconforming with Municipal Code 17.128.070§H and 17.128.010. *Second*, off-street parking spaces for Buildings 7-9 totaled nine where 12 were required per 17.76.020§A. *Finally*, the compact parking spaces, in virtue of being directly in front of exit discharge locations, were found to be noncompliant with the 2015 International Building Code section 1028.5. Council concluded that the elimination of Building 7 would resolve the first two issues while potentially providing additional parking to offset the spaces excluded at exit discharges.

Also at 1<sup>st</sup> reading, Council considered two other life safety issues: *First*, in units with flex walls storage closets shall be omitted from the design if full partitions are used to create an office or den. Otherwise an enclosed room with a closet will be considered a sleeping room requiring an emergency escape window. *Second*, a safety fence shall be installed along the top of the retaining wall on the east side of the Property that is adjacent to the property owned by Colorado River Fire Rescue. Addition conditions recommended for final approval are provided at the end of this report.

### **B. Town Council – 2<sup>nd</sup> Reading**

On July 16<sup>th</sup>, 2019, Town Council convened for the 2<sup>nd</sup> reading of Ordinance TC 2019-4 which resulted in a continuance until the next scheduled meeting date of August 6<sup>th</sup>. During deliberations, the Council voiced reservations with the proposed unit density, namely that the proposal exceeds what code authorizes by eight units. Though a variance was considered, collectively the Council affirmed that excessive density was not an optimal fit for the property nor complementary to the Town's zoning and comprehensive plan.

As a result, Council asked the Applicant to consider reducing the total units to 30 (13.53 units/acre) by eliminating all duplexes on the south end of the property. Moreover, the Applicant suggested moving Buildings 5 & 6 19' further south to allow for greater open space between blocks 3 & 4 and 5 & 6. With some infrastructure alterations, the Applicant agreed to make the modifications prior to the August 6<sup>th</sup> meeting. The current packet includes all materials which were relevant for review. The changes include:

1. The elimination of all duplexes (Building 7-9) leaving the following 30 units:
  - 14 Condominium Units (1&2 bedrooms, 1,302sf - 1343sf)
  - 16 Townhome Units (2&3 bedrooms, two-story, 1,750sf - 1839sf)
2. Buildings 5 & 6 and Little Cloud Drive are moved 19' south;
3. A retaining wall will be installed to stabilize the soil along the south side of Little Cloud Drive;

\*\*\*NOTE\*\*\* All documentation was submitted by the July 26th deadline as requested.

### **C. Decision Deadline**

Per Municipal Code 17.100.080, Council has “sixty (60) days from the date of the Planning Commission's written decision on a final application, or within such time as is mutually agreed by the town council and the Applicant” (Council extended to August 6th, 2019) to make one of the following decisions:

- 1.) Approve the application unconditionally;
- 2.) Approve the application with conditions;
- 3.) Deny approval of the application;

The Staff Report evaluates an application for compliance with the regulations and requirements set forth in the Town of New Castle Comprehensive Plan, the Town of New Castle Municipal Code, and the Town of New Castle Public Works Manual. The report also explores the viability of the proposal in terms of life safety, environmental impact, and community benefit.

### **III Process of Approval PUD and Subdivision:**

#### **A. PUD Approval**

In accordance with Municipal Code 17.100.090, a PUD application shall be approved by Town Council only if it is found to be compliant with the following criteria:

- **The proposal is generally compatible with adjacent land uses:**

**Staff Comment:** The property is surrounded by mixed use and residential zones. As is typical of mixed use development, a variety of uses are employed in these zones. To the east, is located the Town fire house. Situated to the west is the Lakota Ridge Senior Housing – a Section 8 affordable living complex. North of the property, across Castle Valley Blvd, are single family homes (~2500-4000sf), multi-family homes, and the Lakota Canyon Ranch golf course. Finally, to the south exists residential zoning and open space. Other than the fire house, the neighboring land uses are generally compatible with the residential use proposed in this development plan.

- **Is consistent with the comprehensive plan & the uses proposed within the PUD are uses permitted outright or by special review within the zoning district or districts contained with the PUD (combined with 17.100.090 #5):**

Future development in New Castle is guided by the 2009 Comprehensive Plan. The guiding principle for community growth states:

New growth and expansion in New Castle will maintain the concept of a compact community with a defined urban edge thereby avoiding sprawl. Ensuring a mix of uses both within the community as a whole and within individual developments will ensure the vitality of New Castle as it grows...The choice to grow is based upon the long-term interests of the municipal residents, the community vision and economic health (Comprehensive Plan, 50)

Therefore the Comprehensive Plan expects that,

Applicants will be required to clearly demonstrate substantial conformity with the comprehensive plan in all applications (Policy CG-1B)

The property is part of the original Lakota Canyon Ranch PUD Master Plan established by Ordinance 2002-18. The PUD adopted four zone districts: 1.) residential low-density, 2.)

residential medium-density, 3.) mixed-use, and 4.) open space. Water, utility, and traffic impact studies stipulated a maximum allowance of 827 total residential units – variously dispersed among zone districts – and up to 100,000sf (~2.3acres) of commercial space, all situated within in the MU district (17.128.020).

The proposed development resides entirely in the MU zone district of Lakota. The development concept for Lakota mixed-use (17.128.070) typifies the Comprehensive Plan's guiding principle for community growth. It states:

The planning concept for the mixed-use zone is to create an attractive environment for community, commercial and retail in a pleasant central location. The community commercial area would be located close to the highway intersection for easy access to non-resident shoppers and would be convenient to the main Boulevard to cut down on traffic trip length and be located near residential areas to cut down on vehicle trips. In keeping with the objective to reduce motor vehicle trips, non-motorized trail systems shall be designed throughout the project and connect residential and commercial districts in a convenient and logical manner. Office and service uses would be mixed into the development in non-store front locations including at the periphery of retail areas as well as on second stories...In some cases, smaller residential units may be mixed in with the commercial/office development, provided that in any building containing both residential and commercial space.(.)  
(17.128.070 § K)

**Staff Comment:** The Applicant has consistently maintained that the best strategy for this property – given location, current community need, and likelihood for success – is strictly a high-density residential development. And though no areas are designated for commercial as required by code, it is noteworthy that historically this is the norm in Lakota. To date, three parcels zoned MU have been approved exclusively for residential development. A fourth parcel, occupied by the fire house, is neither residential nor commercial.

Nevertheless, this strategy for preferencing residential in the MU zone is potentially concerning. Moving forward, an imbalance between residential and commercial can result in potential fiscal disparities. In a memo written during the drafting of the *CP* in 2009, planning consultant Davis Ferrar identified “sales tax leakage” as a possible headwind when development skews towards residential. He writes:

Generally, experts agree that residential development costs more to service by the public sector than it generates in revenues. As a result, Colorado municipalities rely heavily on sales tax to offset those expenses...Sales tax leakage is a significant problem in New Castle. The close proximity of Glenwood Springs and Rifle as major retail hubs that offer greater availability of services and better pricing enhance sales tax leakage. This situation points to the importance of maintaining a good balance of land-use types in the community to keep people, jobs and dollars in town. This concept has been an important consideration in the New Castle Comprehensive Planning process.

As New Castle progresses to more of a bedroom community, with residents spending on goods and services elsewhere, sales tax revenue may be lost to other towns which have the needed services and/or more competitive prices. Furthermore, demands placed on police, fire, and public works create additional fiscal demands which are hard to neutralize. Stopgaps such as impact fee are usually poor substitutes for the permanent revenues produced by balanced land use. To be sure, there are still MU areas vacant for genuine MU development, including the present parcel. However whether or not these future developments are to be more aligned with the guiding principles of the *CP* will likely be influenced by the precedent set with the decision on the present application.

- **The Town has the capacity to serve the proposed use with water, sewer, fire, and police protection:**

Per the 2013 Lakota Agreement section 6.d,

The Town has previously entered into loan agreements and completed construction of improvements to its wastewater treatment plant in order to provide adequate capacity to serve Lakota Canyon Ranch PUD at full buildout...The water storage tank described in the Water Tank Agreement has been completed, and capacity for Lakota Canyon Ranch PUD has been reserved as provided therein.

**Staff Comment:** At current build out levels, the Lakota PUD is well short of exhausting the present water and sewer capacity. The existing main lines would be sufficient to meet the requirement of the proposed density and use. The Applicant anticipates the availability of raw water to the property. However raw water service ends near the Lakota Canyon Recreation Center at Clubhouse Drive, about ¼ mile short of this project.

The fire marshal has noted that the hammerhead turnarounds at the east end of the residential streets are not ideal. However the installation of monitored fire suppression systems will help extend the time for emergency response in case of fire. Finally, the requisite smoke and carbon monoxide detectors will be installed and hydrants will be placed per Town requirements.

- **The number of dwelling units permitted by the underlying zoning districts is not exceeded by the PUD plan:**

The density within the Lakota Master Plan is regulated in two ways: 1.) the number of *units-per-zone* district and 2.) the number of *units-per-acre*. The number of units allowed in the MU zone district of the Lakota PUD is set at 345. The number of lots currently approved through ordinance total 174. This means roughly half of the MU zone is currently not earmarked for immediate development.

With respect to density in terms of units-per-acre, the municipal code permits a maximum of 12.0 dwelling units per gross useable acre (17.128.070 § F). A gross useable area is defined as land that has less than 35% slope. (17.128.010). The Lakota Master Plan also diffuses concentrated development with the presence of open space. The MU zone specifies 15% of the gross project area to be open space (17.128.070 § E). Open space may include parks, recreational areas, landscaped or unimproved areas, courts, play areas, easements, or rights of ways not used for streets and sidewalks.

**Staff Comment:** The Applicant has reduced the total residential dwelling units from an originally proposed 40 to 30 in response to Council's recommendations. The original duplex Buildings 7-9 were removed to provide more functional living space for the remaining 30 units.

With respect to *units-per-zone*, the current development proposal would increase the total units in the MU zone by 30 to an overall total of 204 leaving another 141 lots vacant for the undeveloped portion of the Lakota MU zones. Less the current property, the vacant MU parcels consist roughly of 15.6 acres centered at the Faas Ranch road entry. If the owners of these vacant parcels build strictly residential at the maximum allowed 12.0 per acre, they would approach 187 units, and thus exceed the overall zone density by 46 units.

These figures do not preclude the approval of this proposal as it stands. There is no way to surmise the density intended by a future proposal of an undeveloped parcel nor whether a future development would have significantly more commercial than residential. However it is important to respect how any single development proposal can have an impact on the

development of future parcels in Lakota, especially as density limits are approached. Though zone densities could feasible be mollified through amendment, such modifications would no doubt affect development (and developers) in Lakota elsewhere.

With respect to *units-per-acre*, the property occupies 2.607 acres. Of that, the south most 73' is deemed unusable due to a slope greater than 35%. Therefore, the total useable acreage amounts to 2.218 useable acres. With a design of 30 units, the number of units per acre comes to 13.53, down from the 18.03 as originally proposed. For the current proposal to ultimately conform to code, it would need to be limited to a maximum of 26 units.

Finally, open space will be identified entirely by the areas between structures. The steepness of the land on the south end of the property excludes its participation in the open space total (MC, 17.128.070). In spite of this exclusion, the open space requirement is met at 20.5%.

- **The PUD will:**

- **Provide off-street parking** – Municipal Code 17.76 requires two off-street parking places per dwelling unit. 90 degree parking places are to be 9'x19'. The proposed development requires a minimum 60 space. The design includes 85 total parking spaces, three of which are on-street parking along the Town ROW. Seven of the off-street parking locations are designated guest parking. Units with two-car garages will occupy double the required two spaces per unit for a total of 14 spaces.
- **Utilize the natural character of the land** – The property has a natural slope that rises approximately 25' from north to south. The building layouts utilize this slope, tiered with the rise in elevation. The exterior design premise is a stone and wood veneer with metal shed roofs – components obvious throughout the landscape in New Castle and particularly the Lakota PUD.
- **Provide pedestrian and bicycle circulation** – A pedestrian path along Castle Valley Blvd is anticipated to connect with the Town ROW at Lakota Ridge Senior Housing and terminate at the northeast corner of the lot line with the fire station path. Interior pedestrian paths are also provided from east-to-west between the townhome units and from north-to-south for the length of the property. Continuous paths, therefore, are included in the design.
- **Provide outdoor recreation** – Of the two main areas conducive for outdoor recreation, the largest open space area is confined between the townhome buildings (roughly 40' in width). The development will pave over at least one known use trail on the south ridge.

The second area for outdoor recreation is provided by the Lakota Canyon Recreation Center located at the intersection of Clubhouse Drive and Castle Valley Boulevard. As HOA members, residents will have full access to the Lakota pool and fitness facility.

- **Is of overall compatible architectural design** – According to municipal code 17.128.030, prior to building permit issuance the owner will submit, process, and obtain approval from the design review committee of the Lakota Canyon Ranch HOA for the development of townhome units. The proposal will therefore be expected to be in strict compliance with the HOA design guidelines. After some minor modifications with roof pitches, the development tentatively appears to meet Lakota standards.
- **Achieves adequate screening** – Per 17.104.100 § P.3, every parking area should be adequately screened from adjoining residential uses by a fence or wall 3.5' to 6' tall or by a strip of a least 4' wide of densely planted trees or shrubs. The north parking lot will

have a heavily landscaped berm to shield the rest of the Lakota Canyon development from the condominium parking lot. It is anticipated that all exterior lightening will be dark sky compliant.

- **Ensures compliance with performance standards** – As a residential use, no unusual pollution hazards are anticipated per the Colorado Department of Public Health’s rules and regulations.

### ***B. Subdivision Approval***

A subdivision application will be approved by Town Council only if it is found to be compliant with the criteria set forth in municipal code 16.16.030. The approved final plat is included in the plan set as well as engineered utility designs and preliminary cost estimates pursuant to 16.16.030.2.b. The subdivision improvement agreement has been formalized and included in the packet per 16.16.030.2.c. The plat has been reviewed by the Town attorney and engineer for compliance. The current plat shows building envelopes for each of the 6 blocks rather than individual units. One or more amended plats to define the boundaries of the individual units within each building shall be prepared for each building envelope based on as-built surveys after construction, which may be approved on staff level. Sale of individual units may not occur until the amended plat is recorded with Garfield County.

### **IV Staff Recommendations & Conditions:**

Staff recommends that Town Council consider the following conditions in its decision on the PUD and Subdivision applications:

1. The total density of the project shall be reduced to a maximum of 30 units or 13.52 units per usable acre. This increase in the presumptive density from the underlying zone district shall be subject to approval by the Town Council and shall not increase the total number of residential units allowed within the entire Lakota Canyon Ranch PUD, which is capped at 827;
2. The Applicant requests a variance from design standards to allow for attached sidewalks. Any additional area to be dedicated for right-of-way shall be from the Applicant’s property and not the adjacent property owned by others.
3. In units with flex walls (e.g. middle unit on Sheet A1.32), storage closets shall be omitted from the design if full partitions are used to create an office or den. Otherwise an enclosed room with a closet will be considered a sleeping room requiring an emergency escape window or door to the public way (2015 IBC 1030.1).
4. A safety fence or railing shall be installed along the top of the retaining wall on the east side of the Property that is adjacent to the property owned by Colorado River Fire Rescue. The specific design of the fence shall be subject to review and approval by Town Staff and the Fire Marshall.
5. The property shall be annexed into the Lakota Canyon Ranch Homeowners’ Association. A supplemental declaration shall be prepared and submitted for review by the Town prior to recording. The Applicant shall also create a sub-association with a separate declaration. The sub-association shall own and maintain the private roads, utilities, open space and common elements and shall maintain the sidewalks adjacent to the public right of way on the side of the Property. The sub-association declaration shall also provide that utility charges for all units within Buildings 1 and 2 shall be billed to the sub-association, which shall be responsible to collect from the unit owners. The declarations shall also address the unit owners’ rights regarding HOA amenities and how assessments will be calculated. The supplemental

declaration and sub-association declaration shall be recorded prior to recording of the Final Block Plat and shall be referenced in plat notes. The sub-association documents shall identify how parking spaces are allocated among the units.

6. The Lakota Canyon Ranch Design Review Committee will approve all plans and designs for the Property as required by the Lakota Canyon Ranch governing documents and the Town Code prior to the issuance of building permits.
7. A construction phasing plan be submitted prior to permit which identifies, at minimum, each of the following components:
  - Buildout phases identified/Sequencing of occupancy
  - Traffic flow for construction equipment as each phase is completed
  - Traffic flow for pedestrians and private vehicles during each phase
  - Safety measures or procedures isolating construction from occupied units
  - Safety measures or procedures for tenants of finished units
  - Schedule submitted by Developer that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
  - Storage and staging areas for construction equipment and materials. Buildout phases identified/Sequencing of occupancy
8. Pursuant to condition 7, due to the nature and proposed density of this application, and without benefit of an approved construction schedule, staff recommends that no Certificates of Occupancy's or Temporary Certificates of Occupancy's shall be considered for any building within this PUD until such time that a plan can be established which considers the health and safety considerations of the residents.
9. Except for Buildings 1 and 2, each unit shall be served by individual water and sewer service lines and a separate meter meeting the requirements of the Public Works department. Fire sprinkler systems may be served by a shared water supply line for each building.
10. The trash enclosure shall include siding that matches that used on the buildings to be located on the Property and that complies with the Lakota Canyon Ranch design guidelines. The trash enclosure shall not be located within any setback on Property.
11. All disturbed land shall be predominantly weed free during and after development and re-seeded according to the seed mix used by the Town of New Castle Park's Department.
12. All lighting shall be downcast and dark-sky compliant.
13. No excavation permits shall be issued separately from issuance of a building permit.
14. The representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant.
15. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property according to the PUD plan as may be finally approved.
16. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.
17. Buildings and units may not be sold separately from the entire property unless a subdivision

plat depicting the boundaries of the unit to be sold is approved by the Town Council and recorded with the Garfield County Clerk and Recorder.

18. All further deviations from the development standards not approved in this ordinance as identified by Staff shall be subject to special review and approval by Town Council.
19. Development of the Property shall be subject to compliance with the recommendations of the Town Engineer as set forth in the letter from SGM to Paul Smith dated June 24, 2019.
20. A subdivision improvements agreement will be prepared by the Town Attorney for consideration by the Town Council as part of any subdivision application. If the PUD application is approved separately from subdivision, then the Town and the Applicant shall enter into a development agreement to provide security for all required public improvements as generally described in Chapter 16.32 of the Town Code.
21. The Applicant shall provide the Town with a policy of title insurance for at least \$25,000 to insure any property dedicated to the Town, which shall be free and clear of any liens or encumbrances.
22. Impact fees, tap fees, and water rights dedication fees will be required as set forth in the 2013 Amendment to Development Agreements for Lakota Canyon Ranch PUD dated March 19, 2013 and recorded as Reception No. 833371.

