Lone Tree City Council Agenda
Tuesday, June 16, 2015

Meeting Location: City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.
Meeting Procedure: The Lone Tree City Council and staff will meet in a public Study Session at 4:30pm. At 6:00pm and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00pm. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

4:30pm Study Session Agenda

1. South Metro Fire Strategic Plan Presentation
2. Entertainment District Park
3. Pedestrian Bridge Public Outreach Summary
4. Waters of the US Update
5. **Resolution 15-07, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE** (Agenda Item)
6. **Resolution 15-08, APPOINTING A MEMBER TO THE ARTS COMMISSIION** (Agenda Item) (Marianne Pestana)

6:00pm Executive Session Agenda

1. Roll Call
2. Executive Session

7:00pm Regular Session Agenda (Keep light CML Conference)

3. Opening of Regular Meeting/Pledge of Allegiance
4. Amendments to the Agenda and Adoption of the Agenda
5. Conflict of Interest Inquiry
6. Public Comment
7. Announcements
8. Presentations
   a. Proclamation for Donna Russell
9. Consent Agenda
   a. Minutes of the June 2, 2015 Regular Meeting
   b. Claims for the Period of May 25 – June 8, 2015
   c. Treasurer's Report for April 2015
10. Community Development
    a. Amendment (1st) to IGA w/Douglas BOCC Re: Community Development Block Grant (CDBG) Program for Urban County Years of 2007-2009 Administered by the U.S. Dept. of Housing and Urban Development CDBG Agreement Reauthorization
    b. Approval of RidgeGate East Filing 1 Final Plat (End of Line Station)
11. Public Works
    a. Approval of Lincoln Pedestrian Bridge

12. Administrative Matters
    a. Acceptance of 2014 Comprehensive Annual Financial Report
    b. **Resolution 15-07, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE**
    c. **Resolution 15-08, APPOINTING A MEMBER TO THE ARTS COMMISSIION** (Marianne Pestana)
13. Council Comments
14. Adjournment

City of Lone Tree Upcoming Events

more info available at www.cityoflonetree.com & www.lonetreeartscenter.org

- Afrosippi Band, Saturday, June 20th, 8:00 pm, LTAC Terrace Theater
- Soundscapes of Japan, Tuesday, June 23rd, 7:30 pm, LTAC Main Stage
- Kathy Kosins, Saturday, June 27th, 8:00 pm, LTAC Terrace Theater
- City Offices will be closed on Friday, July 3th in observance of Independence Day
- Independence Day Celebration will be on July 4th from 4:00-10:00pm. Wristband distribution details & more info on the event is at www.cityoflonetree.com/july4

CITY OF LONE TREE

PROCLAMATION
in Honor of Donna Russell

***WHEREAS**, Donna Russell founded the Lone Tree Chamber of Commerce in 2006;*

***WHEREAS**, she has helped grow the Lone Tree Chamber of Commerce since its inception to over 200 members in 2015;*

***WHEREAS**, she has organized over 100 ribbon cuttings, educational classes, networking meetings, and other business opportunities to the benefit of Lone Tree Chamber of Commerce members;*

***WHEREAS**, Donna has continued to be a vital asset and resource to the Lone Tree Chamber of Commerce through her service as chamber president, board secretary, and as a charter chamber member and chamber board member since its inception;*

***WHEREAS**, Donna founded and chaired A Taste of Lone Tree, the City of Lone Tree's premier event that showcases local restaurants and art vendors;*

***WHEREAS,** Donna has been an integral part of the community in other ways, giving of her time and talents as a dedicated member of the Lone Tree Arts Center Guild, the advisory board of Douglas County Partners, the board of the Douglas County Housing Partnership, the Douglas County Cultural Council and the Living and Aging Well in Lone Tree Ad Hoc Committee.*

***NOW THEREFORE, I, JAMES D. GUNNING, MAYOR,** of the City of Lone Tree, Colorado, by virtue of the authority vested in me, do hereby officially commend Donna Russell for her extraordinary contribution to the Lone Tree business community.*

***IN WITNESS WHEREOF,** I have hereunto set my hand and caused the official seal of the City of Lone Tree to be affixed this ___ day of _____. 20__.*

_____

James D. Gunning
Mayor

MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
June 2, 2015

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, June 2, 2015, at 6:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

James D. Gunning, Mayor
Jacqueline Millet, Mayor Pro Tem
Harold Anderson, Council Member
Kim Monson, Council Member
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Steve Hebert, Deputy City Manager
Jennifer Pettinger, City Clerk
Jeff Holwell, Economic Development Director
Chief Jeffery Streeter, Lone Tree Police Department
Kelly First, Community Development Director
Lisa Rigsby Peterson, Lone Tree Arts Center Director
Neil Rutledge, City Attorney, White, Bear and Ankele, P.C.
John Cotten, Public Works Director, TTG Corp.

Call to Order

Mayor Gunning called the meeting to order at 6:10 p.m., and observed that a quorum was present.

Executive Session

Mayor Gunning announced City Council intends to convene in Executive Session. Neil Rutledge, City Attorney, stated the Executive Session is for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e). For discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f)(I) and not involving any specific employees who have requested discussion of the matter in open session. Council Member Anderson moved,

DRAFT

seconded by Council Member Squyer for City Council to recess and convene in Executive Session for the reasons stated. The motion passed with a vote of 5-0.

Council adjourned to an Executive Session at 6:10 p.m.

The Executive Session was adjourned at 6:32 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:01 p.m., following a short recess.

_____

Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

_____

Amendments to the Agenda

There were no amendments to the agenda.

_____

Conflict of Interest

There was no conflict of interest.

_____

Public Comment

There was no public comment.

_____

Announcements

Alex MacPherson, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

_____

Presentations

Outstanding Youth of Lone Tree Award

Youth Commissioner Lindsay Nikolaeff gave a brief overview of the Outstanding Youth of Lone Tree Award and introduced the award recipient, Sarah Thomas. Ms. Thomas read her essay. Youth Commissioners Lindsay Nikolaeff, Alex MacPherson, Kate Schaeffer, Michelle Timmins and Patrick Britti presented Ms. Thomas with a plaque and a $500 cash award. Commissioner Nikolaeff thanked First Commercial Bank for contributing matching funds to the award.

Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which consisted of:

DRAFT

- *Minutes of the May 19, 2015 Regular Meeting*
- *Claims for the Period of May 11-25, 2015*

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve the Consent Agenda. The motion passed with a vote of 5-0.

Administrative Matters

Amendment (1st) to Extend the IGA w/Omnipark Metro District re: Participation in the City of Lone Tree Circulator Shuttle Bus Service

Torie Brazitis, Assistant to the City Manager, introduced the item.

Mayor Pro Tem Millet moved, Council Member Squyer seconded, to approve the First Amendment to Extend the IGA w/Omnipark Metro District re: Participation in the City of Lone Tree Circulator Shuttle Bus Service. The motion passed with a vote of 5-0.

Approval of Commissioners' Choice Selection

Lisa Rigsby Peterson, Arts Center Director, introduced the item.

Council Member Anderson moved, Council Member Monson seconded, to approve the Commissioners' Choice Selection (Ingrid Shults). The motion passed with a vote of 5-0.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 7:33 p.m.

Respectfully submitted,

_____

Jennifer Pettinger, CMC, City Clerk

DRAFT

CITY OF LONE TREE
STAFF REPORT

TO: **Mayor Gunning and City Council**

FROM: **Kelly First, Community Development Director**
Jennifer Drybread, Senior Planner

DATE: **June 10, 2015**

FOR: **June 16, 2015 City Council Meeting**

SUBJECT: **CDBG Agreement, MI15-48**

Summary
Douglas County is working to reauthorize their involvement in the Community Development Block Grant (CDBG) program and is reaching out to the participating municipalities seeking approval of updated intergovernmental agreements. Updates, as summarized below and detailed in the attached agreement, are necessary to comply with current U.S. Department of Housing and Urban Development (HUD) requirements. Approval of the amended agreement will allow the City to continue to participate in the CDBG program.

Cost
There is no cost to the City.

Suggested Motion or Recommended Action
None.

Background

The City of Lone Tree has been a participant in the CDBG program since June 20, 2006. The CDBG program provides federal funding for low and moderate income programs in participating communities, allocated to various non-profits within the County through a competitive application process. Because many local governments, including the City of Lone Tree, do not provide such services to their residents directly, the County-wide CDBG program is an efficient way to leverage grant funds and resources to provide services throughout the community.

The CDBG program emphasizes capacity building for non-profit service organizations, allowing them to expand the services available and increase the number of residents they serve. Providing funds through these partner agencies ensures that all County residents have the opportunity to take advantage of programs such as the Crisis Center. The attached includes a listing of programs over the past three years that qualified Lone Tree residents could benefit from.

If the City of Lone Tree chooses not to continue their involvement in the CDBG program, Lone Tree residents would not be eligible to benefit from such programs.

Senior Planner, Jennifer Drybread sits on the CDBG Board (representing the City of Lone Tree) with other participating jurisdictions in Douglas County (Town of Parker, Town of Castle Rock and the City of Castle Pines) to make recommendations to the Douglas County Board of County Commissioners on the expenditures of the annually allocated federal funds. The Board of County Commissioners takes the CDBG Board recommendations into account, and sends their decision on the allocations to the U.S. Department of Housing and Urban Development (HUD).

The principal changes to the City's existing IGA with Douglas County (2006 agreement attached) can be summarized as:

1. Reorganizing and updating the language to reflect the statutes and regulations that apply to the CDBG program.
2. Clarifying that under the CDBG program the County and City are required to comply with the Age Discrimination Act as it applies to CDBG funds.
3. Stating that the City will not sell, trade, or otherwise transfer any portion of any CDBG funds received in exchange for any other funds, credits or non-federal considerations.

Note that compliance with the above programs does not impact the City of Lone Tree directly. The County, as the recipient of CDBG funds, is responsible for the compliance and regulation of the CDBG program.

Tina Dill, Douglas County program manager for the CDBG program will attend the June 16th Council meeting to answer any City Council questions.

Attached is a copy of the:

- 2015 Letter of Participation sent to Mayor Gunning
- 2015 Agreement Amendment for City Council consideration
- 2015 Letter from HUD
- 2012 Letter from Douglas County regarding automatic renewal
- 2006 Original IGA with Douglas County on the CDBG program

- 2013-2015 Programs Available to Lone Tree Residents.

At Council's request, we have also included for this meeting:

- 2015 CDBG Application and Funding Recommendations Summary
- 2015 Board of County Commissioners Staff Report (explains programs in more detail)

If you would like to review hard copies of the above attachments in advance of that distribution, please contact Jennifer Drybread and she will be happy to provide the information.

May 8, 2015

City of Lone Tree
Mayor James D. Gunning
9220 Kimmer Dr., Suite 100
Lone Tree, CO 80124

RE: Urban County designation for participation in the Douglas County Community Development Block Grant (CDBG) Program

Dear Mayor Gunning:

I am pleased to notify you that Douglas County is in the process of requalifying as an Urban County through the U.S. Department of Housing and Urban Development (HUD) for the CDBG program. The County is required to renew their Urban County status every three years. Douglas County was initially granted entitlement status in 2003 as an Urban County.

The CDBG program is to be administered by Douglas County via the adopted 2014-2018 Consolidated Plan, which allows the County to continue receiving funds through the CDBG program. Currently, the Towns of Castle Rock and Parker, and the Cities of Lone Tree and Castle Pines are the incorporated areas within Douglas County participating in the CDBG program. As a result, CDBG funding is used within the boundaries of these participating jurisdictions and in unincorporated Douglas County.

I am contacting you to encourage the City of Lone Tree to continue to participate in the CDBG program with Douglas County. Typically, there is no further action required when local jurisdictions continue to participate. This is due to the "Automatic Renewal" clause in Section III, paragraph C, of the *Intergovernmental Agreement Between Douglas County and the City of Lone Tree Regarding the Community Development Block Grant Program for Urban County Years 2007 through 2009 Administered by the U.S. Department of Housing and Urban Development,* adopted by Resolution R-006-102 on June 20, 2006. However, HUD is requiring that all existing IGAs be amended to include a reference to a new statute and to make technical corrections to the language regarding compliance with federal regulations. The IGA amendment has been prepared and is included in this packet. Please note, if you elect to participate in the Douglas County CDBG program, you will not be eligible to apply for grants under the State CDBG program.

If the City elects to continue to participate in the Douglas County CDBG program, one original approved and signed IGA amendment and a copy of the signed ordinance will need to be returned to Douglas County by **July 1, 2015**. Douglas County staff will present a resolution before the Board of County Commissioners on July 21, 2015, requesting approval of the IGA amendments from all participating jurisdictions received by July 1, 2015.

Your continued participation must remain in the form of the adopted intergovernmental agreement (IGA) that generally stipulates you will participate for the three-year cycle of the program and grants the County the authority to administer the CDBG program within your jurisdiction.

In order to be excluded from this new qualification period beginning with the 2016 program year, the City will need to provide written notice to Douglas County and HUD by **June 19, 2015**, that it is terminating the agreement at the end of the current period. If you elect not to participate in the CDBG program, residents of the City of Lone Tree will not be eligible to benefit from CDBG grants, such as down payment assistance, facilities improvements or emergency assistance.

CDBG staff will be contacting you to discuss the program and documentation needed should the City of Lone Tree elect to be excluded from the County's CDBG program. If you have questions regarding the 2016-2018 Urban County designation process for the Douglas County CDBG program, please contact Tina Dill, Community and Resource Services Supervisor at 303-814-4380 or by email at tdill@douglas.co.us.

Sincerely,

Terence T. Quinn, AICP
Planning Services Director

cc: Seth Hoffman, City Manager, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Kelly First, Director of Community Development, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Jennifer Drybread, Senior Planner, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Tina Dill, Resource Services Supervisor

Enclosures: Instructions for Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2016-2018; and First Amendment to Intergovernmental Agreement

FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR URBAN COUNTY YEARS OF 2007 THROUGH 2009 ADMINISTERED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THIS FIRST AMENDMENT, dated for reference purposes only this ___ day of _____, 2015, by and between the Board of County Commissioners of the County of Douglas, State of Colorado ("County"), and the City of Lone Tree ("City"), located in Douglas County, State of Colorado.

RECITALS

WHEREAS, the parties entered into the Intergovernmental Agreement Between Douglas County and the City of Lone Tree Regarding the Community Development Block Grant Program for Urban County Years 2007 to 2009 Administered by the U.S. Department of Housing and Urban Development dated June 20, 2006 (the "Agreement'"); and

WHEREAS, the County and the City have agreed that entering into an Intergovernmental Agreement qualifies the County as an Urban County entitling the County and City to receive Community Development Block Grant ("CDBG") funds to conduct and administer housing and community development activities and projects; and

WHEREAS, the United States Office of Management and Budget issued new final guidance on administrative requirements, cost principles, and audit requirements which is codified in 2 C.F.R. Part 200; and

WHEREAS, the United States Department of Housing and Urban Development ("HUD") revised the requirements for cooperation agreements and a new requirement was added in the Transportation, Housing and Urban Development, and related Agencies Appropriations Act, 2014, Pub. L. 113-76; and

WHEREAS, the parties have agreed to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein, the parties hereby agree to amend the Agreement as follows:

1. The second paragraph in Section III.A. "Federal Compliance" shall be amended and restated as follows:

"More specifically, the City and the County agree to take all required actions to comply with all applicable federal laws and regulations, as amended from time to time, including but not limited to: the Davis-Bacon Act, the Contract Work Hours and Safety Standards Act, Title VI of the Civil Rights Act of 1964, Uniform Federal Accessibility Standards, Residential Lead-Based Paint Hazard Reduction Act of 1992, 24 C.F.R. Part 85 of HUD's Uniform Administrative

Requirement for Grants and Cooperative Agreements, 24 C.F.R. Part 570, Subpart K, Lead-Based Paint Regulations (24 C.F.R. Part 35, 24 C.F.R. § 570.608, 24 C.F.R. § 982.401), 2 C.F.R. Part 2400, and 2 C.F.R. Part 200. Additionally, in accordance with the regulations, no employee, official, agent, or consultant of the City shall exercise any function or responsibility in which a conflict of interest, real or apparent, would arise."

2. A second paragraph shall be added to Section III. D. "Fair "Housing" of the Agreement which states:

"The County and the City shall take all actions necessary to assure compliance with the urban county's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The County and City shall comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975 and all other applicable laws. Urban county funding shall not be used for activities in, or in support of, the City if such entity does not affirmatively further fair housing within its own jurisdiction or the City impedes the county's actions to comply with the county's fair housing certification."

3. A new Section III. G. shall be added to the Agreement which states:

"A unit of general local government may not sell, trade, or otherwise transfer all or any portion of any CDBG funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended."

4. All other terms and conditions of the Agreement not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on the _____ day of _____, 2015.

[Signature Pages Follow]

BOARD OF COUNTY COMMSSIONERS
COUNTY OF DOUGLAS, COLORADO

ATTEST:

_____
Jill E. Repella, Chair

_____
Melissa Pelletier, Deputy Clerk

APPROVED AS TO CONTENT:

APPROVED AS TO FORM:

_____
Douglas J. DeBord
County Manager

_____
Meredith P. Van Horn
Assistant County Attorney

APPROVED AS TO FISCAL CONTENT:

_____
Andrew Copland
Director of Finance

CITY OF LONE TREE

By: _____
Jim Gunning, Mayor

ATTEST:

_____
Jennifer Pettinger, City Clerk

APPROVED AS TO FORM:

_____
Gary R. White, City Attorney

U.S. Department of Housing and Urban Development
Community Planning and Development

Special Attention of:

All Regional Administrators
All CPD Division Directors
All CDBG Grantees

Notice: CPD-15-04

Issued: April 17, 2015
Expires: April 17, 2016

Supersedes: CPD Notice 14-07

SUBJECT: Instructions for Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2016-2018

INTRODUCTION

This Notice establishes requirements, procedures and deadlines to be followed in the urban county qualification process for FYs 2016-2018. Information concerning specific considerations and responsibilities for urban counties is also provided. HUD Field Offices and urban counties are expected to adhere to the deadlines in this Notice.

This Notice provides guidance for counties wishing to qualify or requalify for entitlement status as urban counties, as well as for existing urban counties that wish to include previously nonparticipating communities. **Please send copies of this Notice to all presently qualified urban counties, to each county that can qualify for the first time or requalify for FYs 2016-2018, and to each state administering the State CDBG program which includes a potentially eligible urban county. If you are notified of one or more new potential urban counties, each should be provided a copy of this Notice.** This Notice includes seven attachments which contain listings of: Attachment A, all currently qualified urban counties; Attachment B, counties that requalify this qualification period (2016-2018); Attachment C, counties scheduled to qualify or requalify in FY 2016 for FY 2017-2019; Attachment D, counties scheduled to qualify or requalify in FY 2017 for FY 2018-2020; Attachment E, currently qualified urban counties that can add nonparticipating units of government for the remaining one or two years of their qualification period; Attachment F, list of counties that may qualify as urban counties if metropolitan cities relinquish their status; and Attachment G, list of counties previously been identified as eligible but have not accepted urban county status. Additions to Attachment B may be provided separately, should any counties be identified as potentially eligible for the first time in 2015.

The schedule for qualifying urban counties is coordinated with qualifying HOME consortia in order to be able to operate both the CDBG and HOME programs using the same urban county configurations. The CDBG urban county qualification process for the FY 2016-2018 qualification period will start in April 2015 and run through September 18, 2015. This will provide HUD sufficient time before the September 30th deadline for FY 2016 funding under the

HOME Program to notify counties that they qualify as urban counties under the CDBG Program. Urban county worksheets will be accessible via CPD's Grants Management Process (GMP) system. The CPD Systems Development and Evaluation Division will provide guidance on completing, submitting and verifying urban county qualification data in the GMP system.

HUD revised the requirements in Paragraph V.H. regarding Cooperation Agreements in 2013 to more clearly delineate the fair housing and civil rights obligations to which urban counties and participating jurisdictions are subject. Any existing urban county should review the language in its existing cooperation agreements regarding fair housing and civil rights obligations, to determine whether it needs to revise its existing agreements going forward. HUD has phased in the applicability of this revised language as follows:

a. Any county that sought to qualify as an urban county for the first time starting in FY 2013 was required to ensure that its cooperation agreements complied with the revised provisions.
b. An urban county that requalified in FY 2013 for the FY 2014-2016 qualification period that was unable to revise its cooperation agreements to conform with Paragraph V.H. as part of that year's requalification process will be required to make any necessary revisions to its cooperation agreements by the time it requalifies in FY 2016 for its next three-year period.
c. An urban county that requalified in FY 2014 for the FY 2015-2017 qualification period should have made the necessary revisions to its cooperation agreements at the time it when it requalified.
d. An urban county requalifying in FY 2015 (for the FY 2016-2018 qualification period) is required to make any necessary revisions to its cooperation agreements at the time that it requalifies.
e. The use of automatically-renewing cooperation agreements does not exempt an existing urban county from the implementation timetable in d. above.

Jurisdictions that are qualifying as an urban county for the first time must submit all required documents outlined in Section IV to the Entitlement Communities Division in HUD Headquarters in addition to their local HUD offices (see Section IV for details). In addition, if new jurisdictions are seeking to qualify as urban counties because they contain metropolitan cities willing to relinquish their entitlement status, the Entitlement Communities Division in HUD Headquarters should be notified as soon as possible, but no later than two weeks after the jurisdictions notify the Field Office of their intent to qualify as an urban county (see Section VIII for details).

Pursuant to the Consolidated and Further Continuing Appropriations Act, 2015, Pub. L. 113-235, a unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to a metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under Title I of the Housing and Community Development Act of 1974, as amended. This requirement first arose as a result of discovering that units of general local government located within an urban county were trading CDBG funds for unrestricted local funds. Guidance was sent to each urban county and HUD Field Office on May 13, 2013, discouraging this practice and

detailing the requirements for urban counties to make CDBG grants to units of general local government located therein. Urban counties qualifying in 2015 for FYs 2016-2018 must incorporate this provision into cooperation agreements by revision or amendment.

Policy questions from Field Offices related to this Notice should be directed to Gloria Coates in the Entitlement Communities Division at (202) 708-1577 or at gloria.l.coates@hud.gov. Data questions should be directed to the Systems Development and Evaluation Division at (202) 708-0790. Requests for deadline extensions should be directed to Gloria Coates. The TTY number for both divisions is (202) 708-2565. These are not toll-free numbers.

The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2506-0170, which expires May 31, 2015. HUD is in the process of renewing this information collection. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

DGBE: Distribution: W-3-1

TABLE OF CONTENTS

I. GENERAL REQUIREMENTS 1
A. Threshold 1
B. Consolidated Plan Requirements 2
C. Consolidated Plan Requirements Where the Urban County is in a HOME Consortium..... 2
D. Synchronization of Urban County and HOME Qualification Periods…….. 3

II. QUALIFICATION SCHEDULE ……..……..…….…….....3

III. QUALIFICATION ACTIONS TO BE TAKEN BY COUNTY…….6
A. Cooperation Agreements/Amendments 6
B. Notification of Opportunity to be Excluded 6
C. Notification of Opportunity to be Included… .....……..7
D. Notification of Split Places 7
E. Notification of Opportunity to Terminate Agreement 8

IV. DOCUMENTS TO BE SUBMITTED TO HUD 8

V. COOPERATION AGREEMENTS ……..…10

VI. PERIOD OF QUALIFICATION 13
A. General 13
B. Retaining Urban County Classification 14

VII. URBAN COUNTY PROGRAM RESPONSIBILITIES 14

VIII. SPECIAL CONSIDERATIONS 14
A. Metropolitan City/Urban County Joint Recipients 14
B. Subrecipient Agreements 16
C. Ineligibility for State and Small Cities CDBG Program..... 16
D. Eligibility for a HOME Consortium. 16
E. Counties with Potential New Metropolitan Cities 17

IX. DETERMINATIONS OF ESSENTIAL POWERS ……..…… ...17

Attachments A – All Currently Qualified Urban Counties

Attachment B – Counties Scheduled to Requalify in 2015 for FYs 2016-2018

Attachment C - Counties Scheduled to Requalify in 2016 for FYs 2017-2019

Attachment D - Counties Scheduled to Requalify in 2017 for FYs 2018-2020

Attachment E – Counties Qualified Through 2016 or 2017 That Contain Non-Participating Communities

Attachment F – List of Counties That May Qualify as Urban Counties if Metropolitan Cities Relinquish Their Status

Attachment G - Counties Previously Identified as Eligible But Have Not Accepted Urban County Status

COMMUNITY DEVELOPMENT BLOCK GRANT
URBAN COUNTY QUALIFICATION
Fiscal Years 2016-2018

In accordance with 24 CFR 570.307(a) of the Community Development Block Grant (CDBG) regulations, the information below explains HUD's process for qualifying and requalifying urban counties for purposes of the CDBG program.

I. GENERAL REQUIREMENTS

A. Threshold

In order to be entitled to receive CDBG funds as an urban county, a county must qualify as an urban county under one of the following thresholds:

1. Have a total combined population of 200,000 or more (excluding metropolitan cities) from the unincorporated areas and participating incorporated areas; or

2. Have a total combined population of at least 100,000 but less than 200,000 from the unincorporated areas and participating incorporated areas, provided that, in the aggregate, those areas include the majority of persons of low and moderate income that reside in the county (outside of any metropolitan cities). Under this provision, the county itself is still required to have a minimum population of 200,000 (excluding metropolitan cities) to be potentially eligible. However, the urban county does not have to include each unit of general local government located therein, provided that the number of persons in units of local government where it has a signed cooperation agreement equals at least 100,000. In addition those included areas must in the aggregate contain the preponderance of low and moderate income persons residing in the urban county (calculated by dividing the number of low and moderate income persons residing in the county by two and adding one). Metropolitan cities are not included in these calculations.

3. Meet specific requirements of Sec. 102(a)(6)(C) or (D) of Title I of the Housing and Community Development Act of 1974, as amended (the Act).

HUD must make a review to determine that an urban county possesses essential community development and housing assistance powers in any unincorporated areas that are not units of general local government (UGLGs). HUD must also review all of the UGLGs within the county to determine those, if any, in which the county lacks such powers. The county must enter into cooperation agreements with any such units of local government that are to become part of the urban county. Such agreements would bind an UGLG to cooperate in the use of its powers in carrying out essential activities in accordance with the urban county's program. See Section IX for additional information on Determinations of Essential Powers.

B. Consolidated Plan Requirements

In order to receive an Entitlement Grant in FY 2016, an urban county must have an approved Consolidated Plan (pursuant to 24 CFR 570.302 and Part 91). This includes urban counties newly qualifying during this qualification period; urban counties that continue to include the same communities previously included in the urban county; and those urban counties that are amending their urban county configurations to add communities that chose not to participate previously. Where an urban county enters into a joint agreement with a metropolitan city for CDBG purposes, a Consolidated Plan is submitted by the urban county to cover both governmental entities for the CDBG program.

Pursuant to 24 CFR Part 91, submission of a jurisdiction's Consolidated Plan may occur no earlier than November 15, and no later than August 16, of the Program Year for which CDBG, HOME, Emergency Solutions Grants (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) funds are appropriated to cover the Federal fiscal period of October 1, 2016, through September 30, 2017. **An urban county's failure to submit its Consolidated Plan by August 16, 2016, will automatically result in a loss of CDBG funds for the 2016 program year (24 CFR 570.304(c)(1)).** The Consolidated Plan must meet all requirements of 24 CFR Part 91, including all required certifications.

C. Consolidated Plan Requirements Where the Urban County is in a HOME Consortium

Where UGLGs form a "consortium" to receive HOME funding, the consortium submits the Consolidated Plan for the entire geographic area encompassed by the consortium (24 CFR 91.400). Therefore, if an urban county is a member of a HOME consortium, the consortium submits the Consolidated Plan, and the urban county, like all other CDBG entitlement grantees in the consortium, is only required to submit its own non-housing Community Development plan (24 CFR 91.215(f)), an Action Plan (24 CFR 91.220) and the required Certifications (24 CFR 91.225(a) and (b); 91.425 (a) and (b)), as part of the consortium's Consolidated Plan. If an urban county has a CDBG joint agreement with a metropolitan city and both jurisdictions wish to receive HOME funds, they must form a HOME consortium to become one entity for HOME purposes. (For additional information on the requirements for consortia agreements, see 24 CFR 92.101 and the Notice of Procedures for Designation of Consortia as a Participating Jurisdiction for the HOME Program (CPD-13-002.) Although an urban county as a member of a HOME consortium is only required to submit its own non-housing Community Development plan, Action plan and required certifications, the program responsibilities as stated in Section VII of this notice are important regardless of whether the urban county is a member of a consortium. In this regard, and in light of the requirement to submit its own affirmatively furthering fair housing certification per 24 CFR 91.225(a), an urban county is encouraged to work with the lead entity for the consortium in developing and seeing to the submission of a Consolidated Plan that reflects fair housing needs and strategies.

