

Council Request Update

May 5, 2016

Council Request 16-075 (Littleton Police Facility Renovation)

Requested by: Councilmember Barrentine

Assigned to: CMO

Request: Request for staff to look into the Littleton Police facility renovation.

Response: The response from City Manager Eric Keck outlines the process Littleton undertook to renovate their existing Police facility.

Council Request 16-086 (Englewood Specific Unemployment Rate)

Requested by: Mayor Jefferson

Assigned to: CMO

Request: Request for the unemployment rate for Englewood.

Response: Assistant City Manager Murphy Robinson provided the unemployment rate for Englewood.

Council Request 16-090 (TIF from General Ironworks Site)

Requested by: Councilmember Barrentine

Assigned to: CD

Request: Request for information regarding whether TIF will be generated from General Ironworks site.

Response: The attached memo from Senior Planner Harold Stitt outlines why no TIF revenue has been generated by the General Iron Works site.

Council Request 16-099 (Eminent Domain Minutes from Council Meeting)

Requested by: Councilmember Barrentine

Assigned to: CD/City Clerk

Request: Request for the minutes and materials from a Council meeting regarding eminent domain of a property at Lehow Avenue and Broadway along Big Dry Creek Trail.

Response: City Clerk Lou Ellis provided minutes and materials from the August 20, 2007, Council meeting where the eminent domain was discussed and voted upon.

2016 COUNCIL REQUESTS

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-031	1/19/2016	I	Barrentine	Legal Opinion - EURA Council Representative	CAO	1/22/2016		
16-032	1/12/2016	I	Russell	City Ditch - Oxford Repairs	PW	1/14/2016		1/21/2016
16-033	1/25/2016	I	Barrentine	EEF/EMRF Funds and By-Laws	EEF/EMRF	1/29/2016	3/1/2016	3/1/2016
16-034	1/25/2016	I	Barrentine	Board & Commission Eligibility Study Session	CMO	1/29/2016		1/27/2016
16-035	1/25/2016	I	Olson	StrengthsFinder/Birkman Assessment Costs	CMO	1/29/2016		3/17/2016
16-036	2/1/2016	I	Jefferson	Background: ERC Preschool Discontinuation	PRL	2/4/2016		2/3/2016
16-037	2/1/2016	I	Martinez	Study Session: Recreational Marijuana	CMO	2/4/2016		2/3/2016
16-038	2/1/2016	I	Gillit	Study Session: Council policies/conduct	CMO	2/4/2016		2/3/2016
16-039	2/1/2016	I	Barrentine	Charter Review - Council Voting/Abstentions	CAO	2/4/2016		
16-040	2/1/2016	I	Olson	Study Session: Green Vehicle Policy Review	CMO/PW	2/4/2016		2/3/2016
16-041	2/1/2016	I	Yates	Background: Public Intoxication Ordinance	PD	2/4/2016		2/2/2016
16-042	2/1/2016	I	Russell	Sewer Issue - 3400 block South Broadway	CD	2/4/2016		2/3/2016
16-043	2/1/2016	I	Jefferson	Business Notification of Regulation Changes	CMO/ALL	2/4/2016		2/3/2016
16-044	2/1/2016	I	Martinez	Service Line Warranty Cancellation Letter	CMO	2/4/2016		2/24/2016
16-045	2/1/2016	I	Martinez	Clayton Elementary Street Conditions (snow)	PW	2/4/2016		2/23/2016
16-046	2/1/2016	I	Martinez	CityCenter Evening Meeting Security	PD/EEF	2/4/2016		3/21/2016
16-047	2/1/2016	I	Council	Citizen of the Century Selection Information	CMO	2/4/2016		2/3/2016
16-048	2/3/2016	I	Jefferson	Englewood Depot Snow Removal Inquiry	PR	2/5/2016		3/4/2016
16-049	2/9/2016	I	Yates	Construction Defects Ordinance	CAO	2/12/2016		
16-050	2/13/2016	I	Barrentine	Economic Development Incentives Inquiry	CD	2/16/2016		2/16/2016
16-051	2/16/2016	S	Barrentine	Mayor/Manager/Attorney Mtg. Audio	CMO	2/19/2016		2/19/2016
16-052	2/16/2016	S	Barrentine	Meeting Audio Solution	CMO/IT	2/19/2016		2/23/2016
16-053	2/16/2016	S	Olson	Simon Center Sexual Harrassment Claims	PD	2/19/2016		2/19/2016
16-054	2/16/2016	S	Barrentine	Paseo Fence Inquiry	CD	2/19/2016		2/19/2016
16-055	2/22/2016	I	Council	FunFest Follow-up	PRL	2/25/2016		2/24/2016
16-056	3/1/2016	I	Barrentine	Paseo Fence Inquiry - Follow-up	CD	3/3/2016		3/2/2016
16-057	3/3/2016	S	Jefferson	Floyd & Bannock Code/Crime Concerns	PD	3/4/2016		3/7/2016
16-058	3/14/2016	I	Jefferson	Cherokee Kivas Construction Project Update	CD	3/17/2016		3/17/2016
16-059	3/14/2016	I	Olson	OpenEnglewood Statistics	FAS	3/17/2016		3/15/2016
16-060	3/14/2016	I	Olson	Comp. Plan Clarification - Belleview/Broadway	CD	3/17/2016		3/17/2016
16-061	3/14/2016	I	Jefferson	Microphones - Community Room	CMO	3/17/2016		3/15/2016
16-062	3/14/2016	I	Jefferson	Denver Fire - Late-night Lights and Sirens	CMO/PW	3/17/2016		4/7/2016
16-063	3/16/2016	I	Gillit	S. Lipan Code Violations - Trash	PD	3/21/2016		3/23/2016
16-064	3/18/2016	I	Gillit	3398 W. Grand Ave. -Remodelling Permit	CD	3/22/2016		3/18/2016

S = Service
I = Information

CA - City Attorney; CMO - City Manager's Office; CD - Community Development; EEF - Englewood Environmental Foundation
FAS - Finance and Administrative Services; PRL - Parks, Recreation Library; MC - Municipal Court; PW - Public Works; PD - Police Department; UT-
Utilities; WW - Wastewater Treatment Plant

Number	Request Date	Request Type	Requested by	Request	Assigned To	Due Date	Follow-up Date	Date Completed
16-065	3/21/2016	I	Council	Inquiries re: Marijuana Social Clubs	CAO	3/24/2016		4/11/2016
16-066	3/21/2016	I	Olson	Revenue Comparison Chart	FAS	3/24/2016		3/30/2016
16-067	3/21/2016	I	Olson	Financial Report - Color Consistency	FAS	3/24/2016		3/30/2016
16-068	3/21/2016	I	Barrentine	Code Enforcement Stats - Last 12 years	PD	3/24/2016		3/31/2016
16-069	3/21/2016	I	Barrentine	Alta Cherry Hills - Map Corrections	CD	3/24/2016		3/30/2016
16-070	3/21/2016	I	Yates	City Ditch/Private Property Fencing	UT/PW	3/24/2016		4/18/2016
16-071	3/21/2016	I	Council	Economic Development Incentive Policy Update	CD	3/24/2016		3/24/2016
16-072	3/28/2016	I	Jefferson	ACE Business Survey Results to Council	CD	3/31/2016		3/29/2016
16-073	3/28/2016	I	Olson	Street Conditions - Xcel Energy Follow-up	PW	3/31/2016		4/1/2016
16-074	3/28/2016	I	Jefferson	Englewood Marketing Plan	CMO/CD	3/31/2016		3/30/2016
16-075	3/28/2016	I	Barrentine	Littleton Police Facility Renovation	CMO	3/31/2016		4/29/2016
16-076	3/29/2016	I	Olson	Economic Incentives Analysis	CD/FAS	3/31/2016		4/27/2016
16-077	4/5/2016	I	Olson	Equal Employment Opportunity- Job Posts, EEO La	FAS	4/8/2016		
16-078	4/5/2016	I	Olson	Cherokee Kivas - Meeting Update	BD/CMO/CA/CD	4/8/2016		
16-079	4/5/2016	I	Council	New Comp Plan - Arts & Crafts Home Preservation	CD	4/8/2016		4/6/2016
16-080	4/5/2016	I	Gillit	Checklist for building projects/remodels	BD	4/8/2016		4/7/2016
16-081	4/5/2016	I	Yates	Over-the-counter permitting for 10 most Common	BD	4/8/2016		4/7/2016
16-082	4/5/2016	I	Barrentine	Report of all EMRF expenses since 1999	FAS	4/8/2016		4/20/2016
16-083	4/6/2016	S	Jefferson	E-Notifications for Community Development News/Communications		4/8/2016		4/6/2016
16-084	4/7/2016	I	Gillit	4856 S. Lipan St. trailer parked illegally in front of a	PD	4/11/2016		4/7/2016
16-085	4/11/2016	I	Gillit	Status and type of tenant that will use space at Oxf	CD	4/14/2016		4/11/2016
16-086	4/11/2016	I	Jefferson	Englewood specific unemployment stats	CMO	4/15/2016		
16-087	4/11/2016	I	Olson	Impact of industrial development in a 1st tier subur	CD	4/15/2016		4/14/2016
16-088	4/11/2016	I	Olson	A primer sheet on the PUD process	CD	4/15/2016		4/14/2016
16-089	4/11/2016	I	Jefferson	Residential development positive/negative to a co	CD	4/15/2016		4/14/2016
16-090	4/11/2016	I	Council	Will TIF be generated from General Ironworks site?	CD/FAS	4/15/2016		5/4/2016
16-091	4/11/2016	I	Russell	Role of Council liaison to a Board/Commission	CMO	4/15/2016		4/27/2016
16-092	4/12/2016	I	Yates	What code requires the use of General Contractor	CD	4/15/2016		4/13/2016
16-093	4/12/2016	I	Yates	Cost to have SAFEbuilt run Building Department	CD/FAS	4/15/2016		
16-094	4/18/2016	I	Barrentine	Process of moving alternate to regular on B&Cs	CMO	4/21/2016		4/19/2016
16-095	4/18/2016	I	Yates	Provide the code that requires the use of General C	CD	4/21/2016		4/21/2016
16-096	4/21/2016	S	Jefferson	Get the lights working on gateway entry sign 2700 S	PR&L	4/26/2016		
16-097	4/25/2016	I	Russell	List of all zone changes in past 5 years	CD	4/28/2016		4/28/2016
16-098	4/25/2016	I	Barrentine	Unsafe tree 4898 S. Lincoln St.	CAO/PD	4/28/2016		
16-099	4/28/2016	I	Barrentine	Minutes from Council meeting re: Eminent domain	CD	5/3/2016		4/29/2016
16-100	4/28/2016	I	Barrentine	The process which established Englewood Housing	CAO/CMO	5/3/2016		

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TO: Honorable Mayor and Members of the City Council

FROM: Eric A. Keck, City Manager

DATE: 28 April 2016

SUBJECT: Council Request 16-075 Littleton Police Facility Renovation

As requested by the City Council, I contacted my counterpart in Littleton to establish a meeting date to discuss the Littleton Police Department facility and how they were able to renovate and expand their facility.

On Monday, April 25, I met with Michael Penny, Police Chief Doug Stephens, and Finance Director Doug Farmen and discussed their facility. Prior to 2012, the City of Littleton sought to issue debt to renovate and expand their 6,766 square-foot police building. The voters denied the request for additional funding. The City of Littleton then was blessed with a fortuitous receipt of one-time money from a utility matter which afforded them with approximately \$5.8 million to apply to capital projects. The City then hired Intergroup Architects and Saunders Construction to design and build a 14,250 sf addition to their existing police building and refurbish the space that they had. The resultant 21,016 sf building is well constructed and has great space for evidence processing and storage and has integrated technology to meet the demands of today.

The Littleton PD has 73 sworn personnel and 26 civilians that work out of the building. Through the collaborative use of space available in the Littleton City Hall, they have adequate room to operate but not too much room to grow.

While the Littleton PD facility is a good example of renovation and expansion, there are some stark contrasts to the Englewood situation. First, the City of Englewood does not have a large capital reserve to pay cash for a new facility. Secondly, building professionals who have examined the Englewood Police Department building have all recommended that it would be cost prohibitive to refurbish the existing structure and recommended a completely new facility be constructed.

Staff is currently working with the PFM Group to analyze different financing options to complete the building and is engaging architects to help with space planning to determine the scope of the project. Previous studies of this needed project have determined that a facility of approximately 35,000 square feet would be needed. However, this will be reanalyzed as part of the work that will soon be ongoing. We will continue to prepare a needs analysis and cost estimate and bring this forward when it is complete for the City Council to examine and provide direction upon.

Please do not hesitate to contact me with any questions or concerns with this request.



TO: Mayor Jefferson and Council

FROM: Murphy Robinson

DATE: May 3, 2016

SUBJECT: Council Request 16-086 (Englewood specific Unemployment rate)

Please see the attachments regarding Englewood's unemployment rate.

TITLE	YEAR	WF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Fountain city, CO	2015	LF	11451	11404	11365	11453	11552	11670	11663	11584	11609	11574	11465	11422	11518
Fountain city, CO	2015	EM	10646	10679	10663	10795	10910	10928	10956	10995	11027	11046	10942	10923	10876
Fountain city, CO	2015	UN	805	725	702	658	642	742	707	589	582	528	523	499	642
Fountain city, CO	2015	RT	7	6.4	6.2	5.7	5.6	6.4	6.1	5.1	5	4.6	4.6	4.4	5.6
Fort Collins city, CO	2015	LF	87597	88668	88617	89558	91031	91986	90931	90978	91181	91622	91097	90232	90292
Fort Collins city, CO	2015	EM	84154	85148	85402	86624	88051	88775	88100	88358	88968	89264	88659	87819	87444
Fort Collins city, CO	2015	UN	3443	3520	3215	2934	2980	3211	2831	2620	2213	2358	2438	2413	2848
Fort Collins city, CO	2015	RT	3.9	4	3.6	3.3	3.3	3.5	3.1	2.9	2.4	2.6	2.7	2.7	3.2
Englewood city, CO	2015	LF	19157	19162	19076	19123	19197	19306	19310	19322	19334	19314	19241	19126	19222
Englewood city, CO	2015	EM	18192	18215	18181	18378	18483	18564	18619	18666	18661	18691	18601	18473	18477
Englewood city, CO	2015	UN	965	947	895	745	714	742	691	656	673	623	640	653	745
Englewood city, CO	2015	RT	5	4.9	4.7	3.9	3.7	3.8	3.6	3.4	3.5	3.2	3.3	3.4	3.9
Commerce City city, CO	2015	LF	25618	25617	25569	25603	25717	25917	25923	25843	25749	25704	25650	25582	25708
Commerce City city, CO	2015	EM	24090	24160	24128	24382	24531	24676	24747	24784	24782	24794	24693	24543	24526
Commerce City city, CO	2015	UN	1528	1457	1441	1221	1186	1241	1176	1059	967	910	957	1039	1182
Commerce City city, CO	2015	RT	6	5.7	5.6	4.8	4.6	4.8	4.5	4.1	3.8	3.5	3.7	4.1	4.6
Colorado Springs city, CO	2015	LF	214906	215084	214636	215535	217460	218666	218578	218184	217863	218166	216513	216162	216813
Colorado Springs city, CO	2015	EM	202634	203263	202958	205467	207657	207992	208524	209266	209878	210238	208267	207898	207004
Colorado Springs city, CO	2015	UN	12272	11821	11678	10068	9803	10674	10054	8918	7985	7928	8246	8264	9809
Colorado Springs city, CO	2015	RT	5.7	5.5	5.4	4.7	4.5	4.9	4.6	4.1	3.7	3.6	3.8	3.8	4.5
Centennial city, CO	2015	LF	59655	59693	59514	59939	60226	60605	60564	60566	60321	60390	60129	59672	60106
Centennial city, CO	2015	EM	57033	57105	57000	57616	57947	58201	58374	58520	58506	58600	58316	57915	57928
Centennial city, CO	2015	UN	2622	2588	2514	2323	2279	2404	2190	2046	1815	1790	1813	1757	2178
Centennial city, CO	2015	RT	4.4	4.3	4.2	3.9	3.8	4	3.6	3.4	3	3	3	2.9	3.6
Castle Rock town, CO	2015	LF	29159	29209	29103	29304	29441	29606	29617	29639	29539	29595	29466	29267	29412
Castle Rock town, CO	2015	EM	28010	28062	28011	28315	28474	28606	28695	28761	28759	28795	28660	28473	28468
Castle Rock town, CO	2015	UN	1149	1147	1092	989	967	1000	922	878	780	800	806	794	944
Castle Rock town, CO	2015	RT	3.9	3.9	3.8	3.4	3.3	3.4	3.1	3	2.6	2.7	2.7	2.7	3.2
Brighton city, CO	2015	LF	17742	17769	17760	17845	17940	18085	18126	18032	17917	17935	17900	17801	17905
Brighton city, CO	2015	EM	16744	16795	16772	16946	17049	17146	17192	17218	17219	17230	17160	17055	17044
Brighton city, CO	2015	UN	998	974	988	899	891	939	934	814	698	705	740	746	861
Brighton city, CO	2015	RT	5.6	5.5	5.6	5	5	5.2	5.2	4.5	3.9	3.9	4.1	4.2	4.8
Boulder city, CO	2015	LF	60266	60258	59990	60213	60639	60483	60287	60111	60679	61158	60561	59716	60364
Boulder city, CO	2015	EM	58156	58022	57936	58278	58612	58232	58331	58319	59200	59601	58988	58260	58495
Boulder city, CO	2015	UN	2110	2236	2054	1935	2027	2251	1956	1792	1479	1557	1573	1456	1869
Boulder city, CO	2015	RT	3.5	3.7	3.4	3.2	3.3	3.7	3.2	3	2.4	2.5	2.6	2.4	3.1
Aurora city, CO	2015	LF	180610	180372	179916	180727	181581	182908	183001	182726	182040	182156	181418	180316	181481
Aurora city, CO	2015	EM	171172	171419	171113	172958	173958	174747	175266	175684	175646	175906	175068	173881	173902
Aurora city, CO	2015	UN	9438	8953	8803	7769	7623	8161	7735	7042	6394	6250	6350	6435	7579
Aurora city, CO	2015	RT	5.2	5	4.9	4.3	4.2	4.5	4.2	3.9	3.5	3.4	3.5	3.6	4.2
Arvada city, CO	2015	LF	62319	62269	62084	62480	62816	63256	63248	63225	63018	63100	62773	62361	62746
Arvada city, CO	2015	EM	59572	59633	59535	60164	60536	60817	60981	61126	61095	61196	60909	60475	60503
Arvada city, CO	2015	UN	2747	2636	2549	2316	2280	2439	2267	2099	1923	1904	1864	1886	2243
Arvada city, CO	2015	RT	4.4	4.2	4.1	3.7	3.6	3.9	3.6	3.3	3.1	3	3	3	3.6
Yuma County, CO	2015	LF	4862	5062	5183	5002	5238	5658	5512	5283	5111	5043	5176	5296	5202
Yuma County, CO	2015	EM	4702	4890	5016	4868	5095	5501	5370	5153	5002	4927	5056	5189	5064
Yuma County, CO	2015	UN	160	172	167	134	143	157	142	130	109	116	120	107	138
Yuma County, CO	2015	RT	3.3	3.4	3.2	2.7	2.7	2.8	2.6	2.5	2.1	2.3	2.3	2	2.7
Washington County, CO	2015	LF	2643	2763	2811	2743	2835	2972	2867	2784	2742	2723	2816	2872	2797
Washington County, CO	2015	EM	2570	2678	2727	2670	2756	2888	2796	2715	2683	2661	2757	2814	2726
Washington County, CO	2015	UN	73	85	84	73	79	84	71	69	59	62	59	58	71
Washington County, CO	2015	RT	2.8	3.1	3	2.7	2.8	2.8	2.5	2.5	2.2	2.3	2.1	2	2.5
Teller County, CO	2015	LF	11588	11562	11518	11537	11629	11674	11645	11649	11622	11664	11573	11521	11599
Teller County, CO	2015	EM	10907	10892	10875	11003	11134	11136	11150	11204	11217	11264	11152	11098	11086
Teller County, CO	2015	UN	681	670	643	534	495	538	495	445	405	400	421	423	513
Teller County, CO	2015	RT	5.9	5.8	5.6	4.6	4.3	4.6	4.3	3.8	3.5	3.4	3.6	3.7	4.4
Sedgwick County, CO	2015	LF	1076	1113	1148	1101	1160	1224	1214	1146	1147	1155	1180	1204	1156
Sedgwick County, CO	2015	EM	1030	1065	1103	1058	1122	1177	1173	1111	1114	1124	1151	1178	1117
Sedgwick County, CO	2015	UN	46	48	45	43	38	47	41	35	33	31	29	26	39
Sedgwick County, CO	2015	RT	4.3	4.3	3.9	3.9	3.9	3.3	3.8	3.4	3.1	2.9	2.7	2.5	3.4
San Miguel County, CO	2015	LF	5766	5738	5665	4959	4326	4945	5138	5047	5028	4791	4614	5766	5149
San Miguel County, CO	2015	EM	5568	5556	5484	4652	4017	4761	4995	4917	4914	4655	4332	5627	4957
San Miguel County, CO	2015	UN	198	182	181	307	309	184	143	130	114	136	282	139	192
San Miguel County, CO	2015	RT	3.4	3.2	3.2	6.2	7.1	3.7	2.8	2.6	2.3	2.8	6.1	2.4	3.7

TITLE	YEAR	WF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
San Juan County, CO	2015	LF	441	426	417	394	486	559	603	583	537	493	396	453	482
San Juan County, CO	2015	EM	413	397	388	372	468	542	589	566	521	478	376	433	462
San Juan County, CO	2015	UN	28	29	29	22	18	17	14	17	16	15	20	20	20
San Juan County, CO	2015	RT	6.3	6.8	7	5.6	3.7	3	2.3	2.9	3	3	5.1	4.4	4.1
Saguache County, CO	2015	LF	3004	3030	3074	3063	3141	3224	3193	3096	3082	3046	3148	3211	3110
Saguache County, CO	2015	EM	2776	2818	2872	2890	2961	3017	2962	2885	2897	2906	3000	3050	2920
Saguache County, CO	2015	UN	228	212	202	173	180	207	231	211	185	140	148	161	190
Saguache County, CO	2015	RT	7.6	7	6.6	5.6	5.7	6.4	7.2	6.8	6	4.6	4.7	5	6.1
Rio Grande County, CO	2015	LF	4721	4819	4880	4768	4977	5276	5185	4963	4859	4781	4855	4978	4922
Rio Grande County, CO	2015	EM	4285	4414	4500	4451	4686	4946	4873	4680	4621	4562	4624	4710	4613
Rio Grande County, CO	2015	UN	436	405	380	317	291	330	312	283	238	219	231	268	309
Rio Grande County, CO	2015	RT	9.2	8.4	7.8	6.6	5.8	6.3	6	5.7	4.9	4.6	4.8	5.4	6.3
Rio Blanco County, CO	2015	LF	2767	2782	2811	2779	2848	2973	2901	2831	2860	2845	2831	2846	2839
Rio Blanco County, CO	2015	EM	2597	2606	2634	2623	2704	2808	2753	2692	2736	2720	2697	2700	2689
Rio Blanco County, CO	2015	UN	170	176	177	156	144	165	148	139	124	125	134	146	150
Rio Blanco County, CO	2015	RT	6.1	6.3	6.3	5.6	5.1	5.5	5.1	4.9	4.3	4.4	4.7	5.1	5.3
Prowers County, CO	2015	LF	5742	5816	5886	5793	5930	6094	6006	5779	5679	5727	5842	5945	5854
Prowers County, CO	2015	EM	5483	5559	5628	5558	5684	5819	5741	5542	5468	5520	5634	5740	5615
Prowers County, CO	2015	UN	259	257	258	235	246	275	265	237	211	207	208	205	239
Prowers County, CO	2015	RT	4.5	4.4	4.4	4.1	4.1	4.5	4.4	4.1	3.7	3.6	3.6	3.4	4.1
Pitkin County, CO	2015	LF	11132	11061	10982	10732	10435	10873	10923	10740	10370	10504	10552	11287	10799
Pitkin County, CO	2015	EM	10731	10665	10611	10329	9739	10407	10597	10442	10094	10048	9985	10961	10384
Pitkin County, CO	2015	UN	401	396	371	403	696	466	326	298	276	456	567	326	415
Pitkin County, CO	2015	RT	3.6	3.6	3.4	3.8	6.7	4.3	3	2.8	2.7	4.3	5.4	2.9	3.8
Phillips County, CO	2015	LF	2229	2329	2380	2294	2471	2612	2551	2421	2323	2320	2389	2388	2392
Phillips County, CO	2015	EM	2164	2255	2315	2240	2416	2550	2493	2364	2278	2270	2341	2339	2335
Phillips County, CO	2015	UN	65	74	65	54	55	62	58	57	45	50	48	49	57
Phillips County, CO	2015	RT	2.9	3.2	2.7	2.4	2.2	2.4	2.3	2.4	1.9	2.2	2	2.1	2.4
Park County, CO	2015	LF	9433	9406	9403	9407	9500	9572	9548	9534	9476	9509	9467	9386	9470
Park County, CO	2015	EM	9022	8998	9000	9074	9171	9232	9228	9245	9213	9240	9206	9111	9145
Park County, CO	2015	UN	411	408	403	333	329	340	320	289	263	269	261	275	325
Park County, CO	2015	RT	4.4	4.3	4.3	3.5	3.5	3.6	3.4	3	2.8	2.8	2.8	2.9	3.4
Ouray County, CO	2015	LF	2088	2032	2034	2058	2187	2355	2411	2328	2230	2185	2111	2124	2179
Ouray County, CO	2015	EM	1970	1919	1922	1947	2085	2267	2326	2252	2161	2114	2033	2037	2086
Ouray County, CO	2015	UN	118	113	112	111	102	88	85	76	69	71	78	87	93
Ouray County, CO	2015	RT	5.7	5.6	5.5	5.4	4.7	3.7	3.5	3.3	3.1	3.2	3.7	4.1	4.3
Otero County, CO	2015	LF	7786	7876	7907	7957	8037	8211	8165	7913	7893	7996	8028	8078	7988
Otero County, CO	2015	EM	7165	7297	7355	7481	7577	7709	7701	7521	7539	7641	7652	7669	7526
Otero County, CO	2015	UN	621	579	552	476	460	502	464	392	354	355	376	409	462
Otero County, CO	2015	RT	8	7.4	7	6	5.7	6.1	5.7	5	4.5	4.4	4.7	5.1	5.8
Montezuma County, CO	2015	LF	12195	12209	12139	12271	12680	12829	12733	12584	12388	12563	12522	12675	12483
Montezuma County, CO	2015	EM	11290	11309	11268	11549	12004	12122	12071	11990	11842	12022	11901	12001	11781
Montezuma County, CO	2015	UN	905	900	871	722	676	707	662	594	546	541	621	674	702
Montezuma County, CO	2015	RT	7.4	7.4	7.2	5.9	5.3	5.5	5.2	4.7	4.4	4.3	5	5.3	5.6
Mineral County, CO	2015	LF	464	473	508	361	401	467	485	459	402	374	383	462	437
Mineral County, CO	2015	EM	452	454	487	341	385	452	469	445	390	358	369	450	421
Mineral County, CO	2015	UN	12	19	21	20	16	15	16	14	12	16	14	12	16
Mineral County, CO	2015	RT	2.6	4	4.1	5.5	4	3.2	3.3	3.1	3	4.3	3.7	2.6	3.7
Lincoln County, CO	2015	LF	2086	2147	2177	2144	2221	2293	2267	2183	2132	2130	2165	2200	2178
Lincoln County, CO	2015	EM	1996	2049	2082	2065	2144	2213	2198	2119	2075	2070	2108	2134	2104
Lincoln County, CO	2015	UN	90	98	95	79	77	80	69	64	57	60	57	66	74
Lincoln County, CO	2015	RT	4.3	4.6	4.4	3.7	3.5	3.5	3	2.9	2.7	2.8	2.6	3	3.4
Las Animas County, CO	2015	LF	6263	6280	6287	6166	6277	6269	6125	5999	6043	6227	6249	6248	6203
Las Animas County, CO	2015	EM	5827	5866	5876	5821	5934	5880	5747	5679	5756	5955	5974	5945	5855
Las Animas County, CO	2015	UN	436	414	411	345	343	389	378	320	287	272	275	303	348
Las Animas County, CO	2015	RT	7	6.6	6.5	5.6	5.5	6.2	6.2	5.3	4.7	4.4	4.4	4.8	5.6
Lake County, CO	2015	LF	4882	4846	4854	4539	4240	4423	4532	4518	4456	4459	4514	5011	4606
Lake County, CO	2015	EM	4669	4637	4631	4352	4031	4237	4365	4370	4328	4317	4359	4864	4430
Lake County, CO	2015	UN	213	209	223	187	209	186	167	148	128	142	155	147	176
Lake County, CO	2015	RT	4.4	4.3	4.6	4.1	4.9	4.2	3.7	3.3	2.9	3.2	3.4	2.9	3.8
Kit Carson County, CO	2015	LF	4187	4299	4420	4280	4475	4718	4590	4422	4328	4299	4353	4474	4404
Kit Carson County, CO	2015	EM	4062	4166	4295	4170	4367	4599	4490	4324	4244	4204	4257	4380	4297
Kit Carson County, CO	2015	UN	125	133	125	110	108	119	100	98	84	95	96	94	107
Kit Carson County, CO	2015	RT	3	3.1	2.8	2.6	2.4	2.5	2.2	2.2	1.9	2.2	2.2	2.1	2.4