**V Development Application Exhibits:**

(Documents 1-22 submitted prior to the preliminary P&Z hearing on April 10<sup>th</sup>, 2019)

- 1) PUD & Subdivision Combination Applications
- 2) Agreement to Pay Consulting Fees & Expenses, February 15<sup>th</sup>, 2019
- 3) Legal Description
- 4) Public Notice
- 5) Title Commitment
- 6) Warranty deed
- 7) List of Properties within 250' of Development
- 8) Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7
- 9) Referral Comment, Colorado Parks & Wildlife
- 10) Referral Comment, Town of New Castle PD
- 11) Referral Comment, XCEL, February 13, 2019
- 12) Referral Comment, Mountain Waste & Recycling
- 13) Referral Comment, Lakota Canyon Ranch HOA
- 14) Referral Comment, Garfield RE-2 School District
- 15) Environmental Site Assessment, Kumar & Associates
- 16) Drainage & Soils Reports, 2191001.00, February 12, 2019
- 17) Traffic Study, McDowell Engineering, April 2, 2019
- 18) Preliminary/Final Review, David McConaughy, March 7 & April 4, 2019
- 19) Preliminary/Final Review, Orrin Moon, March 12 & April 2, 2019
- 20) Preliminary Review, John Wenzel & Daniel Becker, March 5, 2019
- 21) Preliminary Review, Jeff Simonson, March 6, 2019
- 22) Plan Review Set, T1.0 – C5.10, February 20, 2019
- 23) Plan Review Revised Civils, C1.0 – C6.03, February 4, 2019

(Documents 23-30 submitted prior to the final P&Z hearing on May 9<sup>th</sup>, 2019)

- 24) Referral Comment, Lakota Canyon Ranch HOA, April 25, 2019
- 25) Final Review, Orrin Moon, May 2, 2019

- 26) Final Review, John Wenzel & Daniel Becker, May 2, 2019
- 27) Final Review, Jeff Simonson, May ,1 2019
- 28) Plan Set, Revised Architecturals, T1.0 – A3.91, February 19, 2019
- 29) Plan Set, Revised Civils, C1.00 – C8.03, April 25, 2019
- 30) Revised Sheet, SP2.0, May 2, 2019
- 31) Sheet, SP Exhibit, May 2, 2019

(Documents 32-47 submitted prior to the Staff Report deadline of June 27<sup>th</sup>, 2019)

- 32) Affidavit of Notice
- 33) Declaration of Covenants, Conditions, and Restrictions for Eagle's Ridge: A Subarea Located within Lakota Canyon Ranch, Received May 30<sup>th</sup>, 2019
- 34) DRAFT Supplemental Declaration of Covenants, Conditions, and Restrictions for Lakota Canyon, Received, May 30<sup>th</sup>, 2019
- 35) Eagle Ridge Ranch Utility Report, Revised May 28<sup>th</sup>, 2019
- 36) Detention Pond Memorandum from Jeff Simonson, May 28<sup>th</sup>, 2019
- 37) Alternative Sidewalk Memorandum from John Wenzel, May 29<sup>th</sup>, 2019
- 38) Summary of Engineer's Estimated Preliminary Costs, May 27<sup>th</sup>, 2019
- 39) Plan Set, Revised Renderings, Received June 19<sup>th</sup>, 2019
- 40) Plan Set, Revised Civils, C1.00 – C8.04, Received June 19<sup>th</sup>, 2019
- 41) Plan Set, Revised Architecturals, T1.0 – A4.12, Received June 19<sup>th</sup>, 2019
- 42) Request for Response: Means of Egress, Architect Brad Jordan, June 19<sup>th</sup>, 2019
- 43) Request for Response: Parking Spaces, Architect Brad Jordan, June 19<sup>th</sup>, 2019
- 44) Final Review, Jeff Simonson, June 24<sup>th</sup>, 2019
- 45) Subdivision Improvement Agreement (SIA), Attorney David McConaughy, Received June 25<sup>th</sup>, 2019
- 46) Compact Parking Renderings ED1 & ED2, Submitted June 26, 2019
- 47) Extension of PUD Approval Deadline, Memorandum from Dave Reynolds, Approved June 18<sup>th</sup>, 2019

(Documents 48-50 submitted prior to the Staff Report deadline of July 12<sup>th</sup>, 2019)

- 48) Reorganization of Duplex Buildings 8 & 9 with Parking, Submitted July 8<sup>th</sup>, 2019
- 49) Annotated Preliminary Plat, David McConaughy, Submitted July 9<sup>th</sup>, 2019
- 50) Subdivision and PUD Development Agreement, David McConaughy, Submitted July 3<sup>rd</sup>, 2019

(Documents 51-58 submitted prior to the Staff Report deadline of July 26<sup>th</sup>, 2019)

- 51) Plan Set, Revised Architecturals, T1.0-A4.12, Received July 26<sup>th</sup>, 2019
- 52) List of Revisions, Jim Colombo, Received July 26<sup>th</sup>, 2019
- 53) Display Exhibit, View Corridor, Received July 26<sup>th</sup>, 2019
- 54) Display Exhibit, Retaining Wall View, Received July 26<sup>th</sup>, 2019
- 55) Display Exhibit, Retaining Wall Keystone, Received July 26<sup>th</sup>, 2019
- 56) Display Exhibit, Redi-Rock View, Received July 26<sup>th</sup>, 2019
- 57) Display Exhibit, Redi-Rock Option 1, Received July 26<sup>th</sup>, 2019
- 58) Display Exhibit, Redi-Rock Option 2, Received July 26<sup>th</sup>, 2019

**SUBDIVISION AND PUD DEVELOPMENT AGREEMENT  
FOR EAGLE’S RIDGE, LAKOTA CANYON RANCH, LOT 2B, PHASE 7**

THIS SUBDIVISION AND PUD DEVELOPMENT AGREEMENT (hereinafter “AGREEMENT”) is made this \_\_\_ day of \_\_\_\_\_, 2019, by and between the TOWN OF NEW CASTLE, COLORADO, a home rule municipality (“Town”); COLOMBO INTERNATIONAL, INC., a Colorado corporation (“Developer”); and MALO DEVELOPMENT COMPANY—LAKOTA, LLC, a Colorado limited liability company (“Owner”):

WITNESSETH:

WHEREAS, Owner is the owner of certain real property located within the Lakota Canyon Ranch Subdivision in the Town of New Castle, Colorado, more particularly described as:

Lot 2B, Lakota Canyon Ranch, Phase 7, according to the Final Plat, Resubdivision of Parcel D Plat recorded February 26, 2009, at Reception No. 763774, and the Amended Final Plat, Lot 2, Lakota Canyon Ranch, Phase 7, recorded July 30, 2010, at Reception No. 789213.

(the “Property”); and

WHEREAS, Owner has authorized Developer to pursue development of the Property; and

WHEREAS, Developer has filed an application with the Town seeking approval of a Final PUD Development Plan (“Final Plan”) and final Subdivision Plat (“Final Plat”) for the Property for the creation of 36 residential units in 9 buildings on the Property; and

WHEREAS, the Town Council has approved the Final Plan and Final Plat subject to the terms and conditions set forth in Ordinance No. TC 2019-4; and

WHEREAS, the approvals cited above are contingent upon the express condition that all obligations and duties created by this Agreement are faithfully performed by the Developer.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the parties.

2. Purpose. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer in connection with developing the Property and to set forth the fees to be paid by the Developer in connection with the development. All terms and conditions contained herein are in addition to all terms and conditions of Ordinance No. TC 2019-4, the Town Code, and state and federal statutes, and all previous recorded agreements with the Town affecting the Property, including but not limited to the First Supplement to 1999 Annexation and Development Agreement dated January 3, 1999 and recorded as Reception No. 618282 (“Annexation Agreement”), and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement.

3. Definition of the Application and Terms. For purposes of this Agreement, the “Application” consists of all the documents and information listed in Exhibit A attached to Ordinance No. TC 2019-4, which are incorporated herein by reference. Any terms defined in Ordinance TC 2019-4 shall have the same meaning for purposes of this Agreement.

4. Representations Reflected in the Minutes. The Developer shall comply with all representations made by the Developer or its agents or representatives and reflected in the minutes of the Planning Commission public hearings and Town Council meetings regarding the Application.

5. Public Improvements. The Public Improvements required by this Agreement are listed in **Exhibit A** attached hereto (“Public Improvements”), and the estimated costs for construction of such improvements are set forth therein. All Public Improvements shall be installed and completed at the expense of the Developer. The Public Improvements shall be constructed in conformance with the plans and specifications submitted by the Developer and approved in writing by the Town Engineer, the Town of New Castle Public Works Manual then in effect, and any utility plan (hereinafter collectively referred to as “Plans and Specifications”). The Developer shall install the Public Improvements in compliance with the Plans and Specifications and in accordance with the terms and provisions of this Agreement and the Town Code. To the extent that any underground public improvements are installed within easements outside the public right-of-way, the Town shall have no duty to repair or restore sidewalks, stairs, landscaping, or other private improvements that may be damaged or removed during excavation for repair, maintenance, or replacement of such underground facilities. Maintenance of any onsite drainage easements and detention ponds shall be the responsibility of the owner’s sub-association and not the Town; provided that if the sub-association fails to do so then the Town shall have the right, but not the obligation, to perform such maintenance and to charge such expenses to the sub-association.

6. Construction Observation and Inspection.

A. Pre-Construction Meeting. Developer shall hold a pre-construction meeting between the Town Engineer and the Developer and Developer’s

engineer and contractor for the purpose of discussing all construction issues that will be required for this project.

- B. Construction Inspection by Developer. Developer shall be responsible for ensuring that its certified professional engineer provides construction inspection services as necessary to allow Developer's engineer to provide, when improvements are submitted to the Town for acceptance, a stamped certification that the Public Improvements have been constructed in accordance with the Plans and Specifications approved by the Town.
  
- C. Construction Observation by the Town. The Town shall have the right to make engineering inspections at reasonable intervals and at the Developer's expense during construction of the Public Improvements. Observation, acquiescence in, or approval by any engineering inspector of the construction of any physical facilities, at any particular time, shall not constitute Town acceptance of any Public Improvements. Town approvals shall be made only after completion of construction and in the manner hereinafter set forth. To assist the Town in monitoring the installation of the Public Improvements, a supervisor employed by the Developer shall inspect the Public Improvements on at least a weekly basis, and shall provide the Town Engineer with the supervisor's field and inspection notes relating to the installation of the Public Improvements. The supervisor shall regularly apprise the Town Engineer of the status of the work on the Public Improvements. Further, the Developer, at its own expense, shall have an approved geotechnical engineer monitor the methods of construction and backfill to ensure such work is being completed in conformance with the approved Plans and Specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as reasonably directed by the Town Engineer. The Town agrees to respond to requests for interim inspections in a timely manner and to respond not later than ten (10) business days after a request for a final inspection. Nothing in this paragraph shall be construed to constitute an acceptance by the Town of the Public Improvements, which approval and acceptance shall only occur pursuant to Paragraphs 7 and 8 below.

7. Completion of Public Improvements; Approval. The Developer shall complete all Public Improvements no later than one year from the date of recording of the Final Block Plat. Said period may be extended in writing by Town staff for a period of up to six (6) months, provided the performance guarantee provided pursuant to Paragraph 10 is similarly so extended by Developer in a form approved by Town staff. Developer is entitled to begin construction of the Public Improvements at any time after the Application is approved, the Final Block Plat is recorded, and all necessary permits have been obtained. However, any construction performed in a public right-of-way and all ties to Town utilities must be completed (1) within 180 days of the date such construction

begins and (2) no later than one year from the issuance of a building permit, unless said date is otherwise extended as provided herein.

Upon the Developer's completing construction of the Public Improvements, the Developer or its engineer shall certify in writing that the improvements have been completed in conformance with the Plans and Specifications and submit to the Town a completed acceptance checklist on a Town-approved form. Thereafter, and within ten (10) business days after Developer's request for final inspection, the Town Engineer shall inspect the Public Improvements and notify the parties in writing and with specificity of their conformity or lack thereof to the Plans and Specifications. The Developer shall make all corrections necessary to bring the Public Improvements into conformity with the Plans and Specifications. The Developer shall at its expense have "as-built" drawings prepared by a professional engineer and a registered land surveyor, which drawings shall include all legal descriptions the Town may require. The Developer shall also prepare a summary of the actual construction costs of all Public Improvements to be dedicated to the Town. The "as-built" drawings and costs summary shall be forwarded to the Town for review and approval. Once the as-built drawings and costs summary are approved, and any and all corrections are completed, the Town Engineer shall promptly notify the parties in writing that all Public Improvements are in conformity with the Plans and Specifications, and the date of such notification shall be known as the Engineering Acceptance Date. The Town shall be under no obligation to provide any water or sewer service until all water and sewer Public Improvements are brought into conformance with the Plans and Specifications as determined by the Town Engineer.

8. Town Council Acceptance; Conveyance. Within thirty (30) days of the Engineering Acceptance Date, the Developer shall execute a bill of sale conveying any portion of the Public Improvements constituting personal property to the Town, free and clear of all liens and encumbrances. The matter shall be submitted to the Town Council for final acceptance in accordance with the procedures set forth in Section 16.32.020 of the Town Code. As a condition precedent to Town Council's acceptance of the Public Improvements, Developer shall provide the Town with a policy of title insurance for at least \$25,000 to insure any property dedicated to the Town, which shall be free and clear of any liens or encumbrances. The effective date of any resolution of acceptance under said section shall be known as the Final Acceptance Date. The Town Council may condition Final Acceptance on the provision of additional collateral from the Developer to secure warranty obligations pursuant to Section 16.32.020(B) of the Town Code, which collateral will not to exceed fifteen (15) percent of the total cost of all Public Improvements secured by this Agreement.

9. Warranty. Developer shall warrant any and all Public Improvements and facilities conveyed to the Town pursuant to this Agreement for a period of two (2) years from the Final Acceptance Date. Specifically, but not by way of limitation, Developer shall warrant that:

- A. Any and all facilities conveyed shall be free from any security interest or other lien or encumbrance; and

- B. Any and all facilities so conveyed shall be free of any defects in materials or workmanship for a period of two (2) years, as stated above; and
- C. The title conveyed shall be good and its transfer rightful.

10. Performance Guarantee. The total amount of required security for the Public Improvements shall be 110% of the amount specified on Exhibit A.

- A. In order to secure the construction and installation of the Public Improvements above described, for which the Developer is responsible, the Developer shall, prior to recording of the Final Block Plat, provide the Town with an irrevocable letter of credit issued or confirmed by a commercial banking institution that shall be valid for at least 13 months from the date of recording of the Final Block Plat. If the time for completion of the Public Improvements is extended, the letter of credit shall be similarly extended. Under the terms of the letter of credit, the Town shall be allowed to present drafts and accompanying documents to the banking institution by overnight courier. The Town shall have the right to review and approve all terms and conditions of the letter of credit prior to accepting it.
- B. If the improvements are not completed within the required time, this shall constitute a default. If the guarantee is not sufficient to pay the actual costs, the Developer shall be responsible for the balance. A portion of the performance guarantee may be released as specific improvements are completed and approved in accordance with the procedures set forth in Section 16.32.020(A) of the Town Code.
- C. The required security for the Public Improvements is the amount mutually agreed upon by the Developer and the Town Engineer as set forth on Exhibit A attached hereto, which includes a 10% contingency. The parties agree that this amount does not necessarily reflect the Town Engineer's estimate of what the actual cost to the Town would be if the Town was required to fund construction of all of the Public Improvements. In the event the costs of the Public Improvements exceed the amount set forth on Exhibit A, Developer shall be solely responsible for the actual cost. The purpose of Exhibit A is solely to determine the amount of security and shall be revised as necessary to reflect the actual costs, and the performance guarantee required by this Agreement shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and the Developer agrees to pay the actual costs of all such Public Improvements.
- D. The parties expressly agree that Developer's preparation and submission to the Town of as-built drawings and a summary of actual construction costs

for the Public Improvements to be dedicated to the Town are essential requirements of this Agreement. In the event that Developer fails to provide the as-built drawings and summary to the Town fifteen (15) business days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the Public Improvements, damages for which are impossible to ascertain, entitling the Town to liquidated damages in the amount of \$10,000, which the Town may collect pursuant to the default and breach provisions of this Agreement.

- E. Neither approval of any reduction to the letter of credit, nor any other reduction in security, shall be construed as the approval or acceptance of any of the Public Improvements, which approval and acceptance shall only occur in accordance with Section 16.32.020 of the Town Code.

11. Temporary Irrigation. Developer agrees to construct and install, at Developer's sole expense, an irrigation system sufficient to irrigate all disturbed areas requiring revegetation. Irrigation systems in the drainage ways and re-vegetated slopes may be installed temporarily and may be removed when revegetation has been established and irrigation is no longer necessary. Developer may use raw water to comply with this provision of the Agreement.

12. Weed and Dust Control. Prior to issuance of a building permit, Developer shall submit a Weed and Dust Management Plan that complies with the Town of New Castle Noxious Weed Management Plan. Developer agrees to comply with and be bound by this plan throughout the development and approved operation of the Property. Developer further agrees to reseed the Property according to the seed mix used and approved by the Town's Park Department.

13. Off-Site Easements and Dedications. Prior to issuance of a building permit, the Developer shall cause documents of conveyance for all off-site easements and/or dedications, if any, to be recorded in accordance with forms subject to approval of the Town Attorney.

14. EQRs. The EQR rating development of the Property shall comply with the Table of Equivalent Units ("EQRs") as set forth in Chapter 13.20 of the Town Code, as in effect at the time of application for a building permit. As of the date of this Agreement, the Town Code provides for the following EQR calculations:

Building 1: 5 two-bedroom units:  $0.8 \text{ EQR} \times 5 = 4 \text{ EQR}$   
1 one-bedroom unit:  $0.8 \text{ EQR} \times 1 = .8 \text{ EQR}$   
Total: 4.8 EQR

Building 2: 6 two-bedroom units:  $0.8 \text{ EQR} \times 6 = 4.8 \text{ EQR}$   
2 one-bedroom units:  $0.8 \text{ EQR} \times 2 = 1.6 \text{ EQR}$   
Total: 6.4 EQR

Building 3: 2 three-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$   
1 two-bedroom unit:  $1.0 \text{ EQR} \times 1 = 1 \text{ EQR}$   
Total: 3 EQR

Building 4: 2 three-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$   
3 two-bedroom units:  $0.8 \text{ EQR} \times 3 = 2.4 \text{ EQR}$   
Total: 4.4 EQR

Building 5: 1 three-bedroom unit:  $1.0 \text{ EQR} \times 1 = 1 \text{ EQR}$   
2 two-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$   
Total: 3 EQR

Building 6: 2 three-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$   
3 two-bedroom units:  $0.8 \text{ EQR} \times 3 = 2.4 \text{ EQR}$   
Total: 4.4 EQR

~~Building 7: NOT APPROVED~~

~~Building 8: 2 two-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$~~

~~Building 9: 2 two-bedroom units:  $1.0 \text{ EQR} \times 2 = 2 \text{ EQR}$~~

Total Units (all buildings): ~~34~~30

Total EQR (all buildings): ~~30~~26

Notwithstanding that the Table of Equivalent Uses provides that 2-bedroom units in multifamily buildings of 4 or more units shall be rated at 0.8 EQR only if billed collectively for the entire building, the Town agrees to apply the 0.8 EQR rating to all buildings of four or more units, provided that separate or collective metering and billing for water service shall be in accordance with the recommendations of the Public Works Department.

If the plans for any of the buildings or units are modified to change the number of bedrooms, square footage, or other factors described in the Table of Equivalent Uses then the EQR ratings set forth above shall be adjusted to conform to the Town Code, and the water rights dedication fees and tap fees shall be adjusted accordingly, with the difference either credited to or paid by the Applicant as appropriate. Any such modifications shall be subject to the procedures for amendment of a PUD development plan as set forth in Section 17.100.110 of the Town Code.