D. Synchronization of Urban County and HOME Qualification Periods

The CDBG urban county's and HOME consortium's qualification periods are for three successive years. If a member urban county's CDBG three-year cycle is not the same as the HOME consortium's, the HOME consortium may elect a qualification period shorter than three years to get in sync with the urban county's CDBG three-year qualification cycle, as permitted in 24 CFR 92.101(e).

II. QUALIFICATION SCHEDULE

The following schedule will govern the procedure for urban county qualification for the three-year qualification cycle of FYs 2016-2018. Unless noted otherwise, deadlines may only be extended by prior written authorization from Headquarters. Deadlines in paragraphs D, E, G, and I may be extended by the Field Office as specified below.

However, no extension may be granted by the Field Office if it would have the effect of extending a subsequent deadline that the Field Office is not authorized to extend.

A. By May 15, 2015, the HUD Field Office shall notify counties that may seek to qualify or requalify as an urban county of HUD's Determination of Essential Powers (see Section IX) as certified by the Field Office Counsel (see Attachment B, Counties Scheduled to Qualify or Requalify in 2015 for the 2016-2018 Qualification Period).

B. By May 15, 2015, counties must notify split places of their options for exclusion from or participation in the urban county (see Attachment B and Section III, paragraph D, for an explanation of split places).

C. By May 15, 2015, counties must notify each included unit of general local government, where the county is authorized to undertake essential community development and housing assistance activities without the consent of the governing body of the locality, of its right to elect to be excluded from the urban county, and the date by which it must make such election (see Attachment B and paragraph E, below). Included units of government must also be notified that they are not eligible to apply for grants under the State CDBG program while they are part of the urban county, and that, in becoming a part of the urban county, they automatically participate in the HOME and ESG programs if the urban county receives HOME and ESG funding, respectively. Urban counties do not receive a direct HOPWA formula allocation. Moreover, while they may only receive a formula allocation under the HOME and ESG Programs as part of the urban county, this does not preclude the urban county or a unit of government participating with the urban county from applying for HOME or ESG funds from the State, if the State allows.

A county that is already qualified as an urban county for FY 2016 (see Attachment E, Counties Qualified through 2016 or 2017 that Contain Nonparticipating Communities) may elect to notify nonparticipating units of government that they now have an opportunity to join the urban county for the remainder of the urban county's qualification period (see paragraph H, below).

D. By May 29, 2015, any county which has executed cooperation agreements with no specified end date is required to notify affected participating units of government in writing that the agreement will automatically be renewed unless the unit of government notifies the county in writing by June 19, 2015, (see paragraph F, below) of its intent to terminate the agreement at the end of the current qualification period (see Attachment B). Any extension of this deadline must be authorized in writing by the Field Office. An extension of more than seven days requires the Field Office to notify the Entitlement Communities Division by email or telephone.

E. By June 19, 2015, any included unit of general local government, where the county does not need the consent of its governing body to undertake essential community development and housing assistance activities, that elects to be excluded from an urban county must notify the county and its HUD Field Office, in writing, that it elects to be excluded. Potential new entitlement cities are identified by the Census Bureau on or around July 1. The cities located in a requalifying urban county will be given additional time to decide if they want to be included or excluded since they will be notified of their status after the May 23 deadline (see Section VIII.E.). Any extension of this deadline must be authorized in writing by the Field Office. An extension of more than seven days requires notification of the Entitlement Communities Division by email or telephone.

F. By June 19, 2015, any unit of government that has entered into a cooperation agreement with no specified end date with the county and elects not to continue participating with the county during the FY 2016-2018 qualification period must notify the county and its HUD Field Office in writing that it is terminating the agreement at the end of the current period. The county may allow additional time provided any such extension does not interfere with the county's ability to meet the deadline in paragraph J, below.

G. By June 19, 2015, any unit of general local government that meets "metropolitan city" status for the first time and wishes to defer such status and remain part of the county, or to accept such status and become a joint recipient with the urban county, must notify the county and the HUD Field Office in writing that it elects to defer its metropolitan city status or to accept its status and join with the urban county in a joint agreement. Any metropolitan city that had deferred its status previously or had accepted its status and entered into a joint agreement with the urban county, and wishes to maintain the same relationship with the county for this next qualification period, must notify the county and the HUD Field Office in writing by this date. A potential metropolitan city that chooses to accept its entitlement status, but chooses not to enter into a joint agreement with the urban county, or a current metropolitan city that chooses not to maintain a joint agreement with the urban county, must also notify the urban county and the HUD Field Office by this date. Any extension of this deadline must be authorized in writing by the Field Office. An extension of more than seven days requires the Field Office to notify the Entitlement Communities Division by email or telephone.

H. By July 17, 2015, any unit of general local government that is not currently participating in an urban county and chooses to participate for the remaining second or third year of the

county's qualification period must notify the county and the HUD Field Office in writing that it elects to be included. The county may allow additional time provided any such extension does not interfere with the county's ability to meet the deadline in paragraph J, below.

I. By July 17, 2015, HUD Field Offices must notify CPD's Systems Development and Evaluation Division via e-mail (Abubakari.D.Zuberi@hud.gov) whether a potential new metropolitan city elects to defer or accept its status (as discussed in paragraph G, above).

J. By July 24, 2015, any county seeking to qualify as an urban county (see Attachment B) or to include any previously nonparticipating units of general local government into its configuration (see Attachment E) must submit to the appropriate HUD Field Office all qualification documentation described in Section IV, Documents to be Submitted to HUD by County. Any extension of this deadline must be authorized in writing by the Field Office and should not interfere with the Field Office's ability to meet the deadline in paragraph M. The Entitlement Communities Division and Field Counsel must be notified by email or telephone if an extension of more than seven days is needed. For HOME program purposes, the urban county configurations are final as of September 30 of every year. The HOME deadline is statutory and cannot be extended.

K. By August 14, 2015, Field Office Counsel should complete the reviews of all cooperation agreements and related authorizations and certify that each cooperation agreement meets the requirements of Section V, Cooperation Agreements. Any delay in completion of the review must not interfere with the Field Office's ability to meet the deadline in paragraph M. The Entitlement Communities Division should be notified by email or telephone of any delay in the Field Counsel's review. **Note: If a county is using a renewable agreement and has submitted a legal opinion that the terms and conditions of the agreement continue to be authorized (see Section IV, paragraph E), review of such opinion by Field Office Counsel is optional. However, field counsel must review the agreement to ensure that any new requirements implemented by statute or regulation are incorporated into the agreement or added by an amendment to the agreement.**

L. During mid to late June, Headquarters will post the urban county worksheets for each qualifying and requalifying urban county (listed on Attachment B) on the CPD Grants Management Process (GMP) system. **All information on included units of government must be completed via GMP.** Specific instructions for completing these electronic worksheets will be provided by the CPD Systems Development and Evaluation Division at the time they are posted on GMP.

M. By August 28, 2015, Field Offices shall update and complete the form electronically for each qualifying or requalifying county. The revised worksheet must be sent to the appropriate county for verification of data (via FAX, email, or regular mail). The Systems Development and Evaluation Division will have access to the completed worksheets in GMP. Field Offices shall also concurrently make available to the Systems Development and Evaluation Division (and each affected urban county) a memorandum that identifies any urban county already qualified for FY 2015 that is adding any new units of

government, together with the names of the newly included units of government (see Attachment E). THIS DEADLINE MAY NOT BE EXTENDED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ENTITLEMENT COMMUNITIES DIVISION.

N. By September 18, 2015 (or soon thereafter), Headquarters will complete its review of the urban county status worksheets and memoranda for those urban counties adding new units of government. The Field Offices will have access to the updated worksheets and, where necessary, an indication of any apparent discrepancies, problems or questions – all noted in GMP. The Field Office is to verify the data (on the website at http://hudatwork.hud.gov/po/d/field/participation/index.cfm) and notify the Systems Development and Evaluation Division within seven days if any problems exist. If there are no problems, Field Offices will notify each county seeking to qualify as an urban county of its urban county status for FY 2016-2018 by September 25, 2015.

III. QUALIFICATION ACTIONS TO BE TAKEN BY COUNTY

The following actions are to be taken by the urban county:

A. Cooperation Agreements/Amendments

Urban counties that must enter into cooperation agreements or amendments, as appropriate, with the units of general local government located in whole or in part within the county, must submit to HUD executed cooperation agreements, together with evidence of authorization by the governing bodies of both parties (county and UGLG) executed by the proper officials in sufficient time to meet the deadline for submission indicated in the schedule (see Section V, Cooperation Agreements, paragraph A). Cooperation agreements must meet the standards in Section V of this Notice.

Where urban counties do not have the authority to carry out essential community development and housing activities without the consent of the unit(s) of general local government located therein, urban counties are required to have executed cooperation agreements with these units of government that elect to participate in the urban counties' CDBG programs.

B. Notification of Opportunity to be Excluded

Units of general local government in which counties have authority to carry out essential community development and housing activities without the consent of the local governing body are automatically included in the urban county unless they elect to be excluded at the time of qualification or requalification. Any county that has such units of general local government must notify each such unit that it may elect to be excluded from the urban county. The unit of government must be notified:

1. That if it chooses to remain with the urban county, it is ineligible to apply for grants under the State CDBG program while it is part of the urban county;

2. That if it chooses to remain with the urban county, it is also a participant in the HOME program if the urban county receives HOME funding and may only receive a formula allocation under the HOME Program as a part of the urban county, although this does not preclude the urban county or a unit of government within the urban county from applying to the State for HOME funds, if the State allows; and

3. That if it chooses to remain with the urban county, it is also a participant in the ESG program if the urban county receives ESG funding and may only receive a formula allocation under the ESG Program as a part of the urban county, although this does not preclude the urban county or a unit of government within the urban county from applying to the State for ESG funds, if the State allows; and

4. That if it chooses to be excluded from the urban county, it must notify both the county and the HUD Field Office of its election to be excluded by the date specified in Section II, Qualification Schedule, paragraph E.

   Such election to be excluded will be effective for the entire three-year period for which the urban county qualifies, unless the excluded unit specifically elects to be included in a subsequent year for the remainder of the urban county's three-year qualification period.

C. Notification of Opportunity to Be Included

If a currently qualified urban county has one or more nonparticipating units of general local government (see Attachment E), the county may notify, in writing, any such unit of local government during the second or third year of the qualification period that the local government has the opportunity to be included for the remaining period of urban county qualification. This written notification must include the deadline for such election, and must state that the unit of general local government must notify the county and the HUD Field Office, in writing, of its official decision to be included. If cooperation agreements are necessary, the unit electing to be included in the county for the remainder of the qualification period must also execute, with the county, a cooperation agreement meeting the standards in Section V, Cooperation Agreements. The agreement must be received by the HUD Field Office by the date specified in Section II, Qualification Schedule, paragraph J.

D. Notification of Split Places

Counties seeking qualification as urban counties and having units of general local government with any population located only partly within the county must notify these units of their rights by the date provided in Section II, Qualification Schedule, paragraph B. Specifically, the county must provide the following notifications:

1. Where a split place is partly located within only one urban county, one of the following rules applies:

    a. If it is a split place in which the county has essential powers, the entire area of the split place will be included in the urban county for the urban county qualification period unless the split place has opted out; or

    b. If the split place can only be included in the county upon the execution of a cooperation agreement, the entire area of the split place will be included in the urban county for the urban county qualification period upon execution of such an agreement.

2. Where the split place is partially located within two or more urban counties, the split place may elect one of the following:

    a. to be excluded from all urban counties;

    b. to be entirely included in one urban county and excluded from all other such counties; or

    c. to participate as a part of more than one of the urban counties in which it is partially located provided that a single portion of the split place cannot be included in more than one entitled urban county at a time, and all parts of the split place are included in one of the urban counties.

E. Notification of Opportunity to Terminate Agreement

Urban counties that have agreements that will be automatically renewed at the end of the current qualification period unless action is taken by the unit of government to terminate the agreement must, by the date provided in Section II, Qualification Schedule, paragraph D, notify such units that they can terminate the agreement and not participate during the 2016-2018 qualification period.

IV. DOCUMENTS TO BE SUBMITTED TO HUD

Any county seeking to qualify as an urban county for FY 2016-2018 or that wishes to exercise its option to include units of government that are not currently in the urban county's CDBG program must submit the following to the responsible HUD Field Office:

A. A copy of the letter that notified applicable units of general local government (and a list of applicable units of government) of their right to decide to be excluded from the urban county along with a copy of letters submitted to the county from any such units of general local government requesting exclusion (see Section III, Qualification Actions to Be Taken by County, paragraph B). This does not apply to an already qualified urban county adding communities.

B. A copy of the letter from any unit of general local government joining an already qualified county that officially notifies the county of its election to be included (see Section III, paragraph C).

C. Where applicable, a copy of the letter from:

1. Any city that may newly qualify as a metropolitan city but that seeks to defer that status, or

2. Any city currently deferring metropolitan city status that seeks to continue to defer such status.

3. Any city accepting metropolitan city status stating that it will enter into a joint agreement with the urban county and a letter from the county affirming its willingness to enter into a joint agreement with that city.

4. Any city accepting metropolitan city status that will cease participation in the urban county's CDBG program.

(See Section II, Qualification Schedule, paragraph G.)

D. For a county that has cooperation agreements in effect that provide for automatic renewal, a copy of the letter sent by the county that notified affected units of government that the agreement will be renewed unless the county is notified by the unit of government to terminate the agreement, and a copy of any such letter from any unit(s) of government requesting termination (see Section III, paragraph E).

E. Where applicable, copies of fully executed cooperation agreements or amended agreements between the county and its included units of general local government, including any cooperation agreements from applicable units of general local government covered under Section III, Qualification Actions to be Taken by County, paragraph C, and the opinions of county counsel and governing body authorizations required in Section V, Cooperation Agreements, paragraphs B and C.

For a county that has cooperation agreements in effect that provide for automatic renewal of the urban county qualification period as provided under Section V, Cooperation Agreements, paragraph E, at the time of such automatic renewal, the documents to be submitted are: (1) a legal opinion from the county's counsel that the terms and provisions continue to be authorized under state and local law and that the agreement continues to provide full legal authority for the county; (2) copies of any executed amendments to automatically renewed cooperation agreements (if any); and, (3) if locally required, governing body authorizations.

F. Any joint request(s) for inclusion of a metropolitan city as a part of the urban county as permitted by Section VIII, paragraph A, Metropolitan City/Urban County Joint

Recipients, along with a copy of the required cooperation agreement(s). If either the urban county or the metropolitan city fall under the "exception criteria" at 24 CFR 570.208(a)(1)(ii) for activities that benefit low- and moderate-income residents of an area, the urban county must notify, in writing, the metropolitan city of the potential effects of such joint agreements on such activities. See Section VIII, paragraph A, for further clarification.

All jurisdictions seeking to qualify as an urban county for the first time must ensure that all documents outlined in this Section that are submitted to the HUD Field Office are also submitted to the Entitlement Communities Division in HUD Headquarters for review. The original documents should be submitted to the HUD Field Office and the copies to HUD Headquarters.

V. COOPERATION AGREEMENTS

All cooperation agreements must meet the following standards in order to be found acceptable:

A. The governing body of the county and the governing body of the cooperating unit of general local government shall authorize the agreement and the chief executive officer of each unit of general local government shall execute the agreement.

B. The agreement must contain, or be accompanied by, a legal opinion from the county's counsel that the terms and provisions of the agreement are fully authorized under State and local law and that the agreement provides full legal authority for the county. Where the county does not have such authority, the legal opinion must state that the participating unit of general local government has the authority to undertake, or assist in undertaking, essential community renewal and lower income housing assistance activities. A mere certification by the county's counsel that the agreement is approved as to form is insufficient and unacceptable.

C. The agreement must state that the agreement covers the CDBG Entitlement program and, where applicable, the HOME Investment Partnership (HOME) and Emergency Solutions Grants (ESG) Programs (i.e., where the urban county receives funding under the ESG program, or receives funding under the HOME program as an urban county or as a member of a HOME consortium).

D. The agreement must state that, by executing the CDBG cooperation agreement, the included unit of general local government understands that it:

1. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program; and

2. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula

allocation, the participating unit of local government cannot form a HOME consortium with other local governments. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for HOME funds, if the state allows. An existing renewable agreement need not be amended to add this Note. It is included here only for purposes of clarification.); and

3. May receive a formula allocation under the ESG Program only through the urban county. (Note: This does not preclude the urban county or a unit of government participating with the urban county from applying to the State for ESG funds, if the state allows. An existing renewable agreement need not be amended to add this Note. It is included here only for purposes of clarification.)

E. The agreement must specify the three years covered by the urban county qualification period (e.g., Federal FYs 2016-2018), for which the urban county is to qualify to receive CDBG entitlement funding or, where applicable, specify the remaining one or two years of an existing urban county's qualification period. At the option of the county, the agreement may provide that it will automatically be renewed for participation in successive three-year qualification periods, unless the county or the participating unit of general local government provides written notice it elects not to participate in a new qualification period. A copy of that notice must be sent to the HUD Field Office.

   Where such agreements are used, the agreement must state that, by the date specified in HUD's urban county qualification notice for the next qualification period, the urban county will notify the participating unit of general local government in writing of its right not to participate. A copy of the county's notification to the jurisdiction must be sent to the HUD Field Office by the date specified in the urban county qualification schedule in Section II.

F. Cooperation agreements with automatic renewal provisions must include a stipulation that requires each party to adopt any amendment to the agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period, and to submit such amendment to HUD as provided in the urban county qualification notice (see Section IV, Documents to be Submitted to HUD, paragraph E), and that such failure to comply will void the automatic renewal for such qualification period.

G. The agreement must provide that it remains in effect until the CDBG (and, where applicable, HOME and ESG) funds and program income received (with respect to activities carried out during the three-year qualification period, and any successive qualification periods under agreements that provide for automatic renewals) are expended and the funded activities completed, and that the county and participating unit of general local government cannot terminate or withdraw from the cooperation agreement while it remains in effect.

H. The agreement must expressly state that the county and the cooperating unit of general local government agree to "cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities." If the county does not have such powers, the agreement must expressly state that the cooperating unit of general local government agrees to "undertake, or assist in undertaking, community renewal and lower-income housing assistance activities." As an alternative to this wording, the cooperation agreement may reference State legislation authorizing such activities, but only with the approval of the specific alternative wording by HUD Field Counsel.

The agreement must contain an explicit provision obligating the county and the cooperating units of general local government to take all actions necessary to assure compliance with the urban county's certification under section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended, regarding Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and affirmatively furthering fair housing. The provision must also include the obligation to comply with section 109 of Title I of the Housing and Community Development Act of 1974, which incorporates Section 504 of the Rehabilitation Act of 1973 and the Age Discrimination Act of 1975. The provision must also include the obligation to comply with other applicable laws. The agreements shall also contain a provision prohibiting urban county funding for activities in, or in support of, any cooperating unit of general local government that does not affirmatively further fair housing within its own jurisdiction or that impedes the county's actions to comply with the county's fair housing certification. This provision is required because noncompliance by a unit of general local government included in an urban county may constitute noncompliance by the grantee (i.e., the urban county) that can, in turn, provide cause for funding sanctions or other remedial actions by the Department.

I. The agreement must expressly state "that the cooperating unit of general local government has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions."

J. The agreement may not contain a provision for veto or other restriction that would allow any party to the agreement to obstruct the implementation of the approved Consolidated Plan during the period covered by the agreement. The county has final responsibility for selecting CDBG (and, where applicable, HOME and ESG) activities and submitting the Consolidated Plan to HUD, although if the county is a member of a HOME consortium, the consortium submits the Plan developed by the

county (see Section I, General Requirements, paragraph C).

K. The agreement must contain language specifying that, pursuant to 24 CFR 570.501(b), the unit of local government is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503 (see Section VIII, Special Considerations, paragraph B).

L. A county may also include in the cooperation agreement any provisions authorized by State and local laws that legally obligate the cooperating units to undertake the necessary actions, as determined by the county, to carry out a community development program and the approved Consolidated Plan and/or meet other requirements of the CDBG (and, where applicable, HOME and ESG) program and other applicable laws.

M. The county must also include a provision in the cooperation agreement that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act. This requirement is contained in the Consolidated and Further Continuing Appropriations Act, 2015, Pub. L. 113-235. Urban counties requalifying in 2015 for FYs 2016-2018 must incorporate this language into cooperation agreements by revision or amendment.

VI. PERIOD OF QUALIFICATION

A. General

Any county that qualifies as an urban county will be entitled to receive funds as an urban county for three consecutive fiscal years regardless of changes in its population or boundary or population changes in any communities contained within the urban county during that period, provided funds are appropriated by Congress. However, during the period of qualification, no included unit of general local government may withdraw from the urban county unless the urban county does not receive a grant for any year during such period.

The urban county's grant amount is calculated annually and will reflect the addition of any new units of general local government during the second and third years of the period of qualification.

Any unincorporated portion of the county that incorporates during the urban county qualification period will remain part of the urban county through the end of the three-year period.

Any unit of general local government that is part of an urban county will continue

to be included in the urban county for that county's qualification period, even if it meets the criteria to be considered a “metropolitan city” during that period. Such an included unit of general local government cannot become eligible for a separate entitlement grant as a metropolitan city while participating as a part of an urban county (see Section VIII, paragraph E).

B. Retaining Urban County Classification

Any county classified as an urban county in FY 1999 may, at the option of the county, remain classified as an urban county.

Any county that has been classified as an urban county after FY 1999 and is so classified for at least two years will retain its classification as an urban county, unless the urban county qualified under section 102(a)(6)(A) of Title I of the Housing and Community Development Act of 1974, as amended, and fails to requalify under that section due to the election of a currently participating non-entitlement community to opt out or not to renew a cooperation agreement (for reasons other than becoming an eligible metropolitan city).

VII. URBAN COUNTY PROGRAM RESPONSIBILITIES

The county, as the CDBG grant recipient, either for the urban county or a joint recipient (see Section VIII, paragraph A, Metropolitan City/Urban County Joint Recipients) has full responsibility for the execution of the community development program, for following its Consolidated Plan, and for meeting the requirements of other applicable laws (e.g., National Environmental Policy Act, Uniform Relocation Act, Fair Housing Act, Title VI of the Civil Rights Act of 1964, Sec. 504 of the Rehabilitation Act of 1973, Sec. 109 of Title I of the Housing and Community Development Act of 1974, the Americans with Disabilities Act of 1990, and for affirmatively furthering fair housing). The county's responsibility must include these functions even where, as a matter of administrative convenience or State law, the county permits the participating units of general local government to carry out essential community development and housing assistance activities. The county will be held accountable for the accomplishment of the community development program, for following its Consolidated Plan, and for ensuring that actions necessary for such accomplishment are taken by cooperating units of general local government.

VIII. SPECIAL CONSIDERATIONS

A. Metropolitan City/Urban County Joint Recipients

Any urban county and any metropolitan city located in whole or in part within that county can ask HUD to approve the inclusion of the metropolitan city as a part of the urban county for purposes of planning and implementing a joint community development and housing assistance program. HUD will consider approving a

joint request only if it is signed by the chief executive officers of both entities and is submitted at the time the county is seeking its qualification as an urban county. A joint request will be deemed approved unless HUD notifies the city and the county otherwise within 30 days following submission of the joint request and an executed cooperation agreement meeting the requirements specified under Section V, Cooperation Agreements. An urban county may be joined by more than one metropolitan city, but a metropolitan city located in more than one urban county may be a joint recipient with only one urban county at a time.

Upon urban county qualification and HUD approval of the joint request and cooperation agreement, the metropolitan city becomes a part of the urban county for purposes of program planning and implementation for the entire period of the urban county qualification and will be treated by HUD as any other unit of general local government that is a part of the urban county. When a metropolitan city joins an urban county in this manner, the grant amount is the sum of the amounts authorized for the individual metropolitan city and urban county. The urban county becomes the grant recipient.

A metropolitan city in a joint agreement with the urban county is treated the same as any other unit of general local government that is part of the urban county for purposes of the CDBG program, but not for the HOME or ESG programs. If the metropolitan city does not qualify to receive a separate allocation of HOME funds, to be considered for HOME funding as part of the urban county, it must form a HOME consortium with the urban county. If the metropolitan city qualifies to receive a separate allocation of HOME funds, it has three options: (1) it may form a HOME consortium with the county, in which case it will be included as part of the county when the HOME funds for the county are calculated; (2) it may elect to continue to receive its separate HOME allocation but subgrant it to the county to administer; or (3) the metropolitan city may administer its HOME program on its own. NOTE: The execution of a joint agreement between an urban county and metropolitan city does not in itself satisfy HOME requirements for a written consortia agreement. For additional information on the requirements for consortia agreements, see 24 CFR 92.101 and the Notice of Procedures for Designation of Consortia as a Participating Jurisdiction for the HOME Program (CPD-13-002).

The ESG program does provide for joint agreements among certain grantees; however, there are separate requirements that apply to those joint agreements. A metropolitan city and an urban county that each receive an allocation under ESG and are located within a geographic area that is covered by a single c**C**ontinuum of c**C**are **(CoC)** may jointly request the Secretary of Housing and Urban Development to permit the urban county or the metropolitan city, as agreed to by such county and city, to receive and administer their combined allocations under a single grant. **For more information about joint agreements for the ESG program, contact Marlisa Grogan at 202-402-4350 or Marlisa.M.Grogan@hud.gov.**

Counties and metropolitan cities considering a joint request should be aware that

significant effects could occur where either the urban county or the metropolitan city would otherwise fall under the "exception rule" criteria for activities that benefit low-and moderate-income residents on an area basis (see 24 CFR 570.208(a)(1)(ii)). Joint agreements result in a modification to an urban county's configuration, and a change in the mix of census block groups in an urban county is likely to change the relative ranking of specific block groups by quartile, thus affecting the minimum concentration of low- and moderate-income persons under the "exception rule." HUD will make a rank-ordering computer run available to counties and metropolitan cities considering joint participation to assist them in determining the possible effects of inclusion and how such an agreement may impact their respective programs.

B. Subrecipient Agreements

The execution of cooperation agreements meeting the requirements of Section V, Cooperation Agreements, between an urban county and its participating units of local government does not in itself satisfy the requirement for a written subrecipient agreement required by the regulations at 24 CFR 570.503. Where a participating unit of general local government carries out an eligible activity funded by the urban county, the urban county is responsible, prior to disbursing any CDBG funds for any such activity or project, for executing a written subrecipient agreement with the unit of government containing the minimum requirements found at 24 CFR 570.503. The subrecipient agreement must remain in effect during any period that the unit of local government has control over CDBG funds, including program income.

C. Ineligibility for State CDBG Program

An urban county's included units of general local government are ineligible to apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which they are participating in the Entitlement CDBG program with the urban county.

D. Eligibility for a HOME Consortium

When included units of local government become part of an urban county for the CDBG Program, they are part of the urban county for the HOME Program and may receive a formula allocation under the HOME Program only as part of the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments. However, this does not preclude the urban county or a unit of government within an urban county from applying to the State for HOME funds, if the State allows.

E. Counties with Potential Metropolitan Cities

If a county includes one or more communities that believe their population meets the statutory threshold to enable them to receive CDBG entitlement funds as a metropolitan city directly, but the city and county have not yet received notification from HUD regarding metropolitan city eligibility, HUD has identified two options a county may use to address such situations:

1. The county and community can negotiate a schedule that will provide the community additional time to receive notification from HUD of its eligibility as a potential new metropolitan city and, if the community does not reach metropolitan city status (or becomes eligible and elects to defer its status), execute a cooperation agreement and still meet the deadlines identified in this Notice; or

2. If a county believes delaying the execution of a cooperation agreement until HUD provides such notification will prohibit it from meeting the submission deadlines in this Notice, the county may want to include a clause in the agreement that provides that the agreement will be voided if the community is advised by HUD, prior to the completion of the requalification process for FY 2016-2018, that it is eligible to become a metropolitan city and the community elects to take its entitlement status. If such a clause is used, it must state that if the agreement is not voided on the basis of the community's eligibility as a metropolitan city prior to July 11, 2014 (or a later date if approved in writing by HUD), the community must remain a part of the county for the entire three-year period of the county's qualification.