TITLE	YEAR	WF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
Kiowa County, CO	2015	LF	738	762	801	785	796	864	827	803	774	772	781	812	793
Kiowa County, CO	2015	EM	714	735	775	763	772	838	803	782	759	755	767	798	772
Kiowa County, CO	2015	UN	24	27	26	22	24	26	24	21	15	17	14	14	21
Kiowa County, CO	2015	RT	3.3	3.5	3.2	2.8	3	3	2.9	2.6	1.9	2.2	1.8	1.7	2.6
Jefferson County, CO	2015	LF	309388	309478	308589	310102	311806	313817	313878	313733	312606	313065	311724	309457	311470
Jefferson County, CO	2015	EM	295909	296195	295703	298832	300679	302063	302872	303603	303450	303962	302525	300365	300513
Jefferson County, CO	2015	UN	13479	13283	12886	11270	11127	11754	11006	10130	9156	9103	9199	9092	10957
Jefferson County, CO	2015	RT	4.4	4.3	4.2	3.6	3.6	3.7	3.5	3.2	2.9	2.9	3	2.9	3.5
Jackson County, CO	2015	LF	772	794	823	822	878	971	937	901	843	784	784	775	840
Jackson County, CO	2015	EM	740	760	784	788	836	932	906	874	819	760	760	750	809
Jackson County, CO	2015	UN	32	34	39	34	42	39	31	27	24	24	24	25	31
Jackson County, CO	2015	RT	4.1	4.3	4.7	4.1	4.8	4	3.3	3	2.8	3.1	3.1	3.2	3.7
Huerfano County, CO	2015	LF	2317	2351	2363	2313	2415	2502	2463	2399	2361	2353	2395	2361	2383
Huerfano County, CO	2015	EM	2070	2112	2135	2132	2248	2308	2273	2235	2223	2218	2240	2194	2199
Huerfano County, CO	2015	UN	247	239	228	181	167	194	190	164	138	135	155	167	184
Huerfano County, CO	2015	RT	10.7	10.2	9.6	7.8	6.9	7.8	7.7	6.8	5.8	5.7	6.5	7.1	7.7
Hinsdale County, CO	2015	LF	395	391	389	416	444	511	560	497	468	413	394	402	440
Hinsdale County, CO	2015	EM	377	374	373	403	431	498	546	486	457	402	385	390	427
Hinsdale County, CO	2015	UN	18	17	16	13	13	13	14	11	11	11	9	12	13
Hinsdale County, CO	2015	RT	4.6	4.3	4.1	3.1	2.9	2.5	2.5	2.2	2.4	2.7	2.3	3	3
Gunnison County, CO	2015	LF	9783	9890	9988	9507	9275	9968	10279	10031	9835	9551	9563	10347	9835
Gunnison County, CO	2015	EM	9403	9514	9650	9191	8943	9666	10018	9796	9630	9320	9312	10115	9547
Gunnison County, CO	2015	UN	380	376	338	316	332	302	261	235	205	231	251	232	288
Gunnison County, CO	2015	RT	3.9	3.8	3.4	3.3	3.6	3	2.5	2.3	2.1	2.4	2.6	2.2	2.9
Grand County, CO	2015	LF	9705	9491	9646	8807	8091	9201	9596	9279	8807	8409	8940	10123	9175
Grand County, CO	2015	EM	9338	9119	9287	8504	7760	8886	9320	9037	8589	8170	8701	9880	8883
Grand County, CO	2015	UN	367	372	359	303	331	315	276	242	218	239	239	243	292
Grand County, CO	2015	RT	3.8	3.9	3.7	3.4	4.1	3.4	2.9	2.6	2.5	2.8	2.7	2.4	3.2
Gilpin County, CO	2015	LF	3468	3470	3456	3471	3483	3509	3506	3504	3494	3503	3485	3455	3483
Gilpin County, CO	2015	EM	3328	3326	3321	3355	3379	3395	3401	3411	3406	3413	3398	3370	3375
Gilpin County, CO	2015	UN	140	144	135	116	104	114	105	93	88	90	87	85	108
Gilpin County, CO	2015	RT	4	4.1	3.9	3.3	3	3.2	3	2.7	2.5	2.6	2.5	2.5	3.1
Garfield County, CO	2015	LF	31785	31726	31583	30461	28752	30760	31192	30539	29487	29275	29223	32194	30581
Garfield County, CO	2015	EM	30166	30102	29963	29146	27437	29439	29995	29489	28523	28309	28169	31054	29316
Garfield County, CO	2015	UN	1619	1624	1620	1315	1315	1321	1197	1050	964	966	1054	1140	1265
Garfield County, CO	2015	RT	5.1	5.1	5.1	4.3	4.6	4.3	3.8	3.4	3.3	3.3	3.6	3.5	4.1
El Paso County, CO	2015	LF	305332	305540	304862	306095	308859	310560	310389	309810	309420	309842	307485	307036	307936
El Paso County, CO	2015	EM	287536	288428	287995	291556	294663	295139	295894	296946	297815	298325	295528	295005	293736
El Paso County, CO	2015	UN	17796	17112	16867	14539	14196	15421	14495	12864	11605	11517	11957	12031	14200
El Paso County, CO	2015	RT	5.8	5.6	5.5	4.7	4.6	5	4.7	4.2	3.8	3.7	3.9	3.9	4.6
Elbert County, CO	2015	LF	13034	13094	13090	13134	13288	13497	13427	13355	13271	13264	13266	13183	13242
Elbert County, CO	2015	EM	12508	12570	12609	12690	12858	13049	13026	12987	12946	12914	12919	12830	12826
Elbert County, CO	2015	UN	526	524	481	444	430	448	401	368	325	350	347	353	416
Elbert County, CO	2015	RT	4	4	3.7	3.4	3.2	3.3	3	2.8	2.4	2.6	2.6	2.7	3.1
Douglas County, CO	2015	LF	169959	170313	169695	170820	171761	172892	172949	172907	172325	172668	171883	170651	171569
Douglas County, CO	2015	EM	163593	163892	163597	165372	166301	167072	167592	167974	167964	168178	167386	166294	166268
Douglas County, CO	2015	UN	6366	6421	6098	5448	5460	5820	5357	4933	4361	4490	4497	4357	5301
Douglas County, CO	2015	RT	3.7	3.8	3.6	3.2	3.2	3.4	3.1	2.9	2.5	2.6	2.6	2.6	3.1
Dolores County, CO	2015	LF	1684	1743	1738	1591	1501	1390	1192	1074	1022	1135	1186	1203	1371
Dolores County, CO	2015	EM	1636	1692	1687	1544	1454	1345	1155	1037	988	1102	1145	1167	1329
Dolores County, CO	2015	UN	48	51	51	47	47	45	37	37	34	33	41	36	42
Dolores County, CO	2015	RT	2.9	2.9	2.9	3	3.1	3.2	3.1	3.4	3.3	2.9	3.5	3	3.1
Denver County/city, CO	2015	LF	371031	371018	370109	371584	373272	375589	375882	375589	374496	374734	373168	370832	373109
Denver County/city, CO	2015	EM	353671	354179	353531	357356	359401	361000	362089	362967	362900	363446	361700	359253	359291
Denver County/city, CO	2015	UN	17360	16839	16578	14228	13871	14589	13793	12622	11596	11288	11468	11579	13818
Denver County/city, CO	2015	RT	4.7	4.5	4.5	3.8	3.7	3.9	3.7	3.4	3.1	3	3.1	3.1	3.7
Delta County, CO	2015	LF	13164	13253	13481	13344	13709	14071	13904	13624	13496	13614	13660	13910	13603
Delta County, CO	2015	EM	12222	12323	12545	12536	12936	13285	13136	12935	12854	12990	12993	13192	12829
Delta County, CO	2015	UN	942	930	936	808	773	786	768	689	642	624	667	718	774
Delta County, CO	2015	RT	7.2	7	6.9	6.1	5.6	5.6	5.5	5.1	4.8	4.6	4.9	5.2	5.7
Custer County, CO	2015	LF	1945	1930	1908	1905	1991	2116	2126	2043	2026	2054	2012	1995	2004
Custer County, CO	2015	EM	1850	1836	1821	1835	1921	2042	2060	1981	1972	1998	1949	1935	1933
Custer County, CO	2015	UN	95	94	87	70	70	74	66	62	54	56	63	60	71
Custer County, CO	2015	RT	4.9	4.9	4.6	3.7	3.5	3.5	3.1	3	2.7	2.7	3.1	3	3.5

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ST080000000000	Colorado	2016	LF	2832771	2869557	2874645
ST080000000000	Colorado	2016	EM	2741337	2774305	2773807
ST080000000000	Colorado	2016	UN	91434	95252	100838
ST080000000000	Colorado	2016	RT	3.2	3.3	3.5
SA0882100000000	Otero-Crowley, CO LMA	2016	LF	9429	9507	9323
SA0882100000000	Otero-Crowley, CO LMA	2016	EM	8990	9054	8843
SA0882100000000	Otero-Crowley, CO LMA	2016	UN	439	453	480
SA0882100000000	Otero-Crowley, CO LMA	2016	RT	4.7	4.8	5.1
SA0880140000000	Alamosa-Conejos, CO LMA	2016	LF	11792	11878	11757
SA0880140000000	Alamosa-Conejos, CO LMA	2016	EM	11281	11353	11207
SA0880140000000	Alamosa-Conejos, CO LMA	2016	UN	511	525	550
SA0880140000000	Alamosa-Conejos, CO LMA	2016	RT	4.3	4.4	4.7
PT0883835059000	Westminster city, Jefferson County part, CO	2016	LF	25966	26365	26495
PT0883835059000	Westminster city, Jefferson County part, CO	2016	EM	25235	25573	25653
PT0883835059000	Westminster city, Jefferson County part, CO	2016	UN	731	792	842
PT0883835059000	Westminster city, Jefferson County part, CO	2016	RT	2.8	3	3.2
PT0883835001000	Westminster city, Adams County part, CO	2016	LF	36544	37061	37273
PT0883835001000	Westminster city, Adams County part, CO	2016	EM	35335	35818	35907
PT0883835001000	Westminster city, Adams County part, CO	2016	UN	1209	1243	1366
PT0883835001000	Westminster city, Adams County part, CO	2016	RT	3.3	3.4	3.7
PT0854330123000	Northglenn city, Weld County part, CO	2016	LF	11	11	11
PT0854330123000	Northglenn city, Weld County part, CO	2016	EM	11	11	11
PT0854330123000	Northglenn city, Weld County part, CO	2016	UN	0	0	0
PT0854330123000	Northglenn city, Weld County part, CO	2016	RT	0	0	0
PT0854330001000	Northglenn city, Adams County part, CO	2016	LF	20333	20668	20716
PT0854330001000	Northglenn city, Adams County part, CO	2016	EM	19628	19896	19946
PT0854330001000	Northglenn city, Adams County part, CO	2016	UN	705	772	770
PT0854330001000	Northglenn city, Adams County part, CO	2016	RT	3.5	3.7	3.7
PT0845970123000	Longmont city, Weld County part, CO	2016	LF	52	51	51
PT0845970123000	Longmont city, Weld County part, CO	2016	EM	48	49	49
PT0845970123000	Longmont city, Weld County part, CO	2016	UN	4	2	2
PT0845970123000	Longmont city, Weld County part, CO	2016	RT	7.7	3.9	3.9
PT0845970013000	Longmont city, Boulder County part, CO	2016	LF	47806	48329	48380
PT0845970013000	Longmont city, Boulder County part, CO	2016	EM	46230	46718	46737
PT0845970013000	Longmont city, Boulder County part, CO	2016	UN	1576	1611	1643
PT0845970013000	Longmont city, Boulder County part, CO	2016	RT	3.3	3.3	3.4
PT0845255059000	Littleton city, Jefferson County part, CO	2016	LF	1315	1337	1345
PT0845255059000	Littleton city, Jefferson County part, CO	2016	EM	1291	1308	1312
PT0845255059000	Littleton city, Jefferson County part, CO	2016	UN	24	29	33
PT0845255059000	Littleton city, Jefferson County part, CO	2016	RT	1.8	2.2	2.5
PT0845255005000	Littleton city, Arapahoe County part, CO	2016	LF	22312	22667	22764
PT0845255005000	Littleton city, Arapahoe County part, CO	2016	EM	21655	21947	22019
PT0845255005000	Littleton city, Arapahoe County part, CO	2016	UN	657	720	745
PT0845255005000	Littleton city, Arapahoe County part, CO	2016	RT	2.9	3.2	3.3
PT0808675123000	Brighton city, Weld County part, CO	2016	LF	416	425	423
PT0808675123000	Brighton city, Weld County part, CO	2016	EM	408	414	413
PT0808675123000	Brighton city, Weld County part, CO	2016	UN	8	11	10
PT0808675123000	Brighton city, Weld County part, CO	2016	RT	1.9	2.6	2.4
PT0808675001000	Brighton city, Adams County part, CO	2016	LF	17385	17627	17684
PT0808675001000	Brighton city, Adams County part, CO	2016	EM	16671	16899	16941
PT0808675001000	Brighton city, Adams County part, CO	2016	UN	714	728	743
PT0808675001000	Brighton city, Adams County part, CO	2016	RT	4.1	4.1	4.2
PT0804000035000	Aurora city, Douglas County part, CO	2016	LF	177	178	178
PT0804000035000	Aurora city, Douglas County part, CO	2016	EM	170	172	173
PT0804000035000	Aurora city, Douglas County part, CO	2016	UN	7	6	5
PT0804000035000	Aurora city, Douglas County part, CO	2016	RT	4	3.4	2.8
PT0804000005000	Aurora city, Arapahoe County part, CO	2016	LF	160548	162775	163661
PT0804000005000	Aurora city, Arapahoe County part, CO	2016	EM	155198	157289	157807
PT0804000005000	Aurora city, Arapahoe County part, CO	2016	UN	5350	5486	5854
PT0804000005000	Aurora city, Arapahoe County part, CO	2016	RT	3.3	3.4	3.6
PT0804000001000	Aurora city, Adams County part, CO	2016	LF	19562	19849	19971
PT0804000001000	Aurora city, Adams County part, CO	2016	EM	18783	19040	19088
PT0804000001000	Aurora city, Adams County part, CO	2016	UN	779	809	883
PT0804000001000	Aurora city, Adams County part, CO	2016	RT	4	4.1	4.4

AREA	TITLE	YEAR	WF	JAN	FEB	MAR
PT0803455059000	Arvada city, Jefferson County part, CO	2016	LF	60496	61385	61688
PT0803455059000	Arvada city, Jefferson County part, CO	2016	EM	58733	59520	59706
PT0803455059000	Arvada city, Jefferson County part, CO	2016	UN	1763	1865	1982
PT0803455059000	Arvada city, Jefferson County part, CO	2016	RT	2.9	3	3.2
PT0803455001000	Arvada city, Adams County part, CO	2016	LF	1907	1936	1957
PT0803455001000	Arvada city, Adams County part, CO	2016	EM	1862	1888	1892
PT0803455001000	Arvada city, Adams County part, CO	2016	UN	45	48	65
PT0803455001000	Arvada city, Adams County part, CO	2016	RT	2.4	2.5	3.3
MT0839380000000	Pueblo, CO Metropolitan Statistical Area	2016	LF	71531	72427	72779
MT0839380000000	Pueblo, CO Metropolitan Statistical Area	2016	EM	68157	69008	69170
MT0839380000000	Pueblo, CO Metropolitan Statistical Area	2016	UN	3374	3419	3609
MT0839380000000	Pueblo, CO Metropolitan Statistical Area	2016	RT	4.7	4.7	5
MT0824540000000	Greeley, CO Metropolitan Statistical Area	2016	LF	147119	149356	149435
MT0824540000000	Greeley, CO Metropolitan Statistical Area	2016	EM	142202	144187	143939
MT0824540000000	Greeley, CO Metropolitan Statistical Area	2016	UN	4917	5169	5496
MT0824540000000	Greeley, CO Metropolitan Statistical Area	2016	RT	3.3	3.5	3.7
MT0824300000000	Grand Junction, CO Metropolitan Statistical Area	2016	LF	70971	72120	72629
MT0824300000000	Grand Junction, CO Metropolitan Statistical Area	2016	EM	66963	68193	68356
MT0824300000000	Grand Junction, CO Metropolitan Statistical Area	2016	UN	4008	3927	4273
MT0824300000000	Grand Junction, CO Metropolitan Statistical Area	2016	RT	5.6	5.4	5.9
MT0822660000000	Fort Collins, CO Metropolitan Statistical Area	2016	LF	179569	183275	183689
MT0822660000000	Fort Collins, CO Metropolitan Statistical Area	2016	EM	174471	177902	178052
MT0822660000000	Fort Collins, CO Metropolitan Statistical Area	2016	UN	5098	5373	5637
MT0822660000000	Fort Collins, CO Metropolitan Statistical Area	2016	RT	2.8	2.9	3.1
MT0819740000000	Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	2016	LF	1496951	1518725	1526056
MT0819740000000	Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	2016	EM	1451815	1471424	1475894
MT0819740000000	Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	2016	UN	45136	47301	50162
MT0819740000000	Denver-Aurora-Lakewood, CO Metropolitan Statistical Area	2016	RT	3	3.1	3.3
MT0817820000000	Colorado Springs, CO Metropolitan Statistical Area	2016	LF	316851	321168	322810
MT0817820000000	Colorado Springs, CO Metropolitan Statistical Area	2016	EM	304868	308801	309778
MT0817820000000	Colorado Springs, CO Metropolitan Statistical Area	2016	UN	11983	12367	13032
MT0817820000000	Colorado Springs, CO Metropolitan Statistical Area	2016	RT	3.8	3.9	4
MT0814500000000	Boulder, CO Metropolitan Statistical Area	2016	LF	176236	178422	178764
MT0814500000000	Boulder, CO Metropolitan Statistical Area	2016	EM	171776	173592	173661
MT0814500000000	Boulder, CO Metropolitan Statistical Area	2016	UN	4460	4830	5103
MT0814500000000	Boulder, CO Metropolitan Statistical Area	2016	RT	2.5	2.7	2.9
MC0844540000000	Sterling, CO Micropolitan Statistical Area	2016	LF	11306	11314	11085
MC0844540000000	Sterling, CO Micropolitan Statistical Area	2016	EM	10985	10972	10734
MC0844540000000	Sterling, CO Micropolitan Statistical Area	2016	UN	321	342	351
MC0844540000000	Sterling, CO Micropolitan Statistical Area	2016	RT	2.8	3	3.2
MC0844460000000	Steamboat Springs, CO Micropolitan Statistical Area	2016	LF	15714	15686	15309
MC0844460000000	Steamboat Springs, CO Micropolitan Statistical Area	2016	EM	15373	15327	14923
MC0844460000000	Steamboat Springs, CO Micropolitan Statistical Area	2016	UN	341	359	386
MC0844460000000	Steamboat Springs, CO Micropolitan Statistical Area	2016	RT	2.2	2.3	2.5
MC0833940000000	Montrose, CO Micropolitan Statistical Area	2016	LF	19955	20152	19778
MC0833940000000	Montrose, CO Micropolitan Statistical Area	2016	EM	19010	19243	18840
MC0833940000000	Montrose, CO Micropolitan Statistical Area	2016	UN	945	909	938
MC0833940000000	Montrose, CO Micropolitan Statistical Area	2016	RT	4.7	4.5	4.7
MC0824060000000	Glenwood Springs, CO Micropolitan Statistical Area	2016	LF	43018	42894	42224
MC0824060000000	Glenwood Springs, CO Micropolitan Statistical Area	2016	EM	41602	41432	40691
MC0824060000000	Glenwood Springs, CO Micropolitan Statistical Area	2016	UN	1416	1462	1533
MC0824060000000	Glenwood Springs, CO Micropolitan Statistical Area	2016	RT	3.3	3.4	3.6
MC0822820000000	Fort Morgan, CO Micropolitan Statistical Area	2016	LF	15209	15118	14749
MC0822820000000	Fort Morgan, CO Micropolitan Statistical Area	2016	EM	14664	14570	14159
MC0822820000000	Fort Morgan, CO Micropolitan Statistical Area	2016	UN	545	548	590
MC0822820000000	Fort Morgan, CO Micropolitan Statistical Area	2016	RT	3.6	3.6	4
MC0820780000000	Edwards, CO Micropolitan Statistical Area	2016	LF	37054	37051	36515
MC0820780000000	Edwards, CO Micropolitan Statistical Area	2016	EM	36266	36212	35629
MC0820780000000	Edwards, CO Micropolitan Statistical Area	2016	UN	788	839	886
MC0820780000000	Edwards, CO Micropolitan Statistical Area	2016	RT	2.1	2.3	2.4
MC0820420000000	Durango, CO Micropolitan Statistical Area	2016	LF	30630	30627	30340
MC0820420000000	Durango, CO Micropolitan Statistical Area	2016	EM	29712	29642	29328
MC0820420000000	Durango, CO Micropolitan Statistical Area	2016	UN	918	985	1012
MC0820420000000	Durango, CO Micropolitan Statistical Area	2016	RT	3	3.2	3.3

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MC0818780000000	Craig, CO Micropolitan Statistical Area	2016	LF	7388	7342	7303
MC0818780000000	Craig, CO Micropolitan Statistical Area	2016	EM	7058	7010	6946
MC0818780000000	Craig, CO Micropolitan Statistical Area	2016	UN	330	332	357
MC0818780000000	Craig, CO Micropolitan Statistical Area	2016	RT	4.5	4.5	4.9
MC0815860000000	Canon City, CO Micropolitan Statistical Area	2016	LF	14900	15001	14915
MC0815860000000	Canon City, CO Micropolitan Statistical Area	2016	EM	14126	14204	14066
MC0815860000000	Canon City, CO Micropolitan Statistical Area	2016	UN	774	797	849
MC0815860000000	Canon City, CO Micropolitan Statistical Area	2016	RT	5.2	5.3	5.7
MC0814720000000	Breckenridge, CO Micropolitan Statistical Area	2016	LF	24582	24640	24392
MC0814720000000	Breckenridge, CO Micropolitan Statistical Area	2016	EM	24199	24225	23959
MC0814720000000	Breckenridge, CO Micropolitan Statistical Area	2016	UN	383	415	433
MC0814720000000	Breckenridge, CO Micropolitan Statistical Area	2016	RT	1.6	1.7	1.8
CT0884440000000	Wheat Ridge city, CO	2016	LF	16288	16514	16615
CT0884440000000	Wheat Ridge city, CO	2016	EM	15666	15876	15926
CT0884440000000	Wheat Ridge city, CO	2016	UN	622	638	689
CT0884440000000	Wheat Ridge city, CO	2016	RT	3.8	3.9	4.1
CT0883835000000	Westminster city, CO	2016	LF	62510	63426	63768
CT0883835000000	Westminster city, CO	2016	EM	60570	61391	61560
CT0883835000000	Westminster city, CO	2016	UN	1940	2035	2208
CT0883835000000	Westminster city, CO	2016	RT	3.1	3.2	3.5
CT0877290000000	Thornton city, CO	2016	LF	69824	70841	71133
CT0877290000000	Thornton city, CO	2016	EM	67480	68403	68573
CT0877290000000	Thornton city, CO	2016	UN	2344	2438	2560
CT0877290000000	Thornton city, CO	2016	RT	3.4	3.4	3.6
CT0862000000000	Pueblo city, CO	2016	LF	46009	46591	46827
CT0862000000000	Pueblo city, CO	2016	EM	43647	44192	44296
CT0862000000000	Pueblo city, CO	2016	UN	2362	2399	2531
CT0862000000000	Pueblo city, CO	2016	RT	5.1	5.1	5.4
CT0857630000000	Parker town, CO	2016	LF	27935	28347	28498
CT0857630000000	Parker town, CO	2016	EM	27207	27576	27664
CT0857630000000	Parker town, CO	2016	UN	728	771	834
CT0857630000000	Parker town, CO	2016	RT	2.6	2.7	2.9
CT0854330000000	Northglenn city, CO	2016	LF	20344	20679	20727
CT0854330000000	Northglenn city, CO	2016	EM	19639	19907	19957
CT0854330000000	Northglenn city, CO	2016	UN	705	772	770
CT0854330000000	Northglenn city, CO	2016	RT	3.5	3.7	3.7
CT0846465000000	Loveland city, CO	2016	LF	38658	39421	39470
CT0846465000000	Loveland city, CO	2016	EM	37325	38059	38092
CT0846465000000	Loveland city, CO	2016	UN	1333	1362	1378
CT0846465000000	Loveland city, CO	2016	RT	3.4	3.5	3.5
CT0845970000000	Longmont city, CO	2016	LF	47858	48380	48431
CT0845970000000	Longmont city, CO	2016	EM	46278	46767	46786
CT0845970000000	Longmont city, CO	2016	UN	1580	1613	1645
CT0845970000000	Longmont city, CO	2016	RT	3.3	3.3	3.4
CT0845255000000	Littleton city, CO	2016	LF	23627	24004	24109
CT0845255000000	Littleton city, CO	2016	EM	22946	23255	23331
CT0845255000000	Littleton city, CO	2016	UN	681	749	778
CT0845255000000	Littleton city, CO	2016	RT	2.9	3.1	3.2
CT0843000000000	Lakewood city, CO	2016	LF	80272	81442	81836
CT0843000000000	Lakewood city, CO	2016	EM	77790	78833	79080
CT0843000000000	Lakewood city, CO	2016	UN	2482	2609	2756
CT0843000000000	Lakewood city, CO	2016	RT	3.1	3.2	3.4
CT0841835000000	Lafayette city, CO	2016	LF	15591	15792	15833
CT0841835000000	Lafayette city, CO	2016	EM	15214	15374	15380
CT0841835000000	Lafayette city, CO	2016	UN	377	418	453
CT0841835000000	Lafayette city, CO	2016	RT	2.4	2.6	2.9
CT0832155000000	Greeley city, CO	2016	LF	49196	49948	49965
CT0832155000000	Greeley city, CO	2016	EM	47390	48052	47969
CT0832155000000	Greeley city, CO	2016	UN	1806	1896	1996
CT0832155000000	Greeley city, CO	2016	RT	3.7	3.8	4
CT0831660000000	Grand Junction city, CO	2016	LF	28816	29250	29505
CT0831660000000	Grand Junction city, CO	2016	EM	26884	27378	27444
CT0831660000000	Grand Junction city, CO	2016	UN	1932	1872	2061
CT0831660000000	Grand Junction city, CO	2016	RT	6.7	6.4	7

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CT0827865000000	Fountain city, CO	2016	LF	11362	11541	11593
CT0827865000000	Fountain city, CO	2016	EM	10878	11018	11053
CT0827865000000	Fountain city, CO	2016	UN	484	523	540
CT0827865000000	Fountain city, CO	2016	RT	4.3	4.5	4.7
CT0827425000000	Fort Collins city, CO	2016	LF	89851	91744	91988
CT0827425000000	Fort Collins city, CO	2016	EM	87497	89218	89293
CT0827425000000	Fort Collins city, CO	2016	UN	2354	2526	2695
CT0827425000000	Fort Collins city, CO	2016	RT	2.6	2.8	2.9
CT0824785000000	Englewood city, CO	2016	LF	19126	19391	19502
CT0824785000000	Englewood city, CO	2016	EM	18502	18751	18813
CT0824785000000	Englewood city, CO	2016	UN	624	640	689
CT0824785000000	Englewood city, CO	2016	RT	3.3	3.3	3.5
CT0816495000000	Commerce City city, CO	2016	LF	25698	25984	26045
CT0816495000000	Commerce City city, CO	2016	EM	24579	24915	24977
CT0816495000000	Commerce City city, CO	2016	UN	1119	1069	1068
CT0816495000000	Commerce City city, CO	2016	RT	4.4	4.1	4.1
CT0816000000000	Colorado Springs city, CO	2016	LF	214994	217914	218990
CT0816000000000	Colorado Springs city, CO	2016	EM	207040	209715	210374
CT0816000000000	Colorado Springs city, CO	2016	UN	7954	8199	8616
CT0816000000000	Colorado Springs city, CO	2016	RT	3.7	3.8	3.9
CT0812815000000	Centennial city, CO	2016	LF	59712	60590	60902
CT0812815000000	Centennial city, CO	2016	EM	58006	58787	58981
CT0812815000000	Centennial city, CO	2016	UN	1706	1803	1921
CT0812815000000	Centennial city, CO	2016	RT	2.9	3	3.2
CT0812415000000	Castle Rock town, CO	2016	LF	29303	29712	29879
CT0812415000000	Castle Rock town, CO	2016	EM	28511	28897	28989
CT0812415000000	Castle Rock town, CO	2016	UN	792	815	890
CT0812415000000	Castle Rock town, CO	2016	RT	2.7	2.7	3
CT0808675000000	Brighton city, CO	2016	LF	17801	18052	18107
CT0808675000000	Brighton city, CO	2016	EM	17079	17313	17354
CT0808675000000	Brighton city, CO	2016	UN	722	739	753
CT0808675000000	Brighton city, CO	2016	RT	4.1	4.1	4.2
CT0807850000000	Boulder city, CO	2016	LF	60054	60882	61009
CT0807850000000	Boulder city, CO	2016	EM	58716	59337	59361
CT0807850000000	Boulder city, CO	2016	UN	1338	1545	1648
CT0807850000000	Boulder city, CO	2016	RT	2.2	2.5	2.7
CT0804000000000	Aurora city, CO	2016	LF	180287	182802	183810
CT0804000000000	Aurora city, CO	2016	EM	174151	176501	177068
CT0804000000000	Aurora city, CO	2016	UN	6136	6301	6742
CT0804000000000	Aurora city, CO	2016	RT	3.4	3.4	3.7
CT0803455000000	Arvada city, CO	2016	LF	62403	63321	63645
CT0803455000000	Arvada city, CO	2016	EM	60595	61408	61598
CT0803455000000	Arvada city, CO	2016	UN	1808	1913	2047
CT0803455000000	Arvada city, CO	2016	RT	2.9	3	3.2
CN0812500000000	Yuma County, CO	2016	LF	5415	5449	5206
CN0812500000000	Yuma County, CO	2016	EM	5303	5324	5078
CN0812500000000	Yuma County, CO	2016	UN	112	125	128
CN0812500000000	Yuma County, CO	2016	RT	2.1	2.3	2.5
CN0812100000000	Washington County, CO	2016	LF	2940	2991	2891
CN0812100000000	Washington County, CO	2016	EM	2879	2928	2825
CN0812100000000	Washington County, CO	2016	UN	61	63	66
CN0812100000000	Washington County, CO	2016	RT	2.1	2.1	2.3
CN0811900000000	Teller County, CO	2016	LF	11500	11660	11731
CN0811900000000	Teller County, CO	2016	EM	11080	11217	11259
CN0811900000000	Teller County, CO	2016	UN	420	443	472
CN0811900000000	Teller County, CO	2016	RT	3.7	3.8	4
CN0811500000000	Sedgwick County, CO	2016	LF	1204	1221	1196
CN0811500000000	Sedgwick County, CO	2016	EM	1180	1191	1166
CN0811500000000	Sedgwick County, CO	2016	UN	24	30	30
CN0811500000000	Sedgwick County, CO	2016	RT	2	2.5	2.5
CN0811300000000	San Miguel County, CO	2016	LF	6190	6188	6055
CN0811300000000	San Miguel County, CO	2016	EM	6076	6065	5924
CN0811300000000	San Miguel County, CO	2016	UN	114	123	131
CN0811300000000	San Miguel County, CO	2016	RT	1.8	2	2.2