15. Irrigation Water. The Application contemplates irrigation of common areas within the Property from the New Castle municipal potable water system, which is included in the EQR calculations set forth above in Section 14, not to exceed ~~75,500~~65,000 square feet of irrigated area. If the Developer instead installs a raw water irrigation system pursuant to plans approved by the Town Engineer, then Developer may

be entitled a 25% reduction in water tap fees and water rights dedication fees pursuant to Section 13.38.030 of the Town Code. Nothing herein guarantees the availability of raw water to serve the Property, which shall be determined by the Town in its sole discretion. Any irrigated area in excess of 65,000 square feet shall require payment of additional tap fees and water rights dedication fees pursuant to the Town Code. There shall be no reduction in tap fees or dedication fees for any reduced irrigated area.

16. Water Rights Dedication. Developer is required to pay a cash-in-lieu-of-dedication fee in the amount of \$6,000.00 per EQR (“Dedication Fee”). Pursuant to Section 6(f) of the Annexation Agreement, Developer shall pay the required Dedication Fee at the time of recording of the Final Block Plat.

17. Payment of Tap Fees. Developer shall pay water and sewer tap fees in the amount provided in Chapter 13.20 of the Town Code to account for the total EQR rating for the Property as set forth above. Pursuant to Section 13.20.020 of the Code, all tap fees shall be paid at the time Developer applies for utility service, *i.e.* at the time of issuance of a building permit.

18. Grading and Excavation. No grading or excavation shall occur on the Property until the Final Block Plat has been recorded and security has been provided for all public improvements as required by this Agreement.

19. Conditions of Building Permit/Certificate of Occupancy. In addition to all requirements of the Town Code, the Town Building Code, and any requirements imposed by operation of state, federal, or local law, no building permits shall be issued for the Property until:

- A. The Final Block Plat has been approved by Town Staff, signed by all required parties, and recorded with the office of the Garfield County Clerk and Recorder.
- B. Town staff approves a construction phasing plan that identifies, at minimum, each of the following components:
  - 1. Buildout phases identified/Sequencing of occupancy
  - 2. Traffic flow for construction equipment as each phase is completed
  - 3. Traffic flow for pedestrians and private vehicles during each phase
  - 4. Safety measures or procedures isolating construction from occupied units
  - 5. Safety measures or procedures for tenants of finished units
  - 6. Schedule submitted by Developer that identifies the sequencing of construction, sequencing of occupancy, traffic flow, and traffic control plans during construction;
  - 7. Storage and staging areas for construction equipment and materials.

- C. All conditions and concerns identified in the Public Works Department and Town Engineer reports attached collectively hereto as **Exhibit B** have been addressed and resolved to the satisfaction of Town staff;
- D. All complete construction plans, drawings, and estimates and all other plans required under the Town Code or this Agreement, including, but not limited to, a dust and weed mitigation plan, lighting plan, and final geotechnical report, have been submitted to and approved by Town staff;
- E. All invoices from the Town have been paid by Developer;
- F. The Lakota Canyon Ranch Design Review Committee has approved all plans and designs for the Property as required by the Lakota Canyon Ranch governing documents and the Town Code; and
- G. All off-site easement and/or dedication conveyance documents are fully-executed and properly recorded with the Garfield County Clerk & Recorder's office.
- H. Developer has paid all tap fees and water rights dedication fees;

No Certificate of Occupancy shall be issued until:

- A. The Town Engineer has determined that the Property has adequate access and that all water and sewer utility improvements have been completed and accepted by the Town. Although this Agreement does not obligate Developer to construct or provide security for that portion of the public right of way being constructed by the owner of the adjacent property on Lot 2A pursuant a separate development agreement with the Town, completion and acceptance of the entire public street shall be required prior to issuance of a Certificate of Occupancy for any residential unit on the Property.
- B. Developer submits, and Town Staff approves, an adequate safety plan to ensure that ongoing construction of other buildings and improvements on the Property does not interfere with the health and safety of any residents.

20. Fees and Expenses. Developer agrees to reimburse the Town for any and all fees and expenses actually incurred by the Town in connection with or arising out of the development of the Property, the applications and approvals referenced in Ordinance No. TC 2019-4 and this Agreement, including, without limitation, all of the Town's planning, engineering, surveying, and legal costs, copy costs, recording costs, and other expenses whatsoever. Developer shall pay all such fees and costs as they come due.

21. Voluntary Agreement. Notwithstanding any provision of the Town Code, this Agreement is the voluntary and contractual agreement of the Developer, Owner, and the

Town. Developer and Owner agree that all terms and conditions of this Agreement, including, specifically, the payment of all fees, and the completion and satisfaction of all terms and conditions of Ordinance Nos. TC 2019-4, are agreed to and constitute the voluntary actions of the Developer and Owner.

22. Breach by Developer; Town's Remedies. In the event of any default or breach by Developer of any term, condition, covenant, or obligation under this Agreement, the Town Council shall be notified immediately. The Town may take such action as it deems necessary to protect the public health, safety, and welfare and to protect the citizens of the Town from hardship. The Town's remedies include:

- A. Refusing to issue to Developer any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the Town until after the affidavit described below has been recorded;
- B. Recording with the Garfield County Clerk and Recorder of an affidavit, approved in writing by the Town Attorney and signed by the Town Administrator or his designee, stating that the terms and conditions of this Agreement have been breached by Developer. At the next regularly scheduled Town Council meeting, the Town Council shall either approve the filing of said affidavit or direct the Town Administrator to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further development may occur on the Property until the default has been cured. An affidavit signed by the Town Administrator or his designee and approved by the Town Council stating that the default has been cured shall remove this restriction;
- C. A demand that the security given for the completion of the Public Improvements be paid or honored;
- D. The refusal to consider further development plans within the Property; and/or
- E. Any other remedy available at law.

Unless necessary to protect the immediate health, safety, and welfare of the Town or Town residents, the Town shall provide Developer ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period Developer may cure the breach described in said notice and prevent further action by the Town. Furthermore, unless an affidavit as described above has been recorded with the Garfield County Clerk and Recorder, any person dealing with Developer shall be entitled to assume that no default by Developer has occurred hereunder unless a notice of default has been served upon Developer as described above, in which event Developer shall be expressly responsible for informing any such third party of the claimed default by the Town.

23. Assignment. This Agreement may not be assigned by the Owner or Developer without the prior written consent of the Town, which consent shall not be unreasonably withheld and shall be based, among other things, upon the financial capability of the proposed assignee to perform the terms of this Agreement. In the event Owner or Developer desires to assign its rights and obligations herein, it shall so notify the Town in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

24. Indemnification. Developer agrees to indemnify and hold the Town harmless from any and all claims or losses of any nature whatsoever incurred by the Town resulting from the development of the Property and all other approvals pursuant to Ordinance Nos. TC 2019-4. This indemnification shall include actual attorneys' fees incurred in the event that any party brings an action against the Town for any of the approvals described herein. The parties hereto intend not to duplicate any legal services or other costs associated with the defense of any claims against either party described in this section. The parties hereto agree to cooperate in full to minimize expenses incurred as a result of the indemnification herein described.

25. Waiver of Defects. In executing this Agreement, Owner and Developer waive all objections either may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on Owner or Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

26. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.

27. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

28. Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then the remainder of this Agreement shall be interpreted to as fully as possible give force and effect to the intent of the parties as evidenced by the original terms and conditions of this Agreement, including the invalidated provision.

29. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in the state courts located in Garfield County, Colorado, and all parties consent and agree to the jurisdiction and venue of such courts.

30. Attorneys' Fees; Survival. Should this Agreement become the subject of litigation to resolve a claim of default in performance by the Developer, the prevailing party shall be entitled to attorneys' fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

31. Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the party it represents to the terms and conditions hereof.

32. Counterparts; Signatures. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument. The parties hereto consent to the use of electronic signatures, which shall be as binding as if they were handwritten.

33. Owner Bound. Owner agrees that it is and will be bound by the terms of this Agreement and that the Town may enforce the terms hereof against Owner in the event Developer does not perform hereunder. Owner and Developer are jointly and severally liable under this Agreement.

34. Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. A courtesy copy may also be sent by e-mail. All notices so given shall be considered effective three (3) mail delivery days after deposit in the United States mail with the proper address as set forth below. Either party by notice so given may change the address to which future notices shall be sent.

Notice to Town:

Town of New Castle  
P. O. Box 90  
New Castle, CO 81647  
Phone (970) 984-2311  
Fax (970) 984-2312

With a copy to:

David H. McConaughy, Esq.  
Garfield & Hecht, P.C.  
901 Grand Avenue, Suite 201  
Glenwood Springs, CO 81601  
Phone (970) 947-1936  
Fax (970) 947-1937  
E-mail: [dmcconaughy@garfieldhecht.com](mailto:dmcconaughy@garfieldhecht.com)

Notice to Developer:

James P. Colombo  
Colombo International, Inc.  
300 Horseshoe Drive  
Basalt, CO 81621  
Phone: (970) 918-9222  
E-mail: [Colombo@sopris.net](mailto:Colombo@sopris.net)

Notice to Owner:

James P. Colombo  
Malo Development Company–Lakota, LLC  
300 Horseshoe Drive

Basalt, CO 81621  
Phone: (970) 918-9222  
E-mail: [colombo@sopris.net](mailto:colombo@sopris.net)

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

TOWN OF NEW CASTLE, COLORADO

ATTEST:

\_\_\_\_\_  
Art Riddile, Mayor

\_\_\_\_\_  
Town Clerk

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF GARFIELD    )

Acknowledged, subscribed, and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Art Riddile, as Mayor, and by Melody Harrison, as Clerk, for the Town of New Castle, Colorado, a Colorado home rule municipality.

WITNESS my hand and official seal.  
My Commission expires:

\_\_\_\_\_  
Notary Public

**COLOMBO INTERNATIONAL, INC.**

\_\_\_\_\_  
James P. Colombo  
Title: President

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

Acknowledged, subscribed, and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by James P. Colombo, \_\_\_\_\_ (title) of Colombo International, Inc., a Colorado corporation.

WITNESS my hand and official seal.  
My Commission expires:

\_\_\_\_\_  
Notary Public

**MALO DEVELOPMENT  
COMPANY—LAKOTA, LLC.**

\_\_\_\_\_  
James P. Colombo  
Title: President

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

Acknowledged, subscribed, and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by James P. Colombo, \_\_\_\_\_ (title) of Malo Development Company—Lakota, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.  
My Commission expires:

\_\_\_\_\_  
Notary Public

Document comparison by Workshare 9.5 on Friday, July 26, 2019 11:05:42 AM

Input:	
Document 1 ID	interwovenSite://IM-DMS-1/iManage/2040939/5
Description	#2040939v5<iManage> - Eagle's Ridge Development Agreement - 7-3-19
Document 2 ID	C:\NRPortb\iManage\DMCCONAUGHY\2040939_6.doc
Description	C:\NRPortb\iManage\DMCCONAUGHY\2040939_6.doc
Rendering set	Standard

Legend:	
<u>Insertion</u>	
<del>Deletion</del>	
<del>Moved from</del>	
<u>Moved to</u>	
Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	6
Deletions	7
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	13

**TOWN OF NEW CASTLE, COLORADO  
ORDINANCE NO. TC 2019-4**

**A ORDINANCE OF THE NEW CASTLE TOWN COUNCIL APPROVING A FINAL PUD DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT FOR LOT 2B, PHASE 7, LAKOTA CANYON RANCH, ALSO KNOWN AS EAGLE'S RIDGE RANCH**

WHEREAS, Malo Development Company – Lakota, LLC is the owner of certain real property within the Town of New Castle (“Town”) described on Exhibit A (the “Property”); and

WHEREAS, the Property is part of the Lakota Canyon Ranch PUD and is zoned mixed use (MU); and

WHEREAS, on February 2, 2019, James P. Colombo (“Applicant”) submitted an application requesting approval of a PUD Development Plan and subdivision plat for the Property (“Application”); and

WHEREAS, the Applicant ~~proposes~~originally proposed to construct 36 residential units in nine separate buildings on the Property; and

WHEREAS, following consideration of this Ordinance on first reading, the Applicant has submitted revised drawings showing 30 residential units in six separate buildings;

WHEREAS, once developed, the Property will be known as “Eagle’s Ridge Ranch;” and

WHEREAS, the Planning & Zoning Commission (“Commission”) held a duly noticed public hearing on April 10, 2019 to consider the Application and approved a preliminary PUD development plan and a preliminary subdivision plat pursuant to the terms and conditions of Resolutions PZ 2019-2 and 2019-3; and

WHEREAS, the Commission held a public hearing on the final PUD development plan and final subdivision plat on May 8, 2019 and recommended approval by the Town Council subject to the terms and conditions of Resolutions PZ 2019-4 and 2019-5; and

WHEREAS, the Town Council considered the Application and the recommendations of the Commission at public meetings on July 2, ~~2019 and on~~2019, July 16, 2019, and August 6, 2019; and

WHEREAS, subject to compliance with the terms and conditions of this Ordinance, the Town Council finds:

1. that the Application is generally compatible with adjacent land uses;
2. that the Application is consistent with the Town’s comprehensive plan;

3. that the Town has the capacity to serve the proposed uses with water, sewer, fire and police protection;
4. that the uses proposed within the PUD are uses permitted outright within the zoning district contained within the PUD;
5. the number of dwelling units permitted by the underlying zone district is not exceeded by the PUD plan; and
6. the PUD utilizes the natural character of the land, includes compatible land uses, provides for fire and police protection, off-street parking, vehicular, pedestrian, and bicycle circulation, outdoor recreation, is of overall compatible architectural design, achieved adequate screening, buffering and aesthetic landscaping, avoids development of areas of potential hazard, ensures compliance with performance standards, and meets all other provisions of the applicable ordinances of the Town; and

WHEREAS, based on the Application and the testimony and other evidence presented to the Commission and the Town Council, the Town Council desires to approve the Application subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NEW CASTLE, COLORADO:

1. Recitals. The foregoing recitals are incorporated by reference as findings and determinations of the New Castle Town Council.

2. Definition of the Application. The “Application” consists of the documents and information identified by the Town Clerk on Exhibit B, which has been prepared by the Town Clerk based upon the materials properly submitted to the Town and entered into the record of the public hearings. Additionally, the “Application” includes all representations of the Applicant reflected in the minutes of the Planning and Zoning Commission public hearings referenced above, and the Town Council public meetings on July 2, ~~2019~~ and 2019, July 16, 2019, and August 6, 2019. Copies of all exhibits to this Ordinance are available for inspection at the office of the Town Clerk.

3. Subdivision Approval. The Town Council hereby grants the Applicant’s request to subdivide the Property into ~~34 (not 36)~~30 units as follows:

Building 1: 5 two-bedroom units  
1 one-bedroom unit

Building 2: 6 two-bedroom units  
2 one-bedroom units

Building 3: 2 three-bedroom units  
1 two-bedroom unit

Building 4: 2 three-bedroom units  
3 two-bedroom units

Building 5: 1 three-bedroom unit  
2 two-bedroom units

Building 6: 2 three-bedroom units  
3 two-bedroom units

~~Building 7: NOT APPROVED<sup>†</sup>~~

~~Building 8: 2 two-bedroom units~~

~~Building 9: 2 two-bedroom units~~

There shall be a two-step process for the final subdivision plats. First, an initial plat shall be recorded with the Garfield County Clerk and Recorder that identifies ~~eight~~<sup>six</sup> separate building envelopes or “blocks” corresponding to each of the buildings described above (the “Final Block Plat”). The Final Block Plat shall also identify separate parcels and easements to be dedicated to the owners’ association and rights-of-way to be dedicated to the Town. Building permits may be issued for the construction each building within each block at any time after recording of the Final Block Plat, subject to all applicable building permit and code requirements.

Upon completion of each building to a level sufficient to prepare an as-built survey of the precise unit boundaries within each block, the Applicant may submit one or more second final plats depicting the unit boundaries within such block (the “Individual Building Plat”). The Individual Building Plats may be approved on a staff level without further action by the Town Council. No individual residential dwelling unit shall be sold or conveyed into separate ownership until and unless the Individual Building Plat depicting the boundaries of such unit has been approved by Town staff and recorded in the real estate records of Garfield County.

5. Zoning and PUD Approval. The Property remains zoned as “MU” pursuant to Section 17.128.070 of the Code. The Town Council hereby approves the Application as a final PUD development plan to include ~~34~~<sup>30</sup> units on the Property notwithstanding the presumptive maximum density standards for the MU zone district set forth in Section 17.128.070 of the Code, provided, however, ~~this~~<sup>to the extent this approval provides for</sup> any increase in density it shall apply only to the PUD development plan included in the Application and shall not increase the total number of residential units allowed within the

<sup>†</sup>~~The building designations may be renumbered on the final plat, provided that the total number of buildings and units is consistent with this Ordinance and that the easternmost duplex along the south side of Little Cloud Drive as presented at the July 2, 2019 meeting is eliminated. The final configuration of the remaining two duplexes may be approved by Town Staff provided that such configuration is consistent with representations at the July 16, 2019 Town Council meeting.~~

entire Lakota Canyon Ranch PUD, which is capped at 827. In the event of any conflict between the MU zoning regulations, the final PUD development plan and final subdivision plat approved by this ordinance shall control.

6. Subdivision and PUD Development Agreement. The approvals herein are contingent upon the execution and recording of the Subdivision and PUD Development Agreement (“SIA”) attached hereto as Exhibit C, which the Mayor and Town Clerk are authorized to execute on behalf of the Town. All terms and conditions of the SIA are incorporated by reference herein as additional conditions of approval.

7. Conditions.

A. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application and before the planning commission or Town Council shall be considered part of the application and binding on the applicant.

B. The Applicant shall comply with all applicable building, residential, electrical, and municipal code requirements when developing the Property;

C. The property shall be annexed into the Lakota Canyon Ranch Homeowners’ Association. A supplemental declaration shall be prepared and submitted for review by the Town prior to recording. The Applicant shall also create a sub-association with a separate declaration. The sub-association shall own and maintain the private roads, utilities, open space and common elements and shall maintain the sidewalks adjacent to the public right of way on the side of the Property. The sub-association declaration shall also provide that utility charges for all units within Buildings 1 and 2 shall be billed to the sub-association, which shall be responsible to collect from the unit owners. The declarations shall also address the unit owners’ rights regarding HOA amenities and how assessments will be calculated. The supplemental declaration and sub-association declaration shall be recorded prior to recording of the Final Block Plat and shall be referenced in plat notes. The sub-association documents shall identify how parking spaces are allocated among the units.

D. Except for Buildings 1 and 2, each unit shall be served by individual water and sewer service lines and a separate meter meeting the requirements of the Public Works department. Fire sprinkler systems may be served by a shared water supply line for each building.

E. The trash enclosure shall include siding that matches that used on the buildings to be located on the Property and that complies with the Lakota Canyon Ranch design guidelines. The trash enclosure shall not be located within any setback on the Property.

F. The site and retaining walls on the Property shall have a natural stone look that complies with the Lakota Canyon Ranch design guidelines.

G. Development of the Property shall be subject to compliance with the recommendations of the Town Engineer as set forth in the letter from SGM to Paul Smith dated June 24, 2019.

H. The form of the Final Block Plat and Individual Building Plats, including any revisions to plat notes and certificates, are subject to final review and approval by the Town Engineer and Town Attorney.

I. The right-of-way will include area for sidewalks and on-street parking. The Town Council approves the Applicant's request for a variance from design standards to allow for attached sidewalks. Any additional area to be dedicated for right-of-way shall be from the Applicant's property and not the adjacent property owned by others.