Option 1 is preferred. Option 2 is available if a county wishes to use it, although there is concern that a community may believe that the use of a clause that may void the agreement will enable it to "opt out" later in the three-year period of qualification if it reaches the population during that time to be a metropolitan city. Therefore, any such clause must be clear that it applies only for a limited period of time.

There are jurisdictions that may potentially qualify as urban counties for the first time because they contain one or more metropolitan cities that may consider relinquishing their status as entitlement grantees. If a county has a metropolitan city or cities that are willing to relinquish its/their status as entitlement grantee(s) and the county wants to begin the process of qualifying as an urban county, the Entitlement Communities Division in HUD Headquarters should be notified as soon as possible, but no later than two weeks after the county notifies the Field Office of its intent to qualify as an urban county. A list of these counties is provided as Attachment F.

IX. DETERMINATIONS OF ESSENTIAL POWERS

A. For new urban counties, HUD Field Office Counsel must initially determine whether each county within its jurisdiction that is eligible to qualify as an urban county has powers to carry out essential community renewal and lower-income housing assistance activities. For requalifying urban counties, the Field Office

Counsel may rely on its previous determination(s) unless there is evidence to the contrary. In assessing such evidence, Field Office counsel may consider information provided by the county and its included units of general local government as well as other relevant information obtained from independent sources.

For these purposes, the term "essential community development and housing assistance activities" means community renewal and lower-income housing assistance activities. Activities that may be accepted as essential community development and housing assistance activities might include, but are not limited to: (1) acquisition of property for disposition for private reuse, especially for low- and moderate-income housing; (2) direct rehabilitation of or financial assistance to housing; (3) low rent housing activities; (4) disposition of land to private developers for appropriate redevelopment; and (5) condemnation of property for low-income housing.

In making the required determinations, Field Office Counsel must consider both the county's authority and, where applicable, the authority of its designated agency or agencies. Field Office Counsel shall make such determinations as identified below and concur in notifications to the county(ies) about these issues.

B. For new and requalifying counties, the notification by the Field Office required under Section II, paragraph A, must include the following determinations:

1. Whether the county is authorized to undertake essential community development and housing assistance activities in its unincorporated areas, if any, which are not units of general local government.

2. In which of the county's units of general local government the county is authorized to undertake essential community development and housing assistance activities without the consent of the governing body of the locality. The population of these units of local government will be counted towards qualification of the urban county unless they specifically elect to be excluded from the county for purposes of the CDBG program and so notify both the county and HUD in writing by June 19, 2015 (see Section II, paragraph E); and,

3. In which of the county's units of general local government the county is either (a) not authorized to undertake essential community development and housing assistance activities or (b) may do so only with the consent of the governing body of the locality. The population of these units of local government will only be counted if they have signed cooperation agreements with the county that meet the standards set forth in Section V of this Notice.

ATTACHMENT A

ALL CURRENTLY QUALIFIED URBAN COUNTIES

NEW ENGLAND FIELD OFFICES

MAINE	CUMBERLAND COUNTY

NEW YORK/NEW JERSEY FIELD OFFICES

NEW JERSEY	ATLANTIC COUNTY
NEW JERSEY	BERGEN COUNTY
NEW JERSEY	BURLINGTON COUNTY
NEW JERSEY	CAMDEN COUNTY
NEW JERSEY	ESSEX COUNTY
NEW JERSEY	GLOUCESTER COUNTY
NEW JERSEY	HUDSON COUNTY
NEW JERSEY	MIDDLESEX COUNTY
NEW JERSEY	MONMOUTH COUNTY
NEW JERSEY	MORRIS COUNTY
NEW JERSEY	OCEAN COUNTY
NEW JERSEY	PASSAIC COUNTY
NEW JERSEY	SOMERSET COUNTY
NEW JERSEY	UNION COUNTY
NEW YORK	DUTCHESS COUNTY
NEW YORK	ERIE COUNTY
NEW YORK	MONROE COUNTY
NEW YORK	NASSAU COUNTY
NEW YORK	ONONDAGA COUNTY
NEW YORK	ORANGE COUNTY
NEW YORK	ROCKLAND COUNTY
NEW YORK	SUFFOLK COUNTY

MID-ATLANTIC FIELD OFFICES

DELAWARE	NEW CASTLE COUNTY
MARYLAND	ANNE ARUNDEL COUNTY
MARYLAND	BALTIMORE COUNTY
MARYLAND	HARFORD COUNTY
MARYLAND	HOWARD COUNTY
MARYLAND	MONTGOMERY COUNTY

MARYLAND	PRINCE GEORGES COUNTY
PENNSYLVANIA	ALLEGHENY COUNTY
PENNSYLVANIA	BEAVER COUNTY
PENNSYLVANIA	BERKS COUNTY
PENNSYLVANIA	BUCKS COUNTY
PENNSYLVANIA	CHESTER COUNTY
PENNSYLVANIA	CUMBERLAND COUNTY
PENNSYLVANIA	DAUPHIN COUNTY
PENNSYLVANIA	DELAWARE COUNTY
PENNSYLVANIA	LANCASTER COUNTY
PENNSYLVANIA	LEHIGH COUNTY
PENNSYLVANIA	LUZERNE COUNTY
PENNSYLVANIA	MONTGOMERY COUNTY
PENNSYLVANIA	NORTHAMPTON COUNTY
PENNSYLVANIA	WASHINGTON COUNTY
PENNSYLVANIA	WESTMORELAND COUNTY
PENNSYLVANIA	YORK COUNTY
VIRGINIA	ARLINGTON COUNTY
VIRGINIA	CHESTERFIELD COUNTY
VIRGINIA	FAIRFAX COUNTY
VIRGINIA	HENRICO COUNTY
VIRGINIA	LOUDOUN COUNTY
VIRGINIA	PRINCE WILLIAM COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

ALABAMA	JEFFERSON COUNTY
ALABAMA	MOBILE COUNTY
FLORIDA	BREVARD COUNTY
FLORIDA	BROWARD COUNTY
FLORIDA	COLLIER COUNTY
FLORIDA	ESCAMBIA COUNTY
FLORIDA	HILLSBOROUGH COUNTY
FLORIDA	JACKSONVILLE-DUVAL COUNTY
FLORIDA	LAKE COUNTY
FLORIDA	LEE COUNTY
FLORIDA	MANATEE COUNTY
FLORIDA	MARION COUNTY
FLORIDA	MIAMI-DADE COUNTY

FLORIDA	ORANGE COUNTY
FLORIDA	OSCEOLA COUNTY
FLORIDA	PALM BEACH COUNTY
FLORIDA	PASCO COUNTY
FLORIDA	PINELLAS COUNTY
FLORIDA	POLK COUNTY
FLORIDA	SARASOTA COUNTY
FLORIDA	SEMINOLE COUNTY
FLORIDA	VOLUSIA COUNTY
GEORGIA	CHEROKEE COUNTY
GEORGIA	CLAYTON COUNTY
GEORGIA	COBB COUNTY
GEORGIA	DE KALB COUNTY
GEORGIA	FULTON COUNTY
GEORGIA	GWINNETT COUNTY
GEORGIA	HENRY COUNTY
NORTH CAROLINA	CUMBERLAND COUNTY
NORTH CAROLINA	MECKLENBURG COUNTY
NORTH CAROLINA	WAKE COUNTY
SOUTH CAROLINA	CHARLESTON COUNTY
SOUTH CAROLINA	GREENVILLE COUNTY
SOUTH CAROLINA	HORRY COUNTY
SOUTH CAROLINA	LEXINGTON COUNTY
SOUTH CAROLINA	RICHLAND COUNTY
SOUTH CAROLINA	SPARTANBURG COUNTY
TENNESSEE	KNOX COUNTY
TENNESSEE	SHELBY COUNTY

MIDWEST FIELD OFFICES

ILLINOIS	COOK COUNTY
ILLINOIS	DU PAGE COUNTY
ILLINOIS	KANE COUNTY
ILLINOIS	LAKE COUNTY
ILLINOIS	MADISON COUNTY
ILLINOIS	MCHENRY COUNTY
ILLINOIS	ST CLAIR COUNTY
ILLINOIS	WILL COUNTY

INDIANA	HAMILTON COUNTY
INDIANA	LAKE COUNTY
MICHIGAN	GENESEE COUNTY
MICHIGAN	KENT COUNTY
MICHIGAN	MACOMB COUNTY
MICHIGAN	OAKLAND COUNTY
MICHIGAN	WASHTENAW COUNTY
MICHIGAN	WAYNE COUNTY
MINNESOTA	ANOKA COUNTY
MINNESOTA	DAKOTA COUNTY
MINNESOTA	HENNEPIN COUNTY
MINNESOTA	RAMSEY COUNTY
MINNESOTA	ST LOUIS COUNTY
MINNESOTA	WASHINGTON COUNTY
OHIO	BUTLER COUNTY
OHIO	CLERMONT COUNTY
OHIO	CUYAHOGA COUNTY
OHIO	FRANKLIN COUNTY
OHIO	HAMILTON COUNTY
OHIO	LAKE COUNTY
OHIO	MONTGOMERY COUNTY
OHIO	STARK COUNTY
OHIO	SUMMIT COUNTY
OHIO	WARREN COUNTY
WISCONSIN	DANE COUNTY
WISCONSIN	MILWAUKEE COUNTY
WISCONSIN	WAUKESHA COUNTY

SOUTHWEST FIELD OFFICES

LOUISIANA	JEFFERSON PARISH
LOUISIANA	ST. TAMMANY PARISH
OKLAHOMA	TULSA COUNTY
TEXAS	BEXAR COUNTY
TEXAS	BRAZORIA COUNTY

TEXAS	DALLAS COUNTY
TEXAS	FORT BEND COUNTY
TEXAS	HARRIS COUNTY
TEXAS	HIDALGO COUNTY
TEXAS	MONTGOMERY COUNTY
TEXAS	TARRANT COUNTY
TEXAS	TRAVIS COUNTY
TEXAS	WILLIAMSON COUNTY

GREAT PLAINS FIELD OFFICES

KANSAS	JOHNSON COUNTY
MISSOURI	JEFFERSON COUNTY
MISSOURI	ST LOUIS COUNTY
MISSOURI	ST. CHARLES COUNTY

ROCKY MOUNTAIN FIELD OFFICES

COLORADO	ADAMS COUNTY
COLORADO	ARAPAHOE COUNTY
COLORADO	DOUGLAS COUNTY
COLORADO	EL PASO COUNTY
COLORADO	JEFFERSON COUNTY
UTAH	DAVIS COUNTY
UTAH	SALT LAKE COUNTY
UTAH	UTAH COUNTY

PACIFIC/HAWAII FIELD OFFICES

ARIZONA	MARICOPA COUNTY
ARIZONA	PIMA COUNTY
CALIFORNIA	ALAMEDA COUNTY
CALIFORNIA	CONTRA COSTA COUNTY
CALIFORNIA	FRESNO COUNTY
CALIFORNIA	KERN COUNTY
CALIFORNIA	LOS ANGELES COUNTY
CALIFORNIA	MARIN COUNTY
CALIFORNIA	MONTEREY COUNTY
CALIFORNIA	ORANGE COUNTY

CALIFORNIA	RIVERSIDE COUNTY
CALIFORNIA	SACRAMENTO COUNTY
CALIFORNIA	SAN BERNARDINO COUNTY
CALIFORNIA	SAN DIEGO COUNTY
CALIFORNIA	SAN JOAQUIN COUNTY
CALIFORNIA	SAN LUIS OBISPO COUNTY
CALIFORNIA	SAN MATEO COUNTY
CALIFORNIA	SANTA BARBARA COUNTY
CALIFORNIA	SANTA CLARA COUNTY
CALIFORNIA	SONOMA COUNTY
CALIFORNIA	STANISLAUS COUNTY
CALIFORNIA	VENTURA COUNTY
NEVADA	CLARK COUNTY

NORTHWEST/ALASKA FIELD OFFICES

OREGON	CLACKAMAS COUNTY
OREGON	MULTNOMAH COUNTY
OREGON	WASHINGTON COUNTY
WASHINGTON	CLARK COUNTY
WASHINGTON	KING COUNTY
WASHINGTON	KITSAP COUNTY
WASHINGTON	PIERCE COUNTY
WASHINGTON	SNOHOMISH COUNTY
WASHINGTON	SPOKANE COUNTY
WASHINGTON	THURSTON COUNTY

ATTACHMENT B

COUNTIES SCHEDULED TO REQUALIFY IN 2015 FOR FYS 2016-2018

NEW ENGLAND FIELD OFFICES

MAINE	CUMBERLAND COUNTY

NEW YORK/NEW JERSEY FIELD OFFICES

NEW JERSEY	ATLANTIC COUNTY
NEW YORK	DUTCHESS COUNTY

MID-ATLANTIC FIELD OFFICES

PENNSYLVANIA	LEHIGH COUNTY
PENNSYLVANIA	NORTHAMPTON COUNTY
VIRGINIA	CHESTERFIELD COUNTY
VIRGINIA	LOUDOUN COUNTY
VIRGINIA	PRINCE WILLIAM COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

FLORIDA	BREVARD COUNTY
FLORIDA	COLLIER COUNTY
FLORIDA	JACKSONVILLE-DUVAL COUNTY
FLORIDA	OSCEOLA COUNTY
FLORIDA	PASCO COUNTY
FLORIDA	SEMINOLE COUNTY
GEORGIA	CLAYTON COUNTY
GEORGIA	GWINNETT COUNTY
NORTH CAROLINA	CUMBERLAND COUNTY
NORTH CAROLINA	MECKLENBURG COUNTY
NORTH CAROLINA	WAKE COUNTY
SOUTH CAROLINA	SPARTANBURG COUNTY

TENNESSEE	SHELBY COUNTY

MIDWEST FIELD OFFICES

ILLINOIS	KANE COUNTY
ILLINOIS	MCHENRY COUNTY
INDIANA	HAMILTON COUNTY
INDIANA	LAKE COUNTY
MINNESOTA	RAMSEY COUNTY
MINNESOTA	WASHINGTON COUNTY

SOUTHWEST FIELD OFFICES

TEXAS	BEXAR COUNTY
TEXAS	BRAZORIA COUNTY
TEXAS	FORT BEND COUNTY
TEXAS	MONTGOMERY COUNTY
TEXAS	WILLIAMSON COUNTY

GREAT PLAINS FIELD OFFICES

KANSAS	JOHNSON COUNTY
MISSOURI	JEFFERSON COUNTY

ROCKY MOUNTAIN FIELD OFFICES

COLORADO	ADAMS COUNTY
COLORADO	ARAPAHOE COUNTY
COLORADO	DOUGLAS COUNTY

PACIFIC/HAWAII FIELD OFFICES

CALIFORNIA	MONTEREY COUNTY
CALIFORNIA	SANTA BARBARA COUNTY
CALIFORNIA	VENTURA COUNTY

NORTHWEST/ALASKA FIELD OFFICES

OREGON	MULTNOMAH COUNTY

ATTACHMENT C

COUNTIES SCHEDULED TO REQUALIFY IN 2016 FOR FYS 2017-2019

NEW YORK/NEW JERSEY FIELD OFFICES

NEW JERSEY	GLOUCESTER COUNTY
NEW JERSEY	OCEAN COUNTY
NEW JERSEY	PASSAIC COUNTY
NEW JERSEY	SOMERSET COUNTY

MID-ATLANTIC FIELD OFFICES

MARYLAND	HOWARD COUNTY
PENNSYLVANIA	CUMBERLAND COUNTY
PENNSYLVANIA	DAUPHIN COUNTY
VIRGINIA	HENRICO COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

ALABAMA	MOBILE COUNTY
FLORIDA	LEE COUNTY
FLORIDA	MANATEE COUNTY
FLORIDA	MARION COUNTY
FLORIDA	SARASOTA COUNTY
SOUTH CAROLINA	HORRY COUNTY
SOUTH CAROLINA	RICHLAND COUNTY

MIDWEST FIELD OFFICES

MINNESOTA	ANOKA COUNTY
MINNESOTA	DAKOTA COUNTY
MINNESOTA	ST LOUIS COUNTY
OHIO	BUTLER COUNTY

WISCONSIN	DANE COUNTY
WISCONSIN	WAUKESHA COUNTY

SOUTHWEST FIELD OFFICES

LOUISIANA	ST. TAMMANY PARISH
OKLAHOMA	TULSA COUNTY

GREAT PLAINS FIELD OFFICES

MISSOURI	ST. CHARLES COUNTY

ROCKY MOUNTAIN FIELD OFFICES

UTAH	DAVIS COUNTY
UTAH	UTAH COUNTY

PACIFIC/HAWAII FIELD OFFICES

ARIZONA	PIMA COUNTY
CALIFORNIA	STANISLAUS COUNTY

NORTHWEST/ALASKA FIELD OFFICES

WASHINGTON	KITSAP COUNTY

ATTACHMENT D

COUNTIES SCHEDULED TO REQUALIFY IN 2017 FOR FYS 2018-2020

NEW YORK/NEW JERSEY FIELD OFFICES

NEW JERSEY	BERGEN COUNTY
NEW JERSEY	BURLINGTON COUNTY
NEW JERSEY	CAMDEN COUNTY
NEW JERSEY	ESSEX COUNTY
NEW JERSEY	HUDSON COUNTY
NEW JERSEY	MIDDLESEX COUNTY
NEW JERSEY	MONMOUTH COUNTY
NEW JERSEY	MORRIS COUNTY
NEW JERSEY	UNION COUNTY
NEW YORK	ERIE COUNTY
NEW YORK	MONROE COUNTY
NEW YORK	NASSAU COUNTY
NEW YORK	ONONDAGA COUNTY
NEW YORK	ORANGE COUNTY
NEW YORK	ROCKLAND COUNTY
NEW YORK	SUFFOLK COUNTY

MID-ATLANTIC FIELD OFFICES

DELAWARE	NEW CASTLE COUNTY
MARYLAND	ANNE ARUNDEL COUNTY
MARYLAND	BALTIMORE COUNTY
MARYLAND	HARFORD COUNTY
MARYLAND	MONTGOMERY COUNTY
MARYLAND	PRINCE GEORGES COUNTY
PENNSYLVANIA	ALLEGHENY COUNTY
PENNSYLVANIA	BEAVER COUNTY
PENNSYLVANIA	BERKS COUNTY
PENNSYLVANIA	BUCKS COUNTY
PENNSYLVANIA	CHESTER COUNTY
PENNSYLVANIA	DELAWARE COUNTY
PENNSYLVANIA	LANCASTER COUNTY
PENNSYLVANIA	LUZERNE COUNTY

PENNSYLVANIA	MONTGOMERY COUNTY
PENNSYLVANIA	WASHINGTON COUNTY
PENNSYLVANIA	WESTMORELAND COUNTY
PENNSYLVANIA	YORK COUNTY
VIRGINIA	ARLINGTON COUNTY
VIRGINIA	FAIRFAX COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

ALABAMA	JEFFERSON COUNTY
FLORIDA	BROWARD COUNTY
FLORIDA	ESCAMBIA COUNTY
FLORIDA	HILLSBOROUGH COUNTY
FLORIDA	LAKE COUNTY
FLORIDA	MIAMI-DADE COUNTY
FLORIDA	ORANGE COUNTY
FLORIDA	PALM BEACH COUNTY
FLORIDA	PINELLAS COUNTY
FLORIDA	POLK COUNTY
FLORIDA	VOLUSIA COUNTY
GEORGIA	CHEROKEE COUNTY
GEORGIA	COBB COUNTY
GEORGIA	DE KALB COUNTY
GEORGIA	FULTON COUNTY
GEORGIA	HENRY COUNTY
SOUTH CAROLINA	CHARLESTON COUNTY
SOUTH CAROLINA	GREENVILLE COUNTY
SOUTH CAROLINA	LEXINGTON COUNTY
TENNESSEE	KNOX COUNTY

MIDWEST FIELD OFFICES

ILLINOIS	COOK COUNTY
ILLINOIS	DU PAGE COUNTY
ILLINOIS	LAKE COUNTY
ILLINOIS	MADISON COUNTY
ILLINOIS	ST CLAIR COUNTY

ILLINOIS	WILL COUNTY
MICHIGAN	GENESEE COUNTY
MICHIGAN	KENT COUNTY
MICHIGAN	MACOMB COUNTY
MICHIGAN	OAKLAND COUNTY
MICHIGAN	WASHTENAW COUNTY
MICHIGAN	WAYNE COUNTY
MINNESOTA	HENNEPIN COUNTY
OHIO	CLERMONT COUNTY
OHIO	CUYAHOGA COUNTY
OHIO	FRANKLIN COUNTY
OHIO	HAMILTON COUNTY
OHIO	LAKE COUNTY
OHIO	MONTGOMERY COUNTY
OHIO	STARK COUNTY
OHIO	SUMMIT COUNTY
OHIO	WARREN COUNTY
WISCONSIN	MILWAUKEE COUNTY

SOUTHWEST FIELD OFFICES

LOUISIANA	JEFFERSON PARISH
TEXAS	DALLAS COUNTY
TEXAS	HARRIS COUNTY
TEXAS	HIDALGO COUNTY
TEXAS	TARRANT COUNTY
TEXAS	TRAVIS COUNTY

GREAT PLAINS FIELD OFFICES

MISSOURI	ST LOUIS COUNTY

ROCKY MOUNTAIN FIELD OFFICES

COLORADO	EL PASO COUNTY
COLORADO	JEFFERSON COUNTY

UTAH	SALT LAKE COUNTY

PACIFIC/HAWAII FIELD OFFICES

ARIZONA	MARICOPA COUNTY
CALIFORNIA	ALAMEDA COUNTY
CALIFORNIA	CONTRA COSTA COUNTY
CALIFORNIA	FRESNO COUNTY
CALIFORNIA	KERN COUNTY
CALIFORNIA	LOS ANGELES COUNTY
CALIFORNIA	MARIN COUNTY
CALIFORNIA	ORANGE COUNTY
CALIFORNIA	RIVERSIDE COUNTY
CALIFORNIA	SACRAMENTO COUNTY
CALIFORNIA	SAN BERNARDINO COUNTY
CALIFORNIA	SAN DIEGO COUNTY
CALIFORNIA	SAN JOAQUIN COUNTY
CALIFORNIA	SAN LUIS OBISPO COUNTY
CALIFORNIA	SAN MATEO COUNTY
CALIFORNIA	SANTA CLARA COUNTY
CALIFORNIA	SONOMA COUNTY
NEVADA	CLARK COUNTY

NORTHWEST/ALASKA FIELD OFFICES

OREGON	CLACKAMAS COUNTY
OREGON	WASHINGTON COUNTY
WASHINGTON	CLARK COUNTY
WASHINGTON	KING COUNTY
WASHINGTON	PIERCE COUNTY
WASHINGTON	SNOHOMISH COUNTY
WASHINGTON	SPOKANE COUNTY

ATTACHMENT E

COUNTIES QUALIFIED THROUGH 2016 OR 2017 THAT CONTAIN NON-PARTICIPATING COMMUNITIES

NEW YORK/NEW JERSEY FIELD OFFICES

NEW JERSEY	BURLINGTON COUNTY
NEW JERSEY	CAMDEN COUNTY
NEW JERSEY	MONMOUTH COUNTY
NEW JERSEY	MORRIS COUNTY
NEW JERSEY	SOMERSET COUNTY
NEW YORK	NASSAU COUNTY
NEW YORK	ORANGE COUNTY
NEW YORK	ROCKLAND COUNTY
NEW YORK	SUFFOLK COUNTY

MID-ATLANTIC FIELD OFFICES

DELAWARE	NEW CASTLE COUNTY
MARYLAND	ANNE ARUNDEL COUNTY
MARYLAND	MONTGOMERY COUNTY
MARYLAND	PRINCE GEORGES COUNTY
PENNSYLVANIA	BEAVER COUNTY
PENNSYLVANIA	BUCKS COUNTY
PENNSYLVANIA	DAUPHIN COUNTY
PENNSYLVANIA	LUZERNE COUNTY
PENNSYLVANIA	MONTGOMERY COUNTY
PENNSYLVANIA	WESTMORELAND COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

ALABAMA	JEFFERSON COUNTY
ALABAMA	MOBILE COUNTY
FLORIDA	BROWARD COUNTY
FLORIDA	ESCAMBIA COUNTY
FLORIDA	LAKE COUNTY

FLORIDA	MANATEE COUNTY
FLORIDA	MARION COUNTY
FLORIDA	MIAMI-DADE COUNTY
FLORIDA	ORANGE COUNTY
FLORIDA	PALM BEACH COUNTY
FLORIDA	PINELLAS COUNTY
FLORIDA	POLK COUNTY
FLORIDA	VOLUSIA COUNTY
GEORGIA	DE KALB COUNTY
SOUTH CAROLINA	CHARLESTON COUNTY
SOUTH CAROLINA	HORRY COUNTY
SOUTH CAROLINA	RICHLAND COUNTY
TENNESSEE	KNOX COUNTY

MIDWEST FIELD OFFICES

ILLINOIS	COOK COUNTY
ILLINOIS	DU PAGE COUNTY
ILLINOIS	WILL COUNTY
MICHIGAN	GENESEE COUNTY
MICHIGAN	KENT COUNTY
MICHIGAN	OAKLAND COUNTY
MICHIGAN	WASHTENAW COUNTY
MINNESOTA	HENNEPIN COUNTY
OHIO	CUYAHOGA COUNTY
OHIO	FRANKLIN COUNTY
OHIO	HAMILTON COUNTY
OHIO	LAKE COUNTY
OHIO	STARK COUNTY
OHIO	SUMMIT COUNTY
WISCONSIN	DANE COUNTY
WISCONSIN	MILWAUKEE COUNTY
WISCONSIN	WAUKESHA COUNTY

SOUTHWEST FIELD OFFICES

LOUISIANA	JEFFERSON PARISH
LOUISIANA	ST. TAMMANY PARISH
OKLAHOMA	TULSA COUNTY
TEXAS	DALLAS COUNTY
TEXAS	HARRIS COUNTY
TEXAS	TARRANT COUNTY
TEXAS	TRAVIS COUNTY

GREAT PLAINS FIELD OFFICES

MISSOURI	ST LOUIS COUNTY
MISSOURI	ST. CHARLES COUNTY

ROCKY MOUNTAIN FIELD OFFICES

COLORADO	JEFFERSON COUNTY
UTAH	DAVIS COUNTY
UTAH	UTAH COUNTY

PACIFIC/HAWAII FIELD OFFICES

ARIZONA	MARICOPA COUNTY
CALIFORNIA	FRESNO COUNTY
CALIFORNIA	KERN COUNTY
CALIFORNIA	LOS ANGELES COUNTY
CALIFORNIA	ORANGE COUNTY
CALIFORNIA	RIVERSIDE COUNTY
CALIFORNIA	SAN LUIS OBISPO COUNTY
CALIFORNIA	STANISLAUS COUNTY

NORTHWEST/ALASKA FIELD OFFICES

WASHINGTON	KING COUNTY
WASHINGTON	PIERCE COUNTY

ATTACHMENT F

LIST OF COUNTIES THAT MAY QUALIFY AS URBAN COUNTIES IF METROPOLITAN CITIES RELINQUISH THEIR STATUS

STATE	NAME	ENTITLEMENT	POP2013
AL	**Madison County**		**346,892**
AL		Huntsville city (pt.)	184,564
AL	**Montgomery County**		**226,659**
AL		Montgomery city	201,332
AL	**Shelby County**		**204,180**
AL		Birmingham city (pt.)	1,743
AL		Hoover city (pt.)	24,020
AL	**Tuscaloosa County**		**200,821**
AL		Tuscaloosa city	95,334
AR	**Benton County**		**237,297**
AR		Bentonville city	40,167
AR		Rogers city	60,112
AR		Springdale city (pt.)	6,875
AR	**Pulaski County**		**391,284**
AR		Jacksonville city	28,749
AR		Little Rock city	197,357
AR		North Little Rock city	66,075
AR	**Washington County**		**216,410**
AR		Fayetteville city	78,960
AR		Springdale city (pt.)	68,354
AZ	**Yavapai County**		**215,133**
AZ		Peoria city (pt.)	7
AZ		Prescott city	40,590
AZ	**Yuma County**		**201,201**
AZ		Yuma city	91,923
CA	**Butte County**		**222,090**
CA		Chico city	88,077
CA		Paradise town	26,283
CA	**Merced County**		**263,228**
CA		Merced city	81,102
CA	**Placer County**		**367,309**
CA		Rocklin city	59,738
CA		Roseville city	127,035
CA	**Santa Cruz County**		**269,419**
CA		Santa Cruz city	62,864
CA		Watsonville city	52,477