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CN081110000000	San Juan County, CO	2016	LF	454	444	431
CN081110000000	San Juan County, CO	2016	EM	433	420	407
CN081110000000	San Juan County, CO	2016	UN	21	24	24
CN081110000000	San Juan County, CO	2016	RT	4.6	5.4	5.6
CN081090000000	Saguache County, CO	2016	LF	3275	3260	3166
CN081090000000	Saguache County, CO	2016	EM	3123	3112	3019
CN081090000000	Saguache County, CO	2016	UN	152	148	147
CN081090000000	Saguache County, CO	2016	RT	4.6	4.5	4.6
CN081050000000	Rio Grande County, CO	2016	LF	5034	5075	4923
CN081050000000	Rio Grande County, CO	2016	EM	4760	4801	4650
CN081050000000	Rio Grande County, CO	2016	UN	274	274	273
CN081050000000	Rio Grande County, CO	2016	RT	5.4	5.4	5.5
CN081030000000	Rio Blanco County, CO	2016	LF	2799	2807	2770
CN081030000000	Rio Blanco County, CO	2016	EM	2667	2655	2607
CN081030000000	Rio Blanco County, CO	2016	UN	132	152	163
CN081030000000	Rio Blanco County, CO	2016	RT	4.7	5.4	5.9
CN080990000000	Prowers County, CO	2016	LF	6043	6046	5879
CN080990000000	Prowers County, CO	2016	EM	5840	5830	5657
CN080990000000	Prowers County, CO	2016	UN	203	216	222
CN080990000000	Prowers County, CO	2016	RT	3.4	3.6	3.8
CN080970000000	Pitkin County, CO	2016	LF	11110	11077	10909
CN080970000000	Pitkin County, CO	2016	EM	10864	10817	10637
CN080970000000	Pitkin County, CO	2016	UN	246	260	272
CN080970000000	Pitkin County, CO	2016	RT	2.2	2.3	2.5
CN080950000000	Phillips County, CO	2016	LF	2455	2486	2379
CN080950000000	Phillips County, CO	2016	EM	2410	2434	2325
CN080950000000	Phillips County, CO	2016	UN	45	52	54
CN080950000000	Phillips County, CO	2016	RT	1.8	2.1	2.3
CN080930000000	Park County, CO	2016	LF	9441	9576	9613
CN080930000000	Park County, CO	2016	EM	9170	9286	9301
CN080930000000	Park County, CO	2016	UN	271	290	312
CN080930000000	Park County, CO	2016	RT	2.9	3	3.2
CN080910000000	Ouray County, CO	2016	LF	2157	2124	2098
CN080910000000	Ouray County, CO	2016	EM	2068	2026	2000
CN080910000000	Ouray County, CO	2016	UN	89	98	98
CN080910000000	Ouray County, CO	2016	RT	4.1	4.6	4.7
CN080890000000	Otero County, CO	2016	LF	8105	8170	8010
CN080890000000	Otero County, CO	2016	EM	7713	7768	7582
CN080890000000	Otero County, CO	2016	UN	392	402	428
CN080890000000	Otero County, CO	2016	RT	4.8	4.9	5.3
CN080830000000	Montezuma County, CO	2016	LF	12431	12408	12193
CN080830000000	Montezuma County, CO	2016	EM	11712	11700	11428
CN080830000000	Montezuma County, CO	2016	UN	719	708	765
CN080830000000	Montezuma County, CO	2016	RT	5.8	5.7	6.3
CN080790000000	Mineral County, CO	2016	LF	490	492	521
CN080790000000	Mineral County, CO	2016	EM	476	480	507
CN080790000000	Mineral County, CO	2016	UN	14	12	14
CN080790000000	Mineral County, CO	2016	RT	2.9	2.4	2.7
CN080730000000	Lincoln County, CO	2016	LF	2222	2242	2197
CN080730000000	Lincoln County, CO	2016	EM	2165	2180	2130
CN080730000000	Lincoln County, CO	2016	UN	57	62	67
CN080730000000	Lincoln County, CO	2016	RT	2.6	2.8	3
CN080710000000	Las Animas County, CO	2016	LF	6370	6379	6285
CN080710000000	Las Animas County, CO	2016	EM	6056	6068	5948
CN080710000000	Las Animas County, CO	2016	UN	314	311	337
CN080710000000	Las Animas County, CO	2016	RT	4.9	4.9	5.4
CN080650000000	Lake County, CO	2016	LF	5224	5181	5126
CN080650000000	Lake County, CO	2016	EM	5091	5048	4988
CN080650000000	Lake County, CO	2016	UN	133	133	138
CN080650000000	Lake County, CO	2016	RT	2.5	2.6	2.7
CN080630000000	Kit Carson County, CO	2016	LF	4637	4647	4555
CN080630000000	Kit Carson County, CO	2016	EM	4538	4544	4447
CN080630000000	Kit Carson County, CO	2016	UN	99	103	108
CN080630000000	Kit Carson County, CO	2016	RT	2.1	2.2	2.4

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CN080610000000	Kiowa County, CO	2016	LF	810	810	793
CN080610000000	Kiowa County, CO	2016	EM	796	795	775
CN080610000000	Kiowa County, CO	2016	UN	14	15	18
CN080610000000	Kiowa County, CO	2016	RT	1.7	1.9	2.3
CN080590000000	Jefferson County, CO	2016	LF	309732	314305	315812
CN080590000000	Jefferson County, CO	2016	EM	300962	304995	305951
CN080590000000	Jefferson County, CO	2016	UN	8770	9310	9861
CN080590000000	Jefferson County, CO	2016	RT	2.8	3	3.1
CN080570000000	Jackson County, CO	2016	LF	794	797	776
CN080570000000	Jackson County, CO	2016	EM	771	769	743
CN080570000000	Jackson County, CO	2016	UN	23	28	33
CN080570000000	Jackson County, CO	2016	RT	2.9	3.5	4.3
CN080550000000	Huerfano County, CO	2016	LF	2369	2405	2369
CN080550000000	Huerfano County, CO	2016	EM	2194	2234	2195
CN080550000000	Huerfano County, CO	2016	UN	175	171	174
CN080550000000	Huerfano County, CO	2016	RT	7.4	7.1	7.3
CN080530000000	Hinsdale County, CO	2016	LF	380	376	373
CN080530000000	Hinsdale County, CO	2016	EM	368	365	361
CN080530000000	Hinsdale County, CO	2016	UN	12	11	12
CN080530000000	Hinsdale County, CO	2016	RT	3.2	2.9	3.2
CN080510000000	Gunnison County, CO	2016	LF	10299	10436	10439
CN080510000000	Gunnison County, CO	2016	EM	10073	10201	10191
CN080510000000	Gunnison County, CO	2016	UN	226	235	248
CN080510000000	Gunnison County, CO	2016	RT	2.2	2.3	2.4
CN080490000000	Grand County, CO	2016	LF	10432	10155	10230
CN080490000000	Grand County, CO	2016	EM	10169	9883	9933
CN080490000000	Grand County, CO	2016	UN	263	272	297
CN080490000000	Grand County, CO	2016	RT	2.5	2.7	2.9
CN080470000000	Gilpin County, CO	2016	LF	3465	3515	3529
CN080470000000	Gilpin County, CO	2016	EM	3380	3425	3435
CN080470000000	Gilpin County, CO	2016	UN	85	90	94
CN080470000000	Gilpin County, CO	2016	RT	2.5	2.6	2.7
CN080450000000	Garfield County, CO	2016	LF	31908	31817	31315
CN080450000000	Garfield County, CO	2016	EM	30738	30615	30054
CN080450000000	Garfield County, CO	2016	UN	1170	1202	1261
CN080450000000	Garfield County, CO	2016	RT	3.7	3.8	4
CN080410000000	El Paso County, CO	2016	LF	305351	309508	311079
CN080410000000	El Paso County, CO	2016	EM	293788	297584	298519
CN080410000000	El Paso County, CO	2016	UN	11563	11924	12560
CN080410000000	El Paso County, CO	2016	RT	3.8	3.9	4
CN080390000000	Elbert County, CO	2016	LF	13260	13461	13446
CN080390000000	Elbert County, CO	2016	EM	12917	13092	13056
CN080390000000	Elbert County, CO	2016	UN	343	369	390
CN080390000000	Elbert County, CO	2016	RT	2.6	2.7	2.9
CN080350000000	Douglas County, CO	2016	LF	170694	173277	174153
CN080350000000	Douglas County, CO	2016	EM	166515	168771	169308
CN080350000000	Douglas County, CO	2016	UN	4179	4506	4845
CN080350000000	Douglas County, CO	2016	RT	2.4	2.6	2.8
CN080330000000	Dolores County, CO	2016	LF	1212	1239	1202
CN080330000000	Dolores County, CO	2016	EM	1175	1199	1158
CN080330000000	Dolores County, CO	2016	UN	37	40	44
CN080330000000	Dolores County, CO	2016	RT	3.1	3.2	3.7
CN080310000000	Denver County/city, CO	2016	LF	371132	376485	378389
CN080310000000	Denver County/city, CO	2016	EM	359792	364648	365835
CN080310000000	Denver County/city, CO	2016	UN	11340	11837	12554
CN080310000000	Denver County/city, CO	2016	RT	3.1	3.1	3.3
CN080290000000	Delta County, CO	2016	LF	13762	13787	13652
CN080290000000	Delta County, CO	2016	EM	13039	13057	12890
CN080290000000	Delta County, CO	2016	UN	723	730	762
CN080290000000	Delta County, CO	2016	RT	5.3	5.3	5.6
CN080270000000	Custer County, CO	2016	LF	2003	2010	1954
CN080270000000	Custer County, CO	2016	EM	1942	1943	1888
CN080270000000	Custer County, CO	2016	UN	61	67	66
CN080270000000	Custer County, CO	2016	RT	3	3.3	3.4

AREA	TITLE	YEAR	WF	JAN	FEB	MAR
CN080250000000	Crowley County, CO	2016	LF	1324	1337	1313
CN080250000000	Crowley County, CO	2016	EM	1277	1286	1261
CN080250000000	Crowley County, CO	2016	UN	47	51	52
CN080250000000	Crowley County, CO	2016	RT	3.5	3.8	4
CN080230000000	Costilla County, CO	2016	LF	1642	1639	1624
CN080230000000	Costilla County, CO	2016	EM	1552	1550	1532
CN080230000000	Costilla County, CO	2016	UN	90	89	92
CN080230000000	Costilla County, CO	2016	RT	5.5	5.4	5.7
CN080210000000	Conejos County, CO	2016	LF	3883	3915	3862
CN080210000000	Conejos County, CO	2016	EM	3694	3720	3653
CN080210000000	Conejos County, CO	2016	UN	189	195	209
CN080210000000	Conejos County, CO	2016	RT	4.9	5	5.4
CN080190000000	Clear Creek County, CO	2016	LF	5562	5645	5672
CN080190000000	Clear Creek County, CO	2016	EM	5396	5468	5484
CN080190000000	Clear Creek County, CO	2016	UN	166	177	188
CN080190000000	Clear Creek County, CO	2016	RT	3	3.1	3.3
CN080170000000	Cheyenne County, CO	2016	LF	1038	1033	995
CN080170000000	Cheyenne County, CO	2016	EM	1020	1012	971
CN080170000000	Cheyenne County, CO	2016	UN	18	21	24
CN080170000000	Cheyenne County, CO	2016	RT	1.7	2	2.4
CN080150000000	Chaffee County, CO	2016	LF	8460	8525	8431
CN080150000000	Chaffee County, CO	2016	EM	8223	8270	8159
CN080150000000	Chaffee County, CO	2016	UN	237	255	272
CN080150000000	Chaffee County, CO	2016	RT	2.8	3	3.2
CN080140000000	Broomfield County/city, CO	2016	LF	34491	35023	35202
CN080140000000	Broomfield County/city, CO	2016	EM	33566	34026	34136
CN080140000000	Broomfield County/city, CO	2016	UN	925	997	1066
CN080140000000	Broomfield County/city, CO	2016	RT	2.7	2.8	3
CN080110000000	Bent County, CO	2016	LF	1773	1790	1732
CN080110000000	Bent County, CO	2016	EM	1716	1732	1668
CN080110000000	Bent County, CO	2016	UN	57	58	64
CN080110000000	Bent County, CO	2016	RT	3.2	3.2	3.7
CN080090000000	Baca County, CO	2016	LF	2107	2094	2009
CN080090000000	Baca County, CO	2016	EM	2073	2057	1971
CN080090000000	Baca County, CO	2016	UN	34	37	38
CN080090000000	Baca County, CO	2016	RT	1.6	1.8	1.9
CN080070000000	Archuleta County, CO	2016	LF	6147	6317	6339
CN080070000000	Archuleta County, CO	2016	EM	5932	6079	6091
CN080070000000	Archuleta County, CO	2016	UN	215	238	248
CN080070000000	Archuleta County, CO	2016	RT	3.5	3.8	3.9
CN080050000000	Arapahoe County, CO	2016	LF	332697	337516	339338
CN080050000000	Arapahoe County, CO	2016	EM	322786	327135	328213
CN080050000000	Arapahoe County, CO	2016	UN	9911	10381	11125
CN080050000000	Arapahoe County, CO	2016	RT	3	3.1	3.3
CN080030000000	Alamosa County, CO	2016	LF	7909	7963	7895
CN080030000000	Alamosa County, CO	2016	EM	7587	7633	7554
CN080030000000	Alamosa County, CO	2016	UN	322	330	341
CN080030000000	Alamosa County, CO	2016	RT	4.1	4.1	4.3
CN080010000000	Adams County, CO	2016	LF	246477	249922	250902
CN080010000000	Adams County, CO	2016	EM	237331	240578	241175
CN080010000000	Adams County, CO	2016	UN	9146	9344	9727
CN080010000000	Adams County, CO	2016	RT	3.7	3.7	3.9
CA085250000000	Steamboat Springs-Craig, CO Combined Statistical Area	2016	LF	23102	23028	22612
CA085250000000	Steamboat Springs-Craig, CO Combined Statistical Area	2016	EM	22431	22337	21869
CA085250000000	Steamboat Springs-Craig, CO Combined Statistical Area	2016	UN	671	691	743
CA085250000000	Steamboat Springs-Craig, CO Combined Statistical Area	2016	RT	2.9	3	3.3
CA084440000000	Pueblo-Canon City, CO Combined Statistical Area	2016	LF	86431	87428	87694
CA084440000000	Pueblo-Canon City, CO Combined Statistical Area	2016	EM	82283	83212	83236
CA084440000000	Pueblo-Canon City, CO Combined Statistical Area	2016	UN	4148	4216	4458
CA084440000000	Pueblo-Canon City, CO Combined Statistical Area	2016	RT	4.8	4.8	5.1
CA082330000000	Edwards-Glenwood Springs, CO Combined Statistical Area	2016	LF	80072	79945	78739
CA082330000000	Edwards-Glenwood Springs, CO Combined Statistical Area	2016	EM	77868	77644	76320
CA082330000000	Edwards-Glenwood Springs, CO Combined Statistical Area	2016	UN	2204	2301	2419
CA082330000000	Edwards-Glenwood Springs, CO Combined Statistical Area	2016	RT	2.8	2.9	3.1
CA082160000000	Denver-Aurora, CO Combined Statistical Area	2016	LF	1820306	1846503	1854255
CA082160000000	Denver-Aurora, CO Combined Statistical Area	2016	EM	1765793	1789203	1793494
CA082160000000	Denver-Aurora, CO Combined Statistical Area	2016	UN	54513	57300	60761
CA082160000000	Denver-Aurora, CO Combined Statistical Area	2016	RT	3	3.1	3.3

Not Seasonally Adjusted Labor Force

March 2016

February 2016

March 2015

Select Cities in Colorado	March 2016				February 2016				March 2015			
	Labor Force	Employed	Unemployed	Rate	Labor Force	Employment	Unemployed	Rate	Labor Force	Employment	Unemployed	Rate
Arvada	63,645	61,598	2,047	3.2	63,321	61,408	1,913	3.0	62,084	59,535	2,549	4.1
Arvada Adams County Part	1,957	1,892	65	3.3	1,936	1,888	48	2.5	1,902	1,828	74	3.9
Arvada Jefferson County Part	61,688	59,706	1,982	3.2	61,385	59,520	1,865	3.0	60,182	57,707	2,475	4.1
Aurora	183,810	177,068	6,742	3.7	182,802	176,501	6,301	3.4	179,916	171,113	8,803	4.9
Aurora Adams County Part	19,971	19,088	883	4.4	19,849	19,040	809	4.1	19,556	18,439	1,117	5.7
Aurora Arapahoe County Part	163,661	157,807	5,854	3.6	162,775	157,289	5,486	3.4	160,186	152,507	7,679	4.8
Aurora Douglas County Part	178	173	5	2.8	178	172	6	3.4	174	167	7	4.0
Boulder	61,009	59,361	1,648	2.7	60,882	59,337	1,545	2.5	59,990	57,936	2,054	3.4
Brighton	18,107	17,354	753	4.2	18,052	17,313	739	4.1	17,760	16,772	988	5.6
Brighton Adams County Part	17,684	16,941	743	4.2	17,627	16,899	728	4.1	17,341	16,365	976	5.6
Brighton Weld County Part	423	413	10	2.4	425	414	11	2.6	419	407	12	2.9
Castle Rock	29,879	28,989	890	3.0	29,712	28,897	815	2.7	29,103	28,011	1,092	3.8
Centennial	60,902	58,981	1,921	3.2	60,590	58,787	1,803	3.0	59,514	57,000	2,514	4.2
Colorado Springs	218,990	210,374	8,616	3.9	217,914	209,715	8,199	3.8	214,636	202,958	11,678	5.4
Commerce City	26,045	24,977	1,068	4.1	25,984	24,915	1,069	4.1	25,569	24,128	1,441	5.6
Englewood	19,502	18,813	689	3.5	19,391	18,751	640	3.3	19,076	18,181	895	4.7
Fort Collins	91,988	89,293	2,695	2.9	91,744	89,218	2,526	2.8	88,617	85,402	3,215	3.6
Fountain	11,593	11,053	540	4.7	11,541	11,018	523	4.5	11,365	10,663	702	6.2
Grand Junction	29,505	27,444	2,061	7.0	29,250	27,378	1,872	6.4	29,294	27,157	2,137	7.3
Greeley	49,965	47,969	1,996	4.0	49,948	48,052	1,896	3.8	49,501	47,216	2,285	4.6
Lafayette	15,833	15,380	453	2.9	15,792	15,374	418	2.6	15,572	15,011	561	3.6
Lakewood	81,836	79,080	2,756	3.4	81,442	78,833	2,609	3.2	80,252	76,431	3,821	4.8
Littleton	24,109	23,331	778	3.2	24,004	23,255	749	3.1	23,565	22,548	1,017	4.3
Littleton Arapahoe County Part	22,764	22,019	745	3.3	22,667	21,947	720	3.2	22,262	21,280	982	4.4
Littleton Jefferson County Part	1,345	1,312	33	2.5	1,337	1,308	29	2.2	1,303	1,268	35	2.7
Longmont	48,431	46,786	1,645	3.4	48,380	46,767	1,613	3.3	47,771	45,663	2,108	4.4
Longmont Boulder County Part	48,380	46,737	1,643	3.4	48,329	46,718	1,611	3.3	47,716	45,615	2,101	4.4
Longmont Weld County Part	51	49	2	3.9	51	49	2	3.9	55	48	7	12.7
Loveland	39,470	38,092	1,378	3.5	39,421	38,059	1,362	3.5	38,225	36,432	1,793	4.7
Northglenn	20,727	19,957	770	3.7	20,679	19,907	772	3.7	20,273	19,279	994	4.9
Northglenn Adams County Part	20,716	19,946	770	3.7	20,668	19,896	772	3.7	20,262	19,268	994	4.9
Northglenn Weld County Part	11	11	0	0.0	11	11	0	0.0	11	11	0	0.0
Parker	28,498	27,664	834	2.9	28,347	27,576	771	2.7	27,750	26,730	1,020	3.7
Pueblo	46,827	44,296	2,531	5.4	46,591	44,192	2,399	5.1	46,463	43,011	3,452	7.4
Thornton	71,133	68,573	2,560	3.6	70,841	68,403	2,438	3.4	69,506	66,242	3,264	4.7
Westminster	63,768	61,560	2,208	3.5	63,426	61,391	2,035	3.2	62,306	59,480	2,826	4.5
Westminster Adams County Part	37,273	35,907	1,366	3.7	37,061	35,818	1,243	3.4	36,440	34,686	1,754	4.8
Westminster Jefferson County Part	26,495	25,653	842	3.2	26,365	25,573	792	3.0	25,866	24,794	1,072	4.1
Wheat Ridge	16,615	15,926	689	4.1	16,514	15,876	638	3.9	16,255	15,392	863	5.3

All estimates made in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics and adjusted to Current Population Survey data. Estimates have been revised to incorporate population data from the American Community Survey. Colorado Department of Labor and Employment 2016.

Not Seasonally Adjusted Labor Force

	2015 Benchmarked			
	Labor Force	Employed	Unemployed	Rate
Select Cities in Colorado				
Arvada	62,746	60,503	2,243	3.6
Arvada Adams County Part	1,918	1,858	60	3.1
Arvada Jefferson County Part	60,828	58,645	2,183	3.6
Aurora	181,481	173,902	7,579	4.2
Aurora Adams County Part	19,682	18,743	939	4.8
Aurora Arapahoe County Part	161,619	154,989	6,630	4.1
Aurora Douglas County Part	180	170	10	5.6
Boulder	60,364	58,495	1,869	3.1
Brighton	17,905	17,044	861	4.8
Brighton Adams County Part	17,483	16,635	848	4.9
Brighton Weld County Part	421	409	12	2.9
Castle Rock	29,412	28,468	944	3.2
Centennial	60,106	57,928	2,178	3.6
Colorado Springs	216,813	207,004	9,809	4.5
Commerce City	25,708	24,526	1,182	4.6
Englewood	19,222	18,477	745	3.9
Fort Collins	90,292	87,444	2,848	3.2
Fountain	11,518	10,876	642	5.6
Grand Junction	29,197	27,318	1,879	6.4
Greeley	49,507	47,428	2,079	4.2
Lafayette	15,641	15,156	485	3.1
Lakewood	80,817	77,674	3,143	3.9
Littleton	23,772	22,915	857	3.6
Littleton Arapahoe County Part	22,451	21,626	825	3.7
Littleton Jefferson County Part	1,321	1,289	32	2.4
Longmont	47,861	46,103	1,758	3.7
Longmont Boulder County Part	47,808	46,055	1,753	3.7
Longmont Weld County Part	53	48	5	9.4
Loveland	38,788	37,303	1,485	3.8
Northglenn	20,491	19,596	895	4.4
Northglenn Adams County Part	20,480	19,585	895	4.4
Northglenn Weld County Part	11	11	0	0.0
Parker	28,088	27,167	921	3.3
Pueblo	46,365	43,500	2,865	6.2
Thornton	70,132	67,334	2,798	4.0
Westminster	62,838	60,455	2,383	3.8
Westminster Adams County Part	36,737	35,258	1,479	4.0
Westminster Jefferson County Part	26,101	25,197	904	3.5
Wheat Ridge	16,360	15,642	718	4.4
All estimates made in cooperation with the U.S. Department of Labor, Bureau of Economic Analysis.				
Estimates have been revised to incorporate population data from the Colorado Department of Labor and Employment 2016.				



TO: Mayor Jefferson and Council Members

THRU: Eric Keck, City Manager
Brad Power, Community Development Director

FROM: Harold J. Stitt, Senior Planner

DATE: May 4, 2016

SUBJECT: Council Request 16-090: Will TIF be generated from General Ironworks site?

As of the end of 2015, no TIF revenue has been generated by the General Iron Works (GIW) site. The GIW site is part of the larger Englewood Industrial Redevelopment Area created by the Englewood Industrial Urban Renewal Plan adoption by Ordinance No. 1, Series of 2001. The Plan sets forth the mechanisms by which the Englewood Urban Renewal Authority (EURA) may finance redevelopment within the approved Plan area. One of the primary methods utilized by URA's to finance redevelopment projects is Tax Increment Financing (TIF).

There are two types of TIF's; property tax and sales tax. The tax increment is the difference between the amount of tax revenue generated before TIF district designation and the amount of tax revenue generated after TIF district designation. Only taxes generated by the incremental increase in value of TIF district are available for TIF projects. TIF revenues can only be expended on authorized project of the EURA in the Plan area. If no such project exists and TIF revenue is generated, the TIF revenue flows back to the individual taxing authorities. This has been the case since the establishment of the Englewood Industrial Redevelopment Area in 2001.

Due to the type of redevelopment anticipated in the Plan area, sales tax generation, if any, would have been small. Thus, a property tax TIF was proposed as the principal revenue mechanism. For 2015 the Arapahoe County Assessor established the property tax base for all of the property in the Plan area at \$3,043,732. Likewise for 2015, the Arapahoe County Assessor established the assessed value of all of the property in the Plan area at \$2,579,434. Because the assessed value is lower than the base amount, no increment is available.

The permissible financing mechanisms as specified in the Plan are as follows:

III. Procedures for Implementation

C. Financing

The Authority is authorized to finance this Project by any method authorized by the Act or any other applicable law, including without limitation, appropriations, loans or advances from the City; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities; sale of securities; property and sales tax increments; loans, advances and grants from any other available source. Any and all financing methods legally available to the City, the Authority, any private developer, redeveloper or owner may be used to finance in whole or in part any and all costs, including without limitation, the cost of public improvements, described or anticipated in the Plan or in any manner related or incidental to the development

of the Urban Renewal Area. Such methods may be combined to finance all or any part of the Project. Any financing method authorized by the Plan or by any applicable law, including without limitation, the Act, may be used to pay the principal of and interest on and to establish reserves for indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Authority or the City to finance the Project in whole or in part. The Authority is authorized to issue notes, bonds or any other financing instruments or documents in amounts sufficient to finance all or part of the Project. The Authority is authorized to borrow funds and to create indebtedness in carrying out this plan. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from tax increments or any other funds available to the Authority. The Project may be financed by the Authority under the tax allocation financing provisions of the Act. Under the tax allocation method of financing the Project, property taxes levied after the effective date of the approval of this Plan upon taxable property in the Urban Renewal Area each year by or for the benefit of any public body or all or a portion of municipal sales taxes collected within the Urban Renewal Area or both such taxes, shall be divided for a period not to exceed twenty-five (25) years after the effective date of the adoption of this tax allocation provision.

1. Base Amount

That portion of the taxes which are produced by the levy at the rate fixed each year by or for such public body upon the valuation for assessment of taxable property in the Urban Renewal Area last certified prior to the effective date of approval of the Plan or, as to an area later added to the Urban Renewal Area, the effective date of the modification of the Plan and, subject to the City Council approval, that portion of municipal sales taxes collected within the boundaries of the Urban Renewal Area in the twelve-month period ending on the last day of the month prior to the effective date of the approval of the Plan, or, in the case of municipal sales taxes, both such portions, shall be paid into the funds of each such public body as are all other taxes collected by or for said public body.

2. Increment Amount

That portion of said property taxes in excess of such base amount or, subject to City Council approval, that portion of said municipal sales taxes in excess of such base amount, or both, shall be allocated to and, when collected, paid into a special fund of the Authority to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred by (whether funded, refunded, assumed or otherwise) the Authority for financing or refinancing, in whole or in part, the Project. Unless and until the total valuation for assessment of the taxable property in the Urban Renewal Area exceeds the base valuation for assessment of the taxable property in the Urban Renewal Area, all of the taxes levied upon taxable property in the Urban Renewal Area shall be paid into the funds of the respective public bodies. Unless and until all or the relevant part of the municipal sales tax collections in the Urban Renewal Area exceed the base year municipal sales tax collections in the Urban Renewal Area, all such sales tax collections shall be paid into the funds of the City. When such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property in the Urban Renewal Area shall be paid into the fluids of the respective public bodies and all such municipal sales tax collections in the Urban Renewal Area shall be paid into the funds of the City. The increment portion of the taxes, as described in this subparagraph 2, may be irrevocably pledged by the Authority for the payment of the principal of, the interest on, and any premiums due in connection with such bonds, loans, advances and indebtedness incurred by the Authority to finance the Project.

ENGLEWOOD CITY COUNCIL
ENGLEWOOD, ARAPAHOE COUNTY, COLORADO

Regular Session

August 20, 2007

1. **Call to Order**

The regular meeting of the Englewood City Council was called to order by Mayor Wolosyn at 7:30 p.m.

2. **Invocation**

The invocation was given by Council Member Barrentine.

3. **Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Wolosyn.

4. **Roll Call**

Present: Council Members Tomasso, Moore, Barrentine, Oakley, McCaslin,
Woodward, Wolosyn

Absent: None

A quorum was present.

Also present: City Manager Sears
City Attorney Brotzman
Deputy City Manager Flaherty
Deputy Clerk Bush
City Clerk Ellis
Director Gryglewicz, Finance and Administrative Services
Director Fonda, Utilities
Director Black, Parks and Recreation
Director Kahm, Public Works
Director White, Community Development
Chief Building Official Smith, Safety Services
Engineering/Capital Projects Administrator Henderson, Public Works
Police Commander Watson, Safety Services

5. **Consideration of Minutes of Previous Session**

(a) **COUNCIL MEMBER TOMASSO MOVED, AND IT WAS SECONDED, TO APPROVE THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 6, 2007.**

Mayor Wolosyn asked if there were any comments. There were none.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley

Nays: None

Motion carried.

6. **Recognition of Scheduled Public Comment**

There were no scheduled visitors.

7. Recognition of Unscheduled Public Comment

(a) Marilyn Meister, a Littleton resident, said I would like to introduce my husband Brad Meister. We're here as the owners of Liquor Control Incorporated, which is the company that owns the property between Lehow and the creek that is the subject of one of your resolutions regarding eminent domain later this evening. And the reason we're here is that we would like to express some concern, from our perspective, of the history, kind of the highlight of the history, of the events from our perspective. We have concerns about eminent domain being used. But let me tell you first, we heard about the bike trail in informal discussions with Bob Searns. And then in February of 2003, in a letter, we were asked to donate about 2 acres of our 4 acre parcel...which caused us concern...for a ten foot wide bike trail. We didn't think 2 acres were needed. But we never have received any answers to a couple of specific questions that we have posed to Mr. Searns. At that time though, he did tell us that eminent domain was not an option, so we were kind of surprised by some of the subsequent events. Nothing much happened for awhile. Then in 2005, a casual acquaintance of ours, Mr. John Cavey, repeatedly told us, at various social occasions, you should just sell that property to Englewood. And we never did figure out what was going on, because there was no real business meeting, ever, that took place between us and Mr. Cavey. And we didn't know if he was trying to represent the City, or was he trying to represent us? We could never figure out what his interest was in this whole situation. So that kind of died down for awhile and then in the middle of 2006, we got a copy of an appraisal and, as we recall, Mr. Cavey dropped it off to my husband Brad at another social event. In 2006, in August, we got a letter from Stan Dial, saying he was working with the City and South Suburban Park Foundation about this easement. So since we felt that our issues had never been taken seriously before, at that time, we hired an attorney. We sent him to meet with Mr. Dial. He had our list of questions, issues, proposals and alternatives. And once again, we got no response to anything on our list. No acknowledgement of the meeting or any response of any kind. Then in January of 2007, we read about ourselves in the Englewood Herald, in regard to a December City Council meeting, where, I guess, you folks were considering new negotiations because of these "previous, lengthy, unresolved negotiations." And reference was made that negotiations dated back to 1997, although, in our experience, this was off by several years. Based on our business and real estate experience, we really had never seen any real negotiations at that point. This current year, in May, Mr. Ed Peck or Ed Dry from Peck and Associates scheduled a meeting with us, so we went to downtown Denver to meet with Ed. He could not attend the meeting but other folks from Peck and Associates were there. We again presented our list of issues and questions and concerns and at that meeting, we were given copies of public documents such as the flood plain info and zoning, but nothing...no new information was given to us. The public documents came from Mr. Bagley. Then in June, we actually met with Ed Dry and we did receive some information about City liability for accidents on the bike trail, which was not our real issue. We again gave Ed Dry our list of issues and concerns. He gave us a verbal offer, which again did not address our concerns, issues or questions. And he said he would contact us again after July 4th, for further discussions. In the first part of August, we hadn't heard anything so we called Mr. Dry and he said it was back to the City of Englewood. We found out after several calls that we were on the agenda here tonight. So, in conclusion, we still have about four main questions: we wonder why is this up for a vote to use eminent domain when, from our perspective, there have been no real negotiations? We submitted our concerns and issues four times, three times formally and have received no answers. People say that there has been an offer made to Liquor Control, we'd like to get a copy if there's a written offer. And along with that offer, we would like explanations of what the offer is based on, and all our issues and concerns and questions, have they been considered and are they all rejected? Is that the status or what's going on? And we've got concerns with all of these various people, I guess, allegedly saying they've been negotiating. So we wondered, can we get copies of the bills that were paid to all of these various so-called negotiators? We are starting to wonder if the funding spent on all of these people that have been involved in one way, shape or form, but don't get back to us, or don't give us anything in writing, or don't answer questions...we'd really like to know what the dollar value is that's been spent for those efforts compared to any offer. We wondered is it more prudently responsible to use funds on those folks or is it more prudent to actually use them in an effort to negotiate in true good faith? That's all I have.

Mayor Wolosyn said thank you. During this part of the meeting, we don't engage in dialog, but I can assure you these questions will come up, later in the meeting.

Mrs. Meister said thank you, thank you very much for the time. This is my first experience with any City Council so it's all new to me.

Mayor Wolosyn said thank you.