J. All exit discharge paths must remain unobstructed from exit doors to the public way.

K. Compact parking spaces shall be permitted only in places where they do not obstruct the exit discharge path to the public way.

~~L. A building height variance is approved for Building 8 as depicted in the Application. All buildings shall comply with the architectural plans included in the Application, subject to building code requirements and other provisions of this Ordinance, except that Building 7 shall be eliminated.~~  
M. In units with flex walls (e.g., the middle unit of Building 3) storage closets shall be omitted from the design if full partitions are used to create an office or den. Otherwise an enclosed room with a closet will be considered a sleeping room requiring an emergency escape window or door to the public way, and the EQR rating for such units as provided in the SIA may require adjustment to account for an additional bedroom.

~~N.~~ NM. All disturbed land shall be predominantly weed free during and after development and re-seeded according to the seed mix used by the Town of New Castle Park's Department.

~~O.~~ ON. All lighting shall be downcast and dark-sky compliant.

~~P.~~ PO. No excavation permits shall be issued separately from issuance of a building permit.

~~Q.~~ QP. A safety fence shall be installed along the top of the retaining wall on the east side of the Property that is adjacent to the property owned by Colorado River Fire Rescue. The specific design of the fence shall be subject to review and approval by Town Staff and the Fire Marshall.

INTRODUCED on July 2, 2019, at which time copies were available to the Council and to those persons in attendance at the meeting, read by title, passed on first reading, and ordered published in full and posted in at least two public places within the Town as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the Town of New Castle, Colorado, on ~~July 16~~, August 6, 2019, read by title and number, passed with amendments, approved, and ordered published as required by the Charter.

TOWN OF NEW CASTLE,  
COLORADO

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Clerk

EXHIBIT LIST

- A Property Description
- B Application Materials
- C Subdivision and Development Agreement

Document comparison by Workshare 9.5 on Friday, July 26, 2019 11:00:58 AM

Input:	
Document 1 ID	interwovenSite://IM-DMS-1/iManage/2049041/5
Description	#2049041v5<iManage> - Ordinance 2019-4 Eagles Ridge Ranch - Second Reading draft 7-8-19
Document 2 ID	C:\NRPortb\iManage\DMCCONAUGHY\2049041_6.docx
Description	C:\NRPortb\iManage\DMCCONAUGHY\2049041_6.docx
Rendering set	Standard

Legend:	
<a href="#">Insertion</a>	
<del>Deletion</del>	
<del>Moved from</del>	
<a href="#">Moved to</a>	
Style change	
Format change	
<del>Moved deletion</del>	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	19
Deletions	18
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	37

CASTLE VALLEY BLVD.

**OPEN SPACE  
CALCULATION**

27,001.9 S.F. = 23.7%  
113,721.0 S.F.

**UNIT TYPES PER BUILDING AND  
SQUARE FOOTAGE CALCULATIONS**

<b>BUILDING 1 (CONDOMINIUM UNITS)</b>	
5 - 2 BEDROOM UNITS @ 1335 SF/UNIT	6,675 SF
1 - 1 BEDROOM UNIT @ 1335 SF/UNIT	1,335 SF
<b>BUILDING 1 TOTAL</b>	<b>8,010 SF</b>
<b>BUILDING 2 (CONDOMINIUM UNITS)</b>	
6 - 2 BEDROOM UNITS @ 1335 SF/UNIT	8,010 SF
2 - 1 BEDROOM UNITS @ 1335 SF/UNIT	2,670 SF
<b>BUILDING 2 TOTAL</b>	<b>10,680 SF</b>
<b>BUILDING 3 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
1 - 2 BEDROOM UNITS @ 1750 SF/UNIT	1,750 SF
<b>BUILDING 3 TOTAL</b>	<b>5,428 SF</b>
<b>BUILDING 4 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT	5,250 SF
<b>BUILDING 4 TOTAL</b>	<b>8,928 SF</b>
<b>BUILDING 5 (TOWNHOME UNITS)</b>	
1 - 3 BEDROOM UNITS @ 1839 SF/UNIT	1,839 SF
2 - 2 BEDROOM UNITS @ 1750 SF/UNIT	3,500 SF
<b>BUILDING 5 TOTAL</b>	<b>5,339 SF</b>
<b>BUILDING 6 (TOWNHOME UNITS)</b>	
2 - 3 BEDROOM UNITS @ 1839 SF/UNIT	3,678 SF
3 - 2 BEDROOM UNITS @ 1750 SF/UNIT	5,250 SF
<b>BUILDING 6 TOTAL</b>	<b>8,928 SF</b>

**SQUARE FOOTAGE BY TYPE OF BUILDINGS**  
 BUILDINGS 1 & 2 - 14 CONDOMINIUM UNITS  
 18,690 SF  
 BUILDINGS 3, 4, 5, & 6 - 16 TOWNHOME UNITS  
 29,223 SF

TOTAL SQUARE FOOTAGE OF BUILDINGS 1-6 47,913 SF

**TOTAL PROPOSED BEDROOMS**

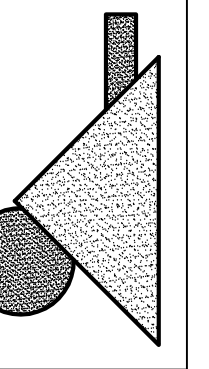
BUILDING	
BUILDING 1	11
BUILDING 2	14
BUILDING 3	8
BUILDING 4	12
BUILDING 5	7
BUILDING 6	12
<b>TOTAL BEDROOM COUNT</b>	<b>64</b>

**PROPOSED PARKING SPACES**

(REQUIRED PARKING: 2 SPACES/DWELLING UNIT  
= 60 SPACES)

TOTAL PROVIDED=85 SPACES

JORDAN ARCHITECTURE, INC.  
 P.O. Box 103  
 Glenwood Springs, Colorado 81602  
 Phone: 970.618.6690  
 jordanarchitect.com  
 jordanarchitect@gmail.com



COLOMBO INTERNATIONAL INC.  
 300 HORSHOE DRIVE  
 BRASALT, COLORADO 81621  
 PHONE: 970.618.9222  
 EMAIL: COLOMBO@SOPTIS.NET

**COLOMBO**

**EAGLE'S RIDGE  
AT  
LAKOTA CANYON  
RANCH**  
 PHASE 7, LOT 2B  
 NEW CASTLE, COLORADO

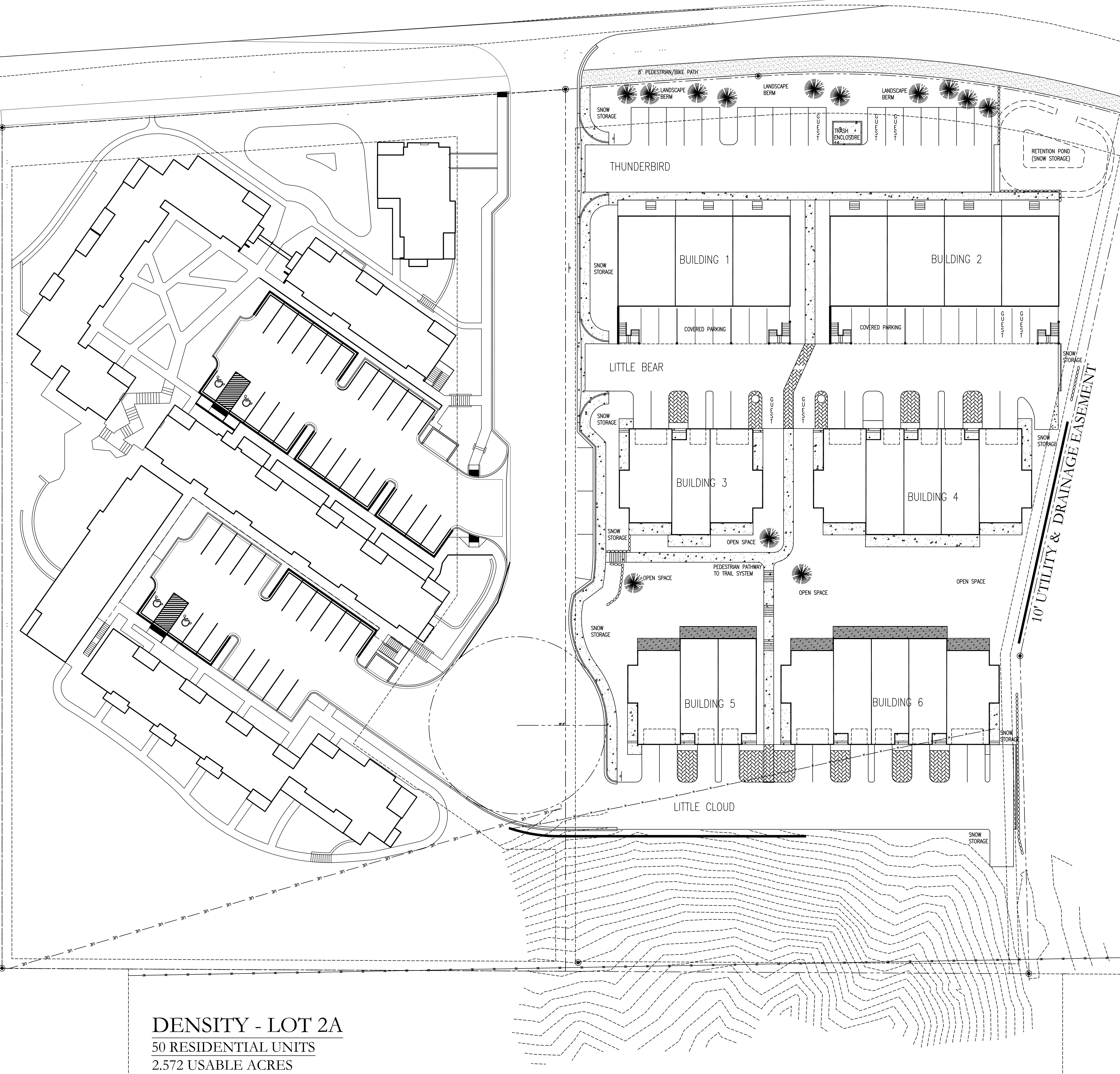
**REVISIONS**  
 04/30/19  
 05/20/19 TRASH ENCL  
 06/11/19 BDRMS/PRKG  
 06/25/19  
 07/23/19

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to commencement of work.

PROJECT NO.  
2018-22  
 DRAWN BY  
BSJ  
 CHECKED BY  
J.C.  
 ISSUE DATE  
2/19/19

SHEET TITLE  
SITE PLAN

**SP2.0**

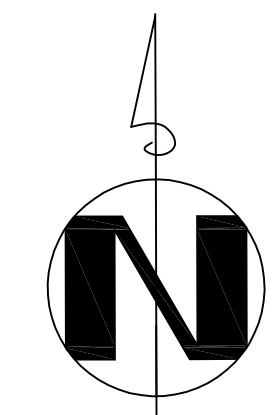


**DENSITY - LOT 2A**  
 50 RESIDENTIAL UNITS  
 2.572 USABLE ACRES

19.44 UNITS/ACRE

**DENSITY - LOT 2B**  
 30 RESIDENTIAL UNITS  
 2.218 USABLE ACRES

13.52 UNITS/ACRE



NORTH  
**Site Plan**  
 1"=30'-0"

CASTLE VALLEY BLVD.

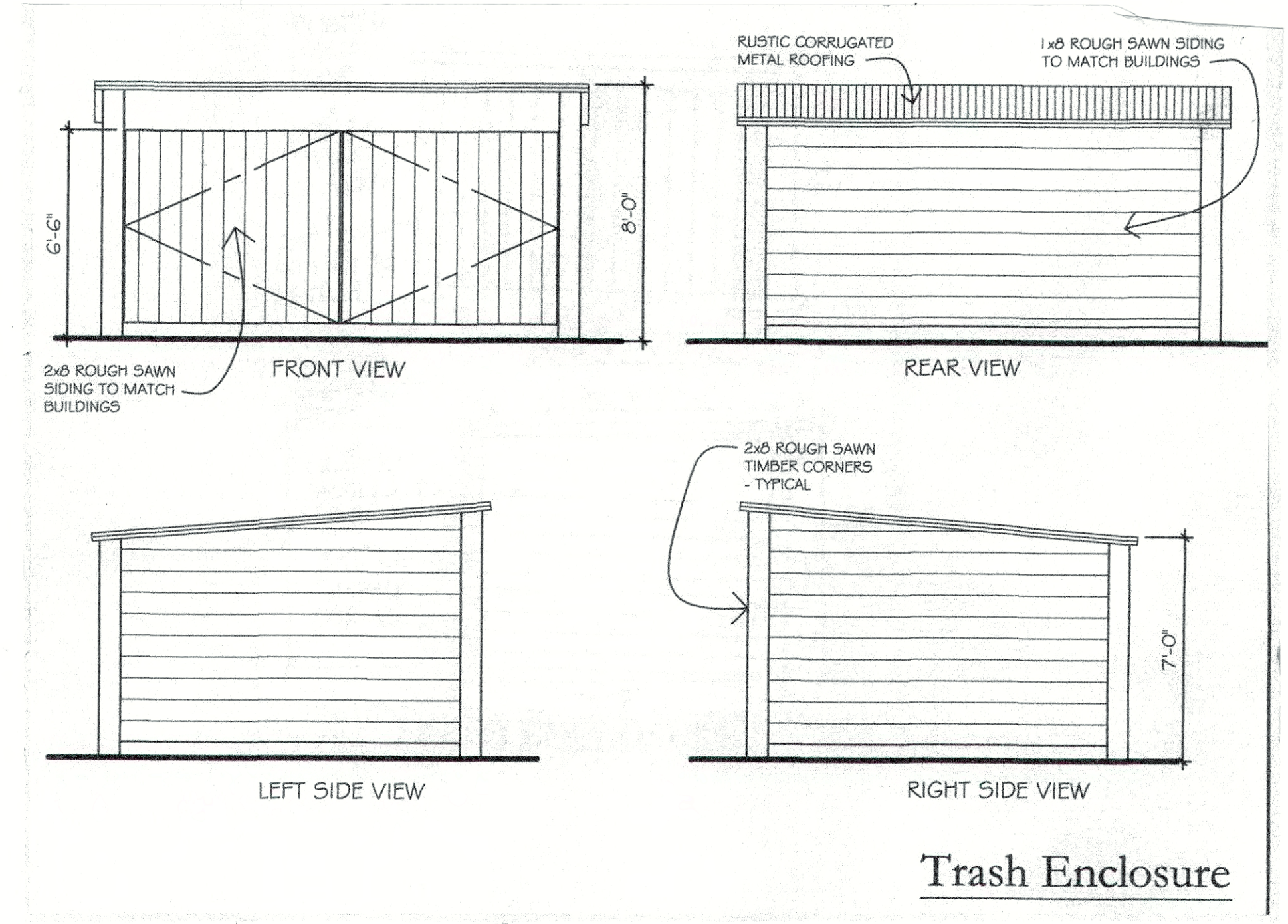


TREE KEY

SYMBOL	COMMON NAME
	COLORADO BLUE SPRUCE
	COLORADO SPRUCE (GREEN)
	THORNLESS HONEYLOCUST
	RED SUNETT MAPLE
	NEWPORT PLUM
	PINON PINE

SHRUB AND GROUNDCOVER KEY

	LILACS
	MCKAY'S WHITE POTENTILLA
	ANTHONY WATERER SPIREA
	BAILEY REDWIG DOGWOOD
	MUGO PINE
	DOUBLE PINK ROSE SHRUB
	SODDED LAWN
	ASSORTED PERENNIALS
	PASTURE SEED MIX W/ WILDFLOWERS



Landscape Plan

1"=30'-0"



JORDAN ARCHITECTURE, INC.  
 P.O. Box 1031  
 Glenwood Springs, Colorado 81602  
 Phone: 970.618.6690  
 jordanarchitect.com

COLOMBO INTERNATIONAL INC.  
 300 HORSHOE DRIVE  
 BASALT, COLORADO 81621  
 PHONE: 970.618.9222  
 EMAIL: COLOMBO@SOFTIS.NET

EAGLE'S RIDGE  
 AT  
 LAKOTA CANYON RANCH  
 PHASE 7, LOT 2B  
 NEW CASTLE, COLORADO

REVISIONS  
 04-30-19  
 05-20-19 TRASH ENCL.  
 07-19-19

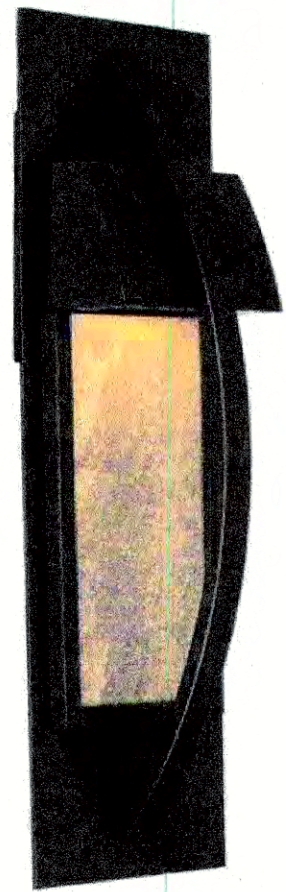
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PROJECT NO. 2018-22  
 DRAWN BY BSJ  
 CHECKED BY J.C.  
 ISSUE DATE 2/19/19

SHEET TITLE  
 BUILDING 4  
 FIRST LEVEL FLOOR PLAN

LP 1.0

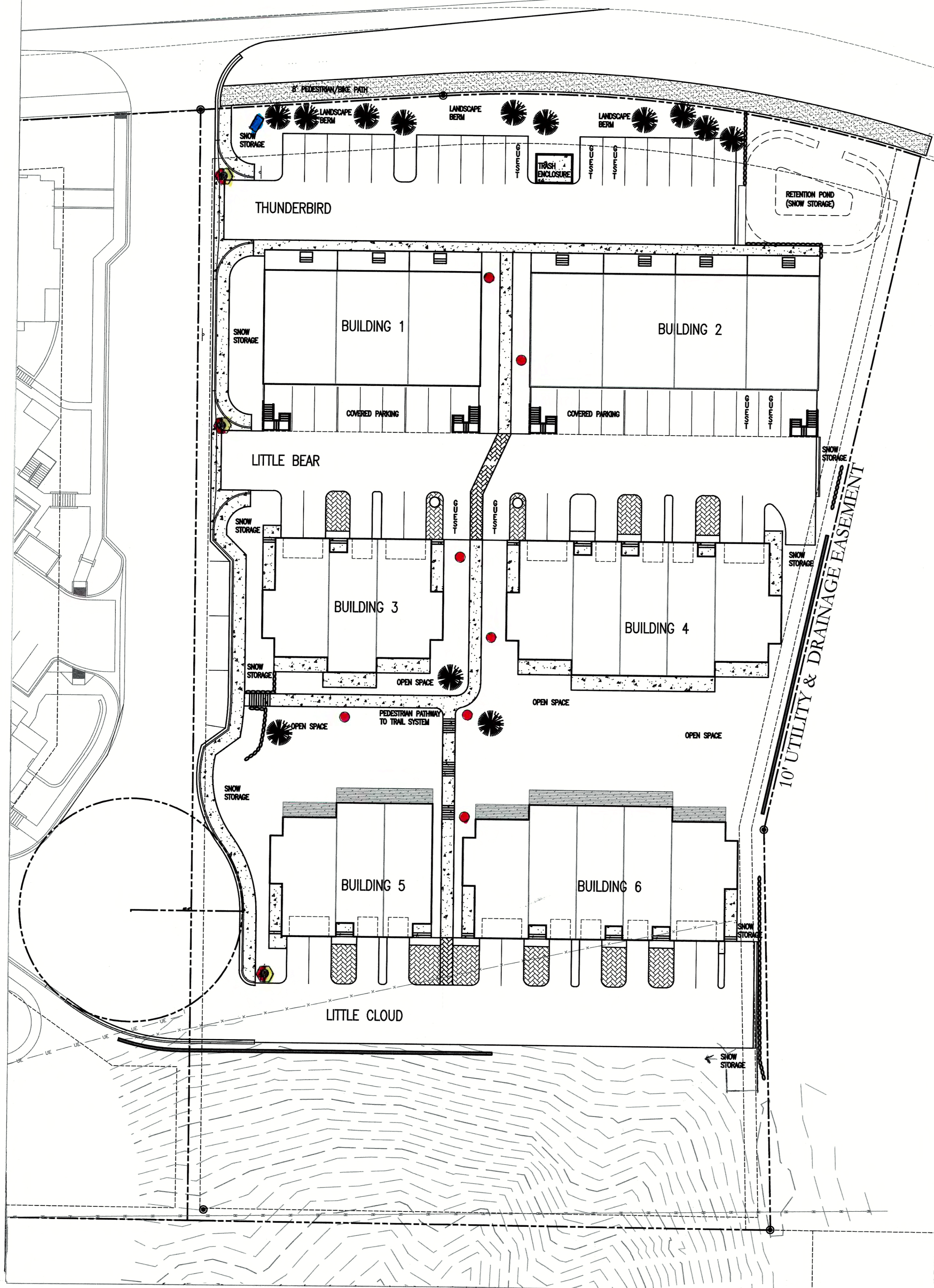
CASTLE VALLEY BLVD.