CA	**Solano County**	**424,788**
CA	Fairfield city	109,320
CA	Vacaville city	94,275
CA	Vallejo city	118,837
CA	**Yolo County**	**204,593**
CA	Davis city	66,205
CA	Woodland city	56,590
CO	**Boulder County**	**310,048**
CO	Boulder city	103,166
CO	Longmont city (pt.)	89,869
CO	**Larimer County**	**315,988**
CO	Fort Collins city	152,061
CO	Loveland city	71,334
CO	**Weld County**	**269,785**
CO	Greeley city	96,539
CO	Longmont city (pt.)	50
CO	Thornton city (pt.)	0
FL	**Alachua County**	**253,451**
FL	Gainesville city	127,488
FL	**Leon County**	**281,845**
FL	Tallahassee city	186,411
FL	**St. Lucie County**	**286,832**
FL	Fort Pierce city	43,074
FL	Port St. Lucie city	171,016
GA	**Chatham County**	**278,434**
GA	Savannah city	142,772
IA	**Linn County**	**216,111**
IA	Cedar Rapids city	128,429
IA	**Polk County**	**451,677**
IA	Des Moines city (pt.)	207,293
IA	West Des Moines city (pt.)	48,120
ID	**Ada County**	**416,464**
ID	Boise City city	214,237
ID	Meridian city	83,596
IL	**Champaign County**	**204,897**
IL	Champaign city	83,424
IL	Rantoul village	13,037
IL	Urbana city	41,752
IL	**Winnebago County**	**290,666**
IL	Rockford city (pt.)	150,249
IN	**Allen County**	**363,014**
IN	Fort Wayne city	256,496

IN	**Elkhart County**	**200,563**
IN	Elkhart city	51,265
IN	Goshen city	32,219
IN	**St. Joseph County**	**266,709**
IN	Mishawaka city	47,989
IN	South Bend city	100,886
KS	**Sedgwick County**	**505,415**
KS	Wichita city	386,552
LA	**Caddo Parish**	**254,887**
LA	Shreveport city (pt.)	197,644
MD	**Frederick County**	**241,409**
MD	Frederick city	66,893
MI	**Ingham County**	**282,234**
MI	East Lansing city (pt.)	46,584
MI	Lansing city (pt.)	109,245
MI	**Kalamazoo County**	**256,725**
MI	Kalamazoo city	75,548
MI	Portage city	47,523
MO	**Clay County**	**230,473**
MO	Independence city (pt.)	0
MO	Kansas City city (pt.)	117,634
MO	**Greene County**	**283,870**
MO	Springfield city (pt.)	164,120
MO	**Jackson County**	**679,996**
MO	Blue Springs city	53,294
MO	Independence city (pt.)	117,240
MO	Kansas City city (pt.)	303,973
MO	Lee's Summit city (pt.)	91,224
MS	**Hinds County**	**244,899**
MS	Jackson city (pt.)	172,007
NC	**Buncombe County**	**247,912**
NC	Asheville city	87,236
NC	**Durham County**	**288,133**
NC	Chapel Hill town (pt.)	2,943
NC	Durham city (pt.)	245,444
NC	Raleigh city (pt.)	1,116
NC	**Forsyth County**	**361,220**
NC	High Point city (pt.)	8
NC	Winston-Salem city	236,441
NC	**Gaston County**	**209,420**
NC	Gastonia city	73,209
NC	**Guilford County**	**506,610**

NC	Burlington city (pt.)	687
NC	Greensboro city	279,639
NC	High Point city (pt.)	102,331
NC	**New Hanover County**	**213,267**
NC	Wilmington city	112,067
NE	**Douglas County**	**537,256**
NE	Omaha city	434,353
NE	**Lancaster County**	**297,036**
NE	Lincoln city	268,738
NJ	**Mercer County**	**370,414**
NJ	Ewing township	36,547
NJ	Hamilton township	88,919
NJ	Trenton city	84,349
NM	**Bernalillo County**	**674,221**
NM	Albuquerque city	556,495
NM	Rio Rancho city (pt.)	7
NM	**Doña Ana County**	**213,460**
NM	Las Cruces city	101,324
NV	**Washoe County**	**433,731**
NV	Reno city	233,294
NV	Sparks city	93,282
NY	**Albany County**	**306,945**
NY	Albany city	98,424
NY	Colonie town	82,488
NY	**Niagara County**	**214,249**
NY	Niagara Falls city	49,468
NY	**Oneida County**	**233,585**
NY	Rome city	32,837
NY	Utica city	61,808
NY	**Saratoga County**	**223,865**
NY	Saratoga Springs city	27,315
OH	**Lorain County**	**302,827**
OH	Elyria city	53,956
OH	Lorain city	63,710
OH	Toledo city	282,313
OH	**Mahoning County**	**233,869**
OH	Alliance city (pt.)	39
OH	Youngstown city (pt.)	65,173
OH	**Trumbull County**	**206,442**
OH	Warren city	40,768
OH	Youngstown city (pt.)	11
OK	**Cleveland County**	**269,340**

OK	Moore city	58,414
OK	Norman city	118,197
OK	Oklahoma City city (pt.)	66,318
OK	**Oklahoma County**	**755,245**
OK	Edmond city	87,004
OK	Midwest City city	56,756
OK	Oklahoma City city (pt.)	495,434
OR	**Jackson County**	**208,545**
OR	Ashland city	20,713
OR	Medford city	77,677
OR	**Lane County**	**356,212**
OR	Eugene city	159,190
OR	Springfield city	60,177
OR	**Marion County**	**323,614**
OR	Salem city (pt.)	135,750
PA	**Erie County**	**280,294**
PA	Erie city	100,671
PA	Millcreek township	54,239
PA	**Lackawanna County**	**213,931**
PA	Scranton city	75,806
SC	**York County**	**239,363**
SC	Rock Hill city	69,103
TN	**Hamilton County**	**348,673**
TN	Chattanooga city	173,366
TN	**Rutherford County**	**281,029**
TN	Murfreesboro city	117,044
TX	**Bell County**	**326,843**
TX	Killeen city	137,147
TX	Temple city	70,190
TX	**Brazos County**	**203,164**
TX	Bryan city	78,709
TX	College Station city	100,050
TX	**Cameron County**	**417,276**
TX	Brownsville city	181,860
TX	Harlingen city	65,665
TX	San Benito city	24,374
TX	**El Paso County**	**827,718**
TX	El Paso city	674,433
TX	**Galveston County**	**306,782**
TX	Galveston city	48,733
TX	League City city (pt.)	89,257
TX	Texas City city (pt.)	46,081

TX	**Jefferson County**	**252,358**
TX	Beaumont city	117,796
TX	Port Arthur city (pt.)	54,127
TX	**Lubbock County**	**289,324**
TX	Lubbock city	239,538
TX	**McLennan County**	**241,481**
TX	Waco city	129,030
TX	**Nueces County**	**352,107**
TX	Corpus Christi city (pt.)	316,381
TX	**Smith County**	**216,080**
TX	Tyler city	100,223
TX	**Webb County**	**262,495**
UT	Laredo city	248,142
UT	Ogden city	84,249
WA	**Whatcom County**	**206,353**
WA	Bellingham city	82,631
WA	**Yakima County**	**247,044**
WA	Yakima city	93,257
WI	**Brown County**	**254,586**
WI	Green Bay city	104,779

ATTACHMENT G

COUNTIES PREVIOUSLY IDENTIFIED AS ELIGIBLE BUT HAVE NOT ACCEPTED URBAN COUNTY STATUS

NEW ENGLAND FIELD OFFICES

NEW HAMPSHIRE	HILLSBOROUGH COUNTY ROCKINGHAM COUNTY

MID-ATLANTIC FIELD OFFICES

DELAWARE	SUSSEX COUNTY

SOUTHEAST/CARIBBEAN FIELD OFFICES

FLORIDA	ST. JOHN'S COUNTY
NORTH CAROLINA	UNION COUNTY

MIDWEST FIELD OFFICES

MICHIGAN	OTTAWA COUNTY

PACIFIC/HAWAII FIELD OFFICES

ARIZONA	MOHAVE COUNTY* PINAL COUNTY
CALIFORNIA	TULARE COUNTY

*Mohave County may only qualify as an urban county if the cities of Kingman and Lake Havasu both decide not to accept their entitlement status.

April 12, 2012

City of Lone Tree
Mayor James D. Gunning
9220 Kimmer Dr., Suite 100
Lone Tree, CO 80124

RE: Urban County designation for participation in the Douglas County Community Development Block Grant Program

Dear Mayor Gunning:

I am pleased to notify you that the Douglas County Community Development Block Grant (CDBG) program is in the process of requalifying for designation as an Urban County through the U.S. Department of Housing and Urban Development (HUD). The County is required to renew their Urban County status every three years. As you are aware, the population of Douglas County is over 200,000 persons, which is the threshold that qualifies Douglas County as an Urban County with entitlement status to receive CDBG funds. Douglas County was initially granted entitlement status in 2003 as an Urban County, and successfully submitted the 2009-2013 Consolidated Plan, which allows the County to receive funding through the CDBG program. Currently, the Towns of Castle Rock, Parker, and Larkspur, and the Cities of Lone Tree and Castle Pines are the incorporated areas within Douglas County participating in the CDBG program. As a result, CDBG funding can be used exclusively in unincorporated Douglas County, and within the boundaries of these participating jurisdictions.

I am contacting you to encourage the City of Lone Tree to continue to participate in the CDBG program with Douglas County. Under the "Automatic Renewal" clause in Section III, paragraph C, of the *Intergovernmental Agreement Regarding the Amended and Restated Community Development Block Grant Program for Fiscal Year 2006 Administered by the U.S. Department of Housing and Urban Development, Between the County of Douglas Board of County Commissioners of the County of Douglas and the City of Lone Tree*, adopted on June 20, 2006, it states that the City of Lone Tree will be automatically included in the Urban County unless you elect to be excluded during this requalification period. In order to be excluded from this new qualification period beginning with the 2013 program year, the City will need to provide written notice to Douglas County and HUD by May 15, 2012, that it is terminating the agreement at the end of the current period. If the City elects to continue to participate in the Douglas County CDBG program, no further action is required and your participation will be automatically renewed.

The CDBG program is to be administered by Douglas County via the adopted 2009-2013 Consolidated Plan, and the three-year Urban County qualification for fiscal years 2013-2015. Your continued participation must remain in the form of the adopted intergovernmental agreement (IGA) that generally stipulates you will participate for the remainder of the three-year cycle of the program and grants the County the authority to administer the CDBG program

within your jurisdiction. If you elect to participate in the CDBG program, you will not be eligible to apply for grants under the State CDBG program.

CDBG staff will be contacting you to discuss the program and documentation needed should the City of Lone Tree elect to be excluded from the County's CDBG program. If you have questions regarding the 2013-2015 Urban County designation process for the Douglas County CDBG program, please contact Jennifer Eby, Community Services Planning Manager by phone at 303-814-4355 or by email at jeby@douglas.co.us.

Sincerely,

Terence T. Quinn, AICP
Planning Services Director

cc: Jack Hidahl, City Manager, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Steve Hebert, Director of Community Development, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Jennifer Drybread, Senior Planner, 9220 Kimmer Dr., Suite 100, Lone Tree, CO 80124
Jennifer Eby, Community Services Planning Manager

Enclosure: Instructions for Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2013-2015

INTERGOVERNMENTAL AGREEMENT BETWEEN DOUGLAS COUNTY AND THE CITY OF LONE TREE REGARDING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR URBAN COUNTY YEARS 2007 THROUGH 2009 ADMINISTERED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

This INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and executed this 20th day of June, 2006, by and between the Board of County Commissioners of the County of Douglas, State of Colorado (the "County"), and the City of Lone Tree (the "City"), located in Douglas County, State of Colorado.

RECITALS

WHEREAS, the City wishes to become a participating jurisdiction in the Community Development Block Grant ("CDBG") Program for Urban County Years 2007 through 2009, commencing on August 1, 2007; and

WHEREAS, in 1974 the U.S. Congress enacted the Housing and Community Development Act of 1974 (the "Act") (as last amended and supplemented), permitting and providing for the participation of the federal government in a wide range of local housing and community development activities and programs, which activities and programs are administrated by the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, the primary objective of Title I of the Act is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, mainly for persons of low and moderate income, this objective to be accomplished by providing financial assistance in the form of block grant funds to state and local governments for the conduct and administration of housing and community development activities and programs as contemplated under the Act (the "CDBG Program"); and

WHEREAS, the rules and regulations governing the CDBG Program issued by HUD to implement the Act and published in 24 C.F.R. Part 570 (the "Regulations") provide that a county must qualify as an "Urban County", as defined therein, and submit a request for funding now known as the Annual Action Plan or a five (5) year Consolidated Plan with an Annual Action Plan component, when required, on the projected use of the funds to HUD each year in order to be eligible to receive CDBG funds and that cities and units of local government within an Urban County may join an Urban County by cooperation agreement and thereby be considered a part of the Urban County and be included in the Urban County's CDBG Program; and

WHEREAS, the County has qualified as an Urban County; and

WHEREAS, the City now desires to become a participating jurisdiction under the County's status as an Urban County; and

WHEREAS, the rules and regulations to qualify or requalify as an Urban County are published annually and the notice for the federal fiscal years 2007-2009 are published in HUD CPD Notice 06-02, Instructions for Urban County Qualification for Participation in the Community Development Block Grant Program for Fiscal Years 2007-2009; and

WHEREAS, a determination has been made by HUD that the County is authorized to undertake essential community development activities in its unincorporated areas that are necessary to qualify as an Urban County to receive funds from HUD by annual grant agreement. This determination is based on the authority granted to the County pursuant to C.R.S. §§ 29-3-101 to 123; §§ 30-11-101 and 107; §§ 30-20-301 to 310; and §§ 30-20-401 to 422; and

WHEREAS, a determination has been made by HUD that the County, through the Douglas County Multijurisdictional Housing Authority, is authorized to undertake essential housing activities in its unincorporated areas that are necessary to qualify as an Urban County to receive funds from HUD by annual grant agreement. This determination is based on the authority granted the County pursuant to C.R.S. § 29-1-204.5; and

WHEREAS, it is recognized that the County does not have independent legal authority to conduct some kinds of community development and housing assistance activities within the boundaries of the City and, therefore, its ability to conduct the CDBG Program in the City is limited by the requirement that it must obtain permission from the City to perform certain kinds of activities therein, and accordingly, in order for the City to be considered a part of the Urban County and be included in the County's annual requests to HUD for CDBG funds, the Regulations require that the City and the County enter into a cooperation agreement wherein the City authorizes and agrees to cooperate with the County to undertake or to assist in the undertaking of essential community development and housing assistance activities, specifically including urban renewal and publicly assisted housing, within the boundaries of the City as may be approved and authorized in the County's annual grant agreements with HUD; and

WHEREAS, the participating City understands that by executing this Agreement it may not apply for grants under the Small Cities or State CDBG Programs for appropriations for federal fiscal years during the period it is participating in the Urban County's CDBG Program; and

WHEREAS, under general provisions of Colorado law governing contracting between governmental entities and by virtue of specific authority granted by C.R.S. § 29-1-203, any two or more political subdivisions of the state may enter into agreements with one another for joint or cooperative action and any one or more political subdivisions entering into the contract is authorized by law to perform; and

WHEREAS, accordingly, the parties hereto have determined that it will be mutually beneficial and in the public interest to enter into this Agreement regarding the conduct of the CDBG Program.

NOW, THEREFORE, in consideration of the premises and other provisions hereof, the parties agree as follows:

I. RESPONSIBILITIES OF THE CITY

A. City and County Cooperation

The City will cooperate and work with the County in the preparation of detailed projects and other activities to be conducted or performed within the City during the federal program years this Agreement is in effect. The City will also cooperate with the County to undertake, or assist in undertaking, community renewal and lower income housing assistance activities, specifically urban renewal and publicly assisted housing. The finalized projects and activities will be included in the County's Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, for said year. The City understands and agrees, however, that the County shall have final responsibility for the selection of all projects and activities to be included in the grant request and for submission of the request. The City shall cooperate fully with the County in all CDBG Program efforts planned and performed hereunder and does hereby allow and permit the County to undertake or assist in undertaking essential community development and housing assistance activities, specifically including urban renewal and publicly assisted housing, within the City as may be approved and authorized in: (1) the County's CDBG agreements, including the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required; and (2) SubGrantee Agreements.

B. SubGrantee Agreements

The City understands and agrees that pursuant to 24 C.F.R. § 570.501(b), it is subject to the same requirements as other subrecipients, including the requirement for a written agreement ("SubGrantee Agreement") as set forth in 24 C.F.R. § 570.503. This Agreement shall govern the SubGrantee Agreement and each of the individual projects approved during the time this Agreement is in effect.

Upon the execution of this Agreement, the residents of the City shall be allowed to avail themselves of CDBG funded programs in the County.

In order for the City to receive and continue receiving CDBG Funds, the following must occur:

1. The City must execute this Agreement.

2. The City must apply to the County for CDBG Funds for each specific project or activity.

3. The City must sign a SubGrantee Agreement with the County for the specific project or activity. The SubGrantee Agreement is governed by 24 C.F.R. § 503. As part of the SubGrantee Agreement, the City must submit to the County, and the County must approve, the project name, the project purpose, a scope of service, project description, proposed Scope of Work for the specific project or activity, performance measures, staffing, a description of system delivery, project budget, time of performance, reporting requirements, labor standards requirements (if applicable), environmental review requirements, and other financial information. This Agreement shall govern program income, reversion of assets, records, and asset management.

4. The City must complete and submit the forms and reports that are exhibits to the SubGrantee Agreement in a complete and timely manner.

5. The City must be in full compliance with the terms and conditions of all SubGrantee Agreements it has signed and with all Intergovernmental Agreements Regarding the Community Development Block Grant Program Administered by the U.S. Department of Housing and Urban Development it has signed.

C. Assurances and Certifications

The City agrees to comply with HUD Assurances and Certifications contained in the document attached hereto labeled as Exhibit 1 and incorporated herein by reference.

D. Administrative Control

As to any proposed projects funded under this Agreement, the City agrees that the County shall have the ultimate supervisory and administrative control of the CDBG Program, but that the City shall be responsible for the expenditures of the funds allocated for each project or activity and for the construction or performance of the projects and activities in compliance with all applicable federal laws and requirements relating to the CDBG Program or the implementation of the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, during the period covered by this Agreement.

E. Non-Appropriation Clause

The City agrees that it will include in every contract it enters, where it relies upon CDBG monies for funding, a non-appropriation clause that will protect itself and the County from any liability or responsibility on any suit which might result from the discontinuance of CDBG funding for any reason.

F. Excessive Force

The City has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdictions.

G. Expenditure Restrictions

All CDBG funds that are approved by HUD for expenditure under the County's grant agreement, including those that are identified for City projects and activities, shall be allocated to the specific projects and activities described and listed in the City's proposal for funding and approved SubGrantee Agreement, and the allocated funds shall be used and expended only for the projects and activities to which the funds are identified. No project, activity, or the amount allocated may be changed without concurrence by the County and acceptance of the revised Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required by HUD, and an approved SubGrantee Agreement that authorizes such project, activity, or amount.

H. Day-To-Day Supervision

The City will be responsible for the direct, day-to-day supervision and administration of its respective projects or activities and will accomplish this task through the use of its own staff, agents, and employees. The City will be responsible for any injury to persons or damage to property resulting from negligent acts or error and omissions of its staff, agents, and employees. However, nothing herein shall be construed as a waiver of the rights and privileges of the County and the City pursuant to the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*

I. Cost Overruns

Since the City is responsible for the direct supervision and administration of its respective projects or activities, the County shall not be liable or responsible for cost overruns by the City on any project or activity. The County shall have no duty or obligation to provide any additional funding to the City if its projects or activities cannot be completed with the

funds allocated by the County to the City. Any cost overruns shall be the sole responsibility of the City.

J. Project Changes

No approved project or activity, nor the amount allocated therefore, may be changed without the concurrence of the County and acceptance of the revised Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component by HUD, if required, and acceptance of the revised SubGrantee Agreement. Changes must be requested in writing.

K. Bonds

The City will include in construction contracts with estimated costs of $100,000 or more, the following requirements for bonds: bid guarantee bonds for 5% of the bid); performance bonds for 100% of the contract price; and payment bonds for 100% of the contract price.

L. Insurance

The City shall require any contractor it uses on any project, or activity where it relies upon CDBG funds to provide and maintain, until final acceptance by the City of all work by such contractor, the types of insurance listed hereinafter with insurers with an A- or better rating as determined by Best's Key Rating Guide.

The contractor will be required to procure and maintain, at his/her own expense and without cost to the County, the kinds of minimum amounts of insurance as follows:

1. Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Agreement, and Employers' Liability insurance with the following limits:

Workers' Compensation:	Statutory
Employers' Liability:	$1,000,000

2. Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and ONE MILLION DOLLARS ($1,000,000.00) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

3. Commercial Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS ($1,000,000.00) each occurrence with respect to each of the contractor's owned, hired, and non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

4. Professional Liability Insurance coverage in an amount not less than One Million Dollars ($1,000,000.00), and the contractor shall maintain such coverage for at least two (2) years from the termination of the project.

5. The required Commercial General Liability and Commercial Automobile Liability policies shall be endorsed to include the County and the City as certificate holders and name the County and the City, their officers and employees as additional insureds. The County and the City will be certificate holders in respect to the required Workers' Compensation and Professional Liability insurance policies. The County reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

6. The certificates of insurance will be provided to the County by the contractor's insurance agent or carrier and approved by the County prior to commencing any work as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The completed certificates of insurance and any notices, within twenty (20) days of cancellation or termination, shall be sent to:

Sheryl D. Monroe
Douglas County
Risk Management
100 Third Street
Castle Rock, Colorado 80104

7. The contractor will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types.

M. Records

The City shall maintain a complete set of books and records documenting its use of the CDBG funds and its supervision and administration of its respective projects and activities in accordance with the Regulations. The City shall provide full access to these books and records to the County, the Secretary of HUD or his designee, the HUD Office of Inspector General, and the General Accounting Office so that compliance with federal laws and regulations may be confirmed. The City further agrees to provide to the County, upon request, a copy of any audit records pertaining to the City's financial operations during the term of this Agreement. Records shall be maintained for five (5) years after closing out the CDBG project.

N. Timelines

The City shall submit to the County, along with its proposal, a timetable for each project delineating the length of time needed for each phase through the completion of the project. The timetable will be contained in the SubGrantee Agreement and the exhibits thereto. The City shall comply with the timetable submitted and legally obligate and expend funds accordingly through the end of the project. The City understands that failure to comply with the timetable may lead to a cancellation of the project and loss of CDBG funding, unless the County determines that there are extenuating circumstances beyond the City's control and that the project will proceed and will be completed within a reasonable length of time. The timetable's implementation will begin when the County provides written notification to the City that the proposal(s) has been accepted by HUD. Unobligated or unexpended funds that are lost by the City will be transferred to the County for distribution to other SubGrantees. The County will review the City's progress to ensure that the activities are being carried out in a timely manner in accordance with 24 C.F.R. § 570.902.

O. Limitations

The City agrees that no more than two and one-half percent (2.5%) of the funds the City actually receives will be used for eligible planning, urban environmental design, and policy-planning-management-capacity building activities, as defined in 24 C.F.R. § 570.205 of the Regulations.

The City understands that by executing this Agreement, it may not apply for grants under the Small Cities or State CDBG Programs for appropriations for federal fiscal years during the period it is participating in the Urban County's CDBG program. Also, even though the County does not qualify to receive HOME funds, the City cannot form a HOME consortium with other local governments.

P. Financial Management

1. The City's financial management system shall comply with the standards specified in OMB Circular No. A-87.

2. The City shall comply with Attachment F of OMB Circular No. A-110 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

3. The City agrees that before the County can distribute any CDBG funds, the City must submit to the County's Office of Community Development documentation in the form required by such Office which states the amount of funding the City is requesting. Upon approval of the request, the County will distribute the requested funds to the City or directly to the appropriate contractor.

Q. Program Income

The City agrees that, pursuant 24 C.F.R. § 570.504, all Program Income received under the CDBG Program will be retained by the City and will be disbursed for its CDBG project activities before additional CDBG funds are requested from the County. If the City terminates participation in the County's CDBG Program, Program Income received subsequent to the City's termination shall be remitted to the County.

R. Asset Management

If the City terminates participation in the County's CDBG Program, assets acquired through the CDBG Program shall be managed or disposed of in accordance with 24 C.F.R. Part 85.31 (Real Property), Part 85.32 (Equipment), and Part 85.50 (Close Out), and in accordance with the SubGrantee Agreements.

S. State, City and County Law Compliance

All responsibilities of the City enumerated herein shall be subject to applicable State statutes, City ordinances, resolutions, and any applicable County resolutions, rules, and regulations, and any other rules and regulations insofar as such State and local laws apply to projects located within the City.

T. HOME Program Compliance

The City understands that it:

1. May not apply for grants from appropriations under the Small Cities or State CDBG Programs for fiscal years during the period in which it participates in the County's CDBG program; and
2. May receive a formula allocation under the HOME Program only through the County. Thus, even if the County does not receive a HOME formula allocation, the City cannot form a HOME consortium with other local governments. However, this does not preclude the City from applying for State HOME funds.

II. RESPONSIBILITIES OF THE COUNTY

A. Legal Liability and Responsibility

The parties recognize and understand that the County will be the governmental entity required to execute all grant agreements received from HUD pursuant to the County's requests for CDBG funds and that it will thereby become and will be held by HUD to be legally liable and has full responsibility for the execution of the CDBG Program, for following the Annual Action Plan or five (5) year Consolidated Plan with an Annual Action Plan component, when required, and for meeting the requirements of other

applicable laws, overall administration and performance of the CDBG Program, including the projects and activities to be conducted in the City. Accordingly, the City agrees that as to all projects and activities to be conducted within its boundary limits under any CDBG agreements received by the County that includes the City, the County shall have the necessary administrative control required to meet HUD requirements.

B. Performance and Compliance Monitoring

The County's supervisory and administrative obligations to the City shall be limited to the performance of the administrative tasks necessary to make CDBG funds available to the City and to provide a contract monitor whose job it will be to monitor the various projects funded with CDBG monies to ensure that they comply with applicable federal laws and regulations.

III. RESPONSIBILITIES OF THE PARTIES

A. Federal Compliance

The parties shall take all actions to do all things that are appropriate and required of them to comply with the applicable provisions of the grant agreements received from HUD by the County in which the City is included, the provisions of the Act and all regulations, rules, guidelines, and circulars promulgated by the various federal departments, agencies, administrations, commissions, or the Secretary of HUD relating to the CDBG Program.

More specifically, the City and the County agree to take all required actions to comply with the provisions of 24 C.F.R. Part 570, Subpart K, the Davis-Bacon Act, the Contract Work Hours and Safety Standards Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act), Section 104 (b) and 109 of the Housing and Community Development Act of 1974, Section 504 of the Rehabilitation Act of 1973, Uniform Federal Accessibility Standards, 24 C.F.R. Part 85 of HUD's Uniform Administrative Requirement for Grants and Cooperative Agreements, Residential Lead-Based Paint Hazard Reduction Act of 1992, as amended, Lead-Based Paint Regulations (24 C.F.R. Part 35, 24 C.F.R. § 570.608, 24 C.F.R. § 982.401) and with OMB Circular No. A-87 (Cost Principles for State and Local Governments) or OMB Circular No. A-122 (Cost Principles for Non-Profit Organizations) or OMB Circular No. A-21 (Cost Principles for Educational Institutions) and OMB Circular No. A-128 (Audits of State and Local Governments) or OMB Circular No. A-133 (Audits of Institutions of Higher Education and Other Non-Profit Institutions). Additionally, in accordance with the Regulations, no employee, official, agent, or consultant of the City shall exercise any function or responsibility in which a conflict of interest, real or apparent, would arise.

B. Length of Agreement

This Agreement will remain in effect until the CDBG funds and income received with respect to the three-year qualification period (federal fiscal years 2007-2009) are

expended and the funded activities completed. The parties may not terminate or withdraw from the Agreement while the Agreement is in effect.