(b) Brad Meister, a Littleton resident, said basically, I will just address Council as basically when good faith efforts are put forward, that means both parties do it. You guys have called us for meetings or your representatives have. We've shown up every time. Nobody's shown up on your behalf. They say we'll get back to you. Nobody ever has. I don't think that it is good faith effort. That's all I have to say.

Mayor Wolosyn asked if anyone else wished to address Council at this time? No one did.

8. Communications, Proclamations and Appointments

(a) A letter of resignation from Jon Cook from the South Broadway Englewood Business Improvement District was considered.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO ACCEPT THE RESIGNATION OF JON COOK FROM THE SOUTH BROADWAY ENGLEWOOD BUSINESS IMPROVEMENT DISTRICT.

Mayor Wolosyn asked if there were any comments.

Council Member Barrentine said Jon Cook was very instrumental in getting that district started, and I know that he is probably busy, but he will be dearly missed as he was one of the founders and innovators and owns a huge amount of that property. I was confused why they would want to tax themselves additionally to do that but they made it successful, and I'm sorry to see him go.

Mayor Wolosyn asked if there were any other comments. There were none.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: None

Motion carried.

(b) A proclamation declaring September as National Alcohol and Drug Addiction Recovery Month was considered.

COUNCIL MEMBER TOMASSO MOVED, AND IT WAS SECONDED, TO DECLARE SEPTEMBER AS NATIONAL ALCOHOL AND DRUG AWARENESS RECOVERY MONTH.

Mayor Wolosyn asked if there were any comments. There were none.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: None

Motion carried.

(c) A resolution appointing Brian A. Hart to the South Broadway Englewood Business Improvement District was considered.

COUNCIL MEMBER TOMASSO MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 8(c) - RESOLUTION NO. 84, SERIES OF 2007.

RESOLUTION NO. 84, SERIES OF 2007

A RESOLUTION APPOINTING BRIAN HART TO THE SOUTH BROADWAY ENGLEWOOD BUSINESS IMPROVEMENT DISTRICT.

Mayor Wolosyn asked if there were any comments.

Council Member Tomasso said Brian is a very active member of the business community and he was a unanimous choice by the BID board.

Council Member Barrentine said he is the owner of Frame d'Art and he mentioned that he's done twice the business since he's been in Englewood, and I was very grateful to hear that.

Mayor Wolosyn said I should add that Brian has really been involved with the arts community since he arrived.

Council Member McCaslin said you know I've dealt with Brian for quite awhile. I do a lot of charity events for diabetes and he's always been very accessible, participating in my events. So I appreciate the work he's done for the City and continues to do.

Mayor Wolosyn said if there is no further discussion, please vote.

Vote results:
Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley
Nays: None

Motion carried.

9. Consent Agenda

(a) Approval of Ordinances on First Reading

There were no additional items submitted for approval on first reading. (SEE AGENDA ITEM 11(a).)

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE CONSENT AGENDA ITEM 9 (b) (i).

(b) Approval of Ordinances on Second Reading

(i) ORDINANCE NO. 44, SERIES OF 2007 (COUNCIL BILL No. 46, INTRODUCED BY COUNCIL MEMBER WOODWARD)

AN ORDINANCE APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE BOARD OF COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO, BY AND THROUGH THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE CITY OF ENGLEWOOD, COLORADO, TO CONDUCT A COORDINATED ELECTION ON NOVEMBER 6, 2007

Vote results:
Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley
Nays: None

Motion carried.

(c) Resolutions and Motions

There were no additional resolutions or motions submitted for approval. (See Agenda Item 11 (c).)

10. Public Hearing Items

No public hearing was scheduled before Council.

11. **Ordinances, Resolution and Motions**

(a) **Approval of Ordinances on First Reading**

(i) Chief Building Official Smith presented a recommendation from Safety Services, Division of Building and Safety, to approve a Bill for an Ordinance adopting the International Property Maintenance Code 2006 to establish clear and specific property maintenance requirements with required property improvement provisions. He said I'm here to recommend the approval to adopt the ordinance of the International Property Maintenance Code 2006. This will establish clear and specific property maintenance requirements with required property improvement provisions. Some background on it: we have, since 1985, utilized the Englewood Municipal Code Title 9 Housing Regulations and in 2000, we adopted the Uniform Code for Abatement of Dangerous Buildings. This document, the Property Maintenance Code, will replace those two documents as our code for maintaining and caring of both commercial and residential property. The financial impact of it is very minimal, less than \$200.00 for code books. We've been receiving training for the last several years on this Code as well as all of the other International Codes. The amendments that we're proposing are basically known. Most of them are administrative, to really show compliance with the current Municipal Code provisions for penalties, violations, and how to placard and post properties. Definitions we've included are family and household from the Municipal Code to address the needs of that. In general requirements, we show that we've deleted several items. These items are covered under other provisions within the Municipal Code. Chapter 4 is a new one that we haven't really seen in the Codes. We'll address overcrowding in residential units by limiting the number of occupants based on a square footage calculation. The mechanical and electrical requirements are calling for the basic necessities in a house: heat, minimum lighting, and minimum ventilation and just to make the places occupiable by the residents of both commercial and residential properties. He asked if there were any question.

Mayor Wolosyn asked do you have any questions for Lance? We had this in Study Session a couple of weeks ago. There were no questions.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (a) (i) - COUNCIL BILL NO. 45.

COUNCIL BILL NO. 45, INTRODUCED BY COUNCIL MEMBER WOODWARD

A BILL FOR AN ORDINANCE REPEALING TITLE 8, CHAPTER 2(F) – ENTITLED "THE ABATEMENT OF DANGEROUS BUILDINGS CODE" AND TITLE 9, CHAPTERS 1 THROUGH 4 – ENTITLED "HOUSING REGULATIONS" OF THE ENGLEWOOD MUNICIPAL CODE 2000, AND REENACTING A NEW TITLE 8, CHAPTER 2(F), ENTITLED "INTERNATIONAL PROPERTY MAINTENANCE CODE 2006" FOR THE CITY OF ENGLEWOOD, COLORADO.

Mayor Wolosyn asked if there was any discussion.

Council Member Barrentine said I won't be voting for this on first reading. It's quite a complicated document, and while I understand the financial impact to the City is only a couple of hundred dollars, the property rights issues and potential financial impact to property owners are increasing in my opinion. I've tried to seek some additional information outside to clarify some of that, at least to supplement some of the information that you gave us in Study Session. So at this time, I don't feel comfortable to vote for that until I get that other information. Thanks.

Council Member Tomasso said at a workshop I attended by the National League of Cities in Washington D. C., they stated the National Property Maintenance Code was one of the ways to stop the slide into a ghetto of the first ring, first tier suburbs, and it was one of the tools to use to bring your community back up to the highest standards available, and to improve the outlook of your community and to prevent some properties from slum landlords, and what they would do to that property. So I'm voting for it.

Council Member McCaslin said I guess I'd like to state that all of the department heads, in their goals, are for a safe, clean and attractive City. I think that this just adds another step in making it a clean and attractive City, if we help with the maintenance and upkeep of our buildings and residential. So I will vote for it.

Mayor Wolosyn said thank you Bob.

Mayor Wolosyn asked if there were any other comments. There were none.

Vote results:

Ayes: Council Members McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: Council Member Barrentine

Motion carried.

(ii) Director Fonda presented a recommendation from the Water and Sewer Board and the Utilities Department to adopt a Bill for an Ordinance approving the Grant of an Easement for the Zuni Water Tank and a Quit Claim Deed for 2890 South Zuni Street. He said back in 1960, the water tank was constructed, the property was divided and the property not needed for the water tank was sold to private interests, but we did not retain a right-of-way. That has recently come to our attention that this was the case...the right-of-way for the line that leads away from the water tank to the street. The property owners are willing to give us that, in exchange for us removing some clouds on the title that are really not significant to us. One of them is a five and one-half foot temporary construction easement for curb and gutter that was probably put in back in 1960, which we certainly don't need. And the other was not even a recorded instrument. It was simply eighteen feet of property that we were considering keeping in addition for the pipe easement and never did. And we don't need it; the twenty feet is actually plenty for us to maintain the water line. So with this we have a voluntary grant of easement for the water line from these property owners and the staff and Water and Sewer Board are recommending adoption of this ordinance.

Mayor Wolosyn asked if there were any questions for Stu? There were none.

**COUNCIL MEMBER TOMASSO MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (a)
(ii) - COUNCIL BILL NO. 48.**

COUNCIL BILL NO. 48, INTRODUCED BY COUNCIL MEMBER TOMASSO

A BILL FOR AN ORDINANCE AUTHORIZING A GRANT OF EASEMENT FOR THE WATER LINE TO THE ZUNI WATER TANK AND A QUIT CLAIM DEED FOR 2890 SOUTH ZUNI STREET.

Mayor Wolosyn asked if there was any discussion. There was none.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: None

Motion carried.

(iii) Director Fonda presented a recommendation from the Water and Sewer Board and the Utilities Department to adopt a Bill for an Ordinance approving a License – City Ditch Crossing agreement for 3066 South Sherman Street. He said the Ditch is currently piped in this location. Apparently, a new home is currently being constructed there. And what they're asking is to remove a fence, that used to keep people from throwing things in the Ditch, that is now piped, and putting decorative rock over the concrete abutment that is located there, that used to be needed to keep cars from running into the Ditch. So right now, we think this would make the area more attractive and we are recommending approval.

Mayor Wolosyn asked if there were any questions?

Council Member McCaslin said I think that this is a great improvement to that block, so I appreciate it.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (a) (iii) - COUNCIL BILL NO. 49.

COUNCIL BILL NO. 49, INTRODUCED BY COUNCIL MEMBER WOODWARD

A BILL FOR AN ORDINANCE AUTHORIZING A "LICENSE – CITY DITCH CROSSING AGREEMENT" FOR PLACING DECORATIVE ROCK ON A PORTION OF THE CITY DITCH RETAINING WALL AND REMOVING AN EXISTING FENCE IN THE CITY DITCH EASEMENT ADJACENT TO THE LOCATION OF 3066 SOUTH SHERMAN STREET, ENGLEWOOD, COLORADO.

Mayor Wolosyn asked if there was any further discussion. There was none.

Vote results:

Ayes:	Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley
Nays:	None

Motion carried.

(b) Approval of Ordinances on Second Reading

(i) Council Bill No. 44 authorizing a Purchase Agreement and Lease Back to Koch Landscaping for the South Platte River Oxbow property in Englewood and Littleton for open space, recreation, wildlife habitat, and water quality uses was considered.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (b) (i) - ORDINANCE NO. 45, SERIES OF 2007.

ORDINANCE NO. 45, SERIES OF 2007 (COUNCIL BILL NO. 44, INTRODUCED BY COUNCIL MEMBER WOODWARD)

AN ORDINANCE AUTHORIZING THE PURCHASE AND SUBSEQUENT LEASE BACK OF PROPERTY WITHIN THE CITY OF ENGLEWOOD KNOWN AS THE SOUTH PLATTE RIVER OXBOW HABITAT/WETLANDS.

Mayor Wolosyn asked if there was any discussion.

Council Member Barrentine said I needed to ask if this had anything to do with us agreeing to maintenance on there? Dan? Gary?

City Manager Sears said Laurett, as I understand it, when we take over the property, it will be our responsibility to maintain the Oxbow property.

Council Member Barrentine said that was not my understanding that we were going to do that, but in the meantime, is the lease holder going to be doing that?

City Attorney Brotzman said the lease holder, Koch Landscaping, during the period of the lease, has to maintain the property. And there's insurance as well as an indemnity provision for that. As to when, after that five year period ends, we will be adopting an intergovernmental agreement that is not before you at the present time.

Council Member Barrentine said correct, so we haven't agreed to the maintenance piece yet. That is in the future?

City Attorney Brotzman said correct.

Council Member Barrentine said okay. Just from all of the confusion, I'm just voicing a disagreement that we ever take over the maintenance piece of that, I'm going to vote no against this, and I've explained why.

Mayor Wolosyn asked if there were any other comments. There were none.

Vote results:

Ayes: Council Members McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: Council Member Barrentine

Motion carried.

(ii) Council Bill No. 47 submitting to a vote of the registered electors of the City of Englewood a Charter Initiative on the November 6, 2007 ballot to amend Article XV of the City of Englewood Home Rule Charter by changing Section 137:5 and by adding Section 137:9 was considered.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (b) (ii) - ORDINANCE NO. 46, SERIES OF 2007.

ORDINANCE NO. 46, SERIES OF 2007 (COUNCIL BILL NO. 47, INTRODUCED BY COUNCIL MEMBER WOODWARD)

AN ORDINANCE SUBMITTING TO A VOTE OF THE REGISTERED ELECTORS OF THE CITY OF ENGLEWOOD AT THE NEXT SCHEDULED MUNICIPAL ELECTION A PROPOSED AMENDMENT TO ARTICLE XV, ENGLEWOOD EMPLOYEE RELATIONS AND CAREER SERVICE SYSTEM ACT - 1991, SECTION 137:5 "Subjects for collective bargaining" AND THE ADDITION OF A NEW SECTION 137:9 "Deductions allowable from payroll compensation" OF THE ENGLEWOOD HOME RULE CHARTER.

Mayor Wolosyn asked if there was any discussion.

Council Member Barrentine said I have one question for Lou. Where it says question number, is that the verbiage that will be on the ballot piece of it?

City Clerk Ellis responded yes.

Council Member Barrentine said okay, and that's just how it was submitted?

City Clerk Ellis responded yes.

Council Member Barrentine said okay. Thank you. I just wondered what would be on the ballot. Thank you.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: None

Motion carried.

(c) Resolutions and Motions

(i) Director Fonda presented a recommendation from the Water and Sewer Board and the Utilities Department to adopt a Resolution authorizing the Transfer of Water Service at 2270 and 2275 West Chenango Avenue to Denver Water. He said we have an agreement with the Denver Water Board, along our common boundary, for Denver to serve Englewood properties or Englewood to serve Denver properties, should it be to the advantage of both entities. And in this case, we have no lines in this area, and Denver has a looped system. It would be very difficult for us to put a looped system in there to serve these two properties. So, with that, we're requesting to allow Denver to serve these properties, which are in Englewood, and Denver has

agreed to do so. We would also reciprocate in other areas where we had lines and they did not. So we would recommend that. Also, part of the proposal is to allow the Director of Utilities to go forward with these, in the limited number that we have, where we have a common boundary and it makes sense to, for one city or the other to serve.

Mayor Wolosyn asked if there were any questions for Stu.

Council Member Oakley said it says here that the majority of this development is in the City of Littleton. Majority meaning?

Director Fonda replied the properties being developed in both cities and most of the development is in the Littleton side. These two properties happen to be in the Englewood City boundaries, even though I think the developer owns the entire parcel.

Council Member Oakley said these two properties are in Englewood.

Director Fonda said yes, they are in Englewood.

Council Member Oakley said and Lowe's is in Littleton. Was it all one development?

Director Fonda said no, I think this is separate from Lowe's. It's another...it's some other buildings that are being built.

Council Member Oakley said okay, I know that we go down, there in a square, but I've never seen the survey on that.

Director Fonda said but Lowe's has already come on. Their being served by Denver and that's why they have these lines in place that could serve these other properties.

Mayor Wolosyn asked if there were any other questions. There were none.

COUNCIL MEMBER TOMASSO MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (c) (i) - RESOLUTION NO. 81, SERIES OF 2007.

RESOLUTION NO. 81, SERIES OF 2007

A RESOLUTION AUTHORIZING THE TRANSFER OF WATER SERVICE AT THE LOCATION OF 2270 AND 2275 WEST CHENANGO AVENUE TO CONNECT WITH DENVER WATER.

Mayor Wolosyn asked if there was any other discussion. There was none.

Vote results:

Ayes:	Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley
Nays:	None

Motion carried.

(ii) Director Black presented a recommendation from the Parks and Recreation Department to approve a Resolution supporting the City's grant application to Great Outdoors Colorado for Duncan Park acquisition funding. He said staff has recommended that Council approve the resolution supporting the City of Englewood's grant application to Great Outdoors Colorado for the acquisition of Duncan Park. You are aware that we have already received a \$250,000.00 grant from Arapahoe County Open Space. This resolution will support our application, which is due August 27. The maximum amount that we can apply for, in this grant, is \$200,000.00. We will submit the resolution with our application and we should be notified the latter part of December as to whether we are successful or not for this grant.

Mayor Wolosyn said thank you Jerrell. Are there any questions or comments for Jerrell? There were none.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (c) (ii) - RESOLUTION NO. 82, SERIES OF 2007.

RESOLUTION NO. 82, SERIES OF 2007

A RESOLUTION SUPPORTING THE GREAT OUTDOORS COLORADO GRANT APPLICATION FOR DUNCAN PARK ACQUISITION FUNDING.

Mayor Wolosyn asked if there was discussion. There was none.

Vote results:

Ayes: Council Members Barrentine, McCaslin, Moore, Wolosyn, Woodward,
Tomasso, Oakley
Nays: None

Motion carried.

Director Black said thank you very much.

(iii) Director Kahm presented a recommendation from the Department of Public Works to adopt a Resolution indicating the City of Englewood's intent to acquire easements of real property along Big Dry Creek Trail from Lehow to Broadway using the City's power of eminent domain for the purpose of providing a multi-use recreational trail. He said as you just stated, we are requesting at this time that Council approve a resolution concerning the City's intent to acquire property...easements actualiy, for Big Dry Creek Trail system. The history on this is somewhat sorted. First of all, I would like to state that the City is only a sponsor on this project. It was never our project. South Suburban, I believe, made several attempts, starting as early as 2001 to acquire rights-of-way or easements for, from Liquor Control Inc. and from RWC Ltd. for this missing link of the trail system. I know that as early as 2005, the South Suburban Foundation came to us and pointed out that they had been unsuccessful in negotiating a settlement and in acquiring these properties. They asked us for help, us being the City. At that time, we believed that negotiations possibly hadn't been done. I'm not saying in good faith but not effectively anyway. A fellow was hired, this John Cavey, by South Suburban. I believed that he made attempts to negotiate a settlement but to no resolve. Later, in this past December, actually your Council Communication says that it was December 4, 2007 but actually it was 2006, we did present this situation to Council at a Study Session. Our feeling being that unless Council was willing to go forward and the end result possibly being condemnation, we were not going to be able to negotiate any settlement. Subsequent to that, we went forward. We contracted for South Suburban, with H. C. Peck and Associates. They began some discussions earlier this year. They came to us in late June and told us they believed that without, at least, the threat of condemnation and the exercise of eminent domain, it may not be possible to acquire these rights-of-way, these easements. The other thing that happened to us is...you've heard from the Meister's tonight. The second owner was RWC Ltd. Their attorney requested awhile back, as we were trying to negotiate, that they wanted to see our authority to do this, and from that standpoint, we met with our City Attorney, and we felt that we should formalize this process with tonight's resolution. With this resolution, it just begins an extremely formal negotiation project. H. C. Peck is on the State approved list for negotiators. They are one of only a handful that the State approves at this time. This is what they have been doing for many years. They are very good at it, so when they came to us and said they felt this was the next step, we had to honor that. The process is an attempt to acquire this trail easement for public use, completing the existing missing link in the system. The whole purpose of the process is intended to compensate the property owners for the market value of the taking. Hopefully, a negotiated settlement can be reached along the way. The process is intended to protect the owners as well as the City in this acquisition. So, that is where we are at this point in time. And as I said, the other property out there had requested the resolution to formalize the process. The next step would be our negotiators would present both of these owners with the resolution and with the appraisals and an offer for the acquisition.

Mayor Wolosyn asked if there were any questions for Rick?

Mayor Wolosyn said I felt when we addressed this in Study Session that although eminent domain is one of those things that you never want to use except for the good of the people, this seemed to be an example of the good of the people. It is about a connection of well used trails. It will help connect two parts in a safe manner across Broadway. I understand that this will not ever burden the City of Englewood with funding it. South Suburban Parks Foundation will be doing that, and we are helping to facilitate this joining. And from the presentation that we had, I was under the impression that they were following due process. I have been hearing about this for a number of years. And really, Rick, from your discussion, I don't see that you are the person to answer the four questions here. One is why is this up for vote? You did very well to explain that. A copy of any offers that were made...we weren't part of that. Mr. Kahm said we weren't part of those things and that is why...this is almost like starting over and starting fresh. No one can attest to exactly what the conversations were or what kind of negotiations really took place...we weren't part of them. Mayor Wolosyn said, what's it based on...that seems to be the same and bills for the negotiation, that would be something from South Suburban? Mr. Kahm said yes, that is all South Suburban.

Mayor Wolosyn said so saying that is there any other discussion?

Council Member Tomasso said so the bike trail will basically follow the sewer easement, give or take a few feet?

Mr. Kahm said yes, basically what they have done is they have placed the trail...it has actually been redesigned at the owner's request, and it has been placed as low in the channel as we could place it. It is right next to the low flow channel. For the most part, it is all in the Flood Plain and a good part of it is in the flood way of Big Dry Creek. It is ground that can't be used for many other purposes...you can't develop it.

Council Member Tomasso said and the flood way, it happens how often? Is a cycle of heavy spring runoff, is that when the trail gets flooded? Mr. Kahm said I would expect that, you know, when we are talking about the Flood Plain...the flood way itself is actually the moving water that is associated with a Flood Plain. I would expect that we wouldn't see any problem on that any more frequently than we see on Little Dry Creek through Englewood. It's about the same situation. Mr. Tomasso said once or twice a year? Mr. Kahm said probably not that frequently, maybe once every other year. Mr. Tomasso said right.

Mr. Kahm said the other thing I want to mention is that the Urban Drainage and Flood Control District is participating on this and by the trail being accessible, they will also be involved with helping to maintain those situations with flooding and all. And South Suburban will maintain the trail.

Mayor Wolosyn asked if there was any other discussion.

Council Member Barrentine said yes, how much was H. C. Peck...what was their contract? I heard they had two meetings so what was their contract? Mr. Kahm said you will have to ask Mr. Henderson.

Engineering/Capital Projects Administrator Henderson said I believe, I don't have it in front of me and I'm guessing, I'm estimating, it is \$13,000.00. But that is an hourly rate, that was their estimate to go from start to finish. It will depend on how many meetings...they have not expended that much. I believe to date, we've expended about \$6,000.00.

Council Member Barrentine said but the contract didn't go through the eminent domain proceedings? Mr. Henderson said no, it didn't. Ms. Barrentine said okay. Did we negotiate with these people as a group...are we negotiating with these two properties as a group? Mr. Henderson said no, we are negotiating independently. Ms. Barrentine said so it is possible to separate out this property with people who are coming to us saying that they have questions, that they don't believe that we are answering and that they are trying to move forward with this in good faith on their part, and they don't think they have been handled properly. You've got the other one. I guess you said an attorney contacted us, so we could certainly deal with them separately. And if there is an opportunity to continue negotiations without doing an eminent domain, if that should interfere with that process. Because what I am hearing from them is that they think that doing eminent domain for them would interfere with this present negotiating process. Maybe it wouldn't for the other property; I am only dealing with who showed up.

Public Works Director Kahm said quite honestly, as you go into this process...a very formal process...it does not preclude negotiation in any way. It begins a new negotiation. But when experts in this field come to us and say that they don't believe that any negotiated settlement can be reached without eminent domain being in play, then I have to respect that because that is what these people do, state wide, that is their business. Peck, I mean.

Council Member Barrentine said I understand. Having gone through this, I certainly have a lot of questions. The first time, the reason that I didn't support the eminent domain the first time, was because of one comment that was made and that was, when I asked, why won't they sell their property? And I was given the impression that these negotiations have gone on for years and nobody could tell me why they wouldn't sell their property. And that doesn't sound like a reasonable good faith negotiation to not walk away from the table, to at least have some clear understanding why the other party won't sell. And upon further investigation, the money, approximately 10 or maybe 15 thousand dollars spent on the South Suburban Parks Foundation part on these negotiations, the information that I found out didn't seem to be in good faith and I think that some of it ended up causing some bad blood by the time we got into it. Now, if that's true, then we forget about history, except that so much money has already been spent, that if we put it altogether and put it into the kitty as an offer, they couldn't possibly refuse it if they were sane people. But of course, that has already been paid to other people on the Foundation Board and all over with other taxpayer money. If they actually only have these four questions, and they believe that if those things were answered, and they would prefer to continue negotiating without the cloud of eminent domain over their heads, why can't we separate them out?

Mayor Wolosyn said I guess it would be a matter of a motion, right, if somebody wanted to do that? She said I am going to refer this to City Attorney Brotzman.

City Attorney Brotzman said you would remove part of the exhibits...you would remove those exhibits that pertain to the Meister's property.

Council Member Woodward said just so I understand. If we were to go through with this, from what I believe I heard from the Meister's, was that they are willing sellers, we have willing buyers and yet there's...what they have said is that Peck, or whoever these people are, have not shown up for the negotiations...this would certainly start the negotiations, I would think. There is an appraisal of fair market value via eminent domain; the value would be fair market value. So, I don't know if we went forward with this, what is the downside other than moving it forward?

Mr. Kahm said let me just share it. I think, you know, I don't know what all the issues are because I haven't been at the table. I know that one of the issues is that we had an appraisal done on the property and that our negotiator came back to us and told us that the price the owners were looking for was four times the value of the appraisal.

Council Member Barrentine said however, with the information that has been provided in here, it says it is \$27,000.00 for the three easements. Does that include the Wolf Camera property as well? Second page, on the fourth paragraph up. Engineering/Capital Projects Administrator Henderson said I believe I can answer that Rick...those three easements for \$27,000.00...those are three easements strictly for the RWC parcel, two of them are permanent easements. Council Member Barrentine said that is the Wolf Camera property and Mr. Henderson replied yes, one for the main trail and one for the ramp up Broadway and the third is for a temporary construction easement just allowing us to build the trail. So there are three easements associated with RWC and one with the Liquor Control parcel. Ms. Barrentine said so that the \$54,000.00 is a separate number? Mr. Henderson said that is a separate number. Mr. Woodward said that is the Liquor Control property. Ms. Barrentine said Dave, could you go ahead and tell us what the \$54,000.00 is? Mr. Henderson said that is the latest appraisal for the easement acquisition from the Liquor Control parcel. Ms. Barrentine said okay.

Council Member Barrentine said so, again, if it is a matter of question and not, I mean there are other issues that are being brought up. I don't understand why if they are requesting to continue negotiations and not be under the cloud of condemnation, with certainly from all the information gathered in the recent developments over in Sheridan, this does create a huge problem and I don't understand why we can't just separate them out.

Mayor Wolosyn said Laurett, as I said, if you wish to make a motion for an amendment, we can either vote up or down on what is in front of us or we can make amendments to it and vote.

COUNCIL MEMBER BARRENTINE SAID I AM MAKING THAT AMENDMENT THAT WE SEPARATE THEM OUT AND VOTE ON THEM SEPARATELY AS FAR AS ALLOWING THE PROCESS OF CONDEMNATION.

Mayor Wolosyn asked if there was a second. There was none. The motion died from lack of a second.

Council Member McCaslin said I need some information on the negotiations too.

Council Member Barrentine said I have to admit that I went to Rick in February, when all of this happened, and I do have some additional information if somebody would like that shared. I don't know. It was enough so that I was concerned about the process up to the point where Lee took it over. I again became concerned when this whole thing boiled down to two meetings.

Mayor Wolosyn said I should just point out that we haven't moved it at all, so we can't amend it yet.

Council Member Woodward said I would move the Agenda Item. I think, from what I understand and from what I am hearing, that if anything, this can start generating the discussions and open negotiations, I would hope, with both parties, with all three parties.

COUNCIL MEMBER WOODWARD MOVED, AND IT WAS SECONDED, TO APPROVE AGENDA ITEM 11 (c) (iii) - RESOLUTION NO. 83, SERIES OF 2007.

RESOLUTION NO. 83, SERIES OF 2007

A RESOLUTION CONCERNING THE INTENT OF THE CITY OF ENGLEWOOD, COLORADO TO ACQUIRE REAL PROPERTY FOR THE PURPOSE OF PROVIDING A MULTI-USE RECREATIONAL TRAIL THROUGH THE UTILIZATION OF THE CITY'S POWER OF EMINENT DOMAIN.

Council Member Oakley said I feel a little uncomfortable because of not knowing exactly what South Suburban has done. If it was our negotiations and we were voting on that, I could see that. So, you know, if Laurett would have...well I can't even say that...I started to say that if she had worded the motion a little different I might have seconded it, just to get a vote...not saying that I am for or against it. I just do feel a little bit uncomfortable, speaking for South Suburban, or not speaking for South Suburban, or them speaking for us. I don't know exactly how to interpret this.

Council Member Barrentine said I only want to make one clarification. When we are talking about South Suburban, we are not talking about South Suburban Parks and Rec Department. We are talking about South Suburban Foundation. Okay, which Jerry Call, the elected representative of South Suburban Parks and Rec, made it very clear to me, that the foundation is separate from them. So, it is not the Parks and Rec piece of it, it's this Foundation.

Mayor Wolosyn said we are aware of that. I am going to ask Wayne a question before I ask you to put your amendment back on the table. Wayne, would splitting it ease your mind or do you feel that you don't have enough information...you feel uncomfortable voting on the whole thing?

Council Member Oakley said well, the negotiations that went the way they have with both properties and it has been somebody else that has been doing the negotiating...I have all the faith in the world in our guys telling us how they feel, but I know these people come before us and give a different side. I don't know whether if we talked to South Suburban again if it would help us any or not.

Council Member Barrentine said Rick did make it clear at the beginning that it has not been our people doing this negotiation. South Suburban Parks Foundation has paid for this. They were the ones doing the negotiating before and paying Board members and people who work for them, and then voiced that frustration that that didn't go well. My research in checking that out was that it was shabbily done, it was unprofessional, it was

inappropriate and nothing that a normal person could have considered negotiating prior to this process. I am not so sure that Peck handled it that well either. But, I believe, that we are that close that we should allow at least some period of time for them to go ahead and finish their negotiation, without that condemnation, because they have taken that time to come down here and say that they would be more comfortable doing that. Nothing would stop us in the future from going ahead and voting on condemnation for that piece as well if it didn't go right.

Mayor Wolosyn said Laurett, I will ask you to resubmit, to restate your amendment now that this is on the table.

Council Member Barrentine said would you help me Wayne in how I should word this otherwise, I will have Dan do it? I'm not good at this.

Council Member Oakley said under this condition, Laurett, for just the matter of a vote, depending on how you do your motion, I could well second it just to have a vote. That is going to move it forward, one way or the other. And if that fails, then Jim's motion is still on the table. Is that correct? City Attorney Brotzman said correct.

Council Member Tomasso said so are you going to put a time limit of three months, two months, one month or five years? What is the time limit? How many more years are we going to wait for this trail system to be completed so that the bicyclists don't have to go up, onto Broadway, circumvent a few dangerous streets on their bicycles to get back on the bike path? How important is public safety to you?

Council Member Barrentine said but I understand, this is a serious issue and I don't want to talk about the timeline. Mr. Tomasso said how long has it been going on Laurett? Council Member Barrentine said for this whole thing because they have only been in this process for a few years. We may have decided...the Parks Department...may have decided that they were going to use their property in 1994, but they didn't become aware of it until just a couple of years ago that they were part of some grand plan. I take condemnation very seriously. What would be reasonable, legally, Dan, what's normal? I don't disagree with the timeline for it to come back if there is no resolution in negotiations. What's reasonable?

City Attorney Brotzman said it is simply a timeline for the appraisers to sit down with the Meister's, so you are talking about it coming back very quickly, probably within a month.