MONUMENT LIGHTING  
EMBEDDED IN STONE



LANDSCAPE LIGHTING - DARK SKY



Lighting/Signage Plan






1"=30'-0"

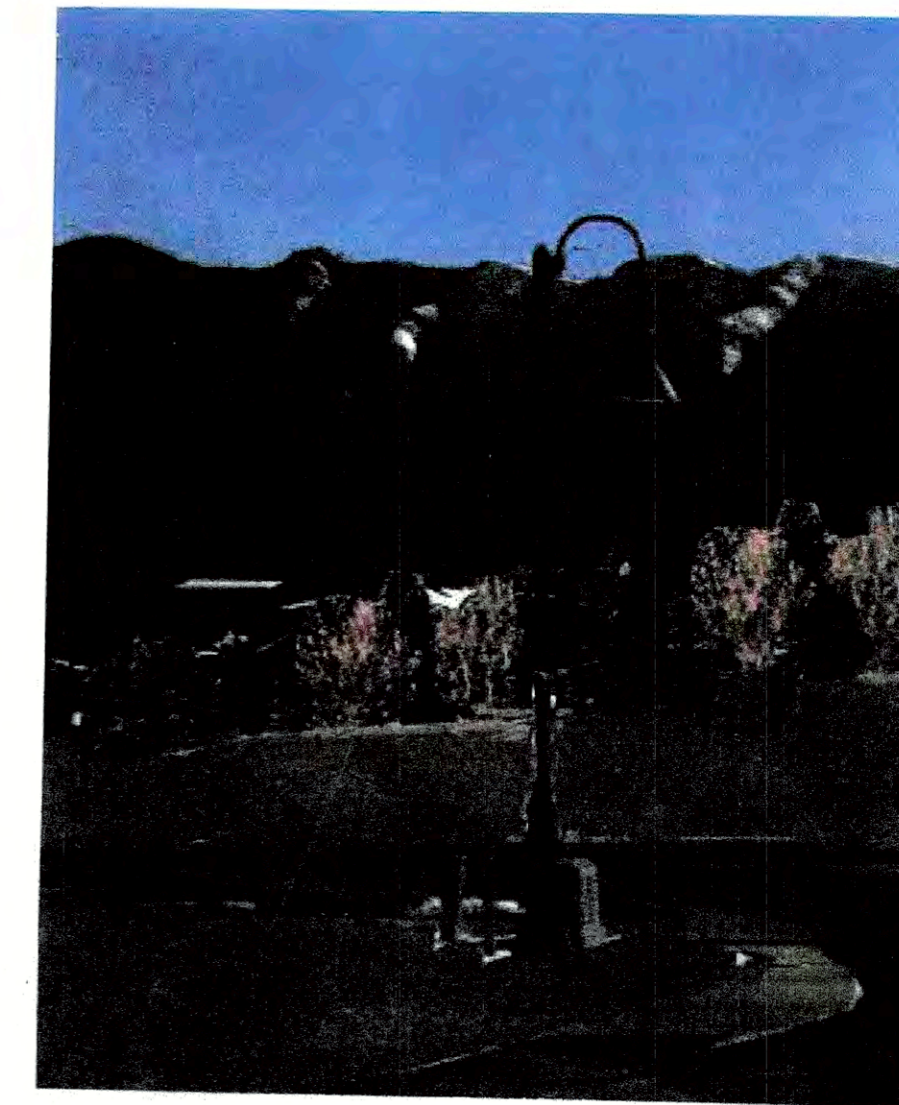


NORTH

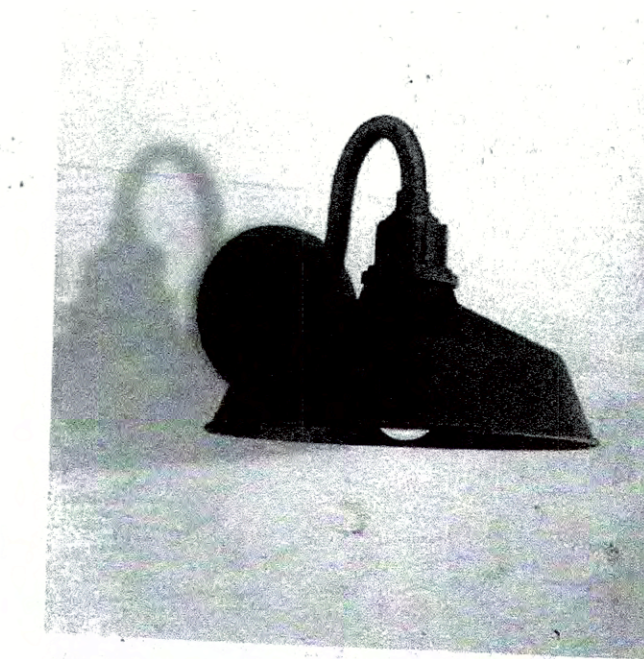
LIGHTING/ SIGNAGE PLAN KEY

SYMBOL DESCRIPTION

-  STOP SIGN
-  STREET LIGHT
-  STREET NAME MARKER
-  PATHWAY LANDSCAPE LIGHT
-  ENTRY MONUMENT W/LIGHTS

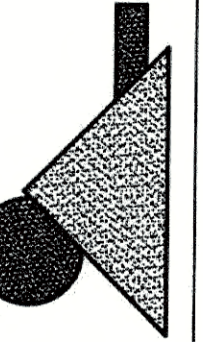


STREET LIGHT - DARK SKY



PORCH LIGHT - DARK SKY

JORDAN ARCHITECTURE, INC.  
P.O. Box 1621  
1421  
Glenwood Springs, Colorado 81601  
Phone: 970.618.6690  
bradford@jordanarchitect.com  
jordanarchitect.com



COLOMBO INTERNATIONAL  
INC  
**COLOMBO**  
300 HORSHOE DRIVE  
BASALT, COLORADO 81621  
PHONE: 970.618.9222  
EMAIL: COLOMBO@SOFTIS.NET

EAGLE'S RIDGE  
AT  
LAKOTA CANYON  
RANCH  
PHASE 7, LOT 2B  
NEW CASTLE, COLORADO

REVISIONS  
04-24-19  
07-19-19

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PROJECT NO.  
2018-22  
DRAWN BY  
BSJ  
CHECKED BY  
J.C.  
ISSUE DATE  
2/19/19

SHEET TITLE  
LIGHTING/SIGNAGE PLAN

LS1.0





EXHIBIT – 6  
KEYSTONE RETAINING WALL







### **PERSPECTIVE FROM LOWER CASTLE VALLEY BLVD. LOOKING NORTH**

**DISCLAIMER:** THIS COMBINATION OF PHOTOS IS NOT COMPLETELY ACCURATE , IT WAS TAKEN ON TWO DIFFERENT DAYS FROM APPROXIMATELY THE SAME LOCATION, ON THE ROAD NORTH OF THE KUM AND GO GAS STATION. THE MERGER OF THE PHOTOS HAS A MISSING AREA . ALTHOUGH THE SCALE IS APPROXIMATELY CORRECT WITH THE EAGLE'S RIDGE AND SENIOR HOUSING PROPERTY SIGNIFICANTLY TO THE NORTH . THE PURPOSE OF THE EXHIBIT IS TO GIVE A GENERAL IDEA OF THE VIEW AND STRUCTURE MAKE UP LOOKING NORTH FROM LOWER CASTLE VALLEY BLVD. WITH THE REMOVAL OF BLDGS. 7, 8 AND 9 ON THE EAGLE'S RIDGE PROPERTY, IT WILL BE THE ONLY PROPERTY WITHOUT VISABLE STRUCTUES AT THE RIDGE LINE. . THE RETAINING WALL UPON MATURITY OF THE LANDSCAPING AND WITH THE DEVELOPMENT OF THE WALTER'S PROPERTY IN THE FORGROUND WILL BE FURTHER, IF NOT COMPLETELY OBSCURED FROM VISION AT THIS PERSPECTIVE.

## **Item Attachment Documents:**

- I. Consider Conflict Waiver Agreement Regarding Schmueser Gordon Meyer (8:45 p.m.)

## **AGREEMENT**

THIS AGREEMENT, is made by and among the TOWN OF NEW CASTLE, COLORADO, a Colorado home rule municipality (“Town”), CVR INVESTORS, INC., A Colorado corporation, (“CVR”) and SCHMUESER GORDON MEYER, INC., A Colorado corporation, (hereinafter “SGM”), effective as of this \_\_\_\_ day of August, 2019.

## **RECITALS**

WHEREAS, SGM is an engineering firm with offices in Glenwood Springs, Colorado, and provides engineering services to the Town as Town Engineer; and

WHEREAS, CVR is the owner of approximately 64 acres of vacant real property in the Castle Valley Ranch PUD (“CVR Property”) situated south of Castle Valley Boulevard within the Town; and

WHEREAS, CVR has requested that the Town and SGM enter into an agreement whereby SGM is allowed to provide engineering services for the design of infrastructure improvements and other matters in connection with the development of the CVR Property, with CVR being responsible for payment of said services; and

WHEREAS, The parties recognize that SGM, as the Town Engineer, would be called upon to review and approve any engineering services and the products thereof that would result from CVR’s employment of a different engineering firm in connection with the development of the CVR Property, and CVR would be responsible for payment or reimbursement of any such engineering expenses incurred by the Town pursuant to the New Castle Municipal Code; and

WHEREAS, The parties further recognize that there may be cost savings and efficiencies of time, considering the scope of development of the CVR Property if, by virtue of this Agreement, SGM were allowed to provide engineering services to design infrastructure for the CVR Property, but be compensated for such services by CVR; and

WHEREAS, The Town is willing to authorize SGM to provide such services under the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing Recitals are incorporated herein as representations of the parties.
2. The Town hereby authorizes SGM to provide engineering services that may be requested by CVR in connection with CVR’s development of the CVR Property. However, SGM shall do so as the Town Engineer and, except as provided in paragraphs 3 and 4 below, SGM’s obligations, professional responsibilities, and loyalties shall at all times be owed to the Town, not to CVR. Although CVR shall have the right to designate certain services to be performed by SGM and, although CVR shall ultimately be responsible for payment of said services as

hereinafter set forth, such services shall be provided by SGM in its capacity as Town Engineer on behalf of the Town. In the event of any conflict or dispute, SGM shall provide its undivided loyalty to the Town and shall be subject to the sole direction and control of the Town in connection with said services.

3. Notwithstanding anything contained in this Agreement, SGM, while providing services to CVR under this Agreement in its capacity as Town Engineer shall exercise the same standard of care as it does with all of its engineering clients. SGM shall provide CVR with a certificate of professional liability insurance naming both the Town and CVR as additional insureds.

4. Notwithstanding any other provisions of the Agreement, the Town shall not be precluded from performing any and all design review and inspections that it may, in its sole discretion, determine appropriate whether using SGM personnel, the services of any other engineer or inspector, or an employee hired by the Town, for all infrastructure or other improvements installed by CVR in connection with the CVR Property. The cost of such services shall ultimately be the responsibility of CVR pursuant to the New Castle Municipal Code. All work performed by SGM under the terms of this Agreement shall in all respects comply to applicable standards and criteria that may be established by the Town of New Castle, including any and all generally accepted engineering practices and any requirements imposed by the New Castle Municipal Code and Uniform Building Code as may be adopted by the Town. CVR acknowledges that this arrangement may include, but is not limited to, charges for certain SGM employees to review the work of other SGM employees.

5. SGM shall submit duplicate invoices for all work to be performed under the terms of this Agreement, one copy to be sent to the Town, the other copy to be sent to CVR. CVR shall pay said invoices when due directly to SGM. One time each calendar quarter during the term of this Agreement, or at such other times as the Town may request, CVR shall provide the Town with a report setting forth the status of its account with SGM under this Agreement, which shall include the amount billed to and paid by CVR for services authorized by this Agreement and any amount billed but unpaid as of the date of each such report.

6. CVR irrevocably waives and releases any claim of conflict of interest that might be asserted against the Town or SGM by virtue of this Agreement and the services to be provided as contemplated by this Agreement. Similarly, the Town irrevocably waives and releases SGM from any claim of conflict of interest that may arise by virtue of SGM's performance of engineering services during the term of this Agreement, if such services are rendered in accordance with the terms hereof.

7. Any party shall have the right to terminate this Agreement at any time for any reason by providing written notice to all other parties to the Agreement. SGM shall cease work under this Agreement upon receipt of such notice of termination. However, such notice of termination shall not be finally effective until fifteen (15) days after receipt of such notice, during which period the parties agree that they or their legal representatives may confer to discuss the reasons for the termination and to attempt to resolve the problems that caused the notice of termination of issue. After conferring as aforesaid, the notice of termination shall be

rescinded in writing by the party giving such notice, and if not so rescinded, shall become effective fifteen (15) days after its date. In the event of such termination, the Town shall be entitled to continue to utilize services of SGM in all respects, and SGM shall be free to provide engineering services to the Town of whatever nature, including, without limitation, acting on behalf of the Town in connection with the review of plans, providing inspection services, or providing other engineering services in connection with the development of the CVR Property. In addition, if such termination occurs, CVR will be required to obtain the services of a separate engineering firm as may be necessary to complete the work on the CVR Property and to compensate SGM for the reasonable value of all services provided prior to the date of termination. Upon the termination of this Agreement, CVR shall be entitled to all work product performed to the date of termination by SGM, including without limitation, both paper and electronic copies of the same.

8. The Town and CVR shall be deemed to be co-owners of all documents and other work product prepared by SGM under this Agreement and both shall be entitled to copies of any such documents. SGM shall deliver to the Town copies of all final reports, final drawings, and final drafts of all other documents prepared by SGM under this Agreement at CVR's expense. Upon request of the Town, any other documents or work product of SGM shall be delivered to the Town at CVR's expense, which shall be reasonable.

9. CVR agrees to release, indemnify, and hold the Town harmless from any and all claims or losses of any nature whatsoever incurred by the Town or asserted against the Town and which may arise out of this Agreement or the engineering work and services performed by SGM which are authorized by this Agreement. This indemnification shall specifically extend to any claim made against the Town, which alleges that the Town has committed any civil wrong by allowing its engineers to perform the engineering services contemplated by this Agreement. This indemnification provision shall survive the termination of this Agreement.

10. CVR acknowledges and agrees that SGM's providing the engineering services contemplated in this Agreement in no way confirms or guarantees that the development of the CVR Property proposed by CVR will be acceptable to the Town or otherwise approved.

11. In the event of any litigation arising out of this Agreement, the parties stipulate and agree that venue for such litigation shall be the District Court of Garfield County, Colorado. In such litigation, the parties shall have available to them all rights and remedies at law or in equity. The prevailing party in any litigation, whether it be the Town, CVR, or SGM, shall be entitled to reimbursement for attorney's fees and costs. The law of the State of Colorado shall govern the validity, performance and enforcement of this Agreement.

12. All parties have participated in the negotiation and preparation of this Agreement and it shall therefore not be construed against or in favor of any party.

13. This Agreement may be assigned by CVR to any shareholders of CVR or to any entities affiliated with or owned by CVR or its shareholders without the consent of the Town. Otherwise, this Agreement may not be assigned by any party and there are no intended third-party beneficiaries of this Agreement.

14. All notices required under this Agreement shall be in writing and shall be hand delivered or sent by certified mail, return receipt requested, postage prepaid, to the address of the parties set forth below. All notices so given shall be considered effective seventy-two (72) hours after deposit in the United States mail at the proper address as set forth below. Any party by notice so given may change the address to which future notices shall be sent.

Town: Town of New Castle  
P.O. Box 90  
New Castle, CO 81647

with a copy to: Garfield & Hecht, P.C.  
901 Grand Avenue, Suite 201  
Glenwood Springs, CO 81601

CVR Investors, Inc.: CVR Investors Inc.  
1038 Country Club Estates Drive  
Castle Rock, CO 80108

SGM: Jeff Simonson, P.E.  
Schmueser Gordon Meyer, Inc.  
118 West 6<sup>th</sup> Street, Suite 200  
Glenwood Springs, CO 81601

15. Upon execution by the parties, this Agreement shall become binding and inure to the benefit and detriment of the parties and their authorized successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

TOWN OF NEW CASTLE

By \_\_\_\_\_  
Art Riddile, Mayor

Attest:

\_\_\_\_\_  
Melody Harrison, Town Clerk

CVR INVESTORS, INC.

By \_\_\_\_\_  
Ron Atkinson, President

SCHMUESER GORDON MEYER, INC.

By \_\_\_\_\_  
Name:  
Title:

**Item Attachment Documents:**

New Castle Diner Hotel & Restaurant Liquor License Renewal

**RETAIL LIQUOR OR 3.2 BEER  
 LICENSE RENEWAL APPLICATION**

Fees Due	
Renewal Fee	500.00
Storage Permit \$100 x _____	_____
Optional Premise \$100 x _____	_____
Related Resort \$75 x _____	_____
Amount Due/Paid	

NEW CASTLE DINER  
 820 CASTLE VALLEY BLVD STE 101  
 NEW CASTLE CO 81647-9480

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.