C. Automatic Renewal

This Agreement will automatically be renewed for participation in successive three-year qualification periods, unless the City provides written notice that it elects not to participate in a new qualification period. By the date specified by HUD's Urban County qualification notice for the next qualification period, the County will notify the City of its right not to participate in the upcoming period. The date in the Urban County Qualification Notice will give the City sufficient time for notification if it elects not to participate. Copies of notices electing not to participate will be sent to the HUD field office.

Amendments will be utilized to make changes in this Agreement and would be necessary to incorporate required changes as set forth in the Urban County Qualification Notice applicable for subsequent three-year periods. An amendment would also be required if there were to be any programmatic administrative or operational changes to this Agreement that were not required by HUD. Amendments would be submitted to HUD as provided in the Urban County Qualification Notice. Failure of a City to sign an amendment will void the automatic renewal of such qualification period.

D. Fair Housing

The parties agree that the County is prohibited from funding activities in or in support of a City that does not affirmatively further fair housing within its City or that impedes the County's action to comply with its fair housing certification. The City acknowledges that noncompliance by the City may constitute noncompliance by the County which may provide cause for funding sanctions or other remedial actions by HUD.

E. Reporting

The City will file all reports and other information necessary to comply with the applicable federal laws and regulations as required by the County and HUD. This will include providing to the County information, such as progress reports, final reports, or audit reports, necessary to complete the required HUD reports in a timely fashion.
The County shall be responsible for confirming compliance of the City's project with applicable federal laws and regulations. The County shall further be responsible for maintaining proper documentation of the County's administrative expenses and for determining that all necessary reports and information are filed with HUD and other applicable federal agencies in a timely fashion.

F. Non-Profit Support

The parties are encouraged to provide financial support utilizing their general funds, CDBG funds, or other funds available to the non-profit organizations that provide community service activities to the populations in need within the Urban County and the City.

IV. CONTRACT ALTERATION

The terms of this Agreement may be changed or altered only by the mutual agreement of the County and all of the units of local government in the County that are participating in the CDBG Program, subject to approval by HUD. Any such changes or alterations would become effective thirty (30) days after they are put into writing and agreed to by all of the parties herein above mentioned.

V. OTHER PROVISIONS

A. Entire Agreement. This Agreement constitutes the final and complete expression of the parties' agreements with respect to their respective rights and obligations, except to the extent that this Agreement may later be amended by a written instrument.

B. Severability. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

C. Assignability. No party to this Agreement shall assign or transfer any of its rights or obligations hereunder.

D. Appropriations. Notwithstanding any other term, condition or provision herein, each and every obligation of the parties is subject to the requirement of a prior appropriation of funds therefore by the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on the 20th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF DOUGLAS, COLORADO

Melanie ~~A Worley, Chair~~
Steven A. Boand, Vice-Chair

ATTEST:

Mary Niblack, Deputy Clerk

APPROVED AS TO CONTENT:

Douglas J. DeBord
County Administrator

APPROVED AS TO FORM:

Robert D. Clark
Assistant County Attorney

APPROVED AS TO FISCAL CONTENT:

Karen Montgomery 7/14/06
Karen Montgomery
Director of Finance

CITY OF LONE TREE

By: _____
John R. O'Boyle, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

Exhibit 1

CERTIFICATIONS

The City certifies that:

a. It possesses legal authority to make a grant request, and to execute a community development and housing program, and to contract with the County for such assistance.

b. Its governing body will duly adopt or pass as an official act, a resolution, motion or similar action authorizing the person identified as the official representative of the City to submit the City's funding proposal and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the City to act in connection with the submission of the proposal and to provide such additional information as may be required.

c. As part of the County's citizen participation plan, the City shall comply with 24 C.F.R. § 570.486 and hold a public hearing at least ten (10) days prior to submitting its funding proposal to the County and will:

   1. Provide citizens with the estimate of the amount of CDBG funds proposed to be used for activities that will benefit persons of low and moderate income; and

   2. Prepare its proposal of community development on the projected use of funds in accordance with 24 C.F.R. § 570.301(a)(3).

d. The grant will be conducted and administered in compliance with:

   1. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352; 42 U.S.C. Section 2000d *et seq.*);

   2. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284; 42 U.S.C. Section 3601 *et seq.*); and

   3. Federal Fair Housing Requirements.

e. It will develop its proposal of projected use of funds in which at least seventy percent (70%) of the funds are utilized on activities or projects that principally benefit low and moderate income families. The remaining funds may be used on activities or projects which address the other national objectives providing they are in compliance with HUD requirements and are activities or projects which eliminate slums or blight as identified in a HUD-approved slum/blight plan or meet an urgent need, as defined by HUD.

f. It will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under Section 206 of the Act or with an amount resulting from a guarantee under Section 108 of the Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under Section 108 of the Act are used to pay the proportion of such fee or assessment that related to the capital costs of such public improvements that are financed from revenue sources other than under Title I of the Act; or

2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the City certifies to the Secretary that it lacks sufficient funds received under Section 108 of the Act to comply with the requirements of subparagraph (1) above.

g. When appropriate for the City's projects, its notification, inspection, testing, and abatement procedures concerning lead-based paint will comply with 24 C.F.R. § 570.608.

h. It will comply with the other provisions of the Act and with other applicable laws.

i. The City agrees to administer, in good faith, a policy designed to ensure that the activities and facilities are free from illegal use, possession, or distribution of drugs and alcohol by its beneficiaries and is in compliance with drug-free work place policies.

2015 CDBG Applicants and Funding Recommendations

Project Type	Organization	Project	Advisory Board Recommended
Public Services	Audio Information Network of Colorado	Audio Information Services	$3,000
Public Services	DC Dept of Community Development	Douglas County Cares	$40,000
Public Services	Douglas/Elbert Task Force	Emergency Rent Assistance	$18,405
Public Services	Douglas/Elbert Task Force	Emergency Utility Assistance	$16,000
Public Services	Douglas/Elbert Task Force	Overnight Lodging Assistance	$5,000
Public Services	Neighbor Network	ADA Vehicle Purchase	$12,500
Public Services	Promise Ranch Therapeutic Riding	Therapist Salary	$10,000
Public Services	Parker Senior Center	Shuttle Bus Purchase	$12,500
Public Services	Parker Task Force	Emergency Rent Assistance	$5,000
Public Services	Parker Task Force	Emergency Utility Assistance	$4,000
Public Services	Saint Vincent de Paul of Castle Rock	Emergency Rent Assistance	$7,000
Public Services	SUN Foundation (Developmental Pathways)	Transportation Services	$0
Public Services	El Grupo Vida	Family Coordinator Salary	$0
Public Services	Castle Rock Senior Center	Transportation Coordinator Salary	$0
Public Services	Parker Senior Center	Van Purchase	$0
Public Services	Inter-Faith Task Force	Emergency Rent Assistance	$0
Public Services	Brothers Redevelopment	Colorado Housing Connects Salary	$0
Public Services	Castle Rock Senior Center	Transportation Database	$0
Public Services	Crisis Center	Agency Computers	$0
			$133,405
Other Projects:			
Housing	Parker Task Force	Water Tap Fee	$100,790
Housing	Brothers Redevelopment	Housing Rehab	$25,000
Infrastructure	Sedalia Water and Sanitation District	Water Lines	$214,376
Infrastructure	Town of Castle Rock	Alley Rehab	$50,000
Facility	Douglas County Housing Partnership	Supportive Housing	$310,000
Facility	Contingency for 2014 Douglas/Elbert Task Force Building Renovation		$26,350
			$726,516

Allocation		
2015 HUD Allocation:	$889,370	
2015 Reallocation:	$130,638	
2015 Total Allocation:	**$1,020,008**	

Distribution		
Public Services:	$133,406	(15%)
Other Projects:	$726,516	
CDBG Admin:	$160,087	(18%)
2013 Total Funding:	**$1,020,008**	

2015 ANNUAL ACTION PLAN
STAFF REPORT

DATE: May 22, 2015

TO: Douglas County Board of County Commissioners
Jill E. Repella, Chair

FROM: Department of Community Development
Kim Smith, Community Resource Coordinator
Tina Dill, Resource Services Supervisor
Jennifer L. Eby, Community and Resource Services Manager

RE: 2015 Annual Action Plan for the Community Development Block Grant (CDBG) program

BOARD OF COUNTY COMMISSIONERS' PUBLIC HEARING: June 8, 2015 @ 1:30 p.m.

A. Request

Approval of a Resolution to adopt the 2015 Annual Action Plan for the CDBG program.

B. Background

Douglas County is eligible to receive annual CDBG funding from the U.S. Department of Housing and Urban Development (HUD). In order to receive these funds, an Annual Action Plan must be submitted which serves as the County's application for 2015 program year funding. The 2015 Annual Action Plan outlines the projects recommended for funding by the CDBG Advisory Board.

The 2015 program year is the second year that utilizes the priorities, goals and objectives outlined in the 2014-2018 Consolidated Plan. A formal application process required organizations to submit proposals for 2015 funding. The CDBG Advisory Board used the following criteria to evaluate projects and develop the overall recommendations submitted for the Board of County Commissioners' review:

1. The project meets the federal and local eligibility guidelines of the CDBG program.
2. The organization proposing the project has the capacity to complete the project in a timely manner.
3. The project is well defined and has all necessary components in place to be successfully implemented.
4. The project is fiscally feasible, and provides an effective use of CDBG funds to address the priority needs of low- and moderate-income residents in the county.

C. Proposed 2015 Projects

Douglas County's CDBG allocation for the 2015 program year is $889,370. An additional $130,638 was reallocated from previous years resulting in a total of $1,020,008 available for the 2015 program year. Public services programs were recommended for an allocation of $133,405 based on HUD's public services cap of 15 percent. Staff is recommending 18 percent ($160,087) for program administration, which is within HUD's 20 percent cap.

The Advisory Board reviewed the 24 applications submitted, and recommended funding 17 of the proposed projects. Staff concurred with the Advisory Board's recommendations. These projects are included in the 2015 Annual Action Plan Draft, which was available for a 30-day public comment period from May 14 through June 12, 2015. The Action Plan was posted online and hard copies were accessible at the Douglas County Philip S. Miller Building and at each of the Library branches. CDBG staff informed 175 contacts consisting of jurisdictions, housing agencies, non-profit organizations, and interested citizens of the opportunity to comment on the Action Plan. As of the date of this report, no comments have been received.

The following award allocations are recommended for the 2015 CDBG program year:

Audio Information Network of Colorado (AINC) Audio Information Services ($3,000)
CDBG funds will go toward the production of Douglas County news programming for the blind, visually impaired, and print-disabled individuals who lack access to ink print information.

Brothers Redevelopment, Incorporated (BRI) Housing Rehabilitation ($25,000)
Funds will be used on homeowner rehabilitation projects for low-income, elderly, and disabled residents. This project will assist five qualified homeowners.

Department of Community Development Douglas County (DC) Cares Program ($40,000)
CDBG funds will help stabilize housing for approximately 125 households participating in the DC Cares program by providing either rent assistance or shelter in a motel until other housing opportunities become available. This program assists clients in reaching and maintaining self-sufficiency.

Douglas County Housing Partnership (DCHP) Community-Supportive Housing ($310,000)
Funds will be used to purchase a housing unit that will provide affordable housing to families participating in the DC Cares program. Families pay 30 percent of their monthly income for rent while working with a case manager and the DCHP for up to one year.

Douglas/Elbert Task Force (D/ETF) Overnight Lodging Assistance ($5,000)
The D/ETF will use CDBG funds to provide emergency overnight lodging for the homeless, transients and victims of crime. This program also assists those in need during times of severe weather.

D/ETF Emergency Rent Assistance ($18,405)
The D/ETF's rent assistance program provides a one-time housing assistance payment of up to $250 on behalf of eligible clients who present an eviction or foreclosure notice. The goal of the program is to help families and individuals in economic crisis remain in their homes for another 30 days and prevent homelessness.

D/ETF Emergency Utility Assistance ($16,000)
The D/ETF offers eligible clients up to $750 (lifetime) in utility assistance for heat, electricity, and water.

D/ETF Building Renovation ($26,350)
Last year Douglas County allocated CDBG funds for the D/ETF to renovate its building, which would allow them to expand the service area and assist additional clients. CDBG funds returned from 2014 projects have been reallocated to increase the funding amount for this project. The additional funding will allow the D/ETF to upgrade its fire alarm system in the newly renovated portion of the building to meet local fire codes and ensure safety for staff and clients.

Neighbor Network Vehicle Purchase ($12,500)
Neighbor Network will purchase an ADA accessible vehicle to transport seniors and persons with disabilities to medical appointments, grocery shopping, and other trips to meet their basic needs.

Parker Senior Center (PSC) Shuttle Bus Purchase ($12,500)
Seniors will benefit from the purchase of a shuttle bus. This will allow the PSC to provide additional transit services allowing seniors to remain connected to their community. The shuttle bus is ADA accessible which will increase the number of seniors served through the Center's transportation program.

Parker Task Force (PTF) Rent Assistance ($5,000)
The PTF provides rent assistance to clients in jeopardy of being evicted.

PTF Utility Assistance ($4,000)
Heat, electricity, and water are essential to maintaining a safe, healthy home. Renters risk eviction if they are unable to pay their utility bills. The PTF will provide emergency utility assistance to help stabilize families and allow them to remain in their homes.

PTF Water Tap Fee ($100,790)
Funds will be used to cover the cost of the water tap fee for the PTF's new building. This facility will allow the PTF to expand services available to vulnerable residents of Parker and Franktown.

Promise Ranch Therapeutic Riding (PRTR) Salary ($10,000)
PRTR will use the funds for a physical therapist to provide hippotherapy and therapeutic riding services for clients with physical and developmental disabilities.

Sedalia Water and Sanitation District (SWSD) Water System Improvements ($214,376)
SWSD will use funds to replace approximately 420 lineal feet of an existing undersized pipe with an 8-inch water line. This pipe currently experiences frequent failures due to the poor condition of the line. Funds will improve the functionality of the water system for residents and businesses living and working in the District.

Society of St. Vincent de Paul of Castle Rock (SVdP-CR) Rent Assistance ($7,000)
Eligible residents will receive one-time rent assistance so that families can remain in their homes and avoid homelessness.

Town of Castle Rock ADA Surface Improvements ($50,000)
Many buildings in downtown Castle Rock were built at the front property line leaving no room available to accommodate ADA ramps. Businesses have adjusted to provide ADA access by installing ramps and parking spaces in the rear of their buildings. CDBG funds will re-surface alleyways to improve access to parking spaces and ADA ramps adjacent to the alley.

CDBG Program Administration ($160,087)
Funds will be used for salaries, benefits, training, and other activities required to administer the CDBG grant program.

Alternative Project Funding

CDBG applicants are advised that every effort should be made to complete their projects and expend allocated funds within a one-year timeframe. If there are instances where applicants are unable to spend down their grant, funds will likely be reallocated to partially funded or alternative projects. If public services funds become available, the Advisory Board recommended that funds be reallocated toward projects in the same category. For example:

1. For rent:
    a. DC Cares Program
    b. D/ETF
    c. SVdP-CR
    d. PTF
2. For transportation:
    a. PSC
    b. Neighbor Network
3. For persons with disabilities:
    a. PRTR
    b. AINC

Should other funding become available, the CDBG Advisory Board recommended the Sedalia Water and Sanitation District Water System Improvements project receive funding.

D. Recommended Action

The Douglas County 2015 Annual Action Plan complies with all CDBG regulations and the County's procedural guidelines. It is staff's recommendation that the Resolution adopting the 2015 Annual Action Plan be approved by the Board of County Commissioners.

Attachments

- 2015 Annual Action Plan
- Resolution Adopting the 2015 Annual Action Plan
- Certifications
- SF-424 Form

CDBG FUNDED PROGRAMS AVAILABLE TO LONE TREE RESIDENTS

2013 - Funding Allocation

Subgrantee	Program	Funding
Audio Information Network of Colorado	Audio Information Services	3,000
The Crisis Center	Shelter Advocate Salary	5,590
DC Department of Community Development	Family Development Program	20,000
Douglas County Housing Partnership	Down Payment Assistance	178,131
Douglas/Elbert Task Force	Overnight Lodging Assistance	5,000
Douglas/Elbert Task Force	Emergency Rent Assistance	25,000
Douglas/Elbert Task Force	Emergency Utility Assistance	15,114
St. Vincent de Paul Society of Castle Rock	Emergency Rent Assistance	12,000

2014 - Funding Allocation

Subgrantee	Program	Funding
Audio Information Network of Colorado	Audio Information Services	5,000
Brothers Redevelopment, Inc.	Home Repair Program	80,000
Castle Rock Senior Center	Transportation Coordinator Salary	18,000
DC Department of Community Development	Family Development Program	30,304
Douglas County Housing Partnership	Community Supportive Housing	258,900
Douglas/Elbert Task Force	Overnight Lodging Assistance	7,500
Douglas/Elbert Task Force	Emergency Rent Assistance	20,000
Douglas/Elbert Task Force	Emergency Utility Assistance	20,000
Douglas/Elbert Task Force	Facility Improvement	175,000
Inter-Faith Community Services	Emergency Rent Assistance	5,750
St. Vincent de Paul Society of Castle Rock	Emergency Rent Assistance	12,000
The Crisis Center	Telephone System Upgrade	12,000

2015 - Funding Recommendation

Subgrantee	Program	Funding
Audio Information Network of Colorado	Audio Information Services	3,000
Brothers Redevelopment, Inc.	Home Repair Program	25,000
DC Department of Community Development	DC Cares	40,000
Douglas County Housing Partnership	Community Supportive Housing	310,000
Douglas/Elbert Task Force	Overnight Lodging Assistance	5,000
Douglas/Elbert Task Force	Emergency Rent Assistance	18,405
Douglas/Elbert Task Force	Emergency Utility Assistance	16,000
Douglas/Elbert Task Force	Facility Improvement	26,350
Neighbor Network	Vehicle Purchase	12,500
Promise Ranch Therapeutic Riding	Promise Ranch Therapy Program	10,000
St. Vincent de Paul Society of Castle Rock	Emergency Rent Assistance	7,000

STAFF REPORT

Project Summary

Date: June 16, 2015 City Council Meeting

Project Name: RidgeGate East Filing 1 Final Plat

Location: Southeast of I-25 and RidgeGate Parkway

Project Type / #: Final Plat / SB15-34R

Staff Contacts: Kelly First, Community Development Director

Meeting Type: Public Meeting

Summary of Request:

Final Plat approval to subdivide 34.34 acres into 5 lots and road right-of-way associated with the Regional Transportation District (RTD) Southeast Rail Extension RidgeGate Station. This plat will create legal lots for conveyance to RTD as well as right-of-way that will be dedicated to the City of Lone Tree.

Planning Commission Recommendation:

Approval, subject to final approval by Lone Tree Public Works Department, prior to recordation.

Suggested Action:

Approval, subject to final approval by Lone Tree Public Works Department, prior to recordation.

STAFF REPORT

TO: **Mayor Gunning and City Council**

FROM: **Kelly First, Community Development Director**

DATE: **June 10, 2015**

FOR: **June 16, 2015 City Council Meeting**

SUBJECT: **RidgeGate East Filing 1**
Final Plat Project #SB15-34R

Owner:
RidgeGate Investments, Inc.
1041 Third Avenue
New York, NY 10021

Representative:
Darryl Jones
10270 Commonwealth Street
Lone Tree, CO 80124

Planning Commission Meeting Date: **June 9, 2015**
City Council Meeting Date: **June 16, 2015**

A. REQUEST:

Final Plat approval to subdivide 34.34 acres into 5 lots and road right-of-way associated with the Regional Transportation District (RTD) Southeast Rail Extension RidgeGate Station. This plat will create legal lots for conveyance to RTD as well as right-of-way that will be dedicated to the City of Lone Tree.

B. LOCATION:

The property is located in RidgeGate, southeast of I-25 and RidgeGate Parkway.

C. DESCRIPTION:

Zoning. The property is zoned PD and is within a Commercial-Mixed Use (C/MU) Planning Area in the RidgeGate Planned Development. The zoning allows transportation services and the types of transit-oriented development contemplated for this property.

Plat Overview: The final plat subdivides 34.34 acres into 5 lots and road right-of-way in association with the future light rail alignment, station and surrounding area. Lots 1 and 3 would be conveyed to RTD. Lots 2, 4, and 5 would be retained by RidgeGate Investments, Inc. for future development.

A conceptual development plan is attached for informational purposes only and is subject to change. Should proposed lots or right-of-way be impacted by a revised development plan, a subdivision replat would be filed with the City for approval. All development will be subject to approval through the Site Improvement plan process.

D. SERVICE PROVIDERS:

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority
Metro Districts:	Rampart Range Metropolitan District

E. REFERRALS:

The final plat was referred to applicable review agencies, who responded with no comment, or comments of a technical nature.

Xcel Energy is requesting their relatively standard plat note that would require 10-foot wide utility easements on private properties adjacent to all public streets and around each lot, and a 15-foot wide easement along South Havana Street. Staff and the applicant have concerns with this request because it may impair the ability to construct buildings closer to the street edge or property lines, as is common in transit-oriented development areas. Rather than prescribe “blanket” easements at this platting stage, we would like to evaluate easements with Xcel Energy at the time development is proposed to ensure they will be limited to only

those areas where they are needed. Staff will be meeting with Coventry and Xcel Energy representatives in the coming weeks to discuss this issue further both as it relates to this plat and the larger issue of easements east of I-25 in RidgeGate. However, in the interim, we recommend the plat move forward for approval to maintain the desired schedule for RTD. As conditioned, Public Works will have final approval of the plat and will track resolution of the easement request as part of their review.

F. PLANNING COMMISSION RECOMMENDATION:

At their meeting on June 9th, the Planning Commission unanimously recommended approval of the final plat subject to final approval by the Public Works Department. Minutes of that meeting have not yet been approved but will be forwarded to Council at a later date. Discussion was limited to clarification questions and there were no objections or concerns with the plat.

G. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with Article V of the Subdivision Code, Chapter 16 of the Zoning Code, the Comprehensive Plan, and the RidgeGate PDD.

Staff recommends approval of the final plat, subject to final approval by the City Public Works Department, prior to recordation.

END

RIDGEGATE EAST FILING NO. 1

RTD Plat Narrative

RidgeGate East Filing No. 1 is proposed to subdivide property and dedicate Right-of-Way (ROW) to the City of Lone Tree while also defining parcels that will be conveyed to the Regional Transportation District (RTD) for their South East Rail Extension (SERE) project. Lots to be conveyed to RTD include Lots 1 and 3 and will be done so via separate document. The remaining Lots 2, 4, and 5 will be retained and maintained by RidgeGate Investments, Inc. (Owner) for future development.

Future entitlement and development efforts on Owner's Lots 2, 4, and 5 may include future ROW dedications to the City of Lone Tree, which will reduce the sizes of the lots somewhat

No public or private improvements are proposed with this Plat. Its sole purpose is to subdivide property, to define those Lots to be conveyed to RTD, those to be retained by the Owner, and that ROW to be dedicated to the City of Lone Tree at the current time.

City of Lone Tree
Department of Community Development
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818 Fax 303-225-4949

DEVELOPMENT APPLICATION FORM

♦ *OFFICE USE ONLY* ♦

PROJECT NAME: RidgeGate EAST FTI 1

PROJECT FILE # SB15-34R

REQUEST: Final Plat SERE

DATE SUBMITTED: 4-21-15

FEES: _____

(Engineering fees are not included)

SITE LOCATION: RidgeGate East Filing No. 1

(Nearest Intersections) RidgeGate Parkway and Havana Street

OWNER:

Name: RidgeGate Investments, Inc.

Address: 1041 Third Avenue
New York, NY. 10021

Phone: 212-752-6164 FAX: 212-752-5407

AUTHORIZED REPRESENTATIVE:

Name: Darryl Jones Fax:

Address: 10270 Commonwealth Street Email:
Lone Tree, CO. 80124

Phone: 303-256-5778 Business/Project Name: RidgeGate/Coventry Development Corporation

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: RidgeGate East Filing #: 1 Lot # (if appropriate): Block #:

Planning Area # (if PD)

PRESENT ZONING: Commercial/Mixed Use (When rezoning) – PROPOSED ZONING

GROSS ACREAGE: 34.335 # of units (residential)

Unit type:

FIRE DISTRICT: South Metro Fire and Rescue METRO DIST: Rampart Range Metropolitan District

WATER: Parker Water District ELEC: Xcel Energy

SEWER: Parker Sanitation District GAS: Xcel Energy

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: _____ **Date:** 4/16/15

CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: May 1, 2015

Project Name and File Number: **RidgeGate East Fil 1**
Project Type: **Final Plat**

Comments Due By: May 26th
If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:
Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

____ **We have no comments regarding this proposal**

____ **Please note the following concerns this organization has:**

_____

_____

_____

✓ **See attached letter for comments regarding this proposal**

Organization Name: Lone Tree Public Works
Your name: Michael C. Cregger
Your signature Michael C. Cregger **Date:** 5/26/15

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office.
Thank you for your consideration.

Kelly First
CD Director

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:
City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
kelly.first@cityoflonetree.com

CITY OF
LONE TREE

Public Works Department
9222 Teddy Lane
Lone Tree, CO 80124
(303) 662-8112 Fax: (303) 792-9489

May 26, 2015

Kelly First
City of Lone Tree Community Development Dept.
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Via: e-mail

Re: Ridgegate East Filing No. 1 (SB15-34R)
TTG Proj. No. 061-408

Dear Ms. First,

On behalf of the City of Lone Tree, we have completed our review of the Subdivision Plat referenced above and have the following comments for the applicant (note: any references to Articles and Sections refer to the City of Lone Tree Subdivision Regulations):

General

1) It's my understanding that the Engineering Review Fees that would normally be $7,500.00 for a subdivision plat of this size (see attached schedule), are being waived for this review as part of the City's matching funds towards the Southeast Light Rail Extension.

Sheet 1

2) Please add the appropriate Planning Area information to the title. [Article V, Section 17-5-60 (3)]
3) Under the Dedication Statement, more specifically, in the Notary Public block under the owner's signature, please add a space for the name of and: "Secretary of Ridgegate Investments, Inc.". Also add: "Witness My Hand and Official Seal" in the appropriate place. [Article VIII Section 17-8-40]
4) Under the Title Verification, more specifically, in the Notary Public block, please add: "Witness My Hand and Official Seal" in the appropriate place.
5) Under the City Council approval, in the second line of the third paragraph, please remove: "Well Permit or Sewage Disposal Permit can or". [Article VIII Section 17-8-70 (1)]

6) FYI: "Hereon" is misspelled in the third line of the Surveyor's Certificate, please correct.

Sheet 2

7) Please remove the label: "Ridgegate Section 23 – Filing No. 1" and the Area information in the middle of Lot 2.
8) In Lot 4, along the Southerly boundary, please add the arc length from the point of curvature (PC) to the Southwest corner of the Temporary Easement Rec. No. 2006095674 to be able to "tie" it's location to the boundary. [Article V, Section 17-5-60 (11)]
9) Along the Easterly boundary of South Havana Street, please add the limits of the other unplatted parcels and add the ownership names and recording info, (i.e. as shown for the Schweiger Ranch parcel) and label all as: "Unplatted". [Article V, Section 17-5-60 (6)]
10) What is the reasoning behind the four different names for the street that circles thru the subdivision? Transit Drive is the name for the majority of the loop, but then at each turn, starting at the North end of the loop, the street changes names at every turn.
11) Schedule B – Section 2 of the title commitment listed several easements, rights-of-way, terms, conditions, provisions and/or agreements that I did not find any reference to on the plat. The Exceptions are numbered 8, 9, 11, 13, 19, 21, 36, 38 (what type of temporary easement?), 47, 49, 50 and 51. Please explain. [Article V, Section 17-5-60 (11)]

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1. Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,

Michael C. Cregger

Michael C. Cregger, P.L.S.
TTG Engineers, Inc.

cc: Greg Weeks, P.E. – Engineering Dept.

Kelly First

From: Criss Dickhausen <Criss.Dickhausen@southmetro.org>
Sent: Tuesday, May 26, 2015 7:48 AM
To: Kelly First
Subject: RidgeGate East Filing 1 Final Plat

Importance: High

Follow Up Flag: FollowUp
Due By: Tuesday, May 26, 2015 7:53 AM
Flag Status: Flagged

Good morning Kelly! I have reviewed the final plat for the above-referenced project and approve the project as submitted (no comments). Thank you!