Council Member Barrentine said okay. I got this information from Rick in February, so I guess six months. We were able to come this far in six months...hire people and get all of this information.

Mayor Wolosyn said Laurett, are you going to make your motion?

Council Member Barrentine said I want to separate the properties out for the purpose of just moving forward with condemnation.

Mayor Wolosyn asked are you attaching any time element to it?

Council Member Barrentine said with a five months limit and then it would come back.

City Attorney Brotzman said so what you are actually doing is you are going to move forward the Resolution, including eminent domain as to the Liquor Control property. As to the Meister's property, you are going to have negotiations take place and if negotiations have not come to a resolution, that will come back in five months.

Mayor Wolosyn said I heard Laurett say she wants, instead of one vote, two votes...one that would be, to have whether or not we...do you want to phase that, whether or not we are going to pursue and let condemnation or that we would want to bring that one back...?

Council Member Barrentine said I want to separate the two out because to be honest with you, I am not going to be voting on the condemnation so I would like to vote on separating it and voting on them separately.

Mayor Wolosyn said Laurett, I am trying to clarify. I think we're saying the same thing...The first thing we would vote on is bringing the \$54,000.00 parcel back in five months and the second one would be, we would vote on as stated in the packet. Is that correct?

City Attorney Brotzman said that is correct.

Council Member Barrentine said whether you agree or not, I don't even know how to word it.

Council Member Moore said let me take a shot at this. He said Council Member Barrentine will correct me. I think she is simply saying for purposes of tonight, remove the Meister property from the vote, pretend it didn't come to us. This purpose will simply be formal proceedings for purposes of the other property. And so, it is not so much separating it, as pulling that out and leaving it for now.

Mayor Wolosyn said is that your motion? Ms. Barrentine said yes, I think he did that quite well.

COUNCIL MEMBER BARRENTINE MOVED, AND IT WAS SECONDED, TO FORMALIZE PROCEDURES ON THE RWC PROPERTY AND NOT INCLUDE THE LIQUOR CONTROL PROPERTY.

Council Member Moore said that is accurately stated, correct? Ms. Barrentine said yes.

Mayor Wolosyn asked if there was any discussion?

Council Member Moore said the motion tonight will be limited to formalizing procedures on the other property, the RWC property, and it will, as far as the Liquor Control property, it's just not, it's not up for a vote tonight. Is that still accurately stated correct, Laurett?

Council Member Woodward said so the five months that was formerly stated has been eliminated. It is just to be moved. City Attorney Brotzman said correct. Mr. Woodward said okay.

Council Member Moore said I would then move...not move...but for purposes of discussing this motion, I would say for discussion purposes, we can talk about that timeline. This is where I am a little bit...I don't want to say five months as much as when Director Kahm feels it is necessary to enter the formal negotiation proceedings...whether that is a week from now or five months from now...that this is necessary that you bring it back. That would be how I would view this motion. I am doing two things...one, I am stating what I think Laurett is putting out, as well as in asking my question. So I will get my question out of the way to Rick, which is...would you benefit from some time to more personally assess these negotiations given the past is somewhat muddy, or did I hear you say, based on that you feel, that this is necessary now for both properties from your own assessment of the situation?

Director Kahm said I think you heard me correctly, Mr. Moore. Council Member Moore said thank you. Mr. Kahm said the folks who are experts in this field, and I am not one, have told me that this is the next step. There are advantages to this step. One advantage is that once you start this process and the appraisals are provided to the owners, I believe the South Suburban Foundation has an obligation to purchase an appraisal for the owners as well, as part of that condemnation process. So that provides that for them. Keeping in mind, the whole intent of eminent domain...this isn't a matter of public good, this is a matter of public use...okay, which is what eminent domain was originally intended to deal with. And in this particular instance, I don't know where South Suburban would play on this because right now there are two pieces that are the missing link in this trail system. For South Suburban to go forward and possibly only obtain one of those pieces doesn't give them a project and doesn't complete the trail. So there is another thing, I have been thinking about this as you have been talking, but I'm not sure how that plays out as well.

Council Member Barrentine said the information that I got in February, they seemed pretty comfortable with an alternative plan that didn't even include these two properties. Now the additional expense in going and doing eminent domain and hiring lawyers, I mean, they do make a good point in trying to do this so I don't see a problem with what a slight delay in trying to see if there is some good faith effort there to shore this up. Plus I would believe that if they were able to come to an agreement, that that would put more pressure on the other

property. But since you were always negotiating with them separately, you always took the risk that one would sell and one would not and we would be in the same spot doing one. Had they come to an agreement, we would still be here talking about the RWC property anyway. I mean that is kind of a moot point.

Mayor Wolosyn asked if there was any further discussion on the motion to amend. There was none.

Council Member Woodward said so we are voting on the motion to amend. Mayor Wolosyn said the motion to amend that John said.

Council Member Moore said but right now we are just voting on whether we want to pull off the Liquor Control property and only address the RWC property or do you want to leave them together? So the vote right now is just whether or not to pull that out or not.

Vote results:

Ayes: Council Member Barrentine
Nays: Council Members McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley

Motion defeated.

Mayor Wolosyn asked if there was any further discussion on the motion as proposed.

Council Member Barrentine said I just want to state again that the information I have, I would be happy to share this...the information that I got in February...and the timeline of this. I am very disappointed in the way all of this was handled. I am very disappointed in the municipality's bureaucracy's ability to go ahead and put plans on people's property and then they don't even find out about it for years. Hopefully the legislature will correct some of that. It is disingenuous. It is inappropriate and a burden on private property and I just don't think it was done in good faith. I can't vote for this.

Mayor Wolosyn said if there are no other comments please vote on the original motion.

Vote results:

Ayes: Council Members McCaslin, Moore, Wolosyn, Woodward, Tomasso, Oakley
Nays: Council Member Barrentine

Motion carried.

Mayor Wolosyn said thank you Rick.

Director Kahm said we will work closely as this process goes forward and keep you abreast of what is happening. Thank you.

12. General Discussion

(a) Mayor's Choice

Mayor Wolosyn did not have any matters to bring before Council.

(b) Council Members' Choice

(i) Council Member McCaslin:

1. He said I would like to send my condolences to our Judge Vince Atencio who lost his mother a couple of weeks ago.

2. He said unfortunately, I will not be able to make the Board and Commissions Appreciation Night because I had the same thing happen. My wife's mother passed away yesterday and I will be leaving to Cleveland, Ohio tomorrow to attend the memorial service and I will be back on Sunday night.

Mayor Wolosyn said thank you Bob and please extend our condolences to your wife. Council Member McCaslin said thank you.

(ii) Council Member Oakley said I have a question about the Council Request # 07-122 referring to the request for information on the Layton/Acoma parking lot concerns. I believe that was brought forth by Laurett. I guess I am kind of curious, since this is in my district, how this came forward. I might like to talk to the person and see what their concerns are. It kind of smacks, to me, of retaliation, against the garage owner, for his objection to the signage on the building across the street.

Council Member Barrentine said are you asking how the request came through? Mr. Oakley said yes, how it came through. Ms. Barrentine said the request came through from people concerned about the graffiti that is on the cars over there and also from me. When the mural had been photographed by several of the news organizations, there was a sea of cars that almost looked as if we were in a junk yard and I couldn't figure out where they had filmed it from...the angle they had filmed it. And it wasn't until I got this complaint on graffiti that I went over there and realized that they had done it from that back lot. It is an open lot. There were over 20 cars on there. Some of them were derelict and they did have graffiti on them. And so I just needed to know why they were able to...who owned it...because I didn't know and why they were all there. And no, nothing has anything to do with retaliation. When something gets put on Channel 9 and it is that unattractive, it is a concern for anybody in the community to wonder what the heck that is and why we are allowing that. We do not allow that auto use along Broadway and so that information was inaccurate. Many of the car dealerships are not allowed to do that so I am investigating it a little further.

Council Member Oakley said do you think you want me to talk to these people? Ms. Barrentine said pardon. Mr. Oakley said do you think it would help for me to talk to these people? Ms. Barrentine said well, you know, I think there are valid concerns about the graffiti that is written on some of the cars. Mr. Oakley said I am concerned about graffiti too and I hope that gets cleaned up. Ms. Barrentine said but you know, I talked to a couple of people around there and they said it had been like that for a long time. It might be in their best interest to try to put up a fence to shade that because it is not very attractive. Mr. Oakley said did you initiate the.... Ms. Barrentine said no, because at the time I didn't know who owned the property and that is why I put the request in. I didn't know who owned that lot. Mr. Oakley said okay.

13. **City Manager's Report**

(a) City Manager Sears did not have any matters to bring before Council.

14. **City Attorney's Report**

(a) City Attorney Brotzman did not have any matters to bring before Council.

15. **Adjournment**

MAYOR WOLOSYN MOVED TO ADJOURN. The meeting adjourned at 8:30 p.m.

Deputy City Clerk

RESOLUTION NO. 03
SERIES OF 2007

A RESOLUTION CONCERNING THE INTENT OF THE CITY OF ENGLEWOOD, COLORADO TO ACQUIRE REAL PROPERTY FOR THE PURPOSE OF PROVIDING A MULTI-USE RECREATIONAL TRAIL THROUGH THE UTILIZATION OF THE CITY'S POWER OF EMINENT DOMAIN.

WHEREAS, the City of Englewood, Colorado possesses the power of eminent domain pursuant to the provisions of Article XX, § 1 of the Colorado Constitution, Article IV, Part III, Section 76 of the City of Englewood Home Rule Charter, C.R.S. § 38-1-101, *et seq.*, C.R.S. § 38-6-101, *et seq.*, and C.R.S. § 31-25-201(1); and

WHEREAS, the City of Englewood wishes to acquire the easements more particularly described in Exhibit A through D, attached hereto and incorporated herein by this reference (collectively, the "Subject Properties"), for the purpose of constructing and providing a multi-use recreational trail within the City; and

WHEREAS, the City Council of the City of Englewood wishes to comply with all applicable provisions of C.R.S. § 38-1-101, *et seq.*, including, but not limited to, the notice and negotiation requirements and provisions thereof.

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

Section 1. Notice is hereby given pursuant to C.R.S. § 38-1-121(1) that the City of Englewood, Colorado, intends to acquire easements of property more particularly described in Exhibit A (collectively, the "Subject Properties").

Section 2. The acquisition of the Subject Properties serves a public purpose and is necessary and essential to the City's ability to provide multi-use recreational trails for the residents of the City of Englewood.


Section 3. The City Attorney is hereby directed to provide a copy of this Resolution to all persons who presently own or maintain an ownership interest in the Subject Properties notifying them of the intent of the City of Englewood to acquire such property through the use of the City's power of eminent domain.

Section 4. The staff of the City, together with the City Attorney, and any and all persons retained or employed by the City of Englewood in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the City shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the City of Englewood Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*


ADOPTED AND APPROVED this 20th day of August, 2007.

ATTEST: 



Olga Wolosyn, Mayor

 _____
Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. 83, Series of 2007. 

 _____
Loucrishia A. Ellis, City Clerk

COUNCIL COMMUNICATION

Date: August 20, 2007	Agenda Item: 11 c iii	Subject: Resolution to acquire property for Big Dry Creek Trail
Initiated By: Department of Public Works	Staff Source: Rick Kahm, Director	

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved Ordinance No. 18, Series 2006 approving an Intergovernmental Agreement (IGA) with Urban Drainage and Flood Control District (UDFCD) regarding funding participation by the District.

Council approved Ordinance No. 31, Series 2006 authorizing a contract with the South Suburban Parks Foundation (SSPF) regarding their commitment to provide matching funds for the project.

Staff presented an update regarding the Right-of-Way status at the December 4, 2007 Study Session.

RECOMMENDED ACTION

Staff recommends Council approval of a resolution concerning the intent of the City of Englewood to acquire property for Big Dry Creek Trail.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

In 1994, Englewood, Littleton, and SSPF cooperated in the preparation of a plan to install a bike trail along Big Dry Creek from the S. Platte River to the Highline Canal. A master plan, prepared by Bob Searns of Urban Edges, Inc., proposed the trail alignment, phasing, and fundraising recommendations. Seven segments of construction have taken place as detailed below:

Windermere to Belleview (Belleview Park segment)	Completed in 1997 (\$450,000)
Belleview to Fox (Progress Park segment)	Completed in 1999 (\$200,000)
Platte River to Windermere	Completed in 2001 (\$592,000)
Bridge over Platte River	Completed in 2002 (\$307,000)
Fox to Lehow Avenue (Phase I)	Completed in 2004 (\$520,000)
Greenwood Point to Washington Street	Completed in 2006 (\$620,000)
Broadway to Greenwood Point (Phase II)	Completed in 2007 (\$530,000)

The Lehow to Broadway segment has been delayed due to right-of-way issues. This is the only section remaining within the City of Englewood (see attached Big Dry Creek Trail aerial photo map).

The South Suburban Parks Foundation (SSPF) took the lead role in acquiring the necessary right-of-way for the trail system. They successfully negotiated the acquisition of nineteen parcels of land between the Platte River and Washington Street. Fifteen of the nineteen parcels were donated. The other four were acquired through a negotiated payment to the owners. In all of these cases, the SSPF and landowners came to an agreement without ordering formal appraisals or hiring independent negotiators. The City of Englewood did not play an active role in these negotiations.

In 2001, the South Suburban Parks Foundation (SSPF) began negotiating with the two property owners between Lehow and Broadway. The SSPF's representatives were not successful.

In early 2005, it appeared evident to both the SSPF and Englewood Public Works staff that the negotiations were stalled and not likely to result in a timely acquisition. Englewood recommended formal appraisals be commissioned to establish the fair market value of easements for the trail. SSPF concurred and agreed to pay the cost of these appraisals. SSPF's hired an independent negotiator who delivered written offers for the full market value to both property owners and continued discussions. These efforts were not successful.

At the December 4, 2006 Study Session, staff discussed the status of right-of-way and requested Council's concurrence to proceed with these acquisitions, with the understanding that condemnation proceedings may be required. Council directed staff to proceed. Updated appraisals were ordered and the services of H.C. Peck & Associates were retained to provide professional negotiation services. Informal negotiations have not produced an agreement and H.C. Peck recommends moving forward with the formal acquisition process.

Legal descriptions of the property to be acquired by easement purchase are attached to the Resolution. The acquisition from the Liquor Control property (Meister) consists of one permanent easement labeled Exhibit A. The updated appraisal established a fair market value of \$54,361. The acquisition from the RWC Parcel (Lehrer) consists of two permanent easements, one for the main trail and one for a ramp up to Broadway, along with one temporary easement to construct the ramp. The fair market value of these three easements total \$27,741.

Pending Council's approval of this resolution, the City Attorney's office will retain the services of an attorney experienced in condemnation proceedings to work with our negotiators and proceed with acquiring these properties.

FINANCIAL IMPACT

The UDFCD is contributing \$50,000 towards these acquisitions (Ordinance No. 16, 2006).

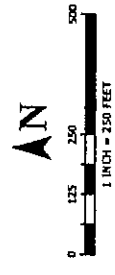
SSPF is paying for all other out of pocket costs, including appraisals, negotiators, attorneys, easement purchase, design, and construction of the trail system between Lehow and Broadway (Ordinance No. 31, 2006).

LIST OF ATTACHMENTS

Big Dry Creek Trail aerial photo map
Resolution



- LEGEND**
- Progress Park Segment
 - Phase I - Fox to Lehigh
 - Phase IIa - Alternate On-Street Route
 - Phase IIb - Lehigh to Broadway
 - Phase III - Broadway to Washington



MAP DATE: March 29, 2006
 PHOTO DATE: 2002
 DRAWN BY: JL

Big Dry Creek Bike Trail
 Bellevue to Broadway

RESOLUTION NO. _____
SERIES OF 2007

A RESOLUTION CONCERNING THE INTENT OF THE CITY OF ENGLEWOOD, COLORADO TO ACQUIRE REAL PROPERTY FOR THE PURPOSE OF PROVIDING A MULTI-USE RECREATIONAL TRAIL THROUGH THE UTILIZATION OF THE CITY'S POWER OF EMINENT DOMAIN.

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Section 4. The staff of the City, together with the City Attorney, and any and all persons retained or employed by the City of Englewood in the prosecution of this matter, are directed to comply with all notice and good faith negotiation requirements set forth in C.R.S. § 38-1-101, *et seq.*, in the conduct of the within authorized eminent domain actions.

Section 5. In the prosecution of the within authorized eminent domain actions, the City shall retain all rights and powers lawfully delegated to it by the Colorado Constitution, the City of Englewood Home Rule Charter, and C.R.S. § 38-1-101, *et seq.*

ADOPTED AND APPROVED this 20th day of August, 2007.

ATTEST:

Olga Wolosyn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2007.

Loucrishia A. Ellis, City Clerk

EXHIBIT A

A parcel of land being a part of Lots 1, 2 and 3, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a 1 1/4" Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Beginning at the southwesterly corner of said Lot 3;
Thence North $63^{\circ}31'05''$ East, 106.83 feet along said westerly line of Lot 3 and said easterly line of Lehow Avenue;
Thence South $72^{\circ}57'00''$ East, 71.23 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $12^{\circ}24'37''$, a radius of 225.00 feet, an arc length of 48.73 feet, a chord bearing of South $66^{\circ}44'42''$ East and a chord distance of 48.64 feet to a point of compound curvature;
Thence along the arc of a curve to the right having a central angle of $07^{\circ}57'27''$, a radius of 150.37 feet, an arc length of 20.88 feet, a chord bearing of South $64^{\circ}31'07''$ East and a chord distance of 20.87 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of $26^{\circ}05'25''$, a radius of 75.00 feet, an arc length of 34.15 feet, a chord bearing of South $80^{\circ}20'10''$ East and a chord distance of 33.86 feet to a point tangency;
Thence North $86^{\circ}37'08''$ East, 50.21 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $19^{\circ}53'28''$, a radius of 175.00 feet, an arc length of 60.76 feet, a chord bearing of South $86^{\circ}26'09''$ East and a chord distance of 60.45 feet to a point tangency;
Thence South $73^{\circ}29'25''$ East, 35.62 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $17^{\circ}50'22''$, a radius of 625.00 feet, an arc length of 194.60 feet, a chord bearing of South $64^{\circ}34'14''$ East and a chord distance of 193.81 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of $72^{\circ}48'57''$, a radius of 125.00 feet, an arc length of 158.86 feet, a chord bearing of North $87^{\circ}56'28''$ East and a chord distance of 148.38 feet to a point of reverse curvature;
Thence along the arc of a curve to the right having a central angle of $20^{\circ}07'07''$, a radius of 125.00 feet, an arc length of 43.89 feet, a chord bearing of North $61^{\circ}35'33''$ East and a chord distance of 43.67 feet to a point of non-tangency;
Thence North $00^{\circ}13'42''$ West, 26.24 feet to the easterly line of said Lot 1, Rafferty Gardens;
Thence along said easterly line of Lot 1, Rafferty Gardens the following courses:
Thence South $34^{\circ}09'55''$ East, 58.71 feet;
Thence South $50^{\circ}29'55''$ East, 20.00 feet;
Thence South $79^{\circ}59'55''$ East, 23.00 feet;
Thence South $37^{\circ}59'55''$ East, 29.00 feet;
Thence South $59^{\circ}59'55''$ East, 20.00 feet;
Thence South $24^{\circ}59'55''$ East, 12.00 feet;

Thence South 02°29'55" East, 25.00 feet;
Thence South 30°00'05" East, 15.00 feet;
Thence South 54°00'05" West, 15.00 feet;
Thence South 76°00'05" West, 12.00 feet;
Thence South 87°00'05" West, 20.00 feet;
Thence South 75°30'36" West, 28.07 feet to the northeast corner of Lot 14, Rafferty
Gardens;
Thence North 80°55'45" West, 101.28 feet to the northwest corner of said Lot 14, Rafferty
Gardens;
Thence North 78°58'28" West, 101.89 feet to the northwest corner of Lot 13, Rafferty
Gardens;
Thence North 57°59'40" West, 71.95 feet along the northerly line of Lot 12,
Rafferty Gardens to the southeast corner of said Lot 2, Rafferty Gardens;
Thence along the southerly line of said Lots 2 and 3 the following courses:
Thence North 87°57'09" West, 39.04 feet along said northerly line of Lot 12,
Rafferty Gardens to the northwest corner of said Lot 12, Rafferty Gardens;
Thence North 67°12'19" West, 108.50 feet to the northwest corner of Lot 11, Rafferty
Gardens;
Thence North 75°05'25" West, 41.43 feet along the northerly line of Lot 10,
Rafferty Gardens to the southeast corner of said Lot 3, Rafferty Gardens;
Thence North 78°50'42" West, 61.13 feet along said northerly line of Lot 10,
Rafferty Gardens to the northwest corner of said Lot 10, Rafferty Gardens;
Thence North 87°27'12" West, 100.10 feet to the northwest corner of Lot 9, Rafferty
Gardens;
Thence North 81°12'11" West, 101.20 feet to the northwest corner of Lot 8, Rafferty
Gardens;
Thence North 59°23'27" West, 116.68 feet along the northerly line of Lots 6 and 7, Rafferty
Gardens to the Point of Beginning.

Containing 71,983 square feet or 1.65 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job #: 9494-008
Date: March 16, 2005
For and on Behalf of
WESTERN STATES SURVEYING, INC.
12753 South Parker Road, Suite 205
Parker CO 80134
303-841-7436
Albert V. Valletta, Jr. PLS 23524

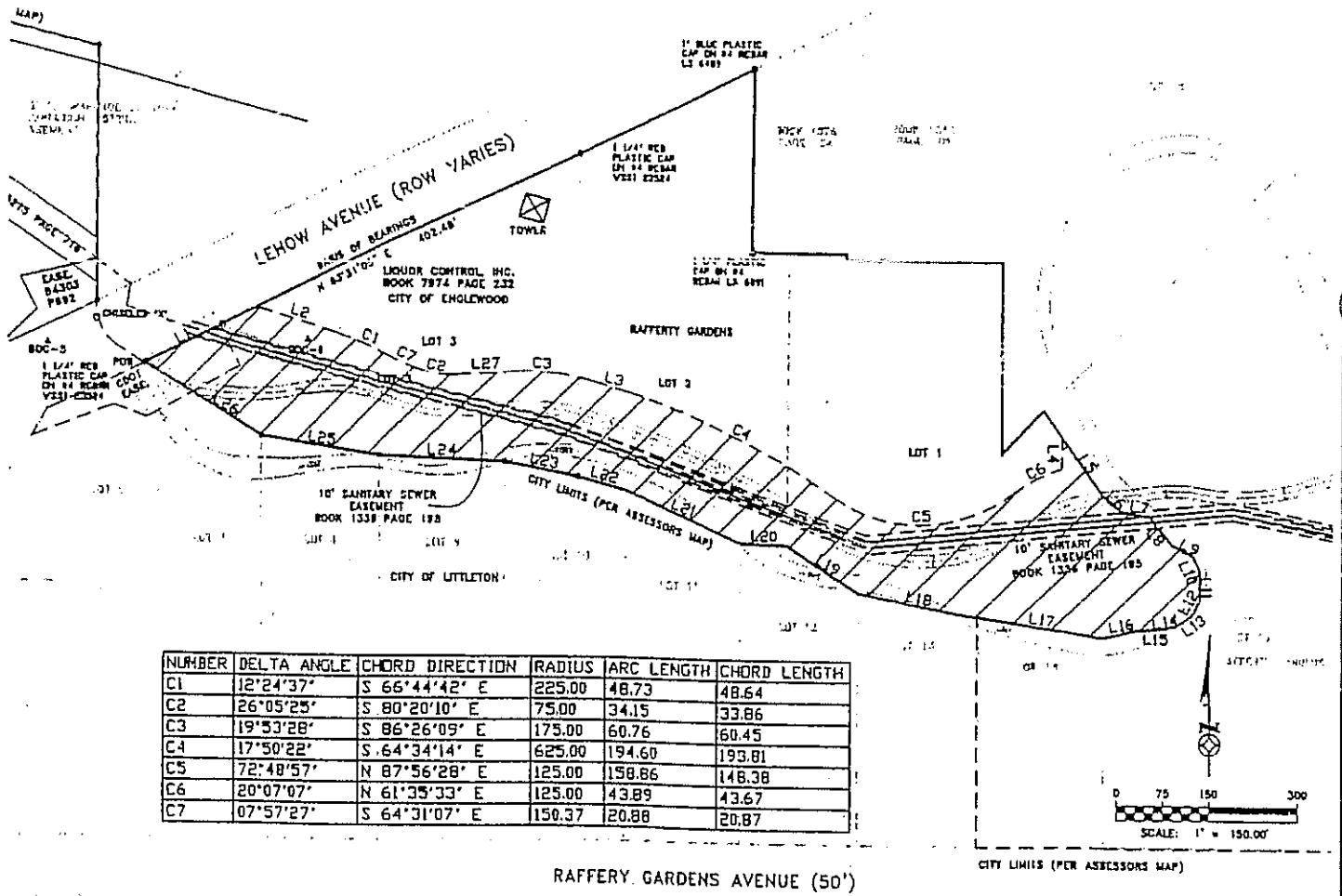
NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXHIBIT

NUMBER	DIRECTION	DISTANCE
L1	N 63°31'05" E	106.83'
L2	S 72°57'00" E	71.23'
L3	S 73°29'25" E	35.62'
L4	N 00°13'42" W	26.24'
L5	S 34°09'55" E	58.71'
L6	S 50°29'55" E	20.00'
L7	S 79°59'55" E	23.00'
L8	S 37°59'55" E	29.00'
L9	S 59°59'55" E	20.00'
L10	S 24°59'55" E	12.00'
L11	S 02°29'55" E	25.00'
L12	S 30°00'05" W	15.00'
L13	S 54°00'05" W	15.00'
L14	S 76°00'05" W	12.00'

NUMBER	DIRECTION	DISTANCE
L15	S 87°00'05" W	20.00'
L16	S 75°30'36" W	28.07'
L17	N 80°55'45" W	101.28'
L18	N 78°58'28" W	101.89'
L19	N 57°59'40" W	71.95'
L20	N 87°57'09" W	39.04'
L21	N 67°12'19" W	108.50'
L22	N 75°05'25" W	41.43'
L23	N 78°50'42" W	61.13'
L24	N 87°27'12" W	100.10'
L25	N 81°12'11" W	101.20'
L26	N 59°23'27" W	116.68'
L27	N 86°37'08" E	50.21'

31 7



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	12°24'37"	S 66°44'42" E	225.00	48.73	48.64
C2	26°05'25"	S 80°20'10" E	75.00	34.15	33.86
C3	19°53'28"	S 86°26'09" E	175.00	60.76	60.45
C4	17°50'22"	S 64°34'14" E	625.00	194.60	193.81
C5	72°48'57"	N 87°56'28" E	125.00	158.86	148.38
C6	20°07'07"	N 61°35'33" E	125.00	43.89	43.67
C7	07°57'27"	S 64°31'07" E	150.37	20.88	20.87

WESTERN STATES SURVEYING, Inc.
 2753 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

OWNER:
LIQUOR CONTROL, INC.

SOUTH SUBURBAN PARKS FOUNDATION

CALC: AVV DATE: 03/16/05
 DRWN: AVV COMMIT. NO.
 JOB NO. 9494-008

AREA OF PARCELS: 1.05 AC

EXHIBIT B

A parcel of land being a part of Lots 15, 16 and 17, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North 63°31'05" East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a 1 1/4" Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Commencing at the northwest corner of Lot 15, Rafferty Gardens also being the northeast corner of Lot 14, Rafferty Gardens;

Thence along the westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 75°30'36" East, 28.07 feet;

Thence North 87°00'05" East, 20.00 feet;

Thence North 76°00'05" East, 12.00 feet;

Thence North 54°00'05" East, 15.00 feet;

Thence North 30°00'05" East, 15.00 feet;

Thence North 02°29'55" West, 25.00 feet;

Thence North 24°59'55" West, 12.00 feet;

Thence North 59°59'55" West, 20.00 feet;

Thence North 37°59'55" West, 23.04 feet to the Point of Beginning;

Thence continuing along said westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 37°59'55" West, 5.96 feet;

Thence North 79°59'55" West, 23.00 feet;

Thence North 50°29'55" West, 20.00 feet;

Thence North 34°09'55" West, 58.71 feet;

Thence leaving said westerly line of said Lot 15, Rafferty Gardens North 89°57'50" East, 259.72 feet to the westerly line of that tract of land as described in Book 1077 at Page 526 of the Arapahoe County Records;

Thence South 26°32'10" East, 67.39 feet along said westerly line to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 00°31'45", a radius of 254.20 feet, an arc length of 2.35 feet, a chord bearing of South 26°48'13" East and a chord distance of 2.35 feet to a point of non-tangency;

Thence North 82°56'55" West, 44.55 feet to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 27°08'36", a radius of 70.00 feet, an arc length of 33.17 feet, a chord bearing of South 83°28'47" West and a chord distance of 32.86 feet to a point of reverse curvature;

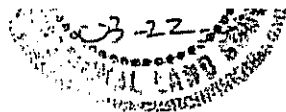
Thence along the arc of a curve to the right having a central angle of 30°42'55", a radius of 206.64 feet, an arc length of 110.78 feet, a chord bearing of South 85°15'53" West and a chord distance of 109.45 feet to a point of reverse curvature;

Thence along the arc of a curve to the left having a central angle of $17^{\circ}39'49''$, a radius of 70.00 feet, an arc length of 21.58 feet, a chord bearing of North $88^{\circ}12'34''$ West and a chord distance of 21.49 feet to a point of reverse curvature;

Thence along the arc of a curve to the right having a central angle of $00^{\circ}07'03''$, a radius of 4303.19 feet, an arc length of 8.82 feet, a chord bearing of South $82^{\circ}35'57''$ West and a chord distance of 8.82 feet to the Point of Beginning.

Containing 16,598 square feet or 0.38 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job #: 9494-008

Date: March 16, 2005

For and on Behalf of

WESTERN STATES SURVEYING, INC.