**PLEASE VERIFY & UPDATE ALL INFORMATION BELOW**

**RETURN TO CITY OR COUNTY LICENSING AUTHORITY BY DUE DATE**

Licensee Name <b>FRESH DINER LLC</b>		DBA <b>NEW CASTLE DINER</b>		
Liquor License # 12-88506-0000	License Type Hotel & Restaurant (city)	Sales Tax License # 12885060000	Expiration Date 09/13/2019	Due Date 07/30/2019
Operating Manager <i>DAVID SANDERS</i>	Date of Birth <i>9/23/68</i>	Home Address <i>201 mallow ct newcastle co 81647</i>		
Manager Phone Number <i>970-319-2377</i>	Email Address <i>Chefwork@msn.com</i>			
Street Address 820 CASTLE VALLEY BLVD STE 101 NEW CASTLE CO 81647-9480				Phone Number 9709843700
Mailing Address 820 CASTLE VALLEY BLVD STE 101 NEW CASTLE CO 81647-9480				

- Do you have legal possession of the premises at the street address above?  YES  NO  
 Is the premises owned or rented?  Owned  Rented\* \*If rented, expiration date of lease *6/24*
- 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  
**NOTE TO CORPORATION, LIMITED LIABILITY COMPANY AND PARTNERSHIP APPLICANTS:** If you have added or deleted any officers, directors, managing members, general partners or persons with 10% or more interest in your business, you must complete and return immediately to your Local Licensing Authority, Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, along with all supporting documentation and fees.
- 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
- 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
- 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

**AFFIRMATION & CONSENT**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business <i>DAVID SANDERS</i>	Title <i>owner</i>
Signature <i>[Signature]</i>	Date <i>7/23/19</i>

**REPORT & APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.

Local Licensing Authority For	Date
Signature	Title
	Attest

**Item Attachment Documents:**

**July Bills of \$726,672.23**

**TOWN OF NEW CASTLE - BILLS ALLOWED SUMMARY - July 2019**

7/2019 INVOICES PAID	545,024.28
VIX PARK LOAN PAYMENT	5,129.61
NET PAYROLL (2)	117,423.17
FED & STATE EMPLOYMENT TAXES (2)	42,607.41
RETIREMENT PLAN PAYMENTS (2)	15,258.49
CREDIT CARD FEES	<u>1,229.27</u>
<b>5/2019 TOTAL PAYMENTS</b>	<b><u>\$ 726,672.23</u></b>

LESS CAPITAL EXPENDITURES *	(17,901.43)
LESS CHARGE-BACKS **	(9,712.70)
LOAN PAYMENTS / DEPOSIT REFUNDS	<u>(315,688.56)</u>

7/2019 OPERATING EXPENSES: **383,369.54**

**\* CAPITAL:**

Ally Financial-pickup lease purch	15,053.68
Oldcastle SW Group-concrete	1,012.75
SGM-CDOT Exit 105	620.00
SGM-WWTP UV System	<u>1,215.00</u>
Total	<u><u>17,901.43</u></u>