CRISS DICKHAUSEN | PLAN REVIEWER
SOUTH METRO FIRE RESCUE AUTHORITY

From: Kelly First [mailto:Kelly.First@cityoflonetree.com]
Sent: Friday, May 01, 2015 3:17 PM
To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); Centennial Airport - (McLain, Chris); Comcast-Scott Moore; DC Assessors - Marianne Woodward; Douglas County (Boyd, Chris); Matt Archer; Parker W & S District- Maleia Good (mgood@pwsd.org); Qwest- Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); Ron Pinson; Criss Dickhausen; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); U.S. Post Office - John Douglas; Xcel Energy - Donna George; Greg Weeks; Mike Cregger; John Cotten
Cc: Darryl Jones (djones@coventrydevelopment.com); Hans Friedel
Subject: Lone Tree Referral Request - RidgeGate East Filing 1

Dear Referral Agencies:
We appreciate your review of an application to subdivide property and dedicate right-of-way in association with the RTD South East Rail Extension project.

Summary:

Project Name:	RidgeGate East Filing 1 Final Plat
Project File #:	SB15-34R
Project Summary:	Final Plat for subdivision and dedication of right-of-way associated with the RTD South East Rail Extension project.

Packet Link:
http://www.cityoflonetree.com/DocumentCenter/View/6393

Please provide any comments to me by **May 26th** via email response or postal mail at the addresses below. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 26, 2015

City of Lone Tree Community Development Department
9220 Kimmer Drive, #100
Lone Tree, CO 80124

Attn: Kelly First

Re: RidgeGate East Filing No. 1, Case # SB15-34R

Public Service Company of Colorado (PSCo) has reviewed the final plat for **RidgeGate East Filing No. 1**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. To ensure that adequate utility easements are available within this development and for connectivity, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***A minimum fifteen-foot (15') wide dry utility easement along South Havana Street and minimum ten-foot (10') wide dry utility easements are hereby dedicated on private property adjacent to all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area. These easements are dedicated to the City of Lone Tree for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service or modification to

existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right-of-Way Referral Processor
Public Service Company of Colorado

Kelly First

From: Dan Avery <DAvery@douglas.co.us>
Sent: Thursday, May 21, 2015 10:10 AM
To: Kelly First
Subject: RidgeGate East Filing 1 Final Plat

Kelly,

Below please find comments from Douglas County. Thank you for the opportunity to review the application.

Addressing Comments:
The street shown on the exhibit with 4 street names should be only one street with the street type/suffix Circle. Streets are not renamed at each curve or bend.
Of the street names shown on the exhibit, Spur and Station cannot be used since they already exist in Douglas County and/or the City of Lone Tree.
If the street name Rail is used, it cannot have the type/suffix of Road since that would be too confusing if the street name Railroad is used elsewhere in the future.
Please resubmit the proposed exhibit for review and street name approval with the requested modifications for the two streets requiring names.

Engineering Comments: No Comments

Planner Comments: No Comments

Dan Avery, AICP | Principal Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4332 **Main** | 303-660-7460
Email | davery@douglas.co.us

RIDGEGATE EAST FILING NO. 1

PLANNING AREA C/M-U NO. 4
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
34.25 ACRES, 5 LOTS AND ROAD RIGHT-OF-WAY
#SB15-34R
FINAL PLAT

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP, SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23 BEING FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 23;
THENCE N03°44'10"E A DISTANCE OF 1758.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT NO. CC M815-001, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:
1. THENCE N03°26'38"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 164.03 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 41°16'00", A RADIUS OF 659.00 FEET, A CHORD BEARING N24°04'38"E A DISTANCE OF 464.44 FEET, AND AN ARC DISTANCE OF 474.64 FEET;
3. THENCE N50°57'56"E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 300.42 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°33'48", A RADIUS OF 420.00 FEET, A CHORD BEARING N24°11'02"E A DISTANCE OF 378.50 FEET, AND AN ARC DISTANCE OF 392.64 FEET;
5. THENCE N02°35'52"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 130.67 FEET TO THE SOUTHERLY LINE OF THAT SPECIAL WARRANTY DEED AS DESCRIBED AT RECEPTION NO. 2007037635, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES:
1. N87°24'08"E A DISTANCE OF 20.00 FEET;
2. THENCE N80°28'20"E A DISTANCE OF 541.71 FEET;
3. THENCE N87°21'52"E A DISTANCE OF 172.67 FEET;
4. THENCE S47°39'08"E A DISTANCE OF 47.52 FEET;
5. THENCE S24°02'46"E A DISTANCE OF 140.24 FEET;
6. THENCE N87°24'09"E A DISTANCE OF 45.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF S. HAVANA STREET AS DESCRIBED IN A CORRECTIVE DEED AT RECEPTION NO. 2007037631 RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. S02°35'52"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 81.02 FEET;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°49'16", A RADIUS OF 1202.00 FEET, A CHORD BEARING S29°48'46"W A DISTANCE OF 1288.50 FEET, AND AN ARC DISTANCE OF 1359.87 FEET;
3. THENCE S62°13'24"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 534.83 FEET;
4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°53'27", A RADIUS OF 898.00 FEET, A CHORD BEARING S50°46'41"W A DISTANCE OF 356.39 FEET, AND AN ARC DISTANCE OF 358.77 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PROJECT NO. IM 0252-317;
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. N30°37'37"W NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 89.68 FEET;
2. THENCE N01°59'07"W A DISTANCE OF 403.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 34.248 ACRES, MORE OR LESS.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RIDGEGATE EAST FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS, AND OTHER EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE CITY OF LONE TREE, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

SIGNATURE OF OWNER:

RIDGEGATE INVESTMENTS, INC.

BY: _____
ROBERT E. ASSELBERGS, PRESIDENT

ATTEST:

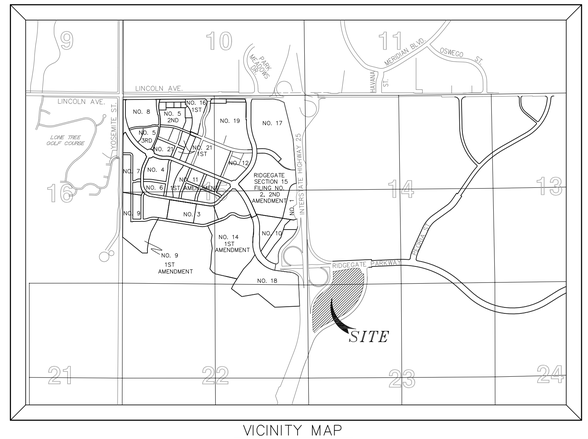
_____
ELIZABETH MATTHEWS, SECRETARY OF RIDGEGATE INVESTMENTS, INC.

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2015, BY ROBERT E. ASSELBERG, PRESIDENT OF RIDGEGATE INVESTMENTS, INC.

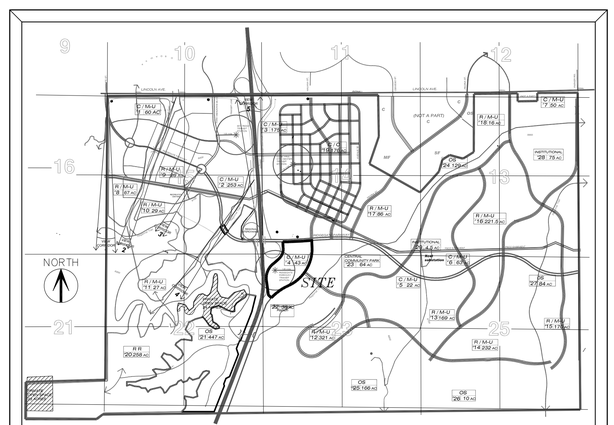
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 2000'



RIDGEGATE 4th AMENDMENT PDD
SCALE: 1" = 2000'

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, AS BEARING N89°40'20"E BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 1-1/2" BRASS CAP SET IN A 6" DIAMETER CONCRETE POST AND THE CENTER QUARTER CORNER OF SAID SECTION 23, BEING A FOUND 6" X 10" STONE WITH A CHISELED + ON THE TOP.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, AND TITLE OF RECORD MERRICK & COMPANY RELIED UPON COMMITMENT NUMBER 097-C2010606-058-058, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MARCH 13, 2015 AT 7:00 A.M.

5. THE CITY OF LONE TREE REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVIDER'S AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

6. LOTS AS PLATTED HEREIN MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS IN THIS FILING, IN ACCORDANCE WITH CITY OF LONE TREE REQUIREMENTS AND THE APPROVED DRAINAGE PLAN FOR THIS FILING. NO ALTERATIONS TO THE GRADING OF THE LOTS MAY BE MADE THAT WOULD DISRUPT THE APPROVED DRAINAGE PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY OF LONE TREE. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH CITY OF LONE TREE CRITERIA. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY OF LONE TREE SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

7. THE OWNER/DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL ROADWAY SIGNAGE, INCLUDING NO PARKING/FIRE LANE SIGNAGE, AS REQUIRED BY THE CITY PUBLIC WORKS DEPARTMENT AND FIRE DISTRICT.

TITLE VERIFICATION:

WE, CHICAGO TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

DATE: _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2015,

BY: _____, TITLE _____ OF CHICAGO TITLE INSURANCE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CITY COUNCIL:

THIS PLAT WAS APPROVED FOR FILING BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO, ON THE ___ DAY OF _____ 2015, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION AND CONVEYANCE OF THE STREET RIGHTS-OF-WAY TO THE CITY ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE CITY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WILL BE ISSUED.

_____
JAMES GUNNING, MAYOR, CITY OF LONE TREE

SURVEYOR'S CERTIFICATE:

I, KENNETH G. OUELLETTE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 15 DAY OF SEPTEMBER 2014, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE CITY SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON _____.

COLORADO REGISTERED KENNETH G. OUELLETTE 24673 PROFESSIONAL LAND SURVEYOR

_____
KENNETH G. OUELLETTE, PLS 24673
DATE: JUNE 2, 2015
JOB NO. 65115767
FOR AND ON BEHALF OF
MERRICK & COMPANY

DEVELOPER

COVENTRY DEVELOPMENT CORPORATION
10270 COMMONWEALTH STREET
LONE TREE, COLORADO 80124
KEITH SIMON, VICE PRESIDENT
(720) 279-2581

OWNER/APPLICANT

RIDGEGATE INVESTMENTS, INC.
C/O COVENTRY DEVELOPMENT CORPORATION
1041 THIRD AVENUE, 2ND FLOOR
NEW YORK, NY 10021

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2015 A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____.

_____
CLERK AND RECORDER

SCALE	N/A
DRAWN	KGO
CHECKED	JAW
APPROVED	KGO

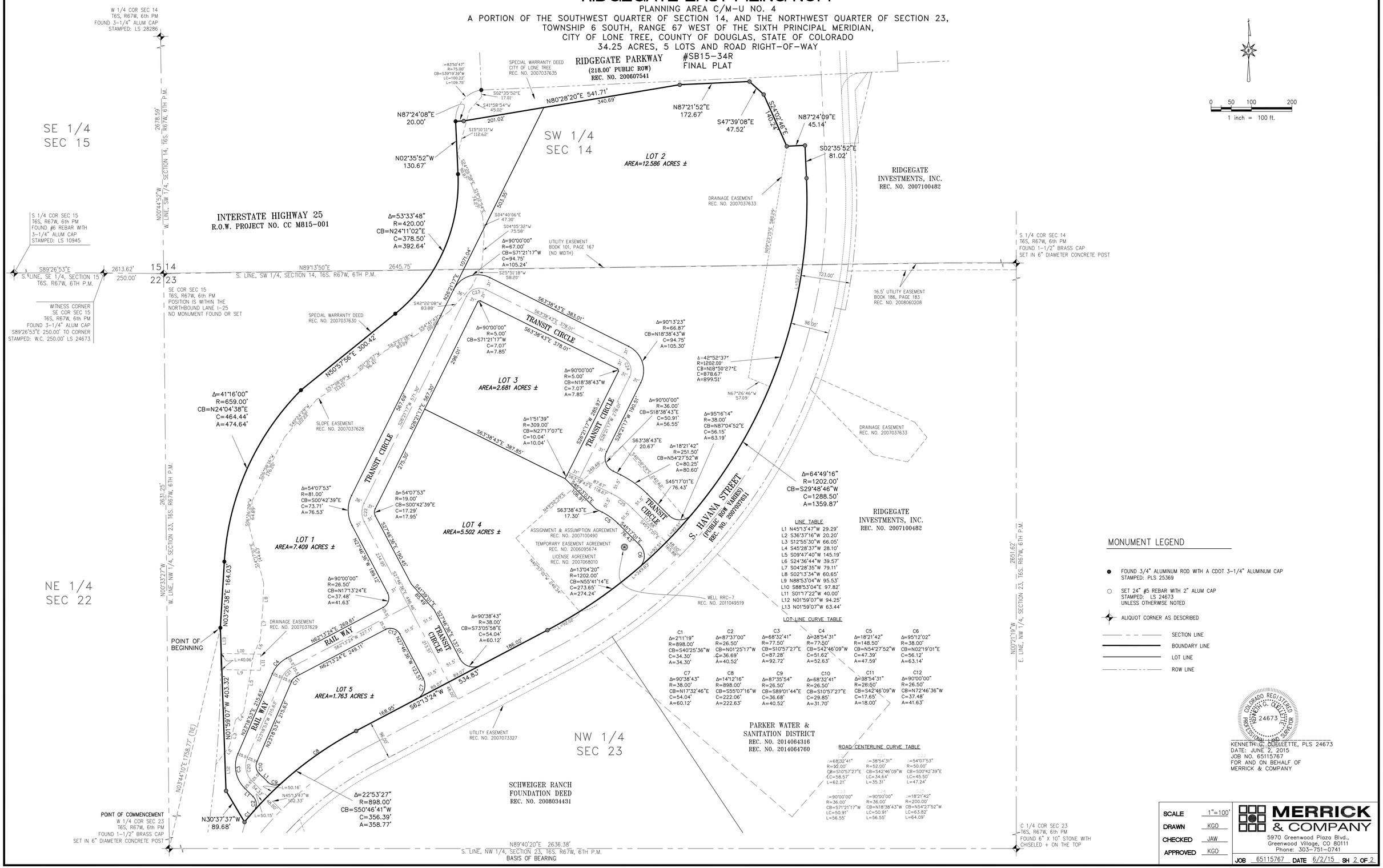
MERRICK & COMPANY
5970 Greenwood Plaza Blvd.,
Greenwood Village, CO 80111
Phone: 303-751-0741

JOB 65115767 DATE 6/2/15 SH 1 OF 2

Q:\DEN\Projects\5767-00-Ridgegate Misc Design\Design\Survey\Ridgegate East Filing No. 1 Plat\dwg\Ridgegate East Filing No. 1.dwg

RIDGEGATE EAST FILING NO. 1

PLANNING AREA C/M-U NO. 4
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
34.25 ACRES, 5 LOTS AND ROAD RIGHT-OF-WAY



G:\DEN\Projects\5767-00-Ridgegate Misc Design\Design\Survey\Ridgegate East Filing No. 1 Plat\dwg\Ridgegate East Filing No. 1.dwg

NO.	REVISIONS	BY	DATE
	ARCHITECTURAL STATUS SET		10-18-13
	06/16/15		

DESIGNED BY: TPP DATE: 5-31-13
DRAWN BY: RTF DATE: 5-31-13
CHECKED BY: ICO DATE: 5-31-13
APPROVED BY: DATE:

FILE NAME: SERE-A-6100.dwg
HORZ. SCALE: 1"=60'
VERT. SCALE: N/A
0 60 120 180
City Council Packet
HALF SIZE - Double The Scale

ADVANCED BASIC ENGINEERING
65%
JAN. 10, 2014

RTD FasTracks Southeast Rail Extension
1560 BROADWAY, SUITE 700
DENVER, COLORADO 80202
(303) 299-6990

SOUTHEAST RAIL EXTENSION
REGIONAL TRANSPORTATION DISTRICT
ARCHITECTURE
RIDGEGATE PARK-N-RIDE
SITE PLAN

SHEET REFERENCE NUMBER:
A-6100

DATE: 1/09/2014 TIME: 2:23:23 PM USER: Fahlstedt, Rick FILE LOCATION: C:\pw_online\rtd\rick.fahlstedt\dms00658\SERE-A-6100.dwg LAYOUT: A-6100

CITY OF LONE TREE
STAFF REPORT

TO: **Mayor Gunning and City Council**

FROM: **John Cotten, Public Works Director**

Kristen Knoll, Community Outreach Coordinator

DATE: **June 9, 2015**

FOR: **June 16, 2015 – Study Session and Council Agenda**

SUBJECT: **Approval of Lincoln Pedestrian Bridge**

Summary

The City of Lone Tree is considering a pedestrian bridge over Lincoln Avenue that would generally be located south of Lone Tree Elementary School in the vicinity of the existing Willow Creek Trail just west of Heritage Hills Circle.

An extensive public outreach process took place over several weeks which included over a dozen opportunities for residents to learn about the project and provide their feedback on the bridge designs including a telephone town hall meeting.

Based on feedback received through the public input process, it is recommended that Council direct staff to move forward with the necessary steps to construct the leaf concept bridge over Lincoln Avenue.

Cost

The total cost to complete the construction of the bridge is currently estimated to be approximately seven million dollars.

Suggested Motion or Recommended Action

I move that the City Council direct staff to move forward with those actions necessary to complete property acquisitions, final design and construction of the Leaf Concept bridge across Lincoln Avenue.

Background

The pedestrian crossing over Lincoln Avenue south of Lone Tree Elementary School would provide a safe, convenient and attractive connection between popular destinations on both the north and south side of Lincoln Ave. As the City continues to grow, it's increasingly important to provide an alternative transportation route for pedestrians who may live or work on one side, but want to take advantage of amenities that require them to cross Lincoln Ave. It is anticipated that traffic flow will be improved along the roadway as well because pedestrians won't alter traffic signal timing trying to cross the street at a signalized crosswalk.

Fentress Architects were selected through a Request for Proposal (RFP) process and submitted four different bridge designs. City Council and staff reviewed the designs and narrowed the selection to two options for residents to see and provide public comment.

The timing of this project has to do, in part, with the City's ability to secure the needed land on the north side of the bridge before the property is built out resulting in a high probability that passing up this opportunity now will eliminate the ability to create a pedestrian crossing east of Yosemite St. in the future.

Funding for the bridge would come from partnerships between the City, Douglas County, South Suburban Parks and Recreation District, Coventry Development, Park Meadows Metropolitan District and other local metropolitan districts.

A public outreach process took place over several weeks which included over a dozen opportunities for residents to learn about the project and provide their feedback. In addition to public meetings throughout the community, the City used a telephone town hall format in which residents were randomly selected for, or could opt into, a phone conference to learn about the pedestrian bridge. The telephone town hall generated 181 participants, over 40 of which stayed on the line for more than half of the conversation. Participants were given the opportunity to vote and respond to questions about the proposed bridge designs using the keypad on their phone.

Over 73% of the participants (35 votes) said they are in favor of a bridge over Lincoln Avenue. 22 people (50%) voted in favor of the leaf design; 11 people (25%) voted in favor of the arch design; 7 people (16%) liked both designs and 4 people (9%) were undecided. An executive report of the telephone town hall is attached including more detailed results of all three questions asked.

Out of the four community meetings; one meeting geared toward businesses along Lincoln Avenue; targeted community groups including volunteers on City commissions, boards and committees and HOA board representatives; and metropolitan district board meetings, there was overwhelming support from the community for a bridge across Lincoln Avenue. Notes from all of the public

meetings are attached along with survey results of those that attended the meetings.

Emailed feedback was also received and is attached to this report. Of the 15 emails received by staff, four oppose the bridge, eight support the bridge and three emails were general questions about the project. One voicemail message was also received and the caller was in support of the bridge.

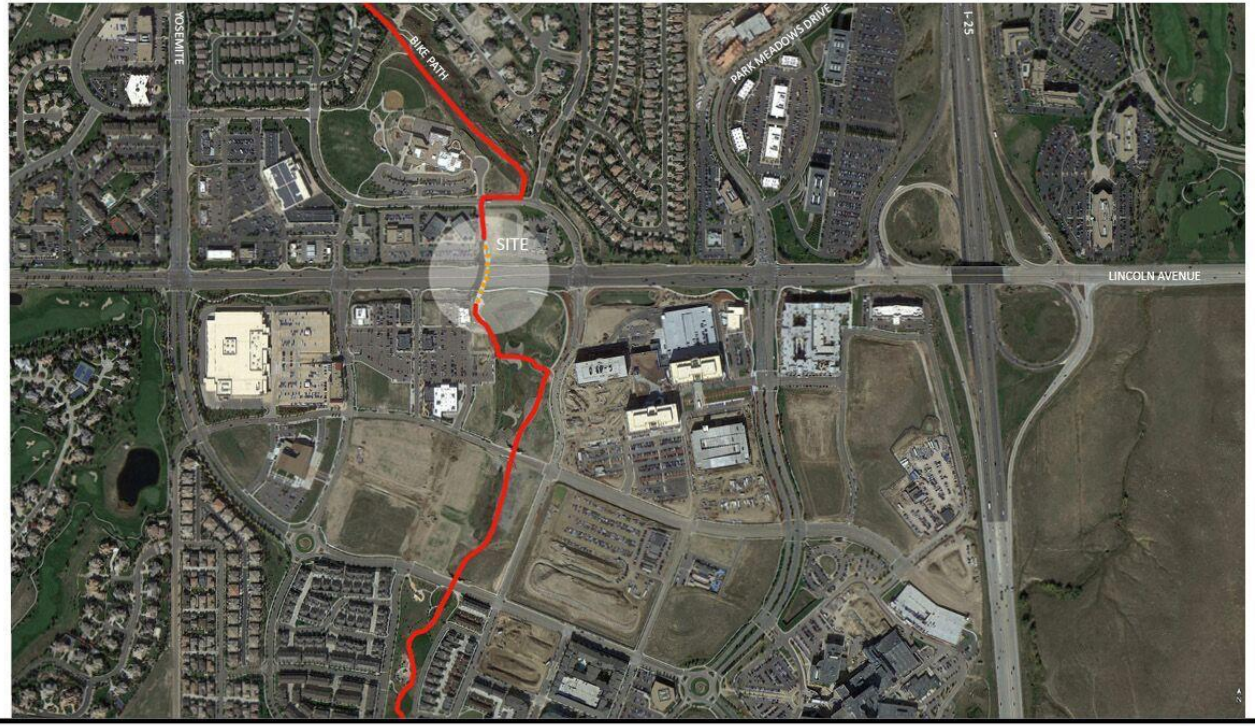
Attachments:

- Pedestrian Bridge PowerPoint Presentation
- Telephone Town Hall Report
- Public Meeting Notes
- Resident Feedback via Email

Lincoln Pedestrian Bridge Presentation

CITY OF LONE TREE

Proposed Bridge Location



Purpose

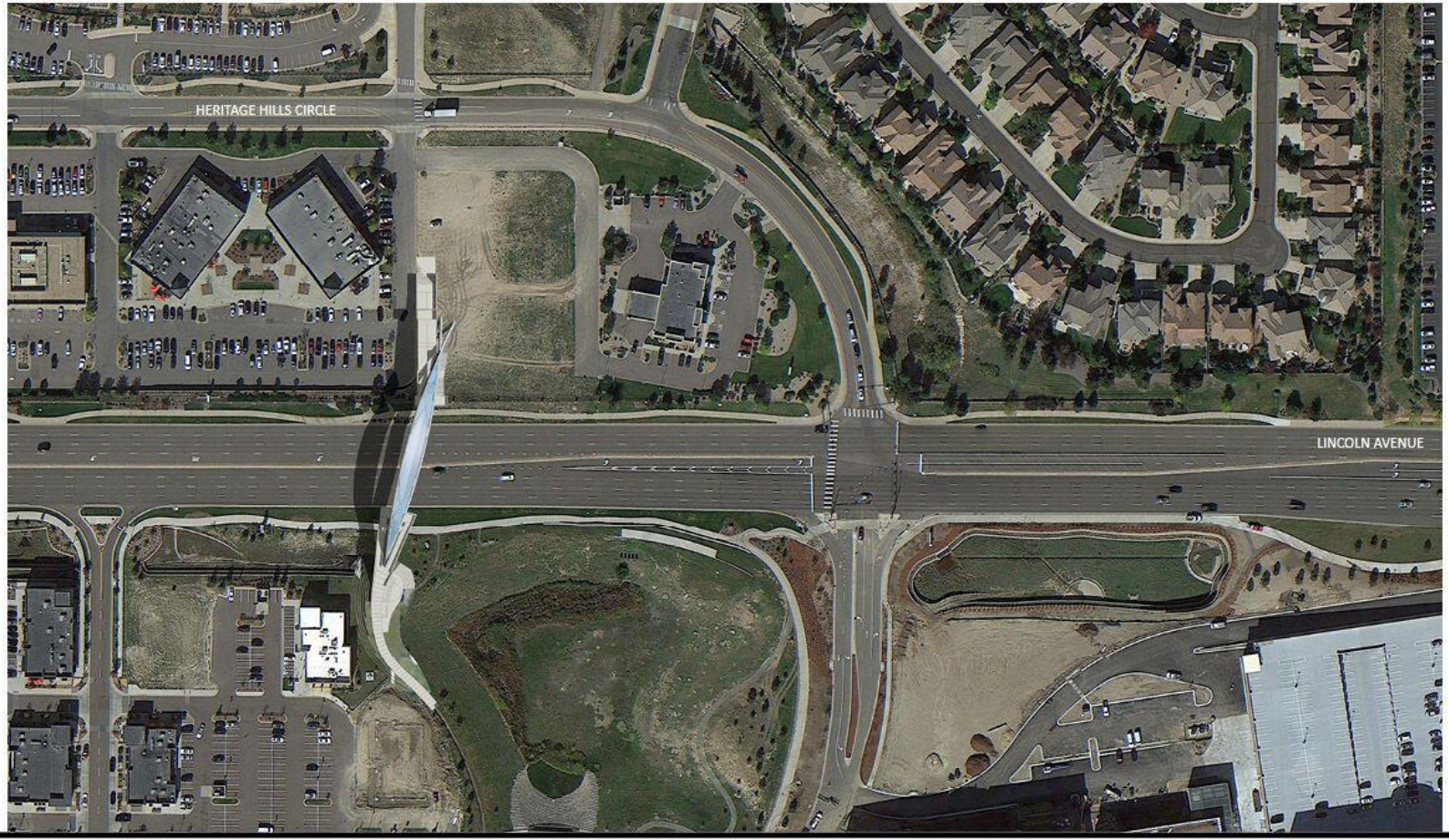
- Connect Traditional Lone Tree to RidgeGate
  - Maintain Lone Tree as a single Community
  - Provide desirable route for biking & walking across Lincoln Avenue
  - Connect the Willow Creek trail to the RidgeGate Open Space trail
  - Provide easy alternate mode access to restaurants and stores on both sides of Lincoln
- Reduce bike and pedestrian crossings on Lincoln
  - Reduces congestion on Lincoln by alleviating signal progression disruption
  - Provides a safer, more desirable crossing

Concept 1 – Leaf Bridge (Lincoln near Park Meadows Dr.)

Concept 1 – Leaf Bridge (Aerial view)

Concept 1 – Leaf Bridge (North ramp & stairs)

Concept 2 – Arch Bridge (Lincoln near Park Meadows Dr.)