12753 South Parker Road, Suite 205

Parker CO 80134

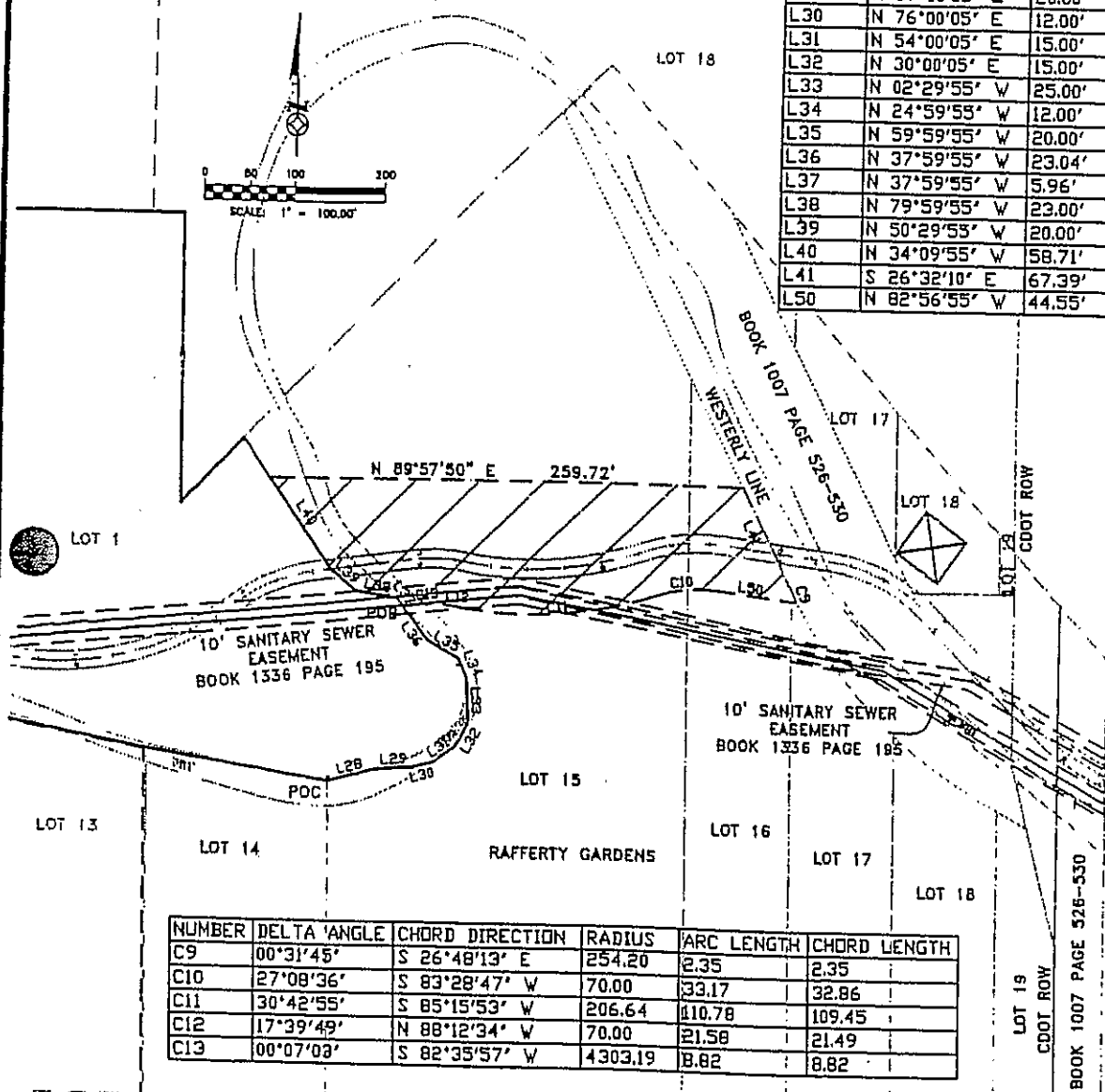
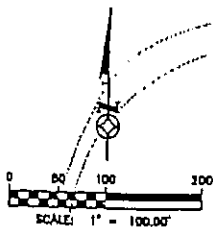
303-841-7436

Albert V. Valletta, Jr. PLS 23524

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXHIBIT

NUMBER	DIRECTION	DISTANCE
L28	N 75°30'36" E	28.07'
L29	N 87°00'05" E	20.00'
L30	N 76°00'05" E	12.00'
L31	N 54°00'05" E	15.00'
L32	N 30°00'05" E	15.00'
L33	N 02°29'55" W	25.00'
L34	N 24°59'55" W	12.00'
L35	N 59°59'55" W	20.00'
L36	N 37°59'55" W	23.04'
L37	N 37°59'55" W	5.96'
L38	N 79°59'55" W	23.00'
L39	N 50°29'55" W	20.00'
L40	N 34°09'55" W	58.71'
L41	S 26°32'10" E	67.39'
L50	N 82°56'55" W	44.55'



NUMBER	DELTA	ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C9	00°31'45"		S 26°48'13" E		254.20	2.35	2.35
C10	27°08'36"		S 83°28'47" W		70.00	33.17	32.86
C11	30°42'55"		S 85°15'53" W		206.64	110.78	109.45
C12	17°39'49"		N 88°12'34" W		70.00	21.58	21.49
C13	00°07'03"		S 82°35'57" W		4303.19	8.82	8.82

CITY LIMITS (PER ASSESSORS MAP)
 RAFFERTY GARDENS AVENUE (50')

Western States
SURVEYING, Inc.
 2753 SOUTH PARKER ROAD, SUITE 205
 ARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER:
 ROBERT LEHER

SOUTH SUBURBAN PARKS FOUNDATION

CALC: AVV	DATE: 03/16/05
DRWN: AVV	COMMIT. NO.
JOB NO. 9494-008	

EXHIBIT C

LEGAL DESCRIPTION

A parcel of land being a part of Lots 16, 17, 18 and 19, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented by a #4 rebar with a 1" Red Plastic Cap stamped WSSI 23524.

COMMENCING at the southeast corner of a tract of land described in Book 1007 at Page 526, said corner being the southeast corner of Lot 19 as shown on the plat of Rafferty Gardens;

Thence South $89^{\circ}57'50''$ West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North $00^{\circ}02'10''$ West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North $14^{\circ}04'10''$ West, 36.49 feet along said westerly line to the TRUE POINT OF BEGINNING;

Thence North $46^{\circ}37'18''$ West, 30.99 feet;

Thence North $51^{\circ}57'35''$ West, 53.80 feet;

Thence North $49^{\circ}28'03''$ West, 135.34 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North $42^{\circ}12'33''$ East, a radius of 65.90 feet, thru a central angle of $16^{\circ}55'23''$, an arc length of 19.47 feet, whose chord bears North $39^{\circ}19'46''$ West a length of 19.39 feet to a point of non tangency;

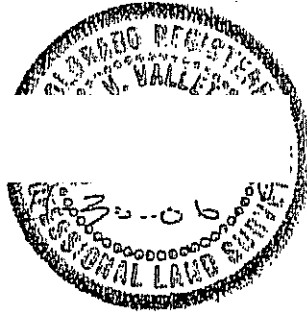
Thence South $82^{\circ}56'55''$ East, 43.14 feet to said westerly line and a point of non tangent curvature;

Thence along said westerly line the following three (3) courses:

1. southeasterly along the arc of a curve to the left, the radial line to the center point bears North $62^{\circ}55'54''$ East, a radius of 254.20 feet, thru a central angle of $32^{\circ}57'53''$, an arc length of 146.25 feet, whose chord bears South $43^{\circ}33'03''$ East a length of 144.24 feet;
2. South $60^{\circ}02'10''$ East, 35.00 feet;
3. South $14^{\circ}04'10''$ East, 31.01 feet to the POINT OF BEGINNING.

Containing 3,028 square feet or 0.070 acres, more or less.

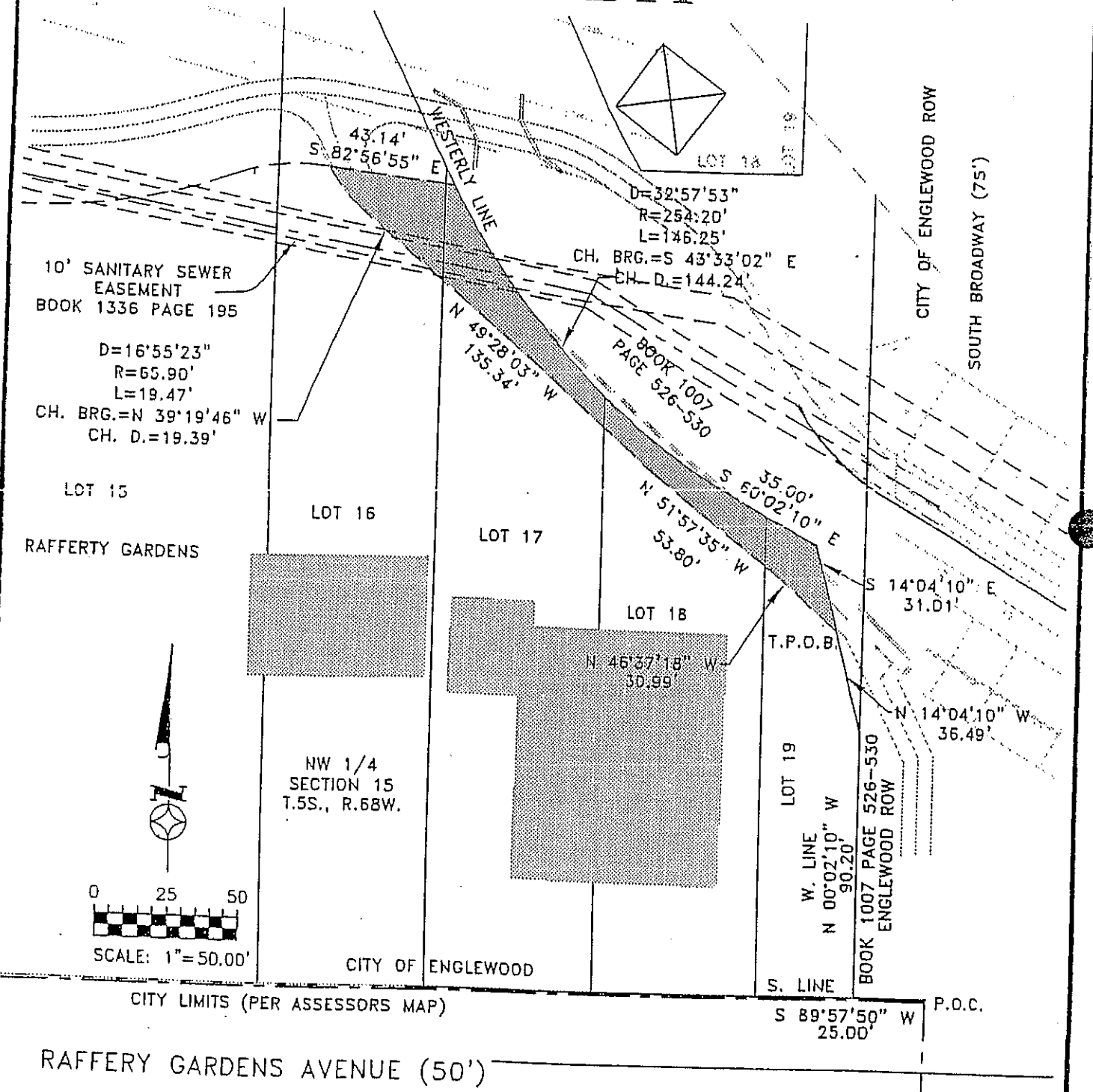
I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 9494-009.2
Date: 11/29/06 Trail easement
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

Notice: According to Colorado law you must commence any legal actions based upon a defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXHIBIT



Western States
SURVEYING, Inc.
12753 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV	DATE: 11/29/06
DRWN: AVV	COMMIT. NO.
JOB NO. 09494-009.2	
DWG. NAME: Trall Eas	SHEET 3 OF 3

AREA OF PARCELS: 0.070 AC.

EXHIBIT D

LEGAL DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT

A parcel of land being a part of Lots 16, 17, 18 and 19, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented by a #4 rebar with a 1" Red Plastic Cap stamped WSSI 23524.

COMMENCING at the southeast corner of a tract of land described in Book 1007 at Page 526, said corner being the southeast corner of Lot 19 as shown on the plat of Rafferty Gardens;

Thence South $89^{\circ}57'50''$ West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North $00^{\circ}02'10''$ West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North $14^{\circ}04'10''$ West, 8.61 feet along said westerly line to the TRUE POINT OF BEGINNING;

Thence North $46^{\circ}37'18''$ West, 53.79 feet;

Thence North $51^{\circ}57'35''$ West, 53.43 feet;

Thence North $49^{\circ}28'03''$ West, 135.88 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North $42^{\circ}02'44''$ East, a radius of 80.90 feet, thru a central angle of $23^{\circ}31'00''$, an arc length of 33.21 feet, whose chord bears North $36^{\circ}11'46''$ West a length of 32.97 feet to a point of non tangent curvature;

Thence easterly along the arc of a curve to the right, the radial line to the center point bears South $05^{\circ}45'58''$ East a radius of 70.99 feet, through a central angle of $13^{\circ}49'41''$, a distance of 17.13 feet, whose chord bears South $88^{\circ}51'08''$ East a length of 17.09 feet to a point of non tangent curvature;

Thence southeasterly along the arc of a curve to the left, the radial line to the center point bears North $59^{\circ}07'57''$ East, a radius of 65.90 feet, thru a central angle of $16^{\circ}55'23''$, an arc length of 19.47 feet, whose chord bears South $39^{\circ}19'46''$ East a length of 19.39 feet to a point of non tangency;

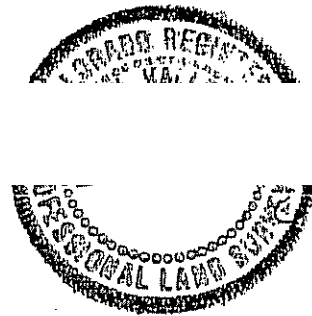
Thence South $49^{\circ}28'03''$ East, 135.34 feet;

Thence South $51^{\circ}57'35''$ East, 53.80 feet;

Thence South 46°37'18" East, 30.99 feet to said westerly line of that tract of land described in Book 1007 at Page 526;
Thence South 14°04'10" East, 27.88 feet along said westerly line to the POINT OF BEGINNING.

Containing 3,876 square feet or 0.089 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 9494-009.2
Date: 11/29/06 TCE
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

Notice: According to Colorado law you must commence any legal actions based upon a defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXHIBIT

D=13'49'41"
R=70.99'
L=17.13'
CH. BRG.=S 88°51'08" E
CH. D.=17.09'

D=16'55'23"
R=65.90'
L=19.47'
CH. BRG.=S 39°19'46" E
CH. D.=19.39'

10' SANITARY SEWER
EASEMENT
BOOK 1336 PAGE 195

D=23'31'00"
R=80.90'
L=33.21'
CH. BRG.=N 36°11'45" W
CH. D.=32.97'

LOT 15

LOT 16

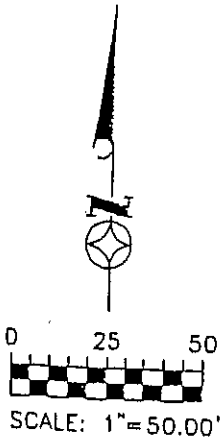
LOT 17

LOT 18

LOT 19

RAFFERTY GARDENS

NW 1/4
SECTION 15
T.5S., R.68W.



CITY OF ENGLEWOOD

CITY LIMITS (PER ASSESSORS MAP)

RAFFERTY GARDENS AVENUE (50')

Western States
SURVEYING, Inc.
10053 SOUTH PARKER ROAD, SUITE 205
PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV

DATE: 11/29/06

DRWN: AVV

COMMIT. NO.

JOB NO. 09494-009.2

DWG. NAME: TCF

SHEET 3 OF 3

AREA OF PARCELS: 0.089 AC.

CITY OF ENGLEWOOD

STANDARD CONTRACT/AGREEMENT COVER SHEET

CONTRACT DATE 12/19/2007 IDENTIFICATION NO. 141-2007

Number to be assigned
by City Clerk Division

Title or Purpose: Big Dry Creek Trail - Lehow Ave & Broadway Segment

Contractor's Name
or other parties to

Agreement: RWC Limited (Robert C. Leher) and Liquor Control, Inc. (Meister) Case No. 07CV2257 Arapahoe Co. District Court and South Suburban Parks & Recreation District.

Responsible Department: Public Works

Contact Person: Rick Kahm

Authorizing Resolution/Ordinance: Resolution No. 4, 2008; Resolution No. 83, 2007;
and all other documents dealing with Big Dry Creek Trail.
Previously reviewed by City Attorney staff: Yes X No

Related Contracts/Conveyances: Big Dry Creek Trail

Type of Agreement/Contract:

 Intergovernmental Agreement

 Professional Services

 Maintenance Agreement

 Construction Agreement

 Contractual Services

 Lease

X Easement - RWC Limited (Robert C. Leher)

 Encroachment

X Other Stipulated Final Rule and Order and Release of Lis Pendens

Liquor Control, Inc. (Meister) - Arap. Co. Dist Ct
THIS CONTRACT/AGREEMENT TERMINATES Case No. 07CV2257

=====

TO BE COMPLETED BY CITY CLERK'S OFFICE

RETENTION PERIOD _____ DESTRUCTION DATE _____

COVSHT -2/2007

* RECORDING INFORMATION:

#B8032783
Pages 6
3/30/2008

ORIGINAL X
COPY _____

Received # B8034600
Pages 12
3/25/2008

31-

Arapahoe County Clerk & Recorder, Nancy A. Doty

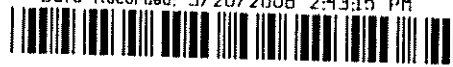
Reception #: B8032783

Receipt #: 5390136

Recording Fee: \$31.00

Pages Recorded: 6

Date Recorded: 3/20/2008 2:43:15 PM



EFILED Document

CO Arapahoe County District Court 18th JD

Filing Date: Dec 28 2007 8:59AM MST

Filing ID: 17807257 District Court 18th JD

Reviewed Clerk: N/A 2007 9:15AM MST

Filing ID: 1793193

Review Clerk: Kellie K. Lane

1-6

DISTRICT COURT, ARAPAHOE COUNTY,
COLORADO

Court Address: 7325 S. Potomac Street
Englewood, CO 80112

Petitioner: CITY OF ENGLEWOOD, COLORADO, a
Colorado home rule municipality

Respondents: LIQUOR CONTROL, INC., a Colorado
corporation; SOUTH ARAPAHOE SANITATION
DISTRICT, a Colorado quasi-municipal sanitary sewer
district; SOUTH ENGLEWOOD SANITATION
DISTRICT, NO. 1, a Colorado quasi-municipal sanitary
sewer district; PUBLIC SERVICE COMPANY OF
COLORADO, a Colorado corporation; and DOUGLAS G.
MILLIKEN, in his official capacity as Treasurer for
Arapahoe County.

Attorney: Corey Y. Hoffmann, # 24920
Gregory D. Graham, #33992
Name: Hayes, Phillips, Hoffmann & Carberry, P.C.
Address: 1350 17th Street, Suite 450
Denver, CO 80202-1517
Phone: 303-825-6444
Fax: 303-825-1269
E-mail: cyhoffmann@hphclaw.com
gdgraham@hphclaw.com

COMBINED COURT
STATE OF COLORADO
COUNTY OF ARAPAHOE, } ss.

CERTIFIED to be a redacted copy of the original
in my custody. Redacted information is confidential
and cannot be disclosed without court order.

JAN 07 2008



DATED

TAMMERA HERIVEL
Clerk of the Combined Court

By

Deputy

▲ COURT USE ONLY ▲

Case Number:
07-CV-2257

Division: 202



STIPULATED FINAL RULE AND ORDER AND RELEASE OF LIS PENDENS

THIS MATTER, having been resolved by Petitioner the City of Englewood, Colorado (the "City") and Respondent Liquor Control, Inc., a Colorado corporation ("Respondent"), and the other named Respondents that have been served according to C.R.S. § 38-1-103 having no objection or having expressly released any interest in the Subject Property, the Court therefore enters the following Stipulated Final Rule and Order and Release of Lis Pendens:

1. Petitioner the City of Englewood has the authority pursuant to Article IV, Part III, Section 76 of the City of Englewood Home Rule Charter, and Article XX, § 1 of the Colorado Constitution to condemn the Property which is the subject of this action, and Petitioner has met the necessary requirements under Colorado law in this matter.

2. Respondent is the record holder of fee title to the property more particularly described in Exhibit A to the Petition in Condemnation (the "Subject Property") which exhibit is attached hereto and incorporated herein by this reference.

3. The City and Respondent agree that just compensation for the acquisition of a permanent easement for constructing and providing a multi-use recreational trail on, over, and upon the Subject Property is \$99,500.00.

IT IS ORDERED, ADJUDGED AND DECREED:

- a. Petitioner, the City of Englewood, is hereby adjudged to be the absolute holder and owner in and of a property right more particularly described as a permanent easement for constructing and providing a multi-use recreational trail within the City on, over and upon the property more particularly described in **Exhibit A**, attached hereto and incorporated by reference:
- b. Petitioner is taking said easement subject to certain rights and facilities within the easement area held by Public Service Company of Colorado by virtue of a document recorded in the records of the Clerk and Recorder of Arapahoe County on January 11, 1951, in Book 705 at Page 194.
- c. Just compensation for the Subject Property is the amount of \$99,500.00. Said amount shall be deposited with the Court upon approval of this Final Rule and Order, and the parties agree that such amount shall be withdrawn by Respondent on or after January 2, 2008; and
- d. A certified copy of this Final Rule and Order shall be recorded and indexed in the Office of the Clerk and Recorder of the County of Arapahoe, State of Colorado, in a like manner and with like effect as if it were a Deed of Conveyance from Respondent to the Petitioner herein.
- e. Upon the recording of this Rule and Order, and to the extent inconsistent with this Rule and Order, the Notice of Lis Pendens, recorded in the County of Arapahoe on November 8, 2007, at Reception No. B7143245 shall be released and superseded by this Rule and Order.

IT IS SO ORDERED.

Signed December 28, 2007.

BY THE COURT:

District Court Judge

APPROVED AS TO FORM:

LARRY G. JOHNSON, ESQ.

Larry G. Johnson, No. 8728
Attorney for Respondent

HAYES, PHILLIPS, HOFFMANN &
CARBERRY, P.C.

Corey Y. Hoffmann, No. 24920
Attorneys for Petitioner

*THIS DOCUMENT WAS FILED. A COPY WITH ORIGINAL
SIGNATURES IS ON FILE AT THE OFFICES OF HAYES,
PHILLIPS, HOFFMANN & CARBERRY, P.C. PURSUANT TO
C.R.C.P. 121, SECTION 1-26(9).*

EXHIBIT "A"

A parcel of land being a part of Lots 1, 2 and 3, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

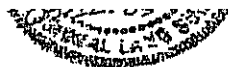
Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a $1\frac{1}{4}''$ Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Beginning at the southwesterly corner of said Lot 3;
Thence North $63^{\circ}31'05''$ East, 106.83 feet along said westerly line of Lot 3 and said easterly line of Lehow Avenue;
Thence South $72^{\circ}57'00''$ East, 71.23 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $12^{\circ}24'37''$, a radius of 225.00 feet, an arc length of 48.73 feet, a chord bearing of South $66^{\circ}44'42''$ East and a chord distance of 48.64 feet to a point of compound curvature;
Thence along the arc of a curve to the right having a central angle of $07^{\circ}57'27''$, a radius of 150.37 feet, an arc length of 20.88 feet, a chord bearing of South $64^{\circ}31'07''$ East and a chord distance of 20.87 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of $26^{\circ}05'25''$, a radius of 75.00 feet, an arc length of 34.15 feet, a chord bearing of South $80^{\circ}20'10''$ East and a chord distance of 33.86 feet to a point tangency;
Thence North $86^{\circ}37'08''$ East, 50.21 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $19^{\circ}53'23''$, a radius of 175.00 feet, an arc length of 60.76 feet, a chord bearing of South $86^{\circ}26'09''$ East and a chord distance of 60.45 feet to a point tangency;
Thence South $73^{\circ}29'25''$ East, 35.62 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of $17^{\circ}50'22''$, a radius of 625.00 feet, an arc length of 194.60 feet, a chord bearing of South $64^{\circ}34'14''$ East and a chord distance of 193.81 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of $72^{\circ}48'57''$, a radius of 125.00 feet, an arc length of 158.86 feet, a chord bearing of North $87^{\circ}56'28''$ East and a chord distance of 148.38 feet to a point of reverse curvature;
Thence along the arc of a curve to the right having a central angle of $20^{\circ}07'07''$, a radius of 125.00 feet, an arc length of 43.89 feet, a chord bearing of North $61^{\circ}35'33''$ East and a chord distance of 43.67 feet to a point of non-tangency;
Thence North $00^{\circ}13'42''$ West, 26.24 feet to the easterly line of said Lot 1, Rafferty Gardens;
Thence along said easterly line of Lot 1, Rafferty Gardens the following courses:
Thence South $34^{\circ}09'55''$ East, 58.71 feet;
Thence South $50^{\circ}29'55''$ East, 20.00 feet;
Thence South $79^{\circ}59'55''$ East, 23.00 feet;
Thence South $37^{\circ}59'55''$ East, 29.00 feet;
Thence South $59^{\circ}59'55''$ East, 20.00 feet;
Thence South $24^{\circ}59'55''$ East, 12.00 feet;

Thence South 02°29'55" East, 25.00 feet;
 Thence South 30°00'05" East, 15.00 feet;
 Thence South 54°00'05" West, 15.00 feet;
 Thence South 76°00'05" West, 12.00 feet;
 Thence South 87°00'05" West, 20.00 feet;
 Thence South 75°30'36" West, 28.07 feet to the northeast corner of Lot 14, Rafferty Gardens;
 Thence North 80°55'45" West, 101.28 feet to the northwest corner of said Lot 14, Rafferty Gardens;
 Thence North 78°58'28" West, 101.89 feet to the northwest corner of Lot 13, Rafferty Gardens;
 Thence North 57°59'40" West, 71.95 feet along the northerly line of Lot 12, Rafferty Gardens to the southeast corner of said Lot 2, Rafferty Gardens;
 Thence along the southerly line of said Lots 2 and 3 the following courses:
 Thence North 87°57'09" West, 39.04 feet along said northerly line of Lot 12, Rafferty Gardens to the northwest corner of said Lot 12, Rafferty Gardens;
 Thence North 67°12'19" West, 108.50 feet to the northwest corner of Lot 11, Rafferty Gardens;
 Thence North 75°05'25" West, 41.43 feet along the northerly line of Lot 10, Rafferty Gardens to the southeast corner of said Lot 3, Rafferty Gardens;
 Thence North 78°50'42" West, 61.13 feet along said northerly line of Lot 10, Rafferty Gardens to the northwest corner of said Lot 10, Rafferty Gardens;
 Thence North 87°27'12" West, 100.10 feet to the northwest corner of Lot 9, Rafferty Gardens;
 Thence North 81°12'11" West, 101.20 feet to the northwest corner of Lot 8, Rafferty Gardens;
 Thence North 59°23'27" West, 116.68 feet along the northerly line of Lots 6 and 7, Rafferty Gardens to the Point of Beginning.

Containing 71,983 square feet or 1.65 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



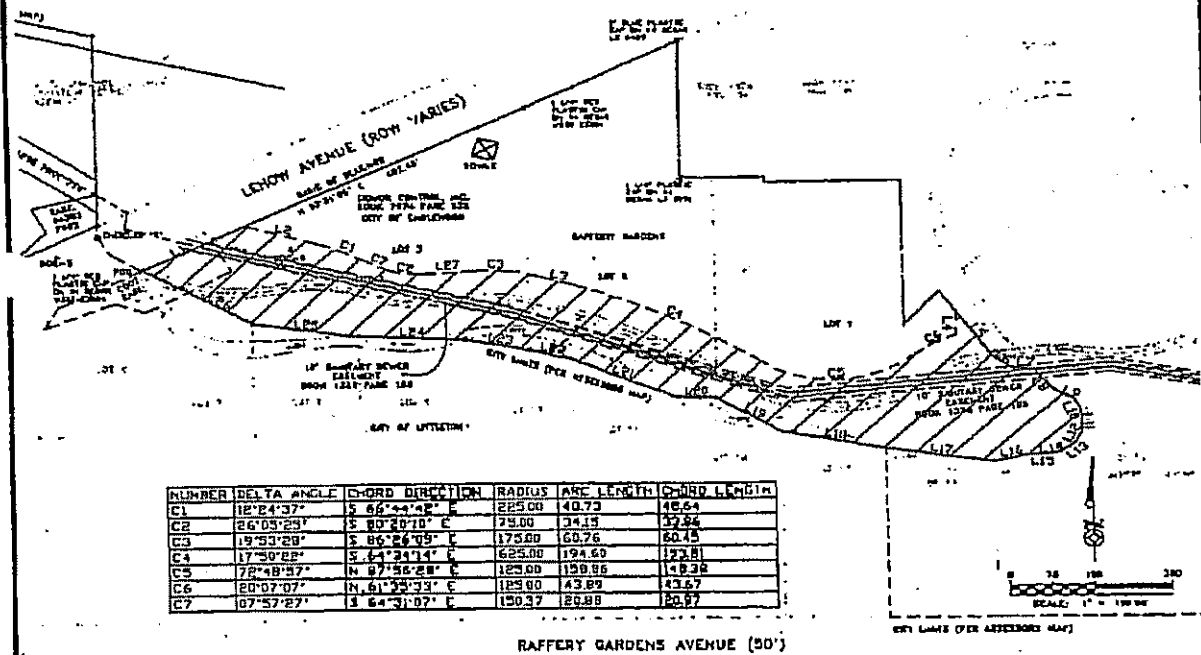
WSSI Job #: 9494-008
 Date: March 16, 2005
 For and on Behalf of
 WESTERN STATES SURVEYING, INC.
 12753 South Parker Road, Suite 205
 Parker CO 80134
 303-841-7436
 Albert V. Valletta, Jr. PLS 23524

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXHIBIT

NUMBER	DIRECTION	DISTANCE
L1	N 63°31'05" E	106.83'
L2	S 72°37'00" E	71.23'
L3	S 73°29'23" E	35.62'
L4	N 80°13'42" W	26.24'
L5	S 34°09'55" E	58.71'
L6	S 50°29'55" E	80.00'
L7	S 79°39'55" E	83.00'
L8	S 37°39'55" E	20.00'
L9	S 59°39'55" E	20.00'
L10	S 24°29'55" E	12.00'
L11	S 02°29'55" E	25.00'
L12	S 30°00'00" V	15.00'
L13	S 54°00'05" V	15.00'
L14	S 76°30'05" V	112.85'

NUMBER	DIRECTION	DISTANCE
L15	S 87°00'05" W	20.00'
L16	S 75°30'36" V	29.07'
L17	N 88°35'45" V	101.28'
L18	N 78°38'28" V	101.89'
L19	N 57°39'40" V	71.95'
L20	N 87°37'09" V	39.04'
L21	N 67°42'19" V	188.30'
L22	N 75°03'23" V	41.43'
L23	N 78°30'48" V	61.13'
L24	N 87°27'12" V	100.10'
L25	N 91°12'11" V	103.20'
L26	N 57°23'27" V	116.68'
L27	N 86°37'00" C	50.81'



NUMBER	DELTA ANGLE	C-CORD DIRECTION	RADIUS	ARC LENGTH	C-CORD LENGTH
C1	18°24'37"	S 62°44'48" E	225.00	40.73	46.64
C2	26°03'29"	S 80°30'10" E	75.00	34.15	32.24
C3	19°53'28"	S 85°24'05" E	175.00	60.76	60.45
C4	17°30'28"	S 47°34'14" E	625.00	194.60	173.81
C5	72°48'37"	N 87°48'28" E	125.00	158.86	148.38
C6	20°07'07"	N 61°33'33" E	125.00	43.89	43.67
C7	07°57'27"	S 64°31'07" E	150.37	26.88	26.97

Western States
SURVEYING, Inc.
 3753 SOUTH PARKER ROAD, SUITE 205
 DENVER, CO 80134-3188 (303) 841-7438

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

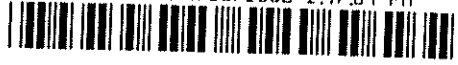
OWNER:
LIQUOR CONTROL, INC.

SOUTH SUBURBAN PARKS FOUNDATION

AREA OF PARCELS: 1.65 AC.	CALC: AVV	DATE: 05/16/05
	DRWN: AVV	COMMIT. NO.
	JOB NO. 8494-008	
	DWG. NAME: LQ1	SHEET 3 OF 3

61

**GRANT OF EASEMENT FOR A
BICYCLE AND PEDESTRIAN TRAIL**



THIS GRANT OF EASEMENT for a public bike path and pedestrian trail ("Grant") made this 19 day of December, 2007, by and between the City of Englewood, 1000 Englewood Parkway, Englewood, CO 80110, ("Grantee"), and ("Grantor") whose address is 3981 S. DAKOTA ST., Englewood, CO

1-12

The parties covenant and agree as follows:

1. Easement Property. The "Easement Property" shall mean the real property located in the County of Arapahoe, State of Colorado, more particularly described in Attachment A.