**\*\*CHARGE-BACKS:**

Developer costs	9712.70
	<u>9,712.70</u>

Report Criteria:  
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
71	A Clean Break LLC	07011946	6/19 cleaning-ps	06/30/2019	100.00	.00	100.00	49652	07/10/2019
Total 71:					100.00	.00	100.00		
125	Abundant Terraced Earth	7.11.19	snap prog reimb-admin	07/11/2019	8.00	.00	8.00	49730	07/25/2019
Total 125:					8.00	.00	8.00		
165	Action Shop	R153302	chainsaw and blower repair	07/16/2019	144.04	.00	144.04	49731	07/25/2019
		R153304	blower repair-pks	07/16/2019	62.73	.00	62.73	49731	07/25/2019
		SI110441	string trimmer string & part	07/02/2019	127.91	.00	127.91	49653	07/10/2019
Total 165:					334.68	.00	334.68		
213	AFLAC	534120	7/19 premium	07/12/2019	1,085.25	.00	1,085.25	49732	07/25/2019
Total 213:					1,085.25	.00	1,085.25		
361	Alltec Services, LLC	21276	July-Sept 2019 T/H securit	06/15/2019	105.00	.00	105.00	49734	07/25/2019
Total 361:					105.00	.00	105.00		
369	Ally Financial	0130001758	pickup lease/purchase pmt	07/15/2019	7,355.68	.00	7,355.68	49735	07/25/2019
		0130001758	pickup lease/purchase pmt	07/15/2019	7,698.00	.00	7,698.00	49735	07/25/2019
Total 369:					15,053.68	.00	15,053.68		
377	Alpine Bank	104337 6/19	baseball uniforms-rec	06/10/2019	544.32	.00	544.32	49650	07/10/2019
		104337 6/19	baseball supplies-rec	06/10/2019	48.68	.00	48.68	49650	07/10/2019
		104337 6/19	softball uniforms-rec	06/10/2019	190.41	.00	190.41	49650	07/10/2019
		104337 6/19	softball visors-rec	06/10/2019	106.64	.00	106.64	49650	07/10/2019
		104337 6/19	softballs-rec	06/10/2019	39.07	.00	39.07	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	47.58	.00	47.58	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	19.98	.00	19.98	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	24.77	.00	24.77	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	42.49	.00	42.49	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	8.98	.00	8.98	49650	07/10/2019
		104337 6/19	arts/enrichment supplies-re	06/10/2019	5.99	.00	5.99	49650	07/10/2019
		104337 6/19	field maint supplies-rec	06/10/2019	76.86	.00	76.86	49650	07/10/2019
		104337 6/19	hogback hustle -rec	06/10/2019	28.60	.00	28.60	49650	07/10/2019
		104337 6/19	fuel for Generation Wild gr	06/10/2019	18.01	.00	18.01	49650	07/10/2019
		26324 6/19	OWP training-J. Ellis-w/wtr	06/10/2019	121.00	.00	121.00	49650	07/10/2019
		32181 6/19	truck flasher light-sts	06/10/2019	121.74	.00	121.74	49650	07/10/2019
		43188 6/19	2 fax lines-admin	06/10/2019	10.95	.00	10.95	49650	07/10/2019
		43188 6/19	CML conf lodging extra nig	06/10/2019	117.44	.00	117.44	49650	07/10/2019
		43873 6/19	parts for M&O-w/wtr	06/10/2019	76.01	.00	76.01	49650	07/10/2019
		43873 6/19	heating element & control b	06/10/2019	603.76	.00	603.76	49650	07/10/2019
		43873 6/19	lab supplies-w/wtr	06/10/2019	94.45	.00	94.45	49650	07/10/2019
		54490 6/19	5/19 adobe pro subscript-a	06/10/2019	13.93	.00	13.93	49650	07/10/2019
		54490 6/19	lodging for Caselle training-	06/10/2019	114.45	.00	114.45	49650	07/10/2019
		65405 6/19	Coffee-admin	06/10/2019	11.58	.00	11.58	49650	07/10/2019
		65405 6/19	P&Z dinner 5/22	06/10/2019	44.52	.00	44.52	49650	07/10/2019
		65405 6/19	P&Z dinner 5/22	06/10/2019	57.13	.00	57.13	49650	07/10/2019
		65405 6/19	Certified mail-PD	06/10/2019	13.70	.00	13.70	49650	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		65405 6/19	Certified mail-PD	06/10/2019	13.70	.00	13.70	49650	07/10/2019
		65405 6/19	Claining supplies-town hall	06/10/2019	29.95	.00	29.95	49650	07/10/2019
		65405 6/19	trash bags-town hall	06/10/2019	19.98	.00	19.98	49650	07/10/2019
		74233 6/19	flatbed truck tail lights-pks	06/10/2019	39.82	.00	39.82	49650	07/10/2019
		74233 6/19	3 trail signs-pks	06/10/2019	88.68	.00	88.68	49650	07/10/2019
		74233 6/19	trailhead sign for VIX park-	06/10/2019	89.25	.00	89.25	49650	07/10/2019
		74233 6/19	Postage supplies-sts	06/10/2019	3.29	.00	3.29	49650	07/10/2019
		74233 6/19	Postage-sts	06/10/2019	9.25	.00	9.25	49650	07/10/2019
		74233 6/19	gas for mower-sts	06/10/2019	7.78	.00	7.78	49650	07/10/2019
		74233 6/19	bulbs for truck flashers-sts	06/10/2019	128.49	.00	128.49	49650	07/10/2019
		74233 6/19	misc supplies-sts	06/10/2019	3.99	.00	3.99	49650	07/10/2019
		74233 6/19	wheel,pushnut,weed spray	06/10/2019	70.75	.00	70.75	49650	07/10/2019
		74233 6/19	Cleaning supplies-pw	06/10/2019	12.85	.00	12.85	49650	07/10/2019
		74233 6/19	asphalt patch-sts	06/10/2019	141.62	.00	141.62	49650	07/10/2019
		76907 6/19	delivery to MCHD-wtr	06/10/2019	24.00	.00	24.00	49650	07/10/2019
		76907 6/19	fedex shipping-wtr	06/10/2019	27.63	.00	27.63	49650	07/10/2019
		76907 6/19	delivery to MCHD-wtr	06/10/2019	24.00	.00	24.00	49650	07/10/2019
		76907 6/19	sample pump-wtr	06/10/2019	99.99	.00	99.99	49650	07/10/2019
		76907 6/19	batteries for ups-wtr	06/10/2019	149.34	.00	149.34	49650	07/10/2019
		77442 6/19	mtg w/Silt town mgr, Silt p	06/10/2019	78.44	.00	78.44	49650	07/10/2019
		77442 6/19	donuts-Memorial Day cere	06/10/2019	28.94	.00	28.94	49650	07/10/2019
		77442 6/19	Memorial Day event suppli	06/10/2019	4.92	.00	4.92	49650	07/10/2019
		77855 6/19	office supplies-ps	06/10/2019	74.31	.00	74.31	49650	07/10/2019
		77855 6/19	PD meeting meal	06/10/2019	4.99	.00	4.99	49650	07/10/2019
		77855 6/19	app testing meal-ps	06/10/2019	29.90	.00	29.90	49650	07/10/2019
		77855 6/19	grant meeting meal-ps	06/10/2019	31.16	.00	31.16	49650	07/10/2019
		77855 6/19	speical event meal-ps	06/10/2019	45.50	.00	45.50	49650	07/10/2019
		77855 6/19	ladder donation-fire investi	06/10/2019	216.38	.00	216.38	49650	07/10/2019
		77855 6/19	gun parts-ps	06/10/2019	48.48	.00	48.48	49650	07/10/2019
		77855 6/19	equip FAQ course-ps	06/10/2019	24.97	.00	24.97	49650	07/10/2019
		77855 6/19	seat cover #534-ps	06/10/2019	187.49	.00	187.49	49650	07/10/2019
		77855 6/19	seat cover #244-ps	06/10/2019	187.49	.00	187.49	49650	07/10/2019
		77855 6/19	bike rodeo supplies-ps	06/10/2019	646.68	.00	646.68	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	12.84	.00	12.84	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	18.19	.00	18.19	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	10.58	.00	10.58	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	19.00	.00	19.00	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	4.77	.00	4.77	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	20.72	.00	20.72	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	28.97	.00	28.97	49650	07/10/2019
		80750 6/19	training meal-ps	06/10/2019	30.53	.00	30.53	49650	07/10/2019
		80750 6/19	training lodging Omar-ps	06/10/2019	298.86	.00	298.86	49650	07/10/2019
		80750 6/19	wiper blades #407-ps	06/10/2019	39.95	.00	39.95	49650	07/10/2019
		81386 6/19	Jacobsen mower parts-pks	06/10/2019	926.25	.00	926.25	49650	07/10/2019
		81386 6/19	DHD foam canon-pks	06/10/2019	1,149.00	.00	1,149.00	49650	07/10/2019
		82376 6/19	janitorial supplies-rec	06/10/2019	84.04	.00	84.04	49650	07/10/2019
		82376 6/19	office/cleaning supplies-rec	06/10/2019	48.35	.00	48.35	49650	07/10/2019
		82376 6/19	janitorial supplies-rec	06/10/2019	19.80	.00	19.80	49650	07/10/2019
		82376 6/19	janitorial supplies-rec	06/10/2019	50.33	.00	50.33	49650	07/10/2019
		87672 6/19	seminar-D. Reynolds-admi	06/10/2019	119.00	.00	119.00	49650	07/10/2019
		87672 6/19	food for golf cart open hous	06/10/2019	18.44	.00	18.44	49650	07/10/2019
		87672 6/19	food for golf cart open hous	06/10/2019	12.41	.00	12.41	49650	07/10/2019
		87672 6/19	Memorial Day event-cups	06/10/2019	8.67	.00	8.67	49650	07/10/2019
		87672 6/19	supplies for LaRue service-	06/10/2019	16.49	.00	16.49	49650	07/10/2019
		87672 6/19	supplies for LaRue service-	06/10/2019	2.06	.00	2.06	49650	07/10/2019
		87672 6/19	meal for LaRue's service-s	06/10/2019	48.55	.00	48.55	49650	07/10/2019
		87672 6/19	supplies for LaRue's servic	06/10/2019	8.26	.00	8.26	49650	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		87672 6/19	supplies for t/h	06/10/2019	12.46	.00	12.46	49650	07/10/2019
		87672 6/19	DL record-pks	06/10/2019	9.97	.00	9.97	49650	07/10/2019
		87672 6/19	card-T LaRose	06/10/2019	4.20	.00	4.20	49650	07/10/2019
		87672 6/19	release of lien-wtr	06/10/2019	7.03	.00	7.03	49650	07/10/2019
		87672 6/19	release of lien-w/wtr	06/10/2019	7.03	.00	7.03	49650	07/10/2019
		87672 6/19	DL record-J. Ellis	06/10/2019	9.97	.00	9.97	49650	07/10/2019
		87953 6/19	evidence tag printing-ps	06/10/2019	30.48	.00	30.48	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	15.53	.00	15.53	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	17.70	.00	17.70	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	11.11	.00	11.11	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	17.71	.00	17.71	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	23.78	.00	23.78	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	20.19	.00	20.19	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	19.80	.00	19.80	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	9.00	.00	9.00	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	13.98	.00	13.98	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	37.00	.00	37.00	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	22.60	.00	22.60	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	4.24	.00	4.24	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	19.47	.00	19.47	49650	07/10/2019
		87953 6/19	training meal-ps	06/10/2019	8.37	.00	8.37	49650	07/10/2019
		87953 6/19	training lodging-polen-ps	06/10/2019	485.00	.00	485.00	49650	07/10/2019
		87953 6/19	wiper blades-ps	06/10/2019	59.34	.00	59.34	49650	07/10/2019
		91534 6/19	officer special event-ps	06/10/2019	20.28	.00	20.28	49650	07/10/2019
Total 377:					9,079.35	.00	9,079.35		
497	American Linen	LGRA224295	mat,mops cleaned-c.c.	06/20/2019	68.61	.00	68.61	49654	07/10/2019
		LGRA224863	mat,mops cleaned-c.c.	07/04/2019	68.61	.00	68.61	49654	07/10/2019
		LGRA225426	mops, mats-c.c	07/18/2019	68.61	.00	68.61	49736	07/25/2019
Total 497:					205.83	.00	205.83		
549	Anderson, Barry	07192019	Downtown Group-Ritter Pla	07/07/2019	150.00	.00	150.00	49655	07/10/2019
Total 549:					150.00	.00	150.00		
1897	Caselle, Inc.	96031	7/17 software support-b&p	07/01/2019	187.55	.00	187.55	49657	07/10/2019
		96031	7/17 softwre support-admin	07/01/2019	187.55	.00	187.55	49657	07/10/2019
		96031	7/17 software support-court	07/01/2019	87.18	.00	87.18	49657	07/10/2019
		96031	7/17 software support-rec	07/01/2019	137.37	.00	137.37	49657	07/10/2019
		96031	7/17 software support-pks	07/01/2019	137.37	.00	137.37	49657	07/10/2019
		96031	7/17 software supooort-sts	07/01/2019	185.52	.00	185.52	49657	07/10/2019
		96031	7/17 software support-wate	07/01/2019	458.73	.00	458.73	49657	07/10/2019
		96031	7/17 software support-w/w	07/01/2019	458.73	.00	458.73	49657	07/10/2019
Total 1897:					1,840.00	.00	1,840.00		
1961	CEBT	0030439	8/19 health ins	07/18/2019	43,931.60	.00	43,931.60	49738	07/25/2019
Total 1961:					43,931.60	.00	43,931.60		
1965	Cedar Networks	284915	7/19 t/h internet	07/01/2019	180.00	.00	180.00	49776	07/26/2019
		284915	7/19 internet-comm ctr	07/01/2019	180.00	.00	180.00	49776	07/26/2019
		284925	7/19 internat ps	07/01/2019	90.00	.00	90.00	49776	07/26/2019
		284925	7/19 internet-town maint	07/01/2019	36.00	.00	36.00	49776	07/26/2019
		284925	7/19 internet-w/wtr	07/01/2019	54.00	.00	54.00	49776	07/26/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 1965:					540.00	.00	540.00		
1993	CenturyLink	0558 774B 6/	6/19 phone-wtp	06/19/2019	132.23	.00	132.23	49659	07/10/2019
		9807 957B 6/	6/19 fax line-ps	06/19/2019	61.41	.00	61.41	49659	07/10/2019
Total 1993:					193.64	.00	193.64		
2033	Challenger Sports Teamwe	1030693-IN	pre t-ball jerseys-rec	06/18/2019	189.10	.00	189.10	49660	07/10/2019
Total 2033:					189.10	.00	189.10		
2145	CIRSA	191296	3rd qtr p/c ins-b&p	07/01/2019	741.47	.00	741.47	49651	07/10/2019
		191296	3rd qtr p/c ins-admin	07/01/2019	1,211.06	.00	1,211.06	49651	07/10/2019
		191296	3rd qtr p/c ins-ps	07/01/2019	4,053.36	.00	4,053.36	49651	07/10/2019
		191296	3rd qtr p/c ins-muni court	07/01/2019	197.72	.00	197.72	49651	07/10/2019
		191296	3rd qtr p/c ins-town maint	07/01/2019	963.91	.00	963.91	49651	07/10/2019
		191296	3rd qtr p/c ins-rec	07/01/2019	939.19	.00	939.19	49651	07/10/2019
		191296	3rd qtr p/c ins-ps	07/01/2019	1,309.93	.00	1,309.93	49651	07/10/2019
		191296	3rd qtr p/c ins-sts	07/01/2019	1,532.78	.00	1,532.78	49651	07/10/2019
		191296	3rd qtr p/c ins-wtr	07/01/2019	8,007.85	.00	8,007.85	49651	07/10/2019
		191296	3rd qtr p/c ins-w/wtr	07/01/2019	5,758.32	.00	5,758.32	49651	07/10/2019
Total 2145:					24,715.59	.00	24,715.59		
2497	Colorado Analytical Lab	190620040	lab tests-wtr	07/01/2019	310.00	.00	310.00	49777	07/26/2019
		190701029	lab tests-water	07/08/2019	310.00	.00	310.00	49739	07/25/2019
Total 2497:					620.00	.00	620.00		
2561	Colorado Mtn. News Media	1808861-063	golf cart open house ad	06/30/2019	279.25	.00	279.25	49662	07/10/2019
Total 2561:					279.25	.00	279.25		
2601	Colorado State Treasurer	Q2 2019	2nd qtr 2019 SUTA	06/30/2019	1,305.99	.00	1,305.99	49663	07/10/2019
Total 2601:					1,305.99	.00	1,305.99		
2653	Comcast	0203153 8-9/	2 mos-Aug-Sept internet-wt	07/05/2019	176.08	.00	176.08	49664	07/10/2019
Total 2653:					176.08	.00	176.08		
2701	Concrete Equipment & Sup	252753	saw blade, concrete epoxy-	07/09/2019	194.54	.00	194.54	49740	07/25/2019
		253337	expansion board, nails for	07/16/2019	26.00	.00	26.00	49740	07/25/2019
Total 2701:					220.54	.00	220.54		
2709	Confluence Architecture	JUNE 2019	6/19 IECC review-b&p	06/30/2019	517.50	.00	517.50	49665	07/10/2019
Total 2709:					517.50	.00	517.50		
2729	Conoco Fleet	59991605	6/19 fuel-admin	06/30/2019	23.66	.00	23.66	49666	07/10/2019
		59991605	6/19 fuel-admin	06/30/2019	7.85	.00	7.85	49666	07/10/2019
		59991605	6/19 fuel-admin	06/30/2019	291.21	.00	291.21	49666	07/10/2019
		59991605	6/19 fuel-ps	06/30/2019	1,759.36	.00	1,759.36	49666	07/10/2019
		59991605	6/19 fuel-rec	06/30/2019	48.16	.00	48.16	49666	07/10/2019
		59991605	6/19 fuel-rec Gen Wild Gra	06/30/2019	55.88	.00	55.88	49666	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		59991605	6/19 fuel-pks	06/30/2019	1,427.57	.00	1,427.57	49666	07/10/2019
		59991605	6/19 fuel-sts	06/30/2019	775.77	.00	775.77	49666	07/10/2019
		59991605	6/19 fuel-wtr	06/30/2019	417.18	.00	417.18	49666	07/10/2019
		59991605	6/19 fuel-w/water	06/30/2019	325.49	.00	325.49	49666	07/10/2019
		Total 2729:			5,132.13	.00	5,132.13		
2749	Consolidated Electrical Dist	4983-636242	electric parts-wtr	06/10/2019	104.12	.00	104.12	49667	07/10/2019
		Total 2749:			104.12	.00	104.12		
2877	Covenant Towing & Transp	19-NCPD-TO	vehicle tow-ps	07/05/2019	205.00	.00	205.00	49741	07/25/2019
		Total 2877:			205.00	.00	205.00		
2893	CPS Distributors, Inc	02986795-00	irrigation supplies-pks	06/11/2019	136.35	.00	136.35	49668	07/10/2019
		02993425-00	irrigation parts-pks	06/17/2019	131.57	.00	131.57	49668	07/10/2019
		03011909-00	irrigation repair parts-pks	06/28/2019	76.25	.00	76.25	49778	07/26/2019
		03022273-00	irrigation clock,repair parts-	07/09/2019	206.09	.00	206.09	49742	07/25/2019
		03031918-00	irrigation repair parts-pks	07/16/2019	156.06	.00	156.06	49742	07/25/2019
		Total 2893:			706.32	.00	706.32		
3009	CT Electric & Automation,	15133	BM-LS emergency power a	06/25/2019	1,200.00	.00	1,200.00	49669	07/10/2019
		Total 3009:			1,200.00	.00	1,200.00		
3125	Dana Kepner Company, In	1498833-00	water meter kit parts-wtr	06/28/2019	987.00	.00	987.00	49670	07/10/2019
		1498837-00	new water meters & parts-	06/28/2019	987.00	.00	987.00	49779	07/26/2019
		Total 3125:			1,974.00	.00	1,974.00		
3425	Dodson Engineered Produ	244577	M&) distr-wtr	06/26/2019	168.76	.00	168.76	49671	07/10/2019
		Total 3425:			168.76	.00	168.76		
3529	DPC Industries, Inc.	737002502-1	chlorine-water	06/26/2019	763.30	.00	763.30	49672	07/10/2019
		DE73000621	chlorine tank rental-water	06/30/2019	80.00	.00	80.00	49743	07/25/2019
		Total 3529:			843.30	.00	843.30		
3685	Econo Sign & Barricade, L	10-953709	street signs-sts	06/21/2019	248.42	.00	248.42	49673	07/10/2019
		10-953911	post,signs,hardware-sts	07/01/2019	835.24	.00	835.24	49744	07/25/2019
		Total 3685:			1,083.66	.00	1,083.66		
3925	Executech Utah, Inc	132995	5/19 exchange, hosting, fir	05/31/2019	139.58	.00	139.58	49674	07/10/2019
		132995	5/19 exchange, hosting,fire	05/31/2019	166.24	.00	166.24	49674	07/10/2019
		132995	5/19 exchange, hosting, fir	05/31/2019	150.56	.00	150.56	49674	07/10/2019
		132995	5/19 exchange, hosting, fire	05/31/2019	158.40	.00	158.40	49674	07/10/2019
		132995	5/19 exchange, hosting, fir	05/31/2019	139.58	.00	139.58	49674	07/10/2019
		132995	5/19 exchange,hosting,fire	05/31/2019	169.38	.00	169.38	49674	07/10/2019
		132995	5/19 exchange,hosting,fire	05/31/2019	323.07	.00	323.07	49674	07/10/2019
		132995	5/19 exchange,hosting,firew	05/31/2019	321.51	.00	321.51	49674	07/10/2019
		134583	6/19 email, backup, etc-b&	06/30/2019	115.36	.00	115.36	49745	07/25/2019
		134583	6/19 email, backup, etc-ad	06/30/2019	137.39	.00	137.39	49745	07/25/2019
		134583	6/19 email, backup, etc-ps	06/30/2019	124.43	.00	124.43	49745	07/25/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		134583	6/19 email, backup, etc-rec	06/30/2019	130.91	.00	130.91	49745	07/25/2019
		134583	6/19 email, backup, etc-pks	06/30/2019	115.36	.00	115.36	49745	07/25/2019
		134583	6/19 email, backup, etc-sts	06/30/2019	139.98	.00	139.98	49745	07/25/2019
		134583	6/19 email, backup, etc-wtr	06/30/2019	267.01	.00	267.01	49745	07/25/2019
		134583	6/19 email, backup, etc-w/	06/30/2019	265.71	.00	265.71	49745	07/25/2019
		EXEC-63007	5/19 email, backup,etc-b&p	05/31/2019	121.49	.00	121.49	49674	07/10/2019
		EXEC-63007	5/19 email, backup,etc-ad	05/31/2019	144.69	.00	144.69	49674	07/10/2019
		EXEC-63007	5/19 email, backup, etc-ps	05/31/2019	131.04	.00	131.04	49674	07/10/2019
		EXEC-63007	5/19 email, backup,etc-rec	05/31/2019	137.87	.00	137.87	49674	07/10/2019
		EXEC-63007	5/19 email, backup, etc-pks	05/31/2019	121.49	.00	121.49	49674	07/10/2019
		EXEC-63007	5/19 email, backup,etc-sts	05/31/2019	147.42	.00	147.42	49674	07/10/2019
		EXEC-63007	5/19 email, backup, etc-wtr	05/31/2019	281.19	.00	281.19	49674	07/10/2019
		EXEC-63007	5/19 email, backup, etc-w/	05/31/2019	279.81	.00	279.81	49674	07/10/2019
		EXEC-64120	6/19 consulting svcs-b&p	06/30/2019	22.58	.00	22.58	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-admin	06/30/2019	26.90	.00	26.90	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-ps	06/30/2019	24.36	.00	24.36	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-rec	06/30/2019	25.63	.00	25.63	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-pks	06/30/2019	22.58	.00	22.58	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-sts	06/30/2019	27.41	.00	27.41	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-wtr	06/30/2019	52.27	.00	52.27	49745	07/25/2019
		EXEC-64120	6/19 consulting svcs-w/wtr	06/30/2019	52.02	.00	52.02	49745	07/25/2019
		Total 3925:			4,483.22	.00	4,483.22		
3953	Family Support Registry	07052019-A	Remittance ID 15120108 R	07/05/2019	142.61	.00	142.61	49675	07/10/2019
		07052019-B	Remittance ID 12733887 M	07/05/2019	234.00	.00	234.00	49675	07/10/2019
		07092019-A	Remittance ID 15120108 R	07/19/2019	142.61	.00	142.61	49746	07/25/2019
		07192019-B	Remittance ID 12733887 M	07/19/2019	234.00	.00	234.00	49746	07/25/2019
		Total 3953:			753.22	.00	753.22		
3991	Fastenal Company	CORIF98699	m&o plant-w/wtr	06/28/2019	135.98	.00	135.98	49780	07/26/2019
		CORIF98966	rubber gloves-w/wtr	07/12/2019	95.00	.00	95.00	49747	07/25/2019
		Total 3991:			230.98	.00	230.98		
4017	Fed Ex	4-825-24355	shipping-wtr	06/25/2019	32.70	.00	32.70	49676	07/10/2019
		7755632199	shipping-wtr	06/25/2019	11.60	.00	11.60	49676	07/10/2019
		7755834128	shipping-wtr	06/27/2019	17.32	.00	17.32	49676	07/10/2019
		7875791113	shipping-returning parts-w/	05/30/2019	31.15	.00	31.15	49676	07/10/2019
		Total 4017:			92.77	.00	92.77		
4089	Flag Resources Inc.	4994	road base & screened rock	06/30/2019	492.20	.00	492.20	49677	07/10/2019
		Total 4089:			492.20	.00	492.20		
4253	Freedom Mailing Service, I	36277	insert newsletters-admin	07/04/2019	23.00	.00	23.00	49748	07/25/2019
		36277	6/19 utility bills-water	07/04/2019	287.58	.00	287.58	49748	07/25/2019
		36277	6/19 utility bills-trash	07/04/2019	83.00	.00	83.00	49748	07/25/2019
		36277	6/19 utility bills-w/water	07/04/2019	287.59	.00	287.59	49748	07/25/2019
		Total 4253:			681.17	.00	681.17		
4273	Frontier Paving Inc.	37346	asphalt for repairs-sts	06/30/2019	327.75	.00	327.75	49678	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 4273:					327.75	.00	327.75		
4341	Galls,LLC	012994779	uniform-ps	06/18/2019	315.06	.00	315.06	49679	07/10/2019
		012994779	uniform-ps	06/18/2019	77.52	.00	77.52	49679	07/10/2019
		013035622	uniform-ps	06/22/2019	54.99	.00	54.99	49679	07/10/2019
		013035622	equipment-ps	06/22/2019	96.93	.00	96.93	49679	07/10/2019
		013167237	uniform-ps	07/10/2019	124.14	.00	124.14	49749	07/25/2019
Total 4341:					668.64	.00	668.64		
4377	Garcia, Samuel & Leticia	JULY 2019	7/19 parking lot rent-eco de	07/01/2019	500.00	.00	500.00	49680	07/10/2019
Total 4377:					500.00	.00	500.00		
4405	Garfield & Hecht, P.C.	5009M 5/19	5/19 legal fees-Sr Housing	05/31/2019	444.50	.00	444.50	49681	07/10/2019
		5009M 5/19	5/19 legal fees-Ave C sewe	05/31/2019	73.50	.00	73.50	49681	07/10/2019
		5009M 5/19	5/19 legal fees-Eagles Rid	05/31/2019	1,750.70	.00	1,750.70	49681	07/10/2019
		5009M 5/19	5/19 legal fees-CTS conf c	05/31/2019	733.20	.00	733.20	49681	07/10/2019
		5009M 5/19	5/19 legal fees-ballot meas	05/31/2019	1,184.00	.00	1,184.00	49681	07/10/2019
		5009M 5/19	5/19 legal fees-general	05/31/2019	2,556.70	.00	2,556.70	49681	07/10/2019
		5009M 5/19	5/19 legal fees-downtown p	05/31/2019	67.50	.00	67.50	49681	07/10/2019
		5009M 5/19	5/19 legal fees-Ferrin code	05/31/2019	96.10	.00	96.10	49681	07/10/2019
		5009M 5/19	5/19 legal fees-Lakota War	05/31/2019	344.50	.00	344.50	49681	07/10/2019
		5009M 5/19	5/19 legal fees-condo #115	05/31/2019	4.00	.00	4.00	49681	07/10/2019
		5009M 5/19	5/19 legal fees-parks mast	05/31/2019	97.50	.00	97.50	49681	07/10/2019
		5009M 5/19	5/19 legal fees-water share	05/31/2019	1,908.90	.00	1,908.90	49681	07/10/2019
Total 4405:					9,261.10	.00	9,261.10		
4461	Garfield County Treasurer	2019-000000	mosquito control-pks	07/05/2019	5,840.00	.00	5,840.00	49682	07/10/2019
Total 4461:					5,840.00	.00	5,840.00		
4621	Gleason, Marilyn	07182019	snap program reimb-admin	07/18/2019	26.00	.00	26.00	49750	07/25/2019
Total 4621:					26.00	.00	26.00		
4673	Glenwood Springs Auto Pa	474714	Jacobsen battery-pks	06/28/2019	86.42	.00	86.42	49684	07/10/2019
Total 4673:					86.42	.00	86.42		
4697	Glenwood Springs, City of	553480	concrete to dump-sts	07/15/2019	71.98	.00	71.98	49751	07/25/2019
Total 4697:					71.98	.00	71.98		
4865	Gran Farnum Printing	2400	window envelopes-b&p	06/27/2019	44.25	.00	44.25	49686	07/10/2019
		2400	window envelopes-admin	06/27/2019	44.25	.00	44.25	49686	07/10/2019
		2400	window envelopes-wtr	06/27/2019	44.25	.00	44.25	49686	07/10/2019
		2400	window envelopes-w/wtr	06/27/2019	44.25	.00	44.25	49686	07/10/2019
		2597	envelopes-b&p	07/17/2019	113.00	.00	113.00	49752	07/25/2019
		2597	window envelopes-admin	07/17/2019	113.00	.00	113.00	49752	07/25/2019
Total 4865:					403.00	.00	403.00		
5057	Hach Company	11505419	NTU cell wiper-wtr	06/12/2019	44.57	.00	44.57	49687	07/10/2019
		11536627	lab testing supplies-wtr	07/08/2019	293.89	.00	293.89	49753	07/25/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 5057:					338.46	.00	338.46		
5345	Heuton Tire Company, Inc.	146068	replacement tire-ps	07/05/2019	150.55	.00	150.55	49755	07/25/2019
Total 5345:					150.55	.00	150.55		
5593	Hy-Way Feed & Ranch Su	S054462	herbicide-pks	06/20/2019	80.00	.00	80.00	49689	07/10/2019
Total 5593:					80.00	.00	80.00		
5633	Impressions of Aspen Inc.	28725	ofc supplies-b&p	06/18/2019	61.14	.00	61.14	49690	07/10/2019
		28725	ofc supplies-admin	06/18/2019	28.16	.00	28.16	49690	07/10/2019
		28725	ofc supplies-town maint	06/18/2019	87.89	.00	87.89	49690	07/10/2019
		28725	ofc supplies-wtr	06/18/2019	9.86	.00	9.86	49690	07/10/2019
		28725	ofc supplies-w/wtr	06/18/2019	9.97	.00	9.97	49690	07/10/2019
		28761	ofc supplies-b&p	06/20/2019	26.40	.00	26.40	49690	07/10/2019
		28761	ofc supplies-admin	06/20/2019	61.08	.00	61.08	49690	07/10/2019
		28761	ofc supplies-wtr	06/20/2019	87.89	.00	87.89	49690	07/10/2019
		28761	ofc supplies-w/wtr	06/20/2019	87.89	.00	87.89	49690	07/10/2019
		28832	ofc supplies-admin	07/02/2019	13.80	.00	13.80	49690	07/10/2019
		28832	ofc supplies-ps	07/02/2019	35.96	.00	35.96	49690	07/10/2019
		28839	ofc supplies-admin	07/03/2019	17.98	.00	17.98	49690	07/10/2019
Total 5633:					528.02	.00	528.02		
5681	Innermountain Dist. Co.	495374	trssh bags-pks	06/20/2019	120.70	.00	120.70	49691	07/10/2019
		495376	paper towels-rec	06/21/2019	133.40	.00	133.40	49691	07/10/2019
Total 5681:					254.10	.00	254.10		
5849	Jeans Printing	191108	hiking brochure-econ dev	07/08/2019	370.34	.00	370.34	49757	07/25/2019
Total 5849:					370.34	.00	370.34		
6005	Juicy Acres	07112019	snap program reimb-admin	07/11/2019	28.00	.00	28.00	49758	07/25/2019
		07252019	snap prog reimb-admin	07/25/2019	9.00	.00	9.00	49781	07/26/2019
Total 6005:					37.00	.00	37.00		
6037	Karp, Neu, Hanlon, P.C.	18380	6/19 legal services-water	07/09/2019	60.00	.00	60.00	49692	07/10/2019
Total 6037:					60.00	.00	60.00		
6693	Lowes Business Acct/GEC	033027 6 6/1	repair supplies for town apt	07/17/2019	102.14	.00	102.14	49759	07/25/2019
		033027 6 6/1	sink parts-comm ctr	07/17/2019	44.54	.00	44.54	49759	07/25/2019
		033027 6 6/1	ratchet straps & bungees-p	07/17/2019	23.53	.00	23.53	49759	07/25/2019
		033027 6 6/1	wasp spray & demo saw bl	07/17/2019	10.39	.00	10.39	49759	07/25/2019
		033027 6 6/1	Parking lot paint @ VIX, as	07/17/2019	117.16	.00	117.16	49759	07/25/2019
		033027 6 6/1	hose & rope for DHD-pks	07/17/2019	39.82	.00	39.82	49759	07/25/2019
		033027 6 6/1	DHD buckets & lids for foa	07/17/2019	14.18	.00	14.18	49759	07/25/2019
		033027 6 6/1	DHD supplies-color cannon	07/17/2019	142.15	.00	142.15	49759	07/25/2019
		033027 6 6/1	DHD tape, glue, paint, bolt	07/17/2019	108.35	.00	108.35	49759	07/25/2019
		033027 6 6/1	DHD zipties,gap & cracks fi	07/17/2019	24.73	.00	24.73	49759	07/25/2019
		033027 6 6/1	air hose for dump truck-sts	07/17/2019	14.23	.00	14.23	49759	07/25/2019
		033027 6 6/1	concrete for sidewalk-sts	07/17/2019	145.68	.00	145.68	49759	07/25/2019
		033027 6 6/1	Red Rocks ditch liner-wtr	07/17/2019	94.96	.00	94.96	49759	07/25/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		033027 6 6/1	2 UV air compressors retur	07/17/2019	302.12-	.00	302.12-	49759	07/25/2019
		033027 6 6/1	air compressor for the UV-	07/17/2019	94.05	.00	94.05	49759	07/25/2019
		033027 6 6/1	exhaust fan-w/wtr	07/17/2019	58.89	.00	58.89	49759	07/25/2019
		330276 6/19	trash bags,gloves, tool box,	06/17/2019	179.18	.00	179.18	49693	07/10/2019
		330276 6/19	materials for concrete vally	06/17/2019	223.50	.00	223.50	49693	07/10/2019
		330276 6/19	Plumbing parts-wtr	06/17/2019	34.97	.00	34.97	49693	07/10/2019
		330276 6/19	Pipe fittings-wtr	06/17/2019	6.46	.00	6.46	49693	07/10/2019
		330276 6/19	Pipe fittings-wtr	06/17/2019	75.17	.00	75.17	49693	07/10/2019
		330276 6/19	M&O plant-wtr	06/17/2019	291.30	.00	291.30	49693	07/10/2019
		330276 6/19	Parts for digester pump an	06/17/2019	195.20	.00	195.20	49693	07/10/2019
		330276 6/19	M&O- w/wtp	06/17/2019	109.81	.00	109.81	49693	07/10/2019
		330276 6/19	Pipe fittings for centrifuge-	06/17/2019	42.32	.00	42.32	49693	07/10/2019
		330276 6/19	Bear Dance Park split rail f	06/17/2019	2,499.27	.00	2,499.27	49693	07/10/2019
		Total 6693:			4,389.86	.00	4,389.86		
6949	Master Automotive	29436	vehicle service-ps	06/19/2019	86.36	.00	86.36	49694	07/10/2019
		29535	vehicle repair-ps	07/09/2019	197.18	.00	197.18	49760	07/25/2019
		Total 6949:			283.54	.00	283.54		
7009	Maurer Miller, Amanda	127	7/19 judge fee-court	07/08/2019	800.00	.00	800.00	49761	07/25/2019
		Total 7009:			800.00	.00	800.00		
7345	Micro Plastics	127386	medals for hogback hustle-	07/09/2019	151.20	.00	151.20	49762	07/25/2019
		Total 7345:			151.20	.00	151.20		
7633	Mountain View Tree Farm	36317	mulch for Bear Dance Park	06/13/2019	1,230.00	.00	1,230.00	49696	07/10/2019
		36415	bush for median-sts	06/27/2019	19.95	.00	19.95	49696	07/10/2019
		Total 7633:			1,249.95	.00	1,249.95		
7637	Mountain Waste & Recycli	1847533	6/19 t/h trash	07/01/2019	31.00	.00	31.00	49697	07/10/2019
		1847533	6/19 comm ctr trash	07/01/2019	105.00	.00	105.00	49697	07/10/2019
		1847533	6/19 porta jons-pks	07/01/2019	897.75	.00	897.75	49697	07/10/2019
		1847533	6/19 public works trash	07/01/2019	283.50	.00	283.50	49697	07/10/2019
		1847533	6/19 w/water trash	07/01/2019	105.00	.00	105.00	49697	07/10/2019
		1855288	6/19 trash service	06/30/2019	26,683.16	.00	26,683.16	49697	07/10/2019
		Total 7637:			28,105.41	.00	28,105.41		
7961	New Castle Lions Club	2019 HOGB	hog back hustle revenue-re	07/21/2019	607.70	.00	607.70	49763	07/25/2019
		Total 7961:			607.70	.00	607.70		
8041	Nichols, Debbie	06302019	Jan-June mileage & exp-b	06/30/2019	10.35	.00	10.35	49699	07/10/2019
		06302019	Jan-June mileage & exp-ad	06/30/2019	.70	.00	.70	49699	07/10/2019
		06302019	Jan-June mileage & exp-ad	06/30/2019	29.99	.00	29.99	49699	07/10/2019
		06302019	Jan-June mileage & exp-ad	06/30/2019	8.48	.00	8.48	49699	07/10/2019
		06302019	Jan-June mileage & exp-t	06/30/2019	9.96	.00	9.96	49699	07/10/2019
		07082019	bank for lemonade-comm	07/08/2019	40.00	.00	40.00	49699	07/10/2019
		COSTCO 07	DHD condiments-pks	07/01/2019	24.69	.00	24.69	49699	07/10/2019
		JULY 2019	7/19 cell ph reimb-admin	07/01/2019	30.00	.00	30.00	49699	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 8041:					154.17	.00	154.17		
8209	Oldcastle SW Group, Inc	1296764	concrete for valley pan beh	06/11/2019	1,012.75	.00	1,012.75	49700	07/10/2019
Total 8209:					1,012.75	.00	1,012.75		
8357	Paper Wise	738043	doc shredding-admin	07/02/2019	40.00	.00	40.00	49764	07/25/2019
Total 8357:					40.00	.00	40.00		
8609	Pinnacol Assurance	19627784	workers comp ins-bldg/plan	07/09/2019	125.89	.00	125.89	49765	07/25/2019
		19627784	workers comp ins-admin	07/09/2019	265.03	.00	265.03	49765	07/25/2019
		19627784	workers comp ins-ps	07/09/2019	1,298.64	.00	1,298.64	49765	07/25/2019
		19627784	workers comp ins-town mai	07/09/2019	13.25	.00	13.25	49765	07/25/2019
		19627784	workers comp ins-rec	07/09/2019	284.91	.00	284.91	49765	07/25/2019
		19627784	workers comp ins-pks	07/09/2019	499.98	.00	499.98	49765	07/25/2019
		19627784	workers comp ins-sts	07/09/2019	616.19	.00	616.19	49765	07/25/2019
		19627784	workers comp ins-water	07/09/2019	847.69	.00	847.69	49765	07/25/2019
		19627784	workers comp ins-w/water	07/09/2019	686.42	.00	686.42	49765	07/25/2019
Total 8609:					4,638.00	.00	4,638.00		
8641	Pitney Bowes - Purchase P	8135 7.8.19	postage-b&p	07/08/2019	1.00	.00	1.00	49766	07/25/2019
		8135 7.8.19	postage-admin	07/08/2019	15.00	.00	15.00	49766	07/25/2019
		8135 7.8.19	postage-ps	07/08/2019	1.50	.00	1.50	49766	07/25/2019
		8135 7.8.19	postage-muni ct	07/08/2019	20.00	.00	20.00	49766	07/25/2019
		8135 7.8.19	postage-rec ctr	07/08/2019	27.75	.00	27.75	49766	07/25/2019
		8135 7.8.19	postage-sts	07/08/2019	27.75	.00	27.75	49766	07/25/2019
		8135 7.8.19	postage-wtr	07/08/2019	28.50	.00	28.50	49766	07/25/2019
		8135 7.8.19	postage-w/wtr	07/08/2019	28.50	.00	28.50	49766	07/25/2019
Total 8641:					150.00	.00	150.00		
8645	Pitney Bowes Global Finan	3309031985	2019 postage meter lease-	06/12/2019	41.82	.00	41.82	49701	07/10/2019
		3309031985	2019 postage meter lease-	06/12/2019	41.85	.00	41.85	49701	07/10/2019
		3309031985	2019 postage meter lease-	06/12/2019	41.85	.00	41.85	49701	07/10/2019
		3309031985	2019 postage meter lease-	06/12/2019	41.85	.00	41.85	49701	07/10/2019
Total 8645:					167.37	.00	167.37		
8697	Polydyne Inc.	1365648	poly-w/wtr	06/28/2019	2,310.12	.00	2,310.12	49702	07/10/2019
Total 8697:					2,310.12	.00	2,310.12		
9137	Regan, Tom	1553	RSOA course-Adam, Joe &	07/01/2019	90.00	.00	90.00	49703	07/10/2019
Total 9137:					90.00	.00	90.00		
9249	Ricoh USA, Inc.	5057021269	copies-ps	06/30/2019	22.60	.00	22.60	49704	07/10/2019
Total 9249:					22.60	.00	22.60		
9253	Riddile, Art	JULY 2019	7/19 mileage reimb-admin	07/22/2019	182.70	.00	182.70	49767	07/25/2019
		JUNE 2019	June 2019 mileage reimb	06/30/2019	113.68	.00	113.68	49705	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 9253:					296.38	.00	296.38		
9337	Rifle Truck & Trailer	6118	tail lights-pks	06/26/2019	44.95	.00	44.95	49706	07/10/2019
Total 9337:					44.95	.00	44.95		
9945	Schmueser, Gordon, Meye	93128A-309	eng fees-Lakota Sr Housin	06/24/2019	1,162.50	.00	1,162.50	49707	07/10/2019
		93128A-309	eng fees-plan reviews Eagl	06/24/2019	6,355.00	.00	6,355.00	49707	07/10/2019
		93128A-309	eng fees-LoVa Trail CC to	06/24/2019	840.00	.00	840.00	49707	07/10/2019
		93128A-309	eng fees-LoVa Trail West d	06/24/2019	5,724.75	.00	5,724.75	49707	07/10/2019
		93128A-309	eng svcs re: CDOT Exit 10	06/24/2019	620.00	.00	620.00	49707	07/10/2019
		93128A-309	eng fees-UV System-FML	06/24/2019	1,215.00	.00	1,215.00	49707	07/10/2019
Total 9945:					15,917.25	.00	15,917.25		
10385	Southeastern Security Con	144862	6/19 background checks-re	06/30/2019	35.00	.00	35.00	49708	07/10/2019
Total 10385:					35.00	.00	35.00		
10409	Specialty Incentives, Inc.	38084	key fob marketing supplies	07/03/2019	651.19	.00	651.19	49709	07/10/2019
Total 10409:					651.19	.00	651.19		
10677	Stripe A Lot, Inc.	1226	lane striping-sts	07/12/2019	4,583.71	.00	4,583.71	49768	07/25/2019
Total 10677:					4,583.71	.00	4,583.71		
10692	Stuver & Lemoine, P.C.	3645	court appointed atty-muni c	06/25/2019	37.50	.00	37.50	49710	07/10/2019
Total 10692:					37.50	.00	37.50		
10813	TASC	IN1538343	7/19 cafe plan-admin	06/21/2019	82.62	.00	82.62	49711	07/10/2019
Total 10813:					82.62	.00	82.62		
10913	The Pin Center	0719046	lapel pins-econ dev	07/08/2019	481.00	.00	481.00	49769	07/25/2019
Total 10913:					481.00	.00	481.00		
10925	The Upper Crust Inc	07112019	snap program reimb-admin	07/11/2019	38.00	.00	38.00	49770	07/25/2019
Total 10925:					38.00	.00	38.00		
11145	Tricounty Fire Protection, I	184754	fire ext recharge-ps	06/28/2019	135.00	.00	135.00	49712	07/10/2019
Total 11145:					135.00	.00	135.00		
11201	U.S. Bank N.A.	W08A092 D	wastewater loan principal	07/01/2019	179,404.52	.00	179,404.52	7302019	07/30/2019
		W08A092 D	wastewater loan interest	07/01/2019	87,750.60	.00	87,750.60	7302019	07/30/2019
Total 11201:					267,155.12	.00	267,155.12		
11285	Upper Case Printing, Ink	14656	7/19 newsletter-admin	07/05/2019	552.20	.00	552.20	49771	07/25/2019
Total 11285:					552.20	.00	552.20		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
11321	USA Bluebook	919214	rebuild kit for CL2 regulator	06/10/2019	386.27	.00	386.27	49713	07/10/2019
		934211CM	return of rebuild kit for CL2	06/25/2019	167.00-	.00	167.00-	49713	07/10/2019
		937330	CL2 regent sets for CL17-	06/28/2019	603.06	.00	603.06	49713	07/10/2019
		941176	lab supplies-w/wtr	07/03/2019	303.30	.00	303.30	49772	07/25/2019
Total 11321:					1,125.63	.00	1,125.63		
11345	Utility Notification Center-C	219060718	6/19 utility locates-water	06/30/2019	22.72	.00	22.72	49782	07/26/2019
		219060718	6/19 utility locates-w/wtr	06/30/2019	22.72	.00	22.72	49782	07/26/2019
Total 11345:					45.44	.00	45.44		
11493	Verizon Wireless	983365097	7/19 cell phones-b&p	07/26/2019	53.13	.00	53.13	49773	07/25/2019
		983365097	7/19 cell phones-admin	07/26/2019	106.26	.00	106.26	49773	07/25/2019
		983365097	7/19 cell phones-ps	07/26/2019	556.20	.00	556.20	49773	07/25/2019
		983365097	7/19 cell phones-rec	07/26/2019	89.31	.00	89.31	49773	07/25/2019
		983365097	7/19 cell phones-ps	07/26/2019	156.80	.00	156.80	49773	07/25/2019
		983365097	7/19 cell phones-sts	07/26/2019	123.79	.00	123.79	49773	07/25/2019
		983365097	7/19 cell phones-water	07/26/2019	162.45	.00	162.45	49773	07/25/2019
		983365097	7/19 cell phones-w/water	07/26/2019	187.20	.00	187.20	49773	07/25/2019
Total 11493:					1,435.14	.00	1,435.14		
11581	Wade, Tom	06262019	vehicle repair-ps	06/26/2019	304.59	.00	304.59	49714	07/10/2019
Total 11581:					304.59	.00	304.59		
11701	Wash-By U, Inc.	JUNE 2019	6/19 car washes-ps	06/30/2019	92.88	.00	92.88	49715	07/10/2019
		MAY 2019	5/19 car washes-ps	05/31/2019	89.42	.00	89.42	49715	07/10/2019
Total 11701:					182.30	.00	182.30		
11785	Wells Fargo, NA	C150152 8.1	CWCB loan principal-water	07/01/2019	21,461.86	.00	21,461.86	7312019	07/31/2019
		C150152 8.1	CWCB loan interest-water	07/01/2019	21,941.96	.00	21,941.96	7312019	07/31/2019
Total 11785:					43,403.82	.00	43,403.82		
11787	Wells Fargo Vendor	102284756	copies	06/24/2019	112.69	.00	112.69	49716	07/10/2019
Total 11787:					112.69	.00	112.69		
11909	Western Slope Consulting,	1011	consulting fees-b&p	07/03/2019	135.00	.00	135.00	49717	07/10/2019
Total 11909:					135.00	.00	135.00		
11929	Western Slope Trailer Sale	64429	tail lights-pks	06/26/2019	23.00	.00	23.00	49718	07/10/2019
Total 11929:					23.00	.00	23.00		
11994	Wilbur-Ellis Company	12819066	fertilizer/seed-pks	06/28/2019	1,036.75	.00	1,036.75	49719	07/10/2019
Total 11994:					1,036.75	.00	1,036.75		
12185	XCel Energy	52845 6/19	6/19 apt #115 electric	06/18/2019	13.66	.00	13.66	49720	07/10/2019
		52845 7/19	7/19 apt 115 electric	07/18/2019	13.09	.00	13.09	49774	07/25/2019
		52856 6/19	6/19 apt #112 electric	06/18/2019	17.67	.00	17.67	49720	07/10/2019
		52856 7/19	7/19 apt 112 electric	07/18/2019	14.40	.00	14.40	49774	07/25/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
		64344003	6/19 utilities-admin	06/26/2019	89.68	.00	89.68	49720	07/10/2019
		64344003	6/19 utilities-comm ctr	06/26/2019	344.62	.00	344.62	49720	07/10/2019
		64344003	6/19 utilities-pks	06/26/2019	113.79	.00	113.79	49720	07/10/2019
		64344003	6/19 utilities-sts	06/26/2019	110.31	.00	110.31	49720	07/10/2019
		64344003	6/19 utilities-street lights	06/26/2019	3,842.96	.00	3,842.96	49720	07/10/2019
		64344003	6/19 utilities-town hall	06/26/2019	89.68	.00	89.68	49720	07/10/2019
		64344003	6/19 utilities-wtr oper	06/26/2019	4,329.31	.00	4,329.31	49720	07/10/2019
		64344003	6/19 utilities-raw water	06/26/2019	1,481.19	.00	1,481.19	49720	07/10/2019
		64344003	6/19 utilities-town hall	06/26/2019	89.67	.00	89.67	49720	07/10/2019
		64344003	6/19 utilities-w/wtr oper	06/26/2019	7,134.04	.00	7,134.04	49720	07/10/2019
		64344003	6/19 utilities-w/wtr south	06/26/2019	123.06	.00	123.06	49720	07/10/2019
		Total 12185:			17,807.13	.00	17,807.13		
12189	Xerox Corporation	097378117	copier lease & copies-b&p	06/30/2019	132.74	.00	132.74	49721	07/10/2019
		097378117	copier lease & copies-admi	06/30/2019	132.77	.00	132.77	49721	07/10/2019
		097378117	copier lease & copies-rec	06/30/2019	132.74	.00	132.74	49721	07/10/2019
		097378117	copier lease & copies-wtr	06/30/2019	132.74	.00	132.74	49721	07/10/2019
		097378117	copier lease & copies-w/wa	06/30/2019	132.74	.00	132.74	49721	07/10/2019
		Total 12189:			663.73	.00	663.73		
12213	YipTel, LLC	8199190701	7/19 phone svc-admin	07/01/2019	190.13	.00	190.13	49783	07/26/2019
		8199190701	7/19 phone svc-ps	07/01/2019	143.51	.00	143.51	49783	07/26/2019
		8199190701	7/19 phone svc-rec	07/01/2019	85.12	.00	85.12	49783	07/26/2019
		8199190701	7/19 phone svc-pks	07/01/2019	68.37	.00	68.37	49783	07/26/2019
		8199190701	7/19 phone svc-sts	07/01/2019	68.37	.00	68.37	49783	07/26/2019
		8199190701	7/19 phone svc-water	07/01/2019	260.77	.00	260.77	49783	07/26/2019
		8199190701	7/19 phone svc-w/water	07/01/2019	260.77	.00	260.77	49783	07/26/2019
		Total 12213:			1,077.04	.00	1,077.04		
12233	Your Parts Haus	542254	batteries for CVR tank RTU	07/11/2019	533.32	.00	533.32	49775	07/25/2019
		Total 12233:			533.32	.00	533.32		
12269	Zancanella and Associates	23732	4/19 review purchase of wa	06/10/2019	1,361.50	.00	1,361.50	49722	07/10/2019
		Total 12269:			1,361.50	.00	1,361.50		
12334	Inky Hands Studio	2019 YOUTH	instructor-Summer Youth A	07/22/2019	328.00	.00	328.00	49756	07/25/2019
		Total 12334:			328.00	.00	328.00		
12354	CDHS Central Accounting	Q2 2019	Q2 2019 trauma fines	06/30/2019	150.00	.00	150.00	49658	07/10/2019
		Total 12354:			150.00	.00	150.00		
12419	McCormick, Nate	06082019	comm ctr deposit refund	06/08/2019	50.00	.00	50.00	49695	07/10/2019
		Total 12419:			50.00	.00	50.00		
12424	Gonzalez, Maria	06232019	comm ctr deposit refund	06/23/2019	200.00	.00	200.00	49685	07/10/2019
		Total 12424:			200.00	.00	200.00		
12429	Murillo, Julissa	06222019	comm ctr deposit refund	06/22/2019	200.00	.00	200.00	49698	07/10/2019