SITE PLAN

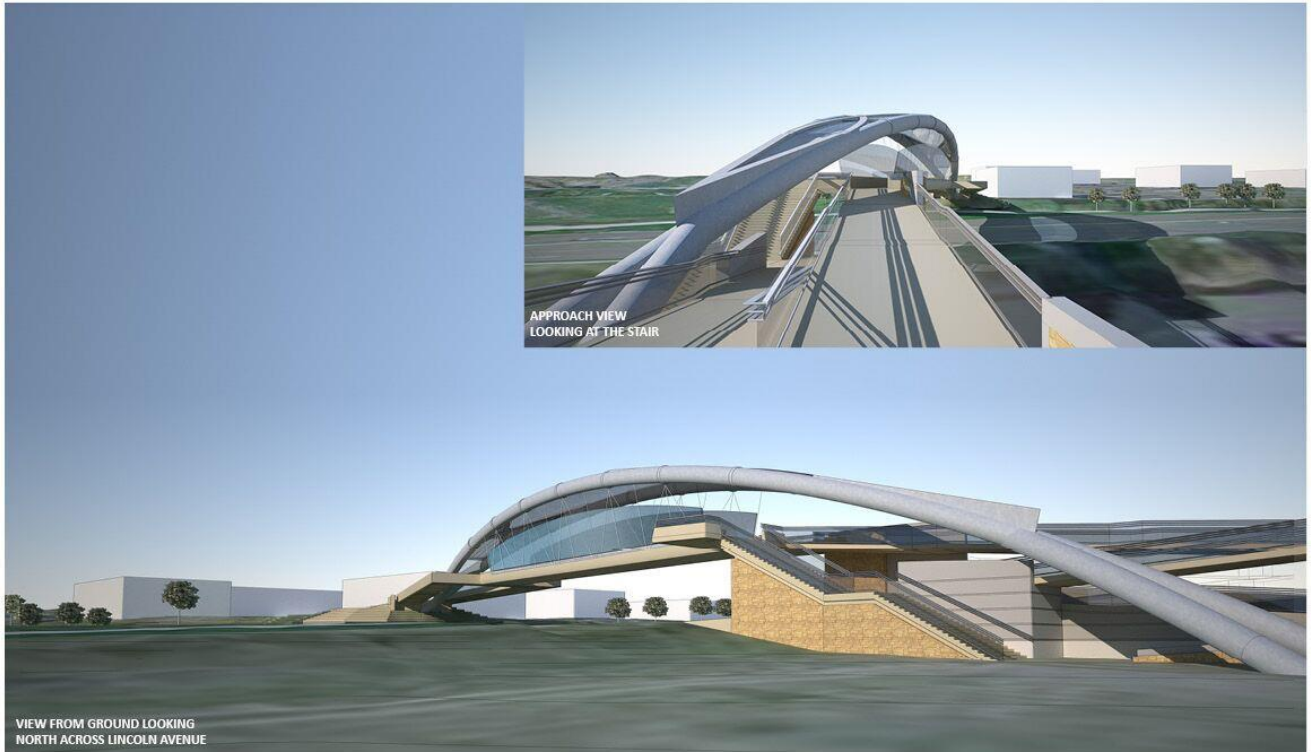
CONCEPT 2
ARCH BRIDGE

FENTRESS

LONE TREE PEDESTRIAN BRIDGE

29 April 2015

Concept 2 – Arch Bridge (North ramp & stairs)



Estimated Cost of Alternates

Alternate 1 – Leaf Bridge	
Construction Cost –	$6.3M
Land Cost	$480K
Total Estimated	$6.8M

Alternate 2 – Arch Bridge	
Construction Cost –	$5.7M
Land Cost	$550K
Total Estimated	$6.3M

QUESTIONS?

City of Lone Tree Website

189 Attendees

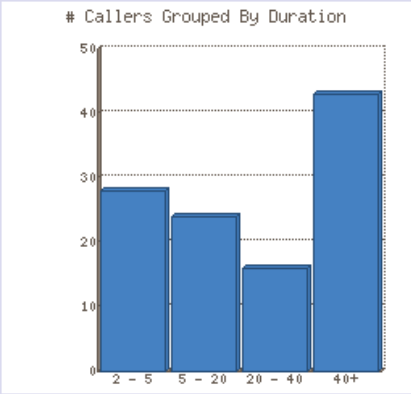
Attendees	Peak Attendees	Entered Queue	Screened	Contributed	Went Live	Voicemails
158 (Outbound) 23 (Inbound) 6 Hosts 2 Screeners	97	25	18	0	19	0

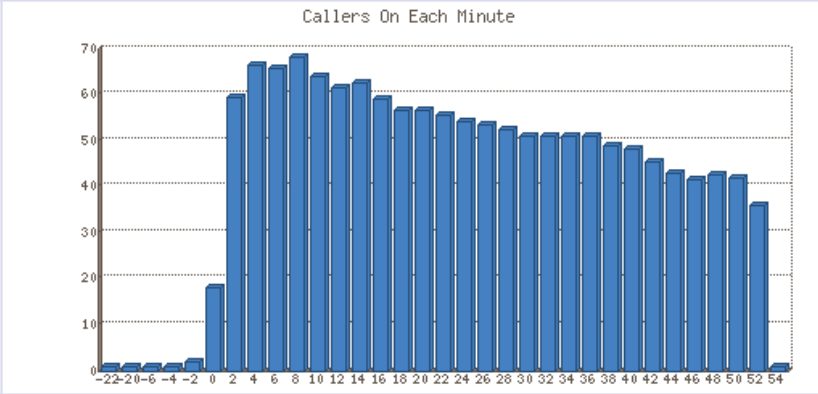
Minutes and Totals

TeleForum Length	Type	Total Minutes	Avg Minutes
54 minutes	Direct Connect	3,581 (1,196 Inbound)	30

Streaming Audio Minutes and Totals

Total Streaming Audio Users	Total Streaming Audio Minutes	Avg Minutes	Total Streaming Audio Questions
1	1	1.00	0





CITY OF
LONE TREE
City of Lone Tree

Polls

Question	Time Asked	Responses
1 - Are you generally in favor, based on what you have heard so far, with the concept of a bridge over Lincoln?	18:42	
2 - Do you prefer the Leaf bridge or the Arch bridge?	19:36	
2 - Do you prefer the Leaf bridge or the Arch bridge?	19:36	
3 - Based on the information you have heard tonight, has your opinion on moving forward to construct a bicycle/pedestrian bridge across Lincoln changed fro when we began?	19:42	

Answer	Key	Votes	%
Yes	1	35	73%
No	2	8	17%
Undecided	3	5	10%
Total Votes:		**48**	

Answer	Key	Votes	%
Leaf bridge	1	0	
Arch bridge	2	0	
Both	3	0	
Neither	4	0	
Total Votes:		**0**	

Answer	Key	Votes	%
Leaf bridge	1	22	50%
Arch bridge	2	11	25%
Both	3	7	16%
Neither	4	4	9%
Total Votes:		**44**	

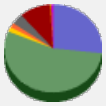
Answer	Key	Votes	%
Was for the bridge; now against	1	4	11%
Was against the bridge; now for it	2	6	17%
Unchanged or undecided	3	26	72%

Total Votes:	36

Broadcasts

TeleForum Broadcast (id 426893) - TeleForum: City of Lone Tree TeleForum 5/28 (ID 11980) (xx) (Direct Connect)
Status: Archived

Graph



	Code	Result	Count	Percent
	1002	Live Answer	537	27 %
	1009	Answering Machine	1,087	55 %
	1006	Busy	35	2 %
	1005	No Answer	36	2 %
	1008	Fax	79	4 %
	1003	Operator Intercept	203	10 %
	1004	No Ring	1	0 %
	1995	Outside of Curfew	1	0 %
		Total	**1,979**	

Notes from Pedestrian Bridge Community and Business Input Meetings
May/June 2015

Community Meeting #1: Tuesday, May 26, 10:30 am – Lone Tree Civic Center

14 attendees, including Sue Rosser, Martha Sippel, John Herbolich, Jane Reuter

Jim: We would prefer pedestrian tunnels, but they would be too deep. We'd like to do the golf course tunnels in the future.

John: Orientation to location and purpose. "Spine" connection to many trails. Also impact on traffic. Lincoln can become a separator as we grow. Explanation of amenities on either side. Explanation of partners. We will go after a GOCO grant for this.

Q. Will there be parking for walking over this?
A. (John) No, because there is no available land. (Jim) HHMD is thinking of putting a barrier there, but maybe they can provide this. (John) We will put a bike path down Yosemite this year, so that may help get access from those condos on LT Parkway.

Q. Will there be bike paths on the bridge?
A. We won't mark those, but it will be 12 feet wide.

Q. What will you do to improve the trail connection at Sweetwater Park that connects down to bridge?
A. There isn't much we can do from here to Yosemite, but once you get across Yosemite, there's a detention pond that's a park of Willow Creek there. We think there's a way to get through that to get back to the trail. We haven't talked to HH about that yet, but we will.

Q. We are in Heritage Hills, and we supported it for pedestrian access before but now for safety reasons. Saw two cars hit signs on Lincoln. Children will be safer.

Q. I guess HH turned you down for money, so we should go and show our support.
A. They are still paying off a bond and are responsible for the streets, so we're asking for closer to what OmniPark gave us.

Q. A lot of HH people walk to current library, so this will let them keep walking to it.

Q. What is the timing for this?
A. We're doing 10 meetings like this last week and this week. You'll hear the same presentation at the telephone town hall tomorrow, but it's a cool new format. Then it will go back to Council for vote on whether we do it, and which design we'll go with. After that, we'll work with architect and engineers to prepare construction plans and acquire property, which will take most of the rest of this year. We will bid in spring or late winter, and start in spring 2016. The City will fund what's left if there's a shortfall.

Q. We're for it. Let's go for the leaf design.

Q. We should not build this because it's a waste of money and there's no revenue. Also, keep the Yosemite library open for traditional Lone Tree.

Q. We are for it, and like the arch bridge so it doesn't get dated. The Mayor said the library will stay open, so we are reassured by that.

Q. We live in HH and have two young kids. We go to the bluffs all the time. I like having something visionary at that crossing.

Q. Why the leaf?
A. The architect came up with that.

Q. I'm in favor of the bridge, and I like the arch better. I could see the leaf getting dated, and needing to be painted or maintained.

Q. I am for the leaf bridge. I've seen four big ones recently, and they're very graceful and elegant.

Q. The Willow Creek trail is unpaved. That was controversial when we started that conversation a few years back. We just paved it on the north side in Willow Creek itself recently, and the residents have liked this. That's something SSPRD would be willing to bring up, and it would help walkability.
We get obsessed about maintenance, and I have a question on the roofing. Is that flat?
A. It's arched, with gutters on the side. We would have to maintain the glass. We would like to see that trail be crusher fine and paved. (Sue: people were concerned about speed of bikers, but you can't plow a crusher fine trail)

Q. I live in Carriage Club and am in favor of it. I like the leaf for now -- I don't like the extra cost, but figure you might as well make a statement with it.

Q. I also live in Carriage Club, and I've been involved with the City for several years. I've encouraged my neighbors who've asked to attend these meetings. Pedestrian friendly communities are the way of the future, and I commend the Council and Mayor for looking at that. Larger libraries are better, too, and can add $10-$30K to everyone's property values. That's why I moved into a covenant controlled community years ago. RG was proposed as a walkable community, and light rail is coming. Those are indicators they want ped, bike, and light rail access. This is a win-win. I'm leaning toward leaf bridge, but will reserve judgment. But thank you for bringing to everyone's attention.

Q. I'm more okay with the leaf now, upon hearing more comments. I like the physical design better, and it would look better if silver.

Q. I don't think the arch bridge comes across as well as the leaf in pictures. I don't think they do the bridge justice - there's complexity there. Some might be short changing the arch bridge. I was concerned about cost and use, but any time you can do a capital improvement at $0.50/$1, that seems good.

Q. Is this taking away from another project on your wish list?
A. No. We're fortunate to have the sales tax generators that we do. It's not funny money to us, and we have to budget out for things, but we've been fortunate to be able to do most things we needed.

Q. The bridges I referred to were big motor vehicle bridges.
A. Thanks for reminder. I forgot to mention, but these are two different structural systems. Leaf is held up by cables.

Q. I favor the leaf bridge as a bold proposition. We aren't afraid to make a statement and be visionary. It's representative of the arts.

Q. A bridge that crosses the Sacramento in Redding, CA is similar to the leaf. That fits in because it's part of nature. This is kind of in your face. I prefer understated elegance. This fights with arts center, and isn't complementary.

Community Meeting #2: Tuesday, May 26, 7:00 pm – Lone Tree Recreation Center

14 attendees, including Scott LaBrash and Deanna Heyn with SSPRD. Harold and Susan also in attendance.

Q. Is there a budget for this?
A. Yes, including contributions from partners and we'll go for a GOCO grant

Q. What does research show re. how many people will use the bridge?
A. It's a hard thing to project, since nothing is there now to compare it to.

Comment: Young son (13 y/o) who crosses Lincoln often w/ friends. Thinks a bridge will improve safety and appreciates City looking in to this project. Sees the bridge as a huge asset and highly valuable to community, esp. with more development in RG.

Comment: Reiterate what previous person said about safety. Has small children and believes that even where there is a crossing signal you don't know if you're really safe. Thinks a bridge is a great idea.

Q. Is one design better for wheel chairs or bikes?
A. No. Both adhere to ADA requirements and have a similar circular ramp design

Q. Have you conducted ped counts crossing Lincoln?
A. No, not specifically for this project, but we could.

Q. Can bikes ride on bridge or will they be required to dismount?
A. Bikes will be able to ride on the bridge.

Q. How will the bridge be laminated?
A. We'll rely mostly on natural light.

Q. Will bridge be patrolled by police?
A. Yes, absolutely.

Q. What is the bridge clearance on roadway?
A. 19.5 feet, like bridges on I-25, standard height

Q. More ppl walking to the bridge along Lincoln could affect light timing east to west. Will you do anything about light timing on side streets?
A. Light timing on side streets compensate better/faster.

Comment: The bridge only connects a mountain bike trail (since its' crusher fines), but studies show that mountain bikers don't use bridges with ramps. I don't think ppl will go out of their way to use the bridge and believe 90% of the people using it will be from HH. This is a driving community and this project feels like it's a lot of money for the benefit of only 10% of community.

Mayor: This is only one of several pedestrian crossing plans. The Walk and Wheel study is more complete than your study. The community has changed – look at the success of the Lone Tree Link. The opportunity for this bridge here is now.

Q. Is one bridge's construction better than the other?
A. No.

Q. Would you reconsider a tunnel here?
A. (Jim) This isn't one singular bridge-looking at other locations too. A tunnel is not an option we're pursuing right now.

Community Meeting #3: Wednesday, May 27, 7:00 pm – Lone Tree Golf Club

21 attendees -- 17 members of the public and four Mayor/staff

Q. Will the landowner sell part of it, or does he need to sell all of it? Would the City buy all of it and make it a park?
A. Yes, but it makes it much more expensive to buy the whole thing. We will just buy a piece of it, and leave the rest for a restaurant.

Q. Will both be lit at night for pedestrians?
A. Yes, we designed this to be lit at night tastefully. We want to see a low glow from that to make it usable and attractive.

Q. You didn't cover the partnership money. (Jim)

Q. Timing-wise, when dose the CIty need to make a call on this?
A. We'll have 11-12 meetings on this. Also a telephone town hall. Flyer has the phone number. [Explains questions] Council would hear about it the 2nd meeting in June at study session.

Q. Have you done any kind of demographic studies to know how much pedestrian traffic is there or can be brought to it?
A. It's hard to do a study of things that don't yet exist. [pressed] Haven't done a study, but we built the tennis court without that too and people now use them all the time. It takes time for people to change their habits. We think the use will grow over time.

Q. What kind of maintenance is required for this?
A. Cleaning out the inside 3 times per week. Cleaning the glass a couple of times per year. Roof material is self-cleaning with rain or snow. Bridge pictures should be silver. They will not be white, it will be brushed aluminum.

Q. Did you say when the City is built out, the other half will be on the East side?
A. Yes. Q. If you hadn't annexed that, you wouldn't have this problem. This was created by an annexation that we chose to do. A. We learned a lot by doing West side RidgeGate. (Jim) The people voted on this. (original) Have we considered de-annexation? (other) This is to connect the community. I would walk to one side but not the other. I see no drawbacks to this bridge, especially when the City has money from Schwab. Make Lone Tree stand out from Highlands Ranch.

Q. I-25 is a huge barrier. How do you connect that?
A. We'll go across in 2017 on Sky Ridge Avenue.

Q. This bridge is needed. I live in RG, and I see needs for better access to library, the arts center, and the new assisted living facility. There will be a need for this. People have to run across Lincoln now, including children. It's a safety issue. We should make our community accessible to everyone.

Q. My wife walks more than I do. She says she would use that bridge a lot, and I think she's typical of a lot of frequent Willow Creek users. This allows people on north side to get easier access to the libraries. The people on the south side can get to the north. We have to look ahead -- when they're full, a lot of those people will be taking light rail and will use this too for last-mile. It benefits people on both sides.

Q. I'm a big proponent. It's needed today and for future growth. Connectivity at ped level is a big deal, and congestion on Lincoln is tough. There is an urgency factor now, with current opportunity. These windows open and then close, so we need to build the foundation and take these opportunities.

Q. I'm in favor as a quality of life factor. I live south and won't use it, but others will. Of the two bridges, which is more pedestrian friendly in the winter?
A. The leaf bridge, because it's more fully enclosed.

Q. Have you taken a straw poll to first assess support of the concept, and then choose between the two?
A. That's why we do these meetings. It goes back to Council for their decision.

Q. Not against the bridge, and I don't like either design very much. Not a panacea for the I-25 problem, though. Both are cold designs, though -- have you considered other designs?
A. We looked at four, and came down to these two.

Q. I like the first design, the leaf bridge. It's architecturally pleasant. The other looks like the ones going over I-25. The leaf has design to it and it flows.

Q. Is the leaf bridge ventilated in the summer?
A. It will have natural ventilation -- it's not completely enclosed.

Q. I believe this is necessary because we're getting into a divided community with north v south. I've seen children from Lone Tree Elementary going across and lots of police. I like both designs, but prefer the arch bridge because it's more basic.

Q. I'm a proponent of the bridge. I have a young family and don't cross Lincoln. We can cross and go to Snooze or Target. The second bridge looks very industrial. Some other bridges are concrete and show water stains -- is that a problem here?
A. Other than the walkway inside, there's no concrete. Q. I like the leaf bridge.

Q. I know the Santiago Calatrava bridges, and the leaf bridge isn't as good as those.

Q. What's the wind resistance of the leaf?
A. We think we can reduce the tubes on those to make it even slimmer.

Q. Kudos to PMMD for contributing to this.

Q. Cost overruns. Will it be fixed price contracts?
A. They will be fixed price, to the extent there are no surprises. If I come in with a $10M bridge, I promise you Council will say no.

Q. I assume you've done soils engineering?
A. The soils here don't vary much.

Q. Calatrava is famous for underbidding their projects.

Q. I like the leaf bridge. We've used leaves for other things that we've done, and it adds to the Lone Tree piece of this. Another look at Lone Tree, from another direction. Another tree at Park Meadows, this is another play on that theme. It's distinctive.

Q. I like the leaf bridge. It's iconic.

Q. What will access look like, from Willow Creek trail on north?
A. [John shows on map]

Q. I like the leaf bridge. I've seen five of Calatrava's bridges, and they knock your socks off.

Q. I agree. I also come from HHMD, who supports it.

Q. I like that the leaf bridge leaves more space for development on the rest of the parcel.

Q. What's the construction timeline?
A. Six months in 2016. Leaf bridge has minimal impact on Lincoln.

Q. You talk a lot about bikes on Willow Creek trail, but you also call this a ped bridge. Maybe emphasize bikes.
A. Thank you. We'd like that to be a dual surface trail.

Q. How do you manage bikes and peds on this bridge? Striped lanes?
A. Most now don't do that.

Q. Yosemite is getting striped for bike lanes. How does that work, if you're push bikes to both?

A. KP gave us a grant. When you talk with bicycling community, they say 2% of people will ride anywhere, anytime. There's another 25% that won't ride, no matter what. We aim for 75% in between with this bridge.

Vote: Which design do you like better?
Leaf: 3
Arch: 3 (comment: sleeker, more timeless design. We might grow tired of leaf design, plus this is cheaper)
Both: 1

Community Meeting #4: Monday, June 1, 7:00 pm – RidgeGate Clubhouse

21 ppl, plus Harold Anderson, Mike Anderson (SSPRD) and Susan (new branch mgr of LT Library) (plus elementary school-aged boy)

Mayor introduction.
John – overview.

Q. I'm not seeing anything bad come of the administration of this community. You all do a great job. What would you choose? Would you pick #1 or #2?
A. (Jim) my goal has been to create a connection for the community. Whatever design the community wants is what we want.

Q. Everyone has received a reassessment of their homes, and #s have gone up. Seniors are a large # of residents in the community. Which one would work best for these residents?
A. It's personal preference. Do you want more open or more closed

Comment: I think it's a great project, should fit w/ MorningStar and Charles Schwab.

Q. Hard evidence on # of ppl who will use it?
A. Can't answer something that isn't there. Most ppl I talk to tell me they will use bridge.

Q. Asking taxpayers to cough up $3 M but no evidence that it will be used.
A. Ppl didn't think Lincoln would be used, but that has changed. Younger generation doesn't even own a car – they walk more.

Q. Where does Willow Creek Trail go past school?
A. It goes north through Sweet Water. Can connect to Southgate. We know we need to do some improvements along here to make the connection better.

Q. What are we connecting, really?
A. 2 parts of the community and trails that will take you to other parts of the community.

Q. Is this to be a cement path or gravel?
A. Concrete bridge, but trail has crusher fines. SSPR may change it to concrete in the future, though. Runners prefer the softer material.

Q. Who will be responsible for upkeep?
A. We'll be responsible for the bridge. SSPR to take care of trail. RRMD will take care of RidgeGate side. These are low maintenance bridges. Heated water system in deck of bridge to melt snow from design #2. #1 won't require it b/c it's more covered. We will need to shovel the steps but there won't be any painting. We'll need to clean glass a few times a yr.

Q. Is there funding in place to complete the bridge?
A. Yes – we've set aside $ from our 10 yr capital budget. The city doesn't spend all of its revenue each year, so we have the money to do it now.

Q. Will lights on Lincoln be alleviated?
A. The alleviation will come from the back up caused by ped crossings

Q. Leaf bridge has cables? Yes. Will high winds rock it? No.

Q. Worried about ice accumulation on cables that will fall on ppl.
A. Bridge will be covered where people will be.

Comment: I have to preplan crossing Lincoln, it's so busy. There are lots of children @ LT Elem. that cross the street to get to LTAC. For myself, and for the children, and even someone with limited mobility, I think the bridge is needed. I like the leaf design – its' extraordinary.

Q. Thoughts on additional bridges with the same design we choose now? I see the leaf bridge as standing out well.
A. Bridge over Yosemite in 2019 would be much smaller. When E side is built out we'll plan bridges along with the plans and growth. Probably wouldn't do the exact design again somewhere else.

Q. To go to Safeway, I'd still cross at the light (more direct path). I see this more as a bike bridge instead.
A. Walk and Wheel study talked a lot about the crossing in this area – believes walkers will use it too.

Q. You talked about a trail that connects to Parker, where will that be?
A. It's the E/W regional trail. It will connect to Parker near Surrey Ridge underpass.

Q. CDOT does a traffic study w/ rubber strips and video cameras. Have you done this?
A. We did this for area around powerlines. Not much activity. You are welcome to watch the videos we have (joke).

Comment: I notice Charles Schwab employees are crossing Lincoln at lunch which bottlenecks the whole area.

Mayor – Back up on Heritage Hills Cir. ppl have to wait 2 light cycles. Traffic isn't going to get better. Once the library opens we'll have even more traffic. We need to look at the city and how it will be in the future. Traffic is like water and finds the path with least resistance. We'll see more ped traffic all along the area. Bridges are geographical in nature, you'll only use it if it's convenient for you and it benefits this area of the City more than anyone on the west or north. That's why we need to connect all areas of the city. Try to look ahead and envision what the city will be like in the future.

Comment: This is a small price to pay. City has done a good job to plan forward. This is so inexpensive right now.

Jim – An example that shows the community is changing is Lone Tree Link. The city does everything with the help of partnerships. 6,000 people used the Link last month.
John – will this bridge be packed as soon as it opens? No. Habits take years to change and do so slowly.

Q. Did you approach CS for $?
A. No. Asking them would come at a cost.

Jim – CS and KP donate to the Link but they also contribute to LTAC. They're already donating to the community.

Comment: I like both – just in favor of a bridge. Don't care which design you choose.
Leaf is signature (so was Cinderella City in 1965) will it last

Q. Ice and buildup on the bridge is a concern and I would like to know more about safety. High winds could be an issue.
A. If we do this right, it'd be here 100 yrs.

Comment: I like the leaf bridge and the cable stay design. There's nothing unusual about cable stay bridge (re. engineering)

Vote:
Leaf – 14
Arch – 1
Several liked both designs and don't care which we choose.
Several were against the bridge idea as a whole.

Comment: I think the arch bridge can be likened to the fences in HR (they're plain). LT has unique brick fences and leaf fits better w/ community.

John - When you ask ppl about the community, they identify with the brick fences, medians, etc. We think the bridge will have same affect.

Q. What is the timing?
A. Final design and acquire land this fall. Start construction next year.

Q. When will council consider it?
A. Probably in July.

Q. What other groups did you talk to?
A. Community meetings around town. Businesses along Lincoln. Telephone town hall.

Comment: I think either bridge will do well for the community.

Business Meeting: Thursday, May 28, 8:30 am – Lone Tree Arts Center

Attendees:
Ray – Charles Schwab
Chris – Citizens Bank
Anderson Family (2 ppl)– Heritage Hills residents
Jay – New Town builders
Jan (Reporter w/ Villager Newspaper)

Q. Any thought to install an elevator vs ramp?
A. Thought about it but bikes would have to dismount. Elevators are hugely expensive. Only real maintenance is some snow removal and cleaning, but roof material is self-cleaning. An elevator requires inspection requirements and if they aren't used regularly, they will deteriorate more quickly.

Q. How will you remove snow from steps?
A. It'll have to be shoveled.

Q. What are maintenance costs for snow removal? Will there be a difference btwn the two designs?
A. Maintenance will be minor.

Q. Do you plan to install cameras for safety?
A. We're not considering it now, but could be option in the future.

Q. Any plan for how to deal with homeless people living under the bridge?
A. That area would be very visible from Lincoln, so it shouldn't be a problem.

Comment: I love the arch, not the leaf bridge. That's my personal preference.

Q. Will this be the LT bridge concept for future bridges? I would want it to look the same/similar for cohesiveness.
A. We probably won't do this design again.

John: Lincoln won't be a barrier to the east side of RG like it is here. RG has done a good job of planning for ped crossing as tunnels.

Q. What is the ventilation?
A. Convection w/ gaps at top and bottom of glass to allow circulation.

Q. Who decides the final design?
A. (Jim) That's why we're holding these meetings. Council wants to hear from residents about what you want. We don't want to make a decision without hearing from the community.

Q. What concept is better? I.e. what does community prefer?
A. Leaf bridge.

Comment: Be careful with what you put there forever. The arch design blends better. Leaf sets a statement, but is this the statement we really want? Arch is trendier. Leaf sets a statement. Worried leaf will become outdated.

Q. What if the leaf falls down?
A. This will be a very sturdy structure.

Comment: I think it looks like a sail or shark. Why would you want to spend $500,000 more for a leaf?

Comment: You could make the roof a leaf design instead.

(John) So you know, the roof is pitched and is translucent.

Q. How much of the land are you purchasing on N.?
A. Just enough to accommodate the bridge.

Q. When you come out of the N. side of the bridge will the land be paved or is it dirt?
A. It will be concrete where the bridge is. South Suburban will maintain the trail which could be either concrete or crusher fines.

Q. John, do you think it's a good idea?
A. Yes, absolutely.

Q. You talked about other locations around the community where bridges have been discussed. Can you explain those?
A. (Jim) Tunnel @ golf course. Orig. zoning in LT included it as a right, but golfers were very opposed and didn't want anyone using it.
A. @ power lines on west side of LT too. But, too many barriers – too close to power lines and too much infrastructure underground.

Q. If you're not taking a vote, how will Council decide?
A. We're looking to get feedback to see if there's a strong opinion in the community and Council will weigh in.

Q. There's no raising of taxes by the city, but SSPR or the County could raise taxes.
A. (Jim) SSPRs tax increase via ballot measure passed last year which was why they agreed to $1M for this project.

(Jim) Partnerships are important and not one directional. They help us out and we do the same.

Q. Have you had any comments re. the similarities of the structure on I-25 at the tech center?
A. Yes, we've heard those comments before.

Vote:
Leaf design – 1
Arch design – 3

Comment: I think the Leaf neutralizes mountains, blocks views and is gaudy.

Q. What other items are signature to LT or have iconic elements?

A. (Jim) We don't really have anything, now. It's not Schwab or the mall. Perhaps some medians and lighting bring LT together.

Comment: Charles Schwab is so big and overpowering, maybe you can balance it with future development.

Comment: It'd be interesting to see what the merchants think.
A. they were invited today, but unfortunately only a few showed up.