2. Consideration. As consideration for this Grant, Grantee has paid Grantor the sum of Fifty Thousand Dollars (\$50,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.

3. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a permanent nonexclusive easement (the Easement Property) over, under, across and through the Easement Property for the purpose of constructing, operating, maintaining, repairing, replacing and removing a bike/pedestrian trail.

4. Access. Grantee shall have the permanent nonexclusive right of ingress and egress in, over, through and across the Easement Property for any purpose necessary or desirable for the full enjoyment of the rights granted to Grantee under this Grant.

5. Restoration, Preservation and Maintenance. Grantee agrees, other than as to the specific trail improvements, that after the construction, maintenance, repair, replacement, or enlargement, if any, for the trail, Grantee shall restore the surface of the Easement Property as nearly as reasonably possible to the grade and conditions it was in immediately prior to said construction, maintenance, repair, replacement or enlargement. Grantee agrees use its best efforts to patrol, preserve and maintain the Easement Property on a regular basis and keep the Easement Property clear of trash, debris, or other unsightly or unsafe conditions.

6. No Improvements. Grantor covenants and agrees not to construct, erect, place or plan any improvements on the Easement Property without obtaining the prior written consent of Grantee. "Improvements" shall mean any structure or building. Grantee shall have the right to remove, without any liability to Grantor, any improvements constructed, erected, placed or planted on the Easement Property without Grantee's having obtained the prior written consent of Grantor.

7. Subjacent and Lateral Support. Grantor covenants and agrees that Grantee shall have the right of subjacent and lateral support within the Easement Property to whatever extent is necessary or desirable for the full, complete and undisturbed enjoyment of the rights granted to Grantee under this Grant. Said rights shall not extend outside of the Easement Property area.

RHM

8. Rights of Grantor. Grantor reserves the full right to the undisturbed ownership, use, and occupancy of the Easement Property insofar as said ownership, use, and occupancy is consistent with and does not impair the rights granted to Grantee in this Grant.

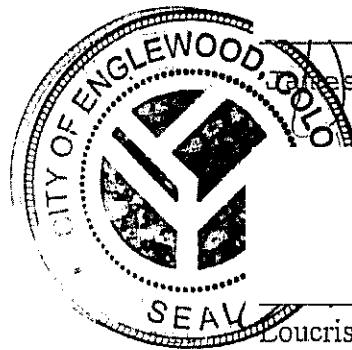
9. Abandonment. In the event that Grantee shall abandon the rights granted to it under this Grant, all right, title and interest hereunder of Grantee shall cease and terminate, and Grantor shall hold Easement Property free from the rights of the Grantee and shall own all materials and structures of Grantee so abandoned, provided that Grantee shall have a reasonable period of time after said abandonment in which to remove any or all appurtenances from the Easement Property. ~~Until~~ the easement is abandoned by Grantee, Grantor shall have the right, at its sole option, to require Grantee to remove or neutralize any improvements constructed in the Easement Property by Grantee.

10. Binding Effect. This Grant shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement for Bicycle and Pedestrian Trail the day and year first above written.

GRANTEE:
CITY OF ENGLEWOOD, COLORADO

By:



James K. Woodward, Mayor

Loucrishia A. Ellis, City Clerk

EXHIBIT "A"

A parcel of land being a part of Lots 15, 16 and 17, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North 63°31'05" East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a 1 1/4" Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Commencing at the northwest corner of Lot 15, Rafferty Gardens also being the northeast corner of Lot 14, Rafferty Gardens;

Thence along the westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 75°30'36" East, 28.07 feet;

Thence North 87°00'05" East, 20.00 feet;

Thence North 76°00'05" East, 12.00 feet;

Thence North 54°00'05" East, 15.00 feet;

Thence North 30°00'05" East, 15.00 feet;

Thence North 02°29'55" West, 25.00 feet;

Thence North 24°59'55" West, 12.00 feet;

Thence North 59°59'55" West, 20.00 feet;

Thence North 37°59'55" West, 23.04 feet to the Point of Beginning;

Thence continuing along said westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 37°59'55" West, 5.96 feet;

Thence North 79°59'55" West, 23.00 feet;

Thence North 50°29'55" West, 20.00 feet;

Thence North 34°09'55" West, 58.71 feet;

Thence leaving said westerly line of said Lot 15, Rafferty Gardens North 89°57'50" East, 259.72 feet to the westerly line of that tract of land as described in Book 1077 at Page 526 of the Arapahoe County Records;

Thence South 26°32'10" East, 67.39 feet along said westerly line to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 00°31'45", a radius of 254.20 feet, an arc length of 2.35 feet, a chord bearing of South 26°48'13" East and a chord distance of 2.35 feet to a point of non-tangency;

Thence North 82°56'55" West, 44.55 feet to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 27°08'36", a radius of 70.00 feet, an arc length of 33.17 feet, a chord bearing of South 83°28'47" West and a chord distance of 32.86 feet to a point of reverse curvature;

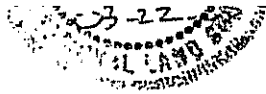
Thence along the arc of a curve to the right having a central angle of 30°42'55", a radius of 206.64 feet, an arc length of 110.78 feet, a chord bearing of South 85°15'53" West and a chord distance of 109.45 feet to a point of reverse curvature;

Thence along the arc of a curve to the left having a central angle of $17^{\circ}39'49''$, a radius of 70.00 feet, an arc length of 21.58 feet, a chord bearing of North $88^{\circ}12'34''$ West and a chord distance of 21.49 feet to a point of reverse curvature;

Thence along the arc of a curve to the right having a central angle of $00^{\circ}07'03''$, a radius of 4303.19 feet, an arc length of 8.82 feet, a chord bearing of South $82^{\circ}35'57''$ West and a chord distance of 8.82 feet to the Point of Beginning.

Containing 16,598 square feet or 0.38 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job #: 9494-008

Date: March 16, 2005

For and on Behalf of

WESTERN STATES SURVEYING, INC.

12753 South Parker Road, Suite 205

Parker CO 80134

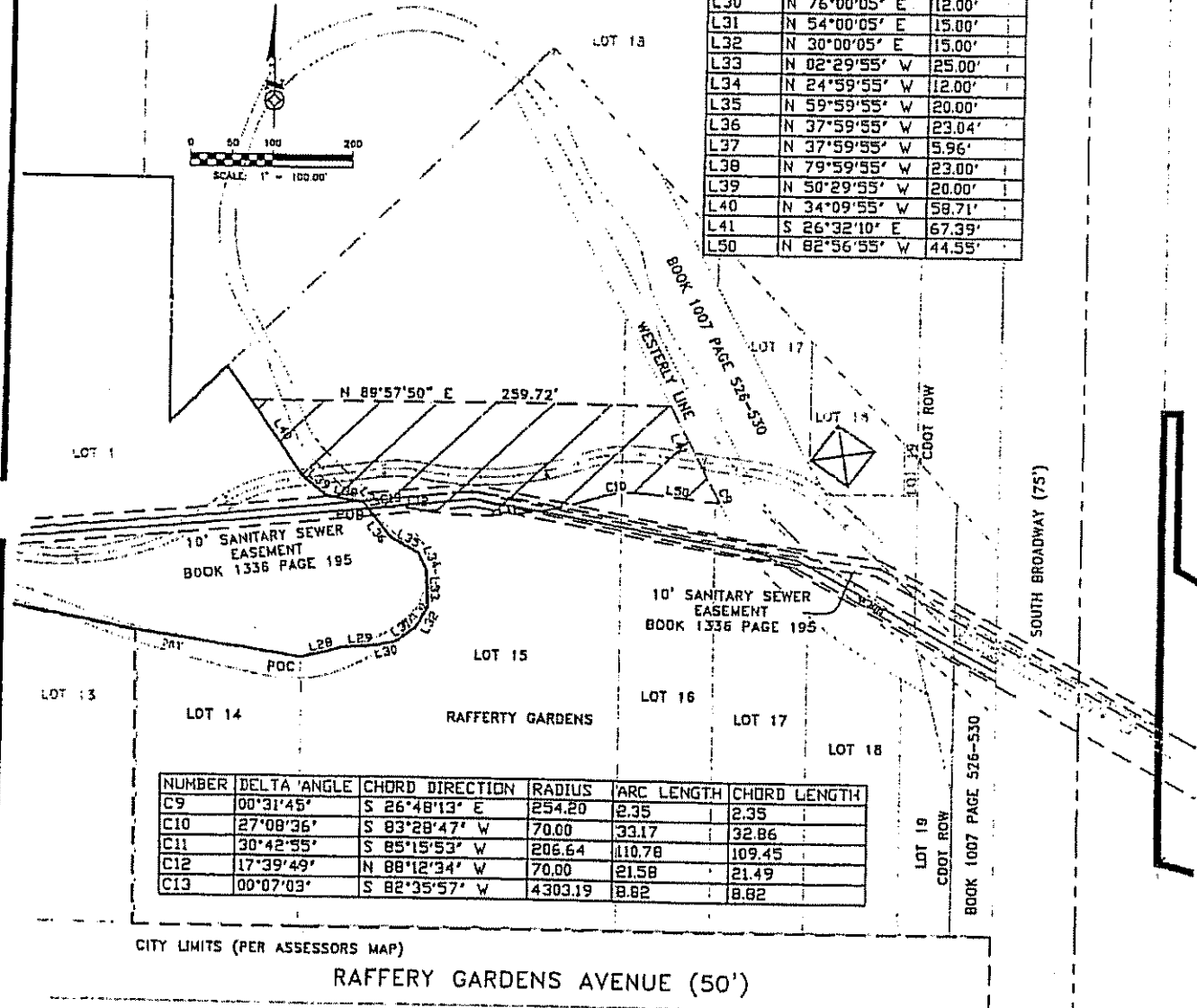
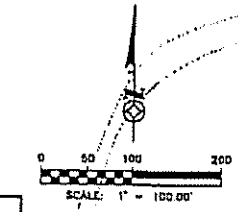
303-841-7436

Albert V. Valletta, Jr. PLS 23524

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXHIBIT

NUMBER	DIRECTION	DISTANCE
L28	N 75°30'36" E	28.07'
L29	N 87°00'05" E	20.00'
L30	N 76°00'05" E	12.00'
L31	N 54°00'05" E	15.00'
L32	N 30°00'05" E	15.00'
L33	N 02°29'55" W	25.00'
L34	N 24°59'55" W	12.00'
L35	N 59°59'55" W	20.00'
L36	N 37°59'55" W	23.04'
L37	N 37°59'55" W	5.96'
L38	N 79°59'55" W	23.00'
L39	N 50°29'55" W	20.00'
L40	N 34°09'55" W	58.71'
L41	S 26°32'10" E	67.39'
L50	N 82°56'55" W	44.55'



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C9	00°31'45"	S 26°48'13" E	254.20	2.35	2.35
C10	27°08'36"	S 83°28'47" W	70.00	33.17	32.86
C11	30°42'55"	S 85°15'53" W	206.64	110.78	109.45
C12	17°39'49"	N 88°12'34" W	70.00	21.58	21.49
C13	00°07'03"	S 82°35'57" W	4303.19	8.82	8.82

CITY LIMITS (PER ASSESSORS MAP)
 RAFFERTY GARDENS AVENUE (50')

Western States
SURVEYING, Inc.
 1753 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3466 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER:
ROBERT LEHER

SOUTH SUBURBAN PARKS FOUNDATION

CALC: AVV DATE: 03/16/05
 DRWN: AVV COMMIT. NO.

AREA OF PARCELS: 0.38 AC.

JOB NO. 9494-0DB
 DWG. NAME: RL SHEET 3 OF 3

LEGAL DESCRIPTION

A parcel of land being a part of Lots 16, 17, 18 and 19, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented by a #4 rebar with a 1" Red Plastic Cap stamped WSSI 23524.

COMMENCING at the southeast corner of a tract of land described in Book 1007 at Page 526, said corner being the southeast corner of Lot 19 as shown on the plat of Rafferty Gardens;

Thence South $89^{\circ}57'50''$ West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North $00^{\circ}02'10''$ West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North $14^{\circ}04'10''$ West, 36.49 feet along said westerly line to the **TRUE POINT OF BEGINNING**;

Thence North $46^{\circ}37'18''$ West, 30.99 feet;

Thence North $51^{\circ}57'35''$ West, 53.80 feet;

Thence North $49^{\circ}28'03''$ West, 135.34 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North $42^{\circ}12'33''$ East, a radius of 65.90 feet, thru a central angle of $16^{\circ}55'23''$, an arc length of 19.47 feet, whose chord bears North $39^{\circ}19'46''$ West a length of 19.39 feet to a point of non tangency;

Thence South $82^{\circ}56'55''$ East, 43.14 feet to said westerly line and a point of non tangent curvature;

Thence along said westerly line the following three (3) courses:

1. southeasterly along the arc of a curve to the left, the radial line to the center point bears North $62^{\circ}55'54''$ East, a radius of 254.20 feet, thru a central angle of $32^{\circ}57'53''$, an arc length of 146.25 feet, whose chord bears South $43^{\circ}33'03''$ East a length of 144.24 feet;
2. South $60^{\circ}02'10''$ East, 35.00 feet;
3. South $14^{\circ}04'10''$ East, 31.01 feet to the **POINT OF BEGINNING**.

Containing 3,028 square feet or 0.070 acres, more or less.

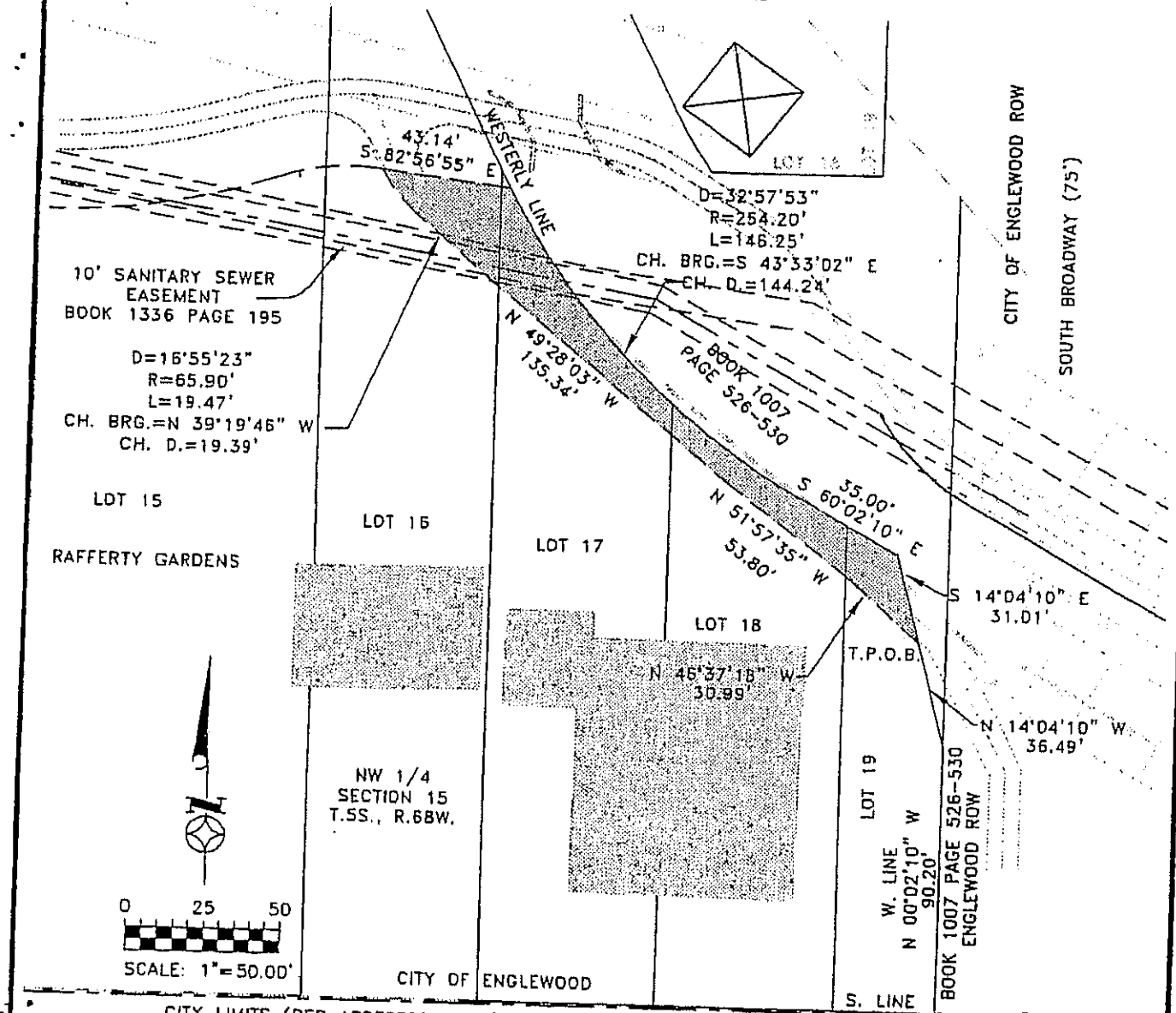
I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 9494-009.2
Date: 11/29/06 Trail easement
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

Notice: According to Colorado law you must commence any legal actions based upon a defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXHIBIT



CITY LIMITS (PER ASSESSORS MAP)

RAFFERTY GARDENS AVENUE (50')

Western States
SURVEYING, Inc.
 12733 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3485 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY, IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV	DATE: 11/29/06
DRWN: AVV	COMMIT. ND.
JOB NO. 09494-009.2	
DWG. NAME: Trail Ease.	SHEET 3 OF 3

AREA OF PARCELS: 0.070 AC.

**LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

A parcel of land being a part of Lots 16, 17, 18 and 19, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North 63°31'05" East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented by a #4 rebar with a 1" Red Plastic Cap stamped WSSI 23524.

COMMENCING at the southeast corner of a tract of land described in Book 1007 at Page 526, said corner being the southeast corner of Lot 19 as shown on the plat of Rafferty Gardens;

Thence South 89°57'50" West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North 00°02'10" West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North 14°04'10" West, 8.61 feet along said westerly line to the **TRUE POINT OF BEGINNING**;

Thence North 46°37'18" West, 53.79 feet;

Thence North 51°57'35" West, 53.43 feet;

Thence North 49°28'03" West, 135.88 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North 42°02'44" East, a radius of 80.90 feet, thru a central angle of 23°31'00", an arc length of 33.21 feet, whose chord bears North 36°11'46" West a length of 32.97 feet to a point of non tangent curvature;

Thence easterly along the arc of a curve to the right, the radial line to the center point bears South 05°45'58" East a radius of 70.99 feet, through a central angle of 13°49'41", a distance of 17.13 feet, whose chord bears South 88°51'08" East a length of 17.09 feet to a point of non tangent curvature;

Thence southeasterly along the arc of a curve to the left, the radial line to the center point bears North 59°07'57" East, a radius of 65.90 feet, thru a central angle of 16°55'23", an arc length of 19.47 feet, whose chord bears South 39°19'46" East a length of 19.39 feet to a point of non tangency;

Thence South 49°28'03" East, 135.34 feet;

Thence South 51°57'35" East, 53.80 feet;

Thence South 46°37'18" East, 30.99 feet to said westerly line of that tract of land described in Book 1007 at Page 526;
Thence South 14°04'10" East, 27.88 feet along said westerly line to the POINT OF BEGINNING.

Containing 3,876 square feet or 0.089 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 9494-009.2
Date: 11/29/06 TCE
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

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EXHIBIT

D=13'49'41"
 R=70.99'
 L=17.13'
 CH. BRG.=S 88'51'08" E
 CH. D.=17.09'

D=16'56'23"
 R=65.90'
 L=19.47'
 CH. BRG.=S 39'19'46" E
 CH. D.=19.39'

10' SANITARY SEWER
 EASEMENT
 BOOK 1336 PAGE 195

D=23'31'00"
 R=80.90'
 L=33.21'
 CH. BRG.=N 36'11'46" W
 CH. D.=32.97'

LOT 15

LOT 16

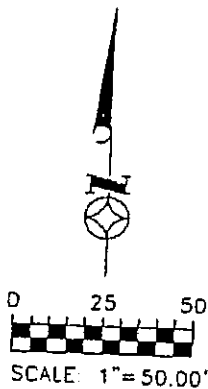
LOT 17

LOT 18

LOT 19

RAFFERTY GARDENS

NW 1/4
 SECTION 15
 T.5S., R.68W.



CITY OF ENGLEWOOD

CITY LIMITS (PER ASSESSORS MAP)

RAFFERTY GARDENS AVENUE (50')

CITY OF ENGLEWOOD ROW

SOUTH BROADWAY (75')

WESTERLY LINE

N 49'28'03" W
 135.88'

BOOK 1007
 PAGE 526-530

BOOK 1007 PAGE 526-530
 ENGLEWOOD ROW

S. LINE

P.O.C.

S 89'57'50" W
 25.00'

Western States
SURVEYING, Inc.
 12753 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO. 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV

DATE: 11/29/06

DRWN: AVV

COMMIT. NO.

JOB NO. 09494-009.2

DWG. NAME: TCE

SHEET 3 OF 3

AREA OF PARCELS: 0.089 AC.

MEMORANDUM



TO: Rick Kahm, Public Works Director
Dave Henderson, PW-Engineering/Capital Projects Administrator

FROM: Nancy Fritz

DATE: June 16, 2008

REGARDING: Big Dry Creek Trail – Between Lehow Ave. & Broadway.

Enclosed please find copies of the following recorded documents:

1. Arapahoe County District Case No. 07-CV-2257 – “Stipulated Final Rule And Order And Release Of Lis Pendens” – Arapahoe County Clerk & Recorder 3/20/2008 Reception No. B8932783 Pages 1 – 6, Receipt #5390136 – Liquor Control, Inc. et. al. (Meister).
2. “Grant Of Easement For A Bicycle And Pedestrian Trail” Arapahoe County Clerk & Recorder 3/25/2008 Reception No. B8034600 Pages 1 – 12, Receipt #5390971 – RWC Limited (Robert C. Leher).

This Easement goes with Resolution No. 4, 2008 – also attached hereto.

The originals have been given to the City Clerk for the City’s records.

Enclosure

CC: Lou Ellis ✓

NF

RESOLUTION NO. 4
SERIES OF 2008

A RESOLUTION APPROVING THE ACCEPTANCE OF EASEMENTS RELATED TO THE BIG DRY CREEK BICYCLE AND PEDESTRIAN TRAIL LOCATED BETWEEN LEHOW AVENUE AND BROADWAY.

WHEREAS, Ordinance No. 31, Series of 2006 authorized a Contract regarding design, easement acquisition and construction related to the Big Dry Creek Trail between the City of Englewood and South Suburban Parks Foundation; and

WHEREAS, in 1994 Englewood, Littleton and South Suburban Parks Foundation cooperated in the preparation of a plan to install a bike trail along Big Dry Creek from the South Platte River to the Highline Canal; and

WHEREAS, a master plan was developed with the proposed trail alignment; and

WHEREAS, seven segments of construction have taken place, completing the trail system from the Mary Carter Greenway at the South Platte River to Lehow Avenue (Phase I); and

WHEREAS, the segment from Lehow to Broadway (Phase II) presented challenges in obtaining right-of-way easements; and

WHEREAS, the Englewood City Council authorized such acquisition of real property for the purpose of providing a multi-use recreational trail through the utilization of the City's power of eminent domain with the passage of Resolution No. 83, Series 2007; and

WHEREAS, the passage of this Resolution authorizes the acceptance of the Phase II easements:

- (1) RWC, Ltd [Leher] in which a Grant of Easement for a Bicycle and Pedestrian Trail was obtained by negotiation; and
- (2) Liquor Control, Inc. pursuant to a stipulated Rule and Order of the Arapahoe County District Court in an eminent domain case.

WHEREAS, the South Suburban Parks Foundation has agreed to reimburse the City for the City's cost in obtaining these easements.

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

Section 1. The City Council of the City of Englewood, Colorado, hereby approves the acceptance of a Grant of Easement executed by RWC Limited [Robert C. Leher] for the completion of the Bicycle and Pedestrian Trail Phase II from Lehow to Broadway and accompanying Temporary Construction Easement, attached hereto as Exhibit A.

Section 2. The City Council of the City of Englewood, Colorado, hereby approves the acceptance of an Easement across property owned by Liquor Control, Inc. [Meister] pursuant to an Order of the Court for the completion of the Bicycle and Pedestrian Trail Phase II from Lehow to Broadway and accompanying Temporary Construction Easement, attached hereto as Exhibit B.

**GRANT OF EASEMENT FOR A
BICYCLE AND PEDESTRIAN TRAIL**

THIS GRANT OF EASEMENT for a public bike path and pedestrian trail ("Grant") made this 19 day of December, 2007, by and between the City of Englewood, 1000 Englewood Parkway, Englewood, CO 80110, ("Grantee"), and ("Grantor") whose address is 3981 So. DALLAS ST., Englewood, CO

The parties covenant and agree as follows:

1. Easement Property. The "Easement Property" shall mean the real property located in the County of Arapahoe, State of Colorado, more particularly described in Attachment A.
2. Consideration. As consideration for this Grant, Grantee has paid Grantor the sum of Fifty Thousand Dollars (\$50,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor.
3. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns, a permanent nonexclusive easement (the Easement Property) over, under, across and through the Easement Property for the purpose of constructing, operating, maintaining, repairing, replacing and removing a bike/pedestrian trail.
4. Access. Grantee shall have the permanent nonexclusive right of ingress and egress in, over, through and across the Easement Property for any purpose necessary or desirable for the full enjoyment of the rights granted to Grantee under this Grant.
5. Restoration, Preservation and Maintenance. Grantee agrees, other than as to the specific trail improvements, that after the construction, maintenance, repair, replacement, or enlargement, if any, for the trail, Grantee shall restore the surface of the Easement Property as nearly as reasonably possible to the grade and conditions it was in immediately prior to said construction, maintenance, repair, replacement or enlargement. Grantee agrees use its best efforts to patrol, preserve and maintain the Easement Property on a regular basis and keep the Easement Property clear of trash, debris, or other unsightly or unsafe conditions.
6. No Improvements. Grantor covenants and agrees not to construct, erect, place or plan any improvements on the Easement Property without obtaining the prior written consent of Grantee. "Improvements" shall mean any structure or building. Grantee shall have the right to remove, without any liability to Grantor, any improvements constructed, erected, placed or planted on the Easement Property without Grantee's having obtained the prior written consent of Grantor.
7. Subjacent and Lateral Support. Grantor covenants and agrees that Grantee shall have the right of subjacent and lateral support within the Easement Property to whatever extent is necessary or desirable for the full, complete and undisturbed enjoyment of the rights granted to Grantee under this Grant. Said rights shall not extend outside of the Easement Property area.

8. Rights of Grantor. Grantor reserves the full right to the undisturbed ownership, use, and occupancy of the Easement Property insofar as said ownership, use, and occupancy is consistent with and does not impair the rights granted to Grantee in this Grant.


9. Abandonment. In the event that Grantee shall abandon the rights granted to it under this Grant, all right, title and interest hereunder of Grantee shall cease and terminate, and Grantor shall hold Easement Property free from the rights of the Grantee and shall own all materials and structures of Grantee so abandoned, provided that Grantee shall have a reasonable period of time after said abandonment in which to remove any or all appurtenances from the Easement Property. ~~Until~~ the easement is abandoned by Grantee, Grantor shall have the right, at its sole option, to require Grantee to remove or neutralize any improvements constructed in the Easement Property by Grantee.


10. Binding Effect. This Grant shall extend to and be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement for Bicycle and Pedestrian Trail the day and year first above written.

GRANTEE:
CITY OF ENGLEWOOD, COLORADO

By:


James K. Woodward, Mayor

ATTEST 


Loucrishia A. Ellis, City Clerk

EXHIBIT "A"

A parcel of land being a part of Lots 15, 16 and 17, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North 63°31'05" East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a 1 1/4" Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Commencing at the northwest corner of Lot 15, Rafferty Gardens also being the northeast corner of Lot 14, Rafferty Gardens;

Thence along the westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 75°30'36" East, 28.07 feet;

Thence North 87°00'05" East, 20.00 feet;

Thence North 76°00'05" East, 12.00 feet;

Thence North 54°00'05" East, 15.00 feet;

Thence North 30°00'05" East, 15.00 feet;

Thence North 02°29'55" West, 25.00 feet;

Thence North 24°59'55" West, 12.00 feet;

Thence North 59°59'55" West, 20.00 feet;

Thence North 37°59'55" West, 23.04 feet to the Point of Beginning;

Thence continuing along said westerly line of said Lot 15, Rafferty Gardens the following courses:

Thence North 37°59'55" West, 5.96 feet;

Thence North 79°59'55" West, 23.00 feet;

Thence North 50°29'55" West, 20.00 feet;

Thence North 34°09'55" West, 58.71 feet;

Thence leaving said westerly line of said Lot 15, Rafferty Gardens North 89°57'50" East, 259.72 feet to the westerly line of that tract of land as described in Book 1077 at Page 526 of the Arapahoe County Records;

Thence South 26°32'10" East, 67.39 feet along said westerly line to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 00°31'45", a radius of 254.20 feet, an arc length of 2.35 feet, a chord bearing of South 26°48'13" East and a chord distance of 2.35 feet to a point of non-tangency;

Thence North 82°56'55" West, 44.55 feet to a point of tangent curvature;

Thence along the arc of a curve to the left having a central angle of 27°08'36", a radius of 70.00 feet, an arc length of 33.17 feet, a chord bearing of South 83°28'47" West and a chord distance of 32.86 feet to a point of reverse curvature;

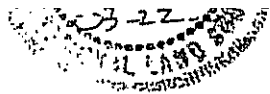
Thence along the arc of a curve to the right having a central angle of 30°42'55", a radius of 206.64 feet, an arc length of 110.78 feet, a chord bearing of South 85°15'53" West and a chord distance of 109.45 feet to a point of reverse curvature;

Thence along the arc of a curve to the left having a central angle of $17^{\circ}39'49''$, a radius of 70.00 feet, an arc length of 21.58 feet, a chord bearing of North $88^{\circ}12'34''$ West and a chord distance of 21.49 feet to a point of reverse curvature;

Thence along the arc of a curve to the right having a central angle of $00^{\circ}07'03''$, a radius of 4303.19 feet, an arc length of 8.82 feet, a chord bearing of South $82^{\circ}35'57''$ West and a chord distance of 8.82 feet to the Point of Beginning.

Containing 16,598 square feet or 0.38 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job #: 9494-008

Date: March 16, 2005

For and on Behalf of

WESTERN STATES SURVEYING, INC.