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Number	Check Issue Date
Total 12429:					200.00	.00	200.00		
12434	Garrison, Jacob & Crystal	459 RIO GR	refund of utility overpymt at	07/02/2019	30.90	.00	30.90	49683	07/10/2019
		459 RIO GR	refund of utility overpymt at	07/02/2019	30.89	.00	30.89	49683	07/10/2019
Total 12434:					61.79	.00	61.79		
12439	Colorado Assessors' Assoc	ADM916	local gov't levies course-Da	06/30/2019	20.00	.00	20.00	49661	07/10/2019
Total 12439:					20.00	.00	20.00		
12444	Bianco Plumbing, Heating	472	hose b.b repair-ps	06/03/2019	318.95	.00	318.95	49656	07/10/2019
Total 12444:					318.95	.00	318.95		
12449	Holton, Jennifer	07092019	tai chi summer session-rec	07/09/2019	384.00	.00	384.00	49688	07/10/2019
Total 12449:					384.00	.00	384.00		
12454	Ajax Mechanical Services	2643987	repair of lab UC unit-w/wtr	06/13/2019	268.72	.00	268.72	49733	07/25/2019
Total 12454:					268.72	.00	268.72		
12459	Bureau of Land Manageme	AUGUST 20	Estimate Use Fee-Rides &	07/22/2019	110.00	.00	110.00	49737	07/25/2019
Total 12459:					110.00	.00	110.00		
12464	Peaceful Playgrounds, Inc	1249	playground stencils-Liberty	06/17/2019	1,693.86	.00	1,693.86	49729	07/15/2019
Total 12464:					1,693.86	.00	1,693.86		
12469	Harju, Kaylin	07182019	snap program reimb-admin	07/18/2019	4.00	.00	4.00	49754	07/25/2019
Total 12469:					4.00	.00	4.00		
Grand Totals:					545,024.28	.00	545,024.28		

## Report Criteria:

Detail report type printed