12753 South Parker Road, Suite 205

Parker CO 80134

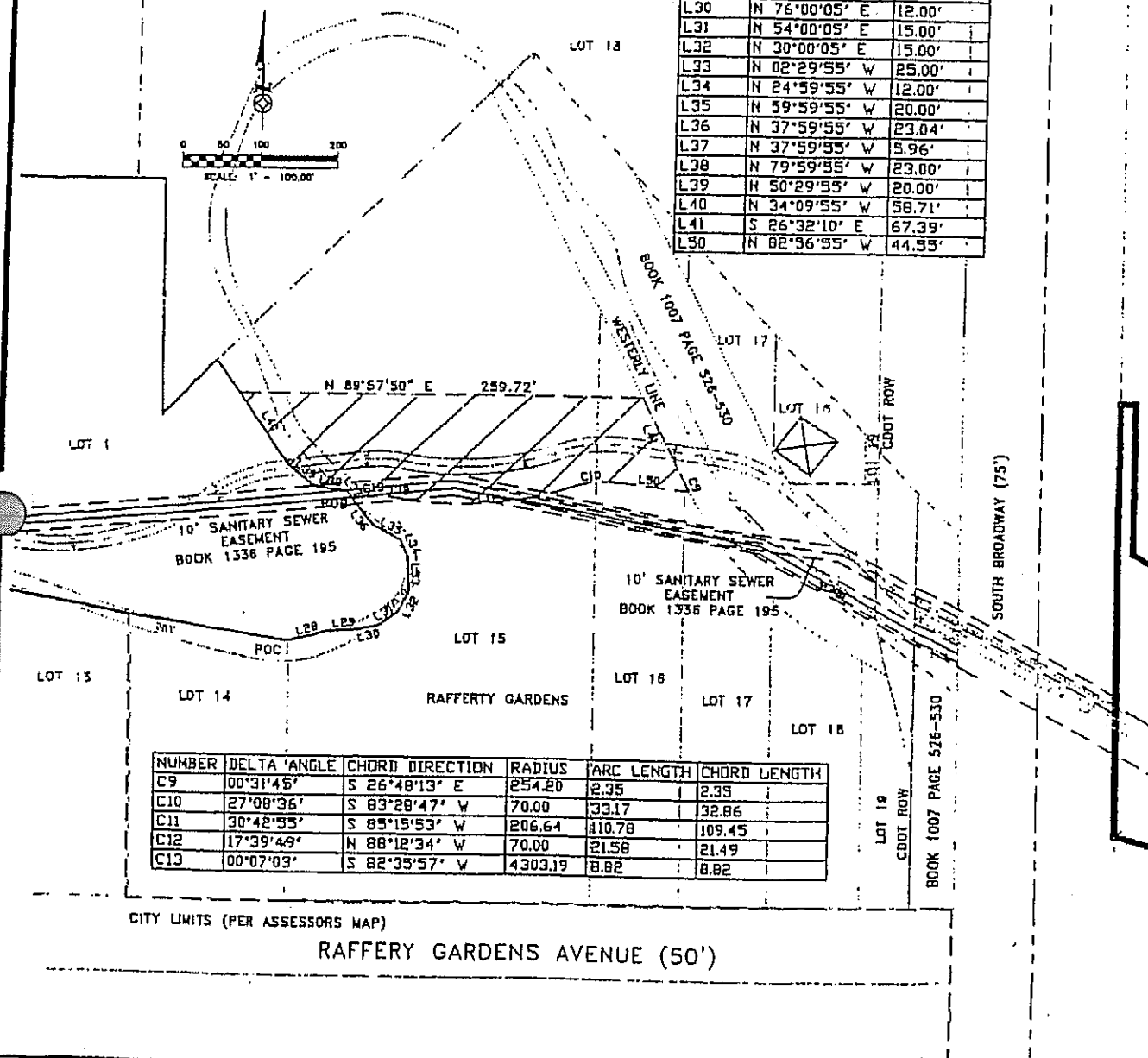
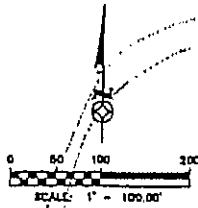
303-841-7436

Albert V. Valletta, Jr. PLS 23524

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EXHIBIT

NUMBER	DIRECTION	DISTANCE
L28	N 75°30'36" E	28.07'
L29	N 87°00'05" E	20.00'
L30	N 76°00'05" E	12.00'
L31	N 54°00'05" E	15.00'
L32	N 30°00'05" E	15.00'
L33	N 02°29'55" W	25.00'
L34	N 24°59'55" W	12.00'
L35	N 59°59'55" W	20.00'
L36	N 37°59'55" W	23.04'
L37	N 37°59'55" W	5.96'
L38	N 79°59'55" W	23.00'
L39	N 50°29'55" W	20.00'
L40	N 34°09'55" W	58.71'
L41	S 26°32'10" E	67.39'
L50	N 82°36'55" W	44.55'



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C9	00°31'45"	S 26°48'13" E	254.20	2.35	2.35
C10	27°08'36"	S 83°28'47" W	70.00	33.17	32.86
C11	30°48'35"	S 85°15'53" W	206.64	110.78	109.45
C12	17°39'49"	N 88°12'34" W	70.00	21.58	21.49
C13	00°07'09"	S 82°33'57" W	4303.19	8.82	8.82

Western States
SURVEYING, Inc.
 1753 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3485 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER:
ROBERT LEHER

SOUTH SUBURBAN PARKS FOUNDATION

CALC: AVV DATE: 03/16/05
 DRWN: AVV COMMIT. NO.

AREA OF PARCELS: 0.38 AC.

JOB NO. 9494-00B
 DWG. NAME: RL SHEET 3 OF 3

LEGAL DESCRIPTION

A parcel of land being a part of Lots 16, 17, 18 and 19, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North $63^{\circ}31'05''$ East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented by a #4 rebar with a 1" Red Plastic Cap stamped WSSI 23524.

COMMENCING at the southeast corner of a tract of land described in Book 1007 at Page 526, said corner being the southeast corner of Lot 19 as shown on the plat of Rafferty Gardens;

Thence South $89^{\circ}57'50''$ West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North $00^{\circ}02'10''$ West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North $14^{\circ}04'10''$ West, 36.49 feet along said westerly line to the **TRUE POINT OF BEGINNING**;

Thence North $46^{\circ}37'18''$ West, 30.99 feet;

Thence North $51^{\circ}57'35''$ West, 53.80 feet;

Thence North $49^{\circ}28'03''$ West, 135.34 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North $42^{\circ}12'33''$ East, a radius of 65.90 feet, thru a central angle of $16^{\circ}55'23''$, an arc length of 19.47 feet, whose chord bears North $39^{\circ}19'46''$ West a length of 19.39 feet to a point of non tangency;

Thence South $82^{\circ}56'55''$ East, 43.14 feet to said westerly line and a point of non tangent curvature;

Thence along said westerly line the following three (3) courses:

1. southeasterly along the arc of a curve to the left, the radial line to the center point bears North $62^{\circ}55'54''$ East, a radius of 254.20 feet, thru a central angle of $32^{\circ}57'53''$, an arc length of 146.25 feet, whose chord bears South $43^{\circ}33'03''$ East a length of 144.24 feet;
2. South $60^{\circ}02'10''$ East, 35.00 feet;
3. South $14^{\circ}04'10''$ East, 31.01 feet to the **POINT OF BEGINNING**.

Containing 3,028 square feet or 0.070 acres, more or less.

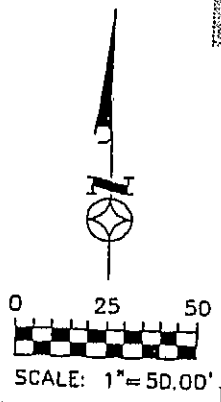
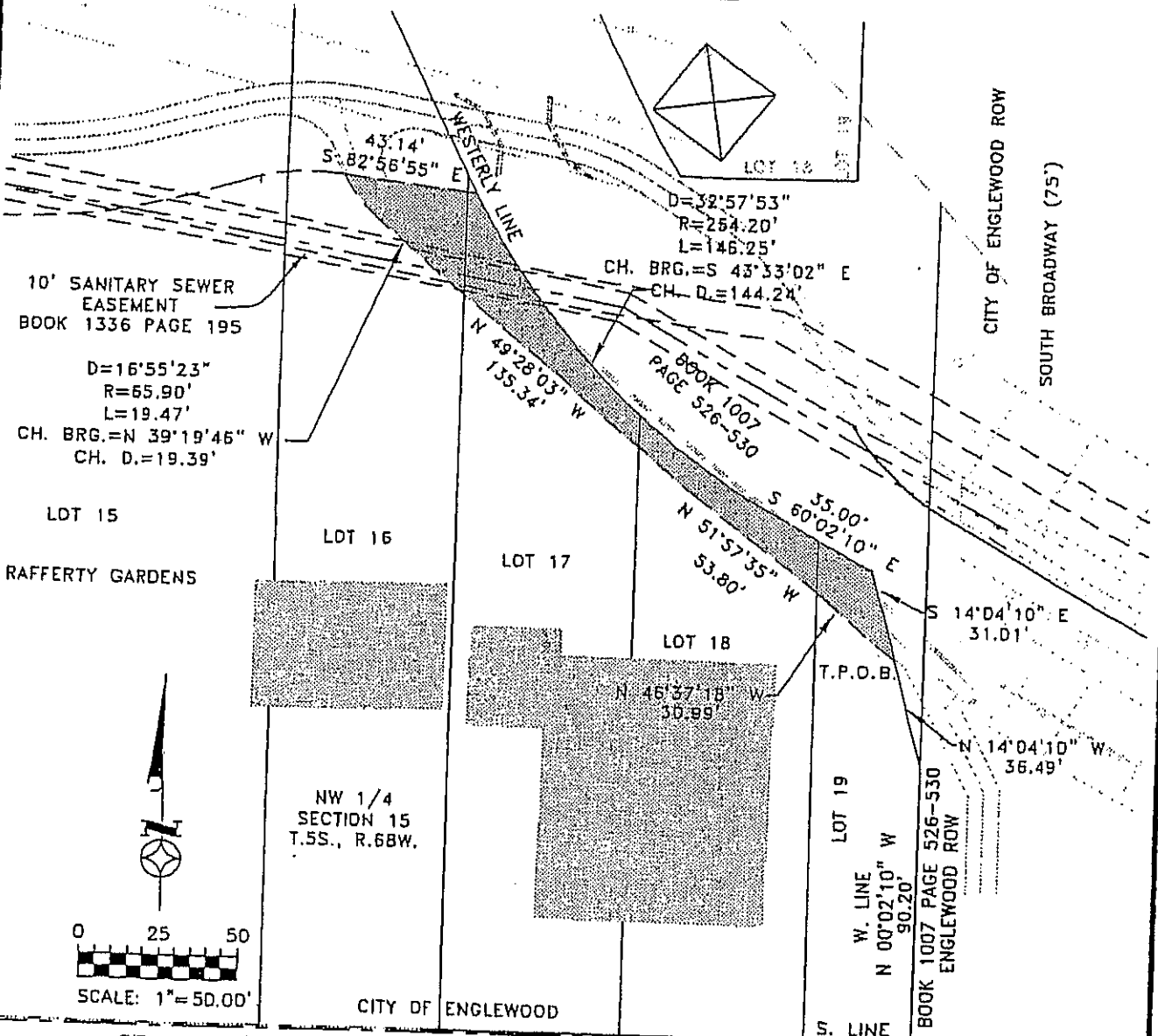
I hereby certify that the above legal description was prepared under my direct supervision.



WSSI Job No. : 9494-009.2
Date: 11/29/06 Trail easement
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

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EXHIBIT



Western States
SURVEYING, Inc.
1275J SOUTH PARKER ROAD, SUITE 203
PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
A MONUMENTED SURVEY. IT IS
INTENDED ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV DATE: 11/29/06
DRWN: AVV COMMIT. NO.

AREA OF PARCELS: 0.070 AC.

JOB NO. 09494-009.2
DWG. NAME: Trail Ease. SHEET 3 OF 3

**LEGAL DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT**

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Thence South $89^{\circ}57'50''$ West, 25.00 feet along the south line of said tract of land described in Book 1007 at Page 526 and the south line of said Lot 19;

Thence North $00^{\circ}02'10''$ West, 90.20 feet along the westerly line of said tract of land described in Book 1007 at Page 526;

Thence North $14^{\circ}04'10''$ West, 8.61 feet along said westerly line to the TRUE POINT OF BEGINNING;

Thence North $46^{\circ}37'18''$ West, 53.79 feet;

Thence North $51^{\circ}57'35''$ West, 53.43 feet;

Thence North $49^{\circ}28'03''$ West, 135.88 feet to a point of non tangent curvature;

Thence northwesterly along the arc of a curve to the right, the radial line to the center point bears North $42^{\circ}02'44''$ East, a radius of 80.90 feet, thru a central angle of $23^{\circ}31'00''$, an arc length of 33.21 feet, whose chord bears North $36^{\circ}11'46''$ West a length of 32.97 feet to a point of non tangent curvature;

Thence easterly along the arc of a curve to the right, the radial line to the center point bears South $05^{\circ}45'58''$ East a radius of 70.99 feet, through a central angle of $13^{\circ}49'41''$, a distance of 17.13 feet, whose chord bears South $88^{\circ}51'08''$ East a length of 17.09 feet to a point of non tangent curvature;

Thence southeasterly along the arc of a curve to the left, the radial line to the center point bears North $59^{\circ}07'57''$ East, a radius of 65.90 feet, thru a central angle of $16^{\circ}55'23''$, an arc length of 19.47 feet, whose chord bears South $39^{\circ}19'46''$ East a length of 19.39 feet to a point of non tangency;

Thence South $49^{\circ}28'03''$ East, 135.34 feet;

Thence South $51^{\circ}57'35''$ East, 53.80 feet;

Thence South 46°37'18" East, 30.99 feet to said westerly line of that tract of land described in Book 1007 at Page 526;
Thence South 14°04'10" East, 27.88 feet along said westerly line to the POINT OF BEGINNING.

Containing 3,876 square feet or 0.089 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.

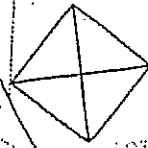


WSSI Job No. : 9494-009.2
Date: 11/29/06 TCE
For and on Behalf of
Western States Surveying, Inc
12753 S. Parker Road, Suite 205
Parker, CO 80134
(303) 841-7436
Albert V. Valletta, Jr., PLS 23524

Notice: According to Colorado law you must commence any legal actions based upon a defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

EXHIBIT

D=13'49'41"
 R=70.99'
 L=17.13'
 CH. BRG.=S 88'51'08" E
 CH. D.=17'09"



10' SANITARY SEWER
 EASEMENT
 BOOK 1336 PAGE 195

D=23'31'00"
 R=80.90'
 L=33.21'
 CH. BRG.=N 36'11'45" W
 CH. D.=32.97'

LOT 15

LOT 16

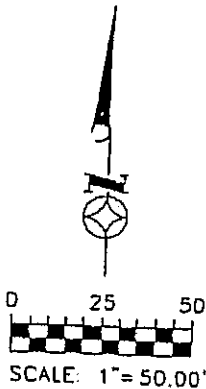
LOT 17

LOT 18

LOT 19

RAFFERTY GARDENS

NW 1/4
 SECTION 15
 T.5S., R.68W.



CITY OF ENGLEWOOD

CITY LIMITS (PER ASSESSORS MAP)

RAFFERTY GARDENS AVENUE (50')

WESTERLY LINE

CITY OF ENGLEWOOD ROW
 SOUTH BROADWAY (75')

D=16'56'23"
 R=65.90'
 L=19.47'
 CH. BRG.=S 39'19'46" E
 CH. D.=19.39'

N 49'28'03" W
 135.88'

BOOK 1007
 PAGE 526-530

N 51'57'35" W
 53.43'

W. LINE
 N 00'02'10" W
 90.20'

BOOK 1007 PAGE 526-530
 ENGLEWOOD ROW

S. LINE

S 89'57'50" W
 25.00'

P.D.C.

Western States
SURVEYING, Inc.
 12753 SOUTH PARKER ROAD, SUITE 205
 PARKER, CO 80134-3486 (303) 841-7436

NOTE: THIS DOES NOT REPRESENT
 A MONUMENTED SURVEY. IT IS
 INTENDED ONLY TO DEPICT THE
 ATTACHED DESCRIPTION.

OWNER: LEHER

ASCG

CALC: AVV

DATE: 11/29/06

DRWN: AVV

COMMIT. NO.

JOB NO. 09494-009.2

DWG. NAME: TCE

SHEET 3 OF 3

EA OF PARCELS: 0.089 AC.

DISTRICT COURT, ARAPAHOE COUNTY, COLORADO		EFiled Document CO Arapahoe County District Court Hrb JD Filed Date: 02/28/2017 8:59:54 AM Filed Time: 08:59:54 AM Filed By: 007230; District Court, Hrb JD Released Date: 02/28/2017 9:15:51 AM Filing ID: 1779393 Rev. C. Clerk, Kelle K. Case
Court Address: 7325 S. Potomac Street Englewood, CO 80112		
Petitioner: CITY OF ENGLEWOOD, COLORADO, a Colorado home rule municipality		
Respondents: LIQUOR CONTROL, INC., a Colorado corporation; SOUTH ARAPAHOE SANITATION DISTRICT, a Colorado quasi-municipal sanitary sewer district; SOUTH ENGLEWOOD SANITATION DISTRICT, NO. 1, a Colorado quasi-municipal sanitary sewer district; PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation; and DOUGLAS G. MILLIKEN, in his official capacity as Treasurer for Arapahoe County.		
Attorney: Corey Y. Hoffmann, # 24920 Gregory D. Graham, #33992		Case Number: 07-CV-2257
Name: Hayes, Phillips, Hoffmann & Carberry, P.C. Address: 1350 17 th Street, Suite 450 Denver, CO 80202-1517		Division: 202
Phone: 303-825-6444 Fax: 303-825-1269 E-mail: cyhoffmann@hphclaw.com ggraham@hphclaw.com		
▲ COURT USE ONLY ▲		
STIPULATED FINAL RULE AND ORDER AND RELEASE OF LIS PENDENS		

THIS MATTER, having been resolved by Petitioner the City of Englewood, Colorado (the "City") and Respondent Liquor Control, Inc., a Colorado corporation ("Respondent"), and the other named Respondents that have been served according to C.R.S. § 38-1-103 having no objection or having expressly released any interest in the Subject Property, the Court therefore enters the following Stipulated Final Rule and Order and Release of Lis Pendens:

I. Petitioner the City of Englewood has the authority pursuant to Article IV, Part III, Section 7b of the City of Englewood Home Rule Charter, and Article XX, § 1 of the Colorado Constitution to condemn the Property which is the subject of this action, and Petitioner has met the necessary requirements under Colorado law in this matter.

2. Respondent is the record holder of fee title to the property more particularly described in Exhibit A to the Petition in Condemnation (the "Subject Property") which exhibit is attached hereto and incorporated herein by this reference.

3. The City and Respondent agree that just compensation for the acquisition of a permanent easement for constructing and providing a multi-use recreational trail on, over, and upon the Subject Property is \$99,500.00.

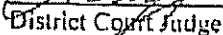
IT IS ORDERED, ADJUDGED AND DECREED:

- a. Petitioner, the City of Englewood, is hereby adjudged to be the absolute holder and owner in and of a property right more particularly described as a permanent easement for constructing and providing a multi-use recreational trail within the City on, over and upon the property more particularly described in Exhibit A, attached hereto and incorporated by reference:
- b. Petitioner is taking said easement subject to certain rights and facilities within the easement area held by Public Service Company of Colorado by virtue of a document recorded in the records of the Clerk and Recorder of Arapahoe County on January 11, 1951, in Book 705 at Page 194.
- c. Just compensation for the Subject Property is the amount of \$99,500.00. Said amount shall be deposited with the Court upon approval of this Final Rule and Order, and the parties agree that such amount shall be withdrawn by Respondent on or after January 2, 2008; and
- d. A certified copy of this Final Rule and Order shall be recorded and indexed in the Office of the Clerk and Recorder of the County of Arapahoe, State of Colorado, in a like manner and with like effect as if it were a Deed of Conveyance from Respondent to the Petitioner herein.
- e. Upon the recording of this Rule and Order, and to the extent inconsistent with this Rule and Order, the Notice of Lis Pendens, recorded in the County of Arapahoe on November 8, 2007, at Reception No. B7143245 shall be released and superseded by this Rule and Order.

IT IS SO ORDERED.

Signed December 28, 2007.

BY THE COURT:


District Court Judge

APPROVED AS TO FORM:

LARRY G. JOHNSON, ESQ.

HAYES, PHILLIPS, HOFFMANN &
CARBERRY, P.C. / / /

Larry G. Johnson, No. 8728
Attorney for Respondent

Corey Y. Hoffmann, No. 24920
Attorneys for Petitioner

EXHIBIT "A"

FILED Document
CO Arapahoe County District Court 1846 JD
Filing Date: Dec 27 2007 9:18AM MST
Filing ID: 17793193

A parcel of land being a part of Lots 1, 2 and 3, Rafferty Gardens, located in the Northwest Quarter of Section 15, Township 5 South, Range 68 West of the 6th Principal Meridian, Arapahoe County, State of Colorado, being more particularly described as follows:

Note: For the purpose of this description the bearings are based on the westerly line of Lot 3, Rafferty Gardens, also being the easterly line of Lehow Avenue, bearing North 63°31'05" East, 402.48 feet. The southwesterly and northwesterly corners of said Lot 3 being monumented with a 1 1/4" Red Plastic Cap on a #4 rebar stamped WSSI 23524.

Beginning at the southwesterly corner of said Lot 3;
Thence North 63°31'05" East, 106.83 feet along said westerly line of Lot 3 and said easterly line of Lehow Avenue;
Thence South 72°57'00" East, 71.23 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of 12°24'37", a radius of 225.00 feet, an arc length of 48.73 feet, a chord bearing of South 66°44'42" East and a chord distance of 48.64 feet to a point of compound curvature;
Thence along the arc of a curve to the right having a central angle of 07°57'27", a radius of 150.37 feet, an arc length of 20.88 feet, a chord bearing of South 64°31'07" East and a chord distance of 20.87 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of 26°05'25", a radius of 75.00 feet, an arc length of 34.15 feet, a chord bearing of South 80°20'10" East and a chord distance of 33.36 feet to a point tangency;
Thence North 86°37'08" East, 50.21 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of 19°53'28", a radius of 175.00 feet, an arc length of 60.76 feet, a chord bearing of South 86°26'09" East and a chord distance of 60.45 feet to a point tangency;
Thence South 73°29'25" East, 35.62 feet to a point of tangent curvature;
Thence along the arc of a curve to the right having a central angle of 17°50'22", a radius of 625.00 feet, an arc length of 194.60 feet, a chord bearing of South 64°34'14" East and a chord distance of 193.81 feet to a point of reverse curvature;
Thence along the arc of a curve to the left having a central angle of 72°48'57", a radius of 125.00 feet, an arc length of 158.86 feet, a chord bearing of North 87°56'28" East and a chord distance of 148.38 feet to a point of reverse curvature;
Thence along the arc of a curve to the right having a central angle of 20°07'07", a radius of 125.00 feet, an arc length of 43.89 feet, a chord bearing of North 61°35'33" East and a chord distance of 43.67 feet to a point of non-tangency;
Thence North 00°13'42" West, 26.24 feet to the easterly line of said Lot 1, Rafferty Gardens;
Thence along said easterly line of Lot 1, Rafferty Gardens the following courses:
Thence South 34°09'55" East, 58.71 feet;
Thence South 50°29'55" East, 20.00 feet;
Thence South 79°59'55" East, 23.00 feet;
Thence South 37°59'55" East, 29.00 feet;
Thence South 59°59'55" East, 20.00 feet;
Thence South 24°59'55" East, 12.00 feet;

Thence South 02°29'55" East, 25.00 feet;
 Thence South 30°00'05" East, 15.00 feet;
 Thence South 54°00'05" West, 15.00 feet;
 Thence South 76°00'05" West, 12.00 feet;
 Thence South 87°00'05" West, 20.00 feet;
 Thence South 75°30'36" West, 28.07 feet to the northeast corner of Lot 14, Rafferty
 Gardens;
 Thence North 80°55'45" West, 101.23 feet to the northwest corner of said Lot 14, Rafferty
 Gardens;
 Thence North 78°58'28" West, 101.89 feet to the northwest corner of Lot 13, Rafferty
 Gardens;
 Thence North 57°59'40" West, 71.95 feet along the northerly line of Lot 12,
 Rafferty Gardens to the southeast corner of said Lot 2, Rafferty Gardens;
 Thence along the southerly line of said Lots 2 and 3 the following courses:
 Thence North 87°57'09" West, 39.04 feet along said northerly line of Lot 12,
 Rafferty Gardens to the northwest corner of said Lot 12, Rafferty Gardens;
 Thence North 67°12'19" West, 108.50 feet to the northwest corner of Lot 11, Rafferty
 Gardens;
 Thence North 75°05'25" West, 41.43 feet along the northerly line of Lot 10,
 Rafferty Gardens to the southeast corner of said Lot 3, Rafferty Gardens;
 Thence North 78°50'42" West, 61.13 feet along said northerly line of Lot 10,
 Rafferty Gardens to the northwest corner of said Lot 10, Rafferty Gardens;
 Thence North 87°27'12" West, 100.10 feet to the northwest corner of Lot 9, Rafferty
 Gardens;
 Thence North 81°12'11" West, 101.20 feet to the northwest corner of Lot 8, Rafferty
 Gardens;
 Thence North 59°23'27" West, 116.68 feet along the northerly line of Lots 6 and 7, Rafferty
 Gardens to the Point of Beginning.

Containing 71,983 square feet or 1.65 acres, more or less.

I hereby certify that the above legal description was prepared under my direct supervision.



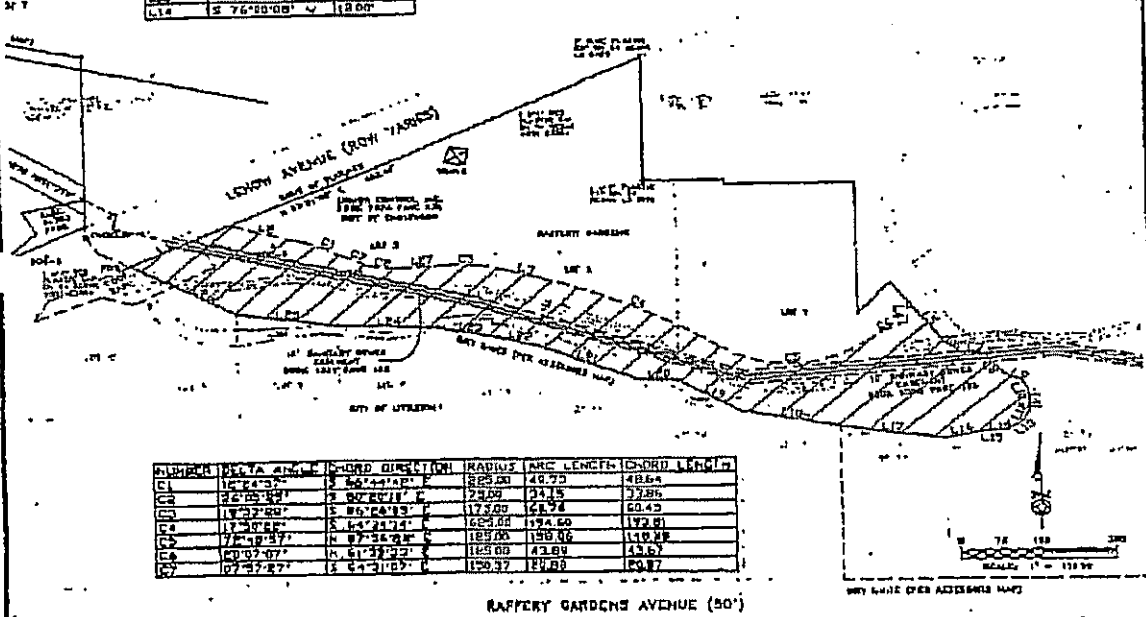
WSSI Job #: 9494-008
 Date: March 16, 2005
 For and on Behalf of
 WESTERN STATES SURVEYING, INC.
 12753 South Parker Road, Suite 205
 Parker CO 80134
 303-841-7436
 Albert V. Valletta, Jr. PLS 23524

NOTICE: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

EXHIBIT

NUMBER	DIRECTION	DISTANCE
L1	N 63°31'05" E	106.83'
L2	S 72°27'00" E	71.83'
L3	S 73°29'22" E	39.68'
L4	N 80°10'42" W	86.24'
L5	S 34°09'58" E	38.71'
L6	S 87°29'38" E	20.00'
L7	S 78°22'33" E	21.00'
L8	S 37°29'25" E	29.80'
L9	S 39°29'25" E	20.00'
L10	S 24°29'25" E	18.00'
L11	S 08°29'25" E	25.00'
L12	S 30°00'00" W	15.00'
L13	S 54°00'00" W	13.00'
L14	S 76°00'00" W	12.00'

NUMBER	DIRECTION	DISTANCE
L15	S 87°00'00" W	20.00'
L16	S 73°00'36" W	20.00'
L17	N 60°00'41" W	101.88'
L18	N 70°58'20" W	101.88'
L19	N 47°58'40" W	71.88'
L20	N 87°57'05" W	38.04'
L21	N 67°18'17" W	105.20'
L22	N 73°18'00" W	41.43'
L23	N 78°30'48" W	61.17'
L24	N 87°27'02" W	160.10'
L25	N 81°46'11" W	15.28'
L26	N 81°52'27" W	119.82'
L27	N 82°27'00" E	20.01'



NUMBER	BETA ANGLE	BORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	107°21'32"	S 86°44'14" E	825.00	40.73	48.64
C2	22°05'42"	S 90°00'11" E	24.00	24.15	22.86
C3	17°37'00"	S 85°24'43" E	175.00	24.94	60.43
C4	17°37'00"	S 85°24'43" E	625.00	124.50	172.81
C5	77°10'37"	N 87°34'28" E	185.00	159.36	110.88
C6	60°07'27"	N 81°33'22" E	185.00	143.69	136.87
C7	67°57'27"	S 64°31'07" E	150.37	89.88	89.87

WESTERN STATES SURVEYING, Inc.
 3841 SOUTH PARKWAY ROAD SUITE 100
 CHANDLER, CO 80214-3168 (303) 841-1132

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

OWNER:
LIQUOR CONTROL, INC.

SOUTH SUBURBAN PARKS FOUNDATION
 AREA OF PARCELS: 1.85 AC.

DATE: 03/18/88
 DRAWN: AVY
 JOB NO. 8494-008
 DWG. NAME: L01
 SHEET 3 OF 3

COUNCIL COMMUNICATION

Date: January 22, 2008	Agenda Item: 11 c ii	Subject: Resolution to accept Big Dry Creek Trail Easements
Initiated By: Department of Public Works		Staff Source: Rick Kahm, Director

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved Ordinance No. 18, Series 2006 approving an Intergovernmental Agreement (IGA) with Urban Drainage and Flood Control District (UDFCD) regarding funding participation by the District.

Council approved Ordinance No. 31, Series 2006 authorizing a contract with the South Suburban Parks Foundation (SSPF) regarding their commitment to provide matching funds for the project.

Staff presented an update regarding the Right-of-Way status at the December 4, 2006 Study Session.

Council approved Resolution No. 83, Series 2007 concerning the intent of the City to acquire necessary easements for the Big Dry Creek Trail through the utilization of the City's power of eminent domain.

RECOMMENDED ACTION

Staff recommends Council approve a Resolution accepting easements for the Big Dry Creek Trail between Lehow and Broadway.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Construction of the Big Dry Creek Trail through Englewood began in 1997. Seven segments of construction have been completed. The only remaining section within the City of Englewood is between Lehow and Broadway. Construction of this last segment will complete the Big Dry Creek Trail through the City of Englewood and provide a continuous link to the Mary Carter Greenway Trail at the Platte River (see attached aerial photo map).

The South Suburban Parks Foundation (SSPF) took the lead role in acquiring the necessary right-of-way for the trail system. They successfully negotiated the acquisition of nineteen parcels of land between the Platte River and South Washington Street; however, they were not successful in negotiating with two owners between Lehow and Broadway.

The City received federal funding to assist with the construction of this trail system and we are obligated to complete the missing link. In early 2005, it appeared negotiations with the two owners