Q. How tall is the leaf?
A. Height – 80'

Q. When will council make a decision?
A. It hasn't been set, but probably 2nd mtg in June.

Q. How were these mtgs advertised?
A. John gave an overview.

Q. Did you consider a tunnel?
A. Every utility is under Lincoln. There's a major sewer line here. A tunnel couldn't meet ADA standards. PPL don't like tunnels and don't use them if it's dark and you can't see the end. This one would need to be curved.

Q. When will a decision be made?
A. July, probably. John gave overview of timeline.

Q. What will the impact on Lincoln be during construction?
A. It will be minimal b/c most will be build off-site. It'll be about 6mos for construction.

Living and Aging Well Luncheon: Monday, June 8, 12:45pm – Lone Tree Golf Club

36 luncheon attendees stayed for the bridge meeting following the luncheon, Susan Squyer in attendance too.

John gave his presentation and opened the floor for comments.

Q. Have you done a baseline study to see how much the bridge will get used?
A. No. It's hard to know what people will use when nothing is there now.

Q. Will the leaf design have a bike path?
A. The bridge will be a shared use and complies with national standards as well.

Comment: I like the leaf design but don't like the "extra" glass that's taller and rounded on the south end. If it's not structural you should make the glass all one height across the bridge.

Q. The arch would be better. It is cleaner looking and would probably cost less to maintain (ie. cables might need to be replaced).
A. The cables won't need to be replaced.

Q. Will golf carts be allowed? What about Segway's?
A. Golf carts, no. Segways, probably – but we haven't talked about that or made any decisions yet.

Q. Will this be a ballot questions for residents to vote on?
A. No. That's why we're having these community meetings and want to hear from you.

Q. Will the bridges be lit all night long?
A. Yes. We're looking at ways to tastefully light the roof too.

Q. Is there a bridge design that will take longer to build than the other?
A. Not really. The leaf design might take slightly longer, but I anticipate that the bridge will be built off-site and installed in pieces.

Q. Do you think the bridge is close enough to walk to LTAC?
A. I guess it depends on the person. I probably wouldn't walk to LTAC, but that doesn't mean someone else might want to.

Comment: (Jack O'Boyle) I like the leaf design and pledge to use it at least one time (joke).

Q. Will Lincoln need to be closed down to build the bridge?
A. The impact to Lincoln will be minimal. Most of the bridge will be built off-site and installed at night.

Q. The bridge is costing the City about $3.5M out-of-pocket. Does the City have the money or will taxes go up?
A. No tax increase. The City saves up for special projects like this and we already have money in the budget for the bridge.

Vote:
21 – Leaf
6 – Arch
0 – No bridge

Kristen Knoll

From: Dan Murphy <dantvgraphics@gmail.com>
Sent: Tuesday, May 19, 2015 2:20 PM
To: Jim Gunning; Jackie Millet; Susan Squyer; Kim Monson; Harold Anderson; Kristen Knoll
Subject: Re: Bridge

Here is additional information on when bridges work. I am not sure what the entry is to the bridge but if it has to be stairs or a long circle according to this report people won't use the bridge.

http://www.pedestrians.org/bridges.html

On Fri, May 15, 2015 at 4:23 PM, Dan Murphy <dantvgraphics@gmail.com> wrote:

I see the city was looking for public comment on the proposed bridge so I though I would send my comments right to the top. First I would say if you want additional public comment you should consider giving the residents an approximate cost, as cost versus use is a big part of any decision. And give them some other options to consider if you are going to spend the time and money for the meetings.

I feel there are more pressing needs than the bridge in our community considering the cost of the project. For example the recreation center renovation, clubhouse renovation, sweetwater park trail around the park, pickleball courts by rec center, recreation trails on the east side of I-25 and many other ideas that do not relate to recreation.

If you spend time watching people who walk on either side of Lincoln where the proposed bridge is located you will actually only find a handful of people walking. In general our community drives to the vast majority of things they do. (insight to me from the previous mayor) Very few people walk to lunch, get groceries, meet for coffee ect. Just look at the parking lot of Starbucks to know that people don't walk to the simplest meetings. Most of the time this is true because people don't want to carry things if they walk to buy something or they don't want to walk if in their business attire. As a recreation person I wish more people walked but they simply don't for many good reasons.

People do walk for some exercise. However very few of these people want to walk in the area of the proposed bridge. They usually pick the bluffs, the east-west trail, the golf course later at night, Lone Tree Parkway or their own neighborhood. I spent a lot of time on the recreation committee looking at the patterns of people recreating in Lone Tree and this area was not very well used.

The few users will be Charles Schwaab people who may use it to walk to lunch on the other side of Lincoln. I don't even see the closest neighborhood of Heritage Hills, using it very much because it really doesn't take you to very many places where you want to walk. I don't see the new neighborhoods on the southside using it because there just are not enough places you would walk to on the northside and you have walk back up a pretty steep hill to get home. For 90% of the Lone Tree neighborhoods it is simply out of the way and people wouldn't use it. Look at our own city council and ask yourself when would you see yourself using this bridge except at the ribbon cutting? Ask everyone you know, would you see yourself using this bridge?

I would have a summer intern spend a week at the cross walks closest to the proposed bridge and count the number of people that even use the cross walk let alone a bridge. I travel on Lincoln on my way home all the time and rarely wait for a pedestrian crossing Lincoln. Bikers also won't use the bridge as they don't want to go up and over a bridge, which is why most bike trails have tunnels. They will wait for traffic or the light before they use a bridge.

Lets also remember the vote on the tunnels by the way. I voted against the tunnels myself due to location and price. This is very similiar and I think if this was put to a vote you would have a very similar result.

Yes, the bridge would be used by a few- but it would be a very few. If you asked voters would you rather have a huge new ballroom in the clubhouse, a newly renovated recreation center, new pickle courts or a bridge, I don't know who would come in first but I know who would come in last. Don't just have meeting about a bridge in our community. Use the time productively and ask if they would be more interested in some other ideas. Have your recreation committee and arts committee research and propose some other ideas.

Best of luck in your decision and thanks for all your hard work on the counsel. I know you are all paid about 25 cents an hour!

PS I tried the phone number of community input and it did not work.

Dan Murphy

Kristen Knoll

From: information@cityoflonetree.com
Sent: Wednesday, May 27, 2015 12:05 PM
To: Kristen Knoll
Subject: New request received

Category Other Concerns has received a new request.

Here is what we have on file:

Any Other Concerns?

#2497

View Request

		SUBMITTER
Category:	Other Concerns	**C Miller**
Priority:	3	
Assigned To:	Knoll Kristen	Lone Tree, 80124
Submitted:	5/27/2015 12:04 PM	**CONTACT**
Source:	Website 64.134.52.5	RealEstateBrokers@juno.com

Lincoln & Mad Greens
Lone Tree, CO 80124

REQUEST DETAILS

Description

PEDESTRIAN BRIDGE - WANT CITYWIDE VOTE !
1. City plans to use excess funds to pay portion of $6-$7MM Pedestrian bridge.
2. City has excess funds that should be used for more residents use (Ridgegate Pool)
3. City has excess funds that should be refunded under TAXPAYER LAW.
4. City getting other districts to contribute (SSRecDst PMD RR SID should refund to taxpayers)
5. No ROI, No resident approval, No usage study, No EPA study. No expense projections
6. Gaudy, boondoggle structure & expense. LT will be seen as snobs (bridge over non-hwy)
7. DONT FEEL LIKE YOU HAVE TO SPEND TAXPAYER DOLLARS! Same with SSRD,etc

Your Information

Name

C Miller

Fax Number

Email Address

RealEstateBrokers@juno.com

Preferred Contact Method

email

Kristen Knoll

From: Didier Fort <didier.fort@gmail.com>
Sent: Wednesday, May 20, 2015 5:16 PM
To: Kristen Knoll
Subject: Pedestrian Bridge Over Lincoln

Hi Kristen,

I reviewed the two proposals. I have one question though was an underground passage considered? It would not require as much infrastructure and should probably be easier for people with reduce mobility.

Best regards,
Didier

--
--
Didier.Fort@gmail.com

Kristen Knoll

From: Susan Riehl <ms.susan.riehl@gmail.com>
Sent: Tuesday, May 26, 2015 2:00 PM
To: Kristen Knoll
Subject: Pedestrian Bridge

Hi Kristin,

Heritage Hills residents made up half of the public attendees at this morning's meeting.

I support this project and I pick the "leaf" design.

Susan Riehl

Kristen Knoll

From: John and Jinjer SPEARS <jjspears@msn.com>
Sent: Friday, May 22, 2015 6:14 AM
To: Kristen Knoll
Subject: Pedestrian Bridge

Hi Kristen,

I wanted to send you an email expressing my family's support of the proposed Pedestrian Bridge in Lone Tree. We are a family of 6 who have lived in Heritage Hills for 4 years. One of the reasons we moved to Lone Tree was its urban feel in the suburbs with everything being a good mix of commercial and residential. We enjoy the additional restaurants, shopping and businesses that continue to grow around us. And as a family of 6 when we heard word of a potential bridge we were ecstatic. We love the idea of being able to walk and take advantage of what Lone Tree has to offer by foot. We know that Lincoln is so traffic heavy that without a bridge we would probably never cross the street on foot otherwise. We appreciate the concept and look forward to being a family that can walk from our home to breakfast/lunch/future library and feel safe! Thanks for all you do!

Sincerely,

Jinjer Spears
9504 Winding Hill Ave

Kristen Knoll

From: Scott Boynton <snboynton@icloud.com>
Sent: Friday, May 15, 2015 1:53 PM
To: Kristen Knoll
Subject: Pedestrian bridge

Hi Kristen,

As citizens of Lone Tree we totally support the construction of the bridge.

Carol Boersma
Scott Boynton
7593 Bantry Court

Sent from my iPad

Kristen Knoll

From: Ric Barreth <rbarreth@applyhcs.com>
Sent: Friday, May 15, 2015 12:33 PM
To: Kristen Knoll
Subject: Pedestrian Bridge

Not certain I can make the meetings but I support the bridge and like the leaf design best.

Thanks.

Ric Barreth
Human Centered Solutions
Helping People Perform

Mobile: 303.570.2823

rbarreth@applyhcs.com
www.applyHCS.com

This e-mail message and its attachment(s), if any, are intended only for the use of the individuals to whom, or entity to which, it is addressed and information should be considered privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify us immediately by replying to this e-mail.

Kristen Knoll

From: andrew.rw.robinson@gmail.com on behalf of Andrew and Elin Robinson <elin.andrew@gmail.com>
Sent: Friday, May 15, 2015 2:41 PM
To: Kristen Knoll
Cc: Andrew and Elin Robinson
Subject: Regarding the pedestrian bridge.

I am not opposed to the idea of a bridge, but I'd much rather have the crossing of Lincoln at the power lines (just west of the light of Lone Tree Parkway and Lincoln Avenue) instead. That path is heavily traveled, and the nearest crosswalk, at the light, is at an inconvenient location for crossing. As a result, many cross the four lanes of Lincoln traffic at an unsafe point (around the bend with non-ideal visibility). I'd rather see funds spent there first where I see it would get more usage.

I do not see that as much pedestrian traffic at the current location proposed as the one I would recommend (I can't even recall seeing many people cross at that location on foot or bike).

Thank you,
Andrew

Kristen Knoll

From: VM <realestatebrokers@juno.com>
Sent: Sunday, May 17, 2015 6:32 PM
To: Kristen Knoll
Subject: Worst Boondoggle in Lone Tree

Stop Boondoggle in Lone Tree:

Limited need & little value for Pedestrian Bridge!

1. No return on investment. (Pure example of govt dollars wasted) 2. No pedestrian usage studies. (Likely limited use; a benefit for the few) 3. No income generated.

Thus the $2MM plus funds should be for something like outdoor pool in RidgeGate or keep original library permanent (reduced size okay) in Sweetwater.

Sent from Millers

_____

Old School Yearbook Pics
View Class Yearbooks Online Free. Search by School & Year. Look Now!
http://thirdpartyoffers.juno.com/TGL3141/555933126c89b33110d00st01duc

Kristen Knoll

From: David Miller <design180@comcast.net>
Sent: Wednesday, May 20, 2015 10:33 PM
To: Kristen Knoll
Subject: Bridge feedback

Ms. Knoll.

Although I will be at a Community Meeting, I did want to provide my feedback in writing.

I feel this bridge is not needed and being urged on by a few, persistent residents. I hope more people will make their feelings known.

While I feel the bridge is unnecessary I do have some additional feedback regarding the designs. While these designs may look really good right now in 20 years they're going to look outdated. If a bridge must be built I urge you to design it in a more classic arch design.

The placement of The bridge is also a concern. Your site plan indicates that it's going to be put across from chipotle. This location is out of the way of the residences on the south side of Lincoln and it's much more convenient for them to cross at the stoplight next to Safeway. It seems that the people this bridge will most benefit are the employees of Schwab and I don't believe Schwab is funding any portion of this bridge.

Thank you.
David Miller

Sent from my iPhone

Kristen Knoll

From: Margaret Papp <mspapp@icloud.com>
Sent: Friday, May 15, 2015 4:36 PM
To: Kristen Knoll
Subject: Bridge

Hi,

Will the bridge be for pedestrians only or will bicycles also be allowed? Thanks.

Margaret Papp, Terra Properties, LLC
303-909-8950

Kristen Knoll

From: information
Sent: Thursday, May 07, 2015 12:22 PM
To: Kristen Knoll
Subject: FW: Pedestrian Bridge Support

For LTL?

Cheryl C. Cobler
Administrative Assistant
City of Lone Tree
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124
Phone: 303-708-1818
Fax: 303-225-4949
www.cityoflonetree.com

From: Jeremy Slavec [mailto:jeremyslavec@solutionboost.com]
Sent: Thursday, May 07, 2015 10:45 AM
To: information
Subject: Pedestrian Bridge Support

Hello,
I live in Heritage Hills and want to support the pedestrian bridge – the pedestrian bridge would be a huge step to making Lone Tree much more of a pedestrian and biker friendly community.

How can I voice my support for the bridge, where should I send my emails, when/where are the meetings to discuss the bridge, etc…also, when is the final decision going to be made for the bridge?

Thanks,

Jeremy Slavec
EnterpriseOne Consultant
Phone: 415-871-4766
jeremyslavec@solutionboost.com
SOLUTIONBOOST

Kristen Knoll

From: Elena <ejev@comcast.net>
Sent: Wednesday, May 27, 2015 4:04 PM
To: Kristen Knoll
Subject: lone tree bridge

Hi Ms. Knoll,

I can't attend a meeting, but wanted to you let you know that I think the bridge is a fantastic idea. I can't tell what the bridge will look like from the pictures, but I recommend choosing the design that has the most aesthetic appeals. Once it is built, we'll be living with it for a long time.

Thank-you,

Elena Veta
9217 S. Cedar Hill Way
Lone Tree

Kristen Knoll

From: Dona <1fsunole@comcast.net>
Sent: Wednesday, May 27, 2015 2:09 PM
To: Kristen Knoll
Subject: Lone tree pedestrian bridge

Hi Kristen, I live in the overlook in heritage hills and wanted to express my opinion on the bride and traffic flow , as I cannot attend the meetings and call in. I thought the leaf pattern was overwhelmingly more attractive to fit our city. The biggest problem and concern is what they did with my traffic light at Lincoln and heritage hills circle. It allows flow much longer on Lincoln now and we seat backed up at all hours of the day on Heritage hills. We have backed up as far as Wells Fargo . Lunch time is an absolute nightmare as well as morning rush hour. When I moved here 3 years ago the timing was perfect, when Charles Schwab moved in they changed the light. We should not have to be punished waiting through three light cycles to get out of our subdivision . Please have this issue addressed. Thank you Dona Gerstein 9472 winding hill way line tree co 80124. 850-556-2579 Sent from my iPhone

Kristen Knoll

From: information@cityoflonetree.com
Sent: Wednesday, May 27, 2015 12:36 PM
To: Kristen Knoll
Subject: New request received

Category Other Concerns has received a new request.

Here is what we have on file:

Any Other Concerns?

#2498

View Request

Category:	Other Concerns
Priority:	3
Assigned To:	Knoll Kristen
Submitted:	5/27/2015 12:36 PM
Source:	Website 184.96.5.26

SUBMITTER

David Hlavac
9614 Brook Hill Ln
Lone Tree, CO 80124

CONTACT

davehlavac48@gmail.com
720-394-0963

Lone Tree, CO 80124

REQUEST DETAILS

Description
You have our full support for the pedestrian bridge - either design works well !

Your Information

Name
David Hlavac
Fax Number
Email Address
davehlavac48@gmail.com
Preferred Contact Method
email

CITY OF LONE TREE

STAFF REPORT

TO:	**Mayor Gunning and City Council**
FROM:	**Kristin Baumgartner, Finance Director**
DATE:	**June 10, 2015**
FOR:	**June 16, 2015**
SUBJECT:	**Acceptance of the 2014 Comprehensive Annual Financial Report (CAFR)**

Summary

Staff recommends that Council accept the 2014 CAFR. The audit committee recently met with the external auditor and reviewed the audit report in detail with City staff. The City received an unmodified opinion from the external auditor which is the highest level of assurance that the financial statements are free from material misstatements and are in accordance with accounting principles generally accepted in the United States.

Cost

There is no cost to the City

Suggested Motion or Recommended Action

Per the recommendation of the audit committee, I move to accept the 2014 Comprehensive Annual Financial Report.

Background

Each year the City is required to file audited financial statements with the State of Colorado by July 31st. Additionally, for consideration to receive the Government Finance Officers Association (GFOA) Certificate of Achievement in Financial Reporting, the City is to file their CAFR with the GFOA by June 30th of each year. Staff intends to file an application for this award again this year and therefore is looking for Council acceptance of the CAFR so the application and CAFR can be filed by the June 30th deadline.

CITY OF LONE TREE

COLORADO

Comprehensive Annual Financial Report

For the Fiscal Year Ended

December 31, 2014

CITY OF LONE TREE, COLORADO
COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Fiscal Year Ended
December 31, 2014

Prepared by:
Department of Finance

CITY OF LONE TREE
COMPREHENSIVE ANNUAL FINANCIAL REPORT
TABLE OF CONTENTS
For the Year Ended December 31, 2014

PAGE

Title Page 1
Table of Contents 2

INTRODUCTORY SECTION
Letter of Transmittal 5
Certificate of Achievement 11
Organization Chart 12
List of Principal Officials 13

FINANCIAL SECTION
Independent Auditor's Report 14
Management's Discussion and Analysis 16

Basic Financial Statements
Government-wide Financial Statements:
Statement of Net Position 26
Statement of Activities 27
Fund Financial Statements:
Balance Sheet - Governmental Funds 28
Reconciliation of the Balance Sheet - Governmental Funds to the Statement of Net Position 29
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds 30
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 31
Notes to Financial Statements 32

Required Supplementary Information
General Fund - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 63
Special Revenue Fund - RidgeGate - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 70
Special Revenue Fund – Cultural and Community Services - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 72
Notes to Required Supplementary Information 73

CITY OF LONE TREE
COMPREHENSIVE ANNUAL FINANCIAL REPORT
TABLE OF CONTENTS
For the Year Ended December 31, 2014
(Continued)

PAGE

Combining and Individual Fund Financial Statements and Schedules

Debt Service Funds

Debt Service Fund - Arts and Cultural Facilities - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 74
Debt Service Fund - Park and Recreation Improvements - Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 75

Component Unit

Park Meadows Business Improvement District - Balance Sheet 76
Reconciliation of the Balance Sheet - Component Unit to the Statement of Net Position 77
Park Meadows Business Improvement District - Statement of Revenues, Expenditures and Changes in Fund Balances 78
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of the Component Unit to the Statement of Activities 79
Park Meadows Business Improvement District - General Fund - Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual 80
Park Meadows Business Improvement District - Debt Service Fund - Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual 81

Other Supplementary Information

Schedule of Debt Service Requirements to Maturity 82
Local Highway Finance Report 84

CITY OF LONE TREE
COMPREHENSIVE ANNUAL FINANCIAL REPORT
TABLE OF CONTENTS
For the Year Ended December 31, 2014
(Continued)

PAGE

STATISTICAL SECTION

Financial Trends
Net Position by Component (Table 1) 86
Changes in Net Position (Table 2) 87
Fund Balances, Governmental Funds (Table 3) 88
Changes in Fund Balances, Governmental Funds (Table 4) 89

Revenue Capacity
Direct and Overlapping Sales Tax Rates (Table 5) 90
Sales Tax Revenue Payers by Industry (Table 6) 91
Sales Tax Revenue Collections (Table 7) 92

Debt Capacity
Assessed Value and Estimated Actual Value of Taxable Property (Table 8) 93
Property Tax Rates - Direct and Overlapping Governments (Table 9) 94
Ratios of Outstanding Debt by Type (Table 10) 95
Revenue Bond Coverage (Table 11 a and b) 96
Legal Debt Margin Information (Table 12) 98
General Obligation Debt - Direct and Overlapping Governments (Table 13) 99

Demographic and Economic Information
Demographic and Economic Statistics (Table 14) 100
Principal Employers (Table 15) 101

Operating Information
Full-time Equivalent City Government Employees by Function/Program (Table 16) 102
Operating Indicators by Function/Program (Table 17) 103
Capital Asset Statistics by Function/Program (Table 18) 104

THIS PAGE LEFT BLANK INTENTIONALLY

May 4, 2015

Citizens of the City of Lone Tree,
Honorable Mayor, and
Honorable Members of Council

State law requires the City of Lone Tree (City) to publish within seven months of the close of the fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. This report is published to fulfill these requirements for the fiscal year ended December 31, 2014.

This report consists of management's representation concerning the finances of the City. Responsibility for the accuracy of the data as well as the fairness and completeness of the presentation, including all disclosures, rests with the City's management. To provide a reasonable basis for making those representations, the City's management has established a comprehensive framework of internal control designed to protect the City's assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not exceed anticipated benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements are free from material misstatements.

Wagner Barnes & Griggs, P.C., a firm of licensed certified public accountants, has audited the City's financial statements for the year ended December 31, 2014. The goal of the independent audit was to provide reasonable assurance that the City's financial statements are free of material misstatement. The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used, and evaluating the overall financial statement presentation. Based upon the audit, the independent auditor concluded that there was a reasonable basis for rendering an unmodified opinion on the City's financial statements for the year ended December 31, 2014. The independent auditor's report is located at the front of the financial section of this report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is intended to be read in conjunction with the MD&A. The City's MD&A immediately follows the independent auditor's report.

Profile of the City

The City is currently comprised of approximately 6,162 acres or 9.6 square miles and located in the southern Denver metropolitan area at the junction of C-470/E-470 and I-25. As the gateway to northern Douglas County, the City offers unprecedented access to one of the fastest growing communities in the nation. The City's commitment to quality development within its boundaries, beautiful surroundings, excellent recreational and cultural opportunities and the flourishing economic community are the first things many people notice about the City.

The City is continually re-evaluating its priorities. As part of this process, in late 2014, the City started working on creating a new vision statement for the City. As part of the process, City Council, senior leadership staff as well as residents serving on the City's commissions, boards, and committees were asked to gather community input to update the vision statement. The goal of this process is to make sure that the updated community vision statement, which in 2015 will form the basis of both the City organizational strategic planning and the City's Comprehensive Plan, expresses Lone Tree's vision of itself in the future in a lasting, memorable way. A vision statement that aligns with Council priorities and overall sense of community will enable staff to implement that vision. The purpose of the organizational strategic planning is to align our work well to fulfill the Councils' and the community's vision for this area. In early 2015, Council approved the following as the City's updated vision statement "Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses."

The City is governed by Council-Manager form of government where Council sets the City policy and the manager is responsible for City operations. The City consists of five Council members, including the Mayor, elected in non-partisan elections. Each member serves a staggered, four-year term and represents one of the two districts within the City except for the Mayor, who serves as an at-large member. Policy-making and legislative authority are vested in the Council.

The City provides a full range of services including general government, public safety, construction and maintenance of streets and other public infrastructure, planning and building permit and inspections, arts and cultural activities, and municipal court services.

The City maintains budgetary controls that have the objective of ensuring compliance with legal provisions embodied in the annual appropriated budget adopted by Council. The Council is required to adopt a final budget by no later than December 31 of each year. All activities of the City, except for activities related to the RidgeGate development, the Lone Tree Arts Center operations, as well as other City sponsored events and cultural services, and funds held for the future repayment of debt related to arts and cultural facilities and park and recreation improvements are accounted for in the General Fund. Revenue and expenditure activities related to the RidgeGate development are accounted for separately in the Special Revenue Fund - RidgeGate. The Lone Tree Arts Center operational activities and City-sponsored events and cultural services are accounted for in the Special Revenue Fund – Cultural and Community

Services. Revenue and expenditure activities related to the 2009 Cultural Facilities Bonds and the 2008A Park and Recreation Bonds are accounted for separately in separate Debt Service Funds. The appropriation is at the total fund expenditures level. Additionally, the General Fund budget presents expenditures by function (e.g., general government).

Local Economy

The City of Lone Tree continues to develop at a steady rate in both the residential and commercial sectors. Major industries located within the City's boundaries, or in close proximity, include retail trade, services, public administration, finance, healthcare, medical, insurance and real estate. With average household incomes exceeding $100,000, sixth best in the United States, the City provides an important economic presence to the region and State. Lone Tree is located within the boundaries of the Denver South Economic Development Partnership which includes over 40 million square feet of office space and employment of more than 300,000 people. Additionally, keeping the City's economic vibrancy a priority was seen in 2014 with the hiring of the City's first full-time Economic Development Director, whose focus will be to entail job creation, job retention, tax base enhancements, and quality of life.

The City is also served by two Light Rail stations that residents describe as "enhancing the City's quality of life". In Mid-July, the Regional Transportation District (RTD) Board of Directors voted to move forward with the Southeast Rail Extension, which was a key vote that allows the project to move forward to the final phase of the federal grant process. A key factor in RTDs approval came from a commitment of $25 million from local funding partners, including the City, Douglas County, RidgeGate and the Denver South Transportation Management Authority. In addition to a monetary contribution, Coventry Development, the property owners of the RidgeGate development where the proposed rail extension will go, has agreed to provide land for right-of-way and light rail stations at no cost. This local match would comprise 16.5 percent of the project cost. This extension of the light rail system would include 2.3 miles of additional light rail that would add three new stations, including Sky Ridge Medical Center, Lone Tree City Center, as well as an end-of-line station with direct connection to Denver International Airport and an estimated 10 million square feet of commercial space, 4,000 residential units, and 20,000 new jobs by 2035. This amenity allows residents of Lone Tree to easily access downtown Denver, as well as allows visitors to more easily access the retail and office complexes in Lone Tree. Once the Southeast Rail Extension is complete, it will be a significant economic development catalyst for the City and the region, generating additional commercial real estate, residences, and new jobs in the southeast corridor over the next 25 years. Construction of this project is anticipated to begin in 2016.

Additionally, 2014 was the inception of the Lone Tree Link shuttle service that is free to its riders, that connects key employment centers along Park Meadows Drive with restaurants, retail, and the RTD transit system. The Link is provided by a collaborative public-private partnership, which consists of the City, Charles Schwab & Co., Inc., Kaiser Permanente, Southeast Public Improvement Metropolitan District, ParkRidge Corporate Center, and Sky Ridge Medical Center, that are working together to create a vibrant and healthy community. The Link offers service every 10 minutes Monday-Friday, so it is a reliable and convenient connection to daily destinations and appointments for the estimated 4,500 employees who work along Park Meadows Drive. The service is an example of the City's proactive approach to preparing for and

encouraging future economic growth and to mitigating related traffic impacts. The City and the partners behind the Link are investing in Lone Tree to assure it remains a premiere community for both businesses and residents.

The City's largest revenue source is sales taxes which primarily fund the City's operations. During 2014, the City experienced a 6.7% increase in sales tax revenue compared to 2013. This increase continues to demonstrate Lone Tree's strong retail presence in the region as well as the continued success of the Park Meadows Retail Resort and the RidgeGate development to bring new businesses into the City and maintain a well-diversified and unique shopping and dining experience. This can be seen by some of the new businesses that opened at the Park Meadows Retail Resort in 2014, including L.L. Bean, Perry's Steakhouse & Grille, Seasons 52 and Lyfe Kitchen that are new to the Colorado market.

Through conservative revenue budgeting, as well as expenditure monitoring during 2014, the City was able to end the year with a working reserve and a capital replacement reserve pursuant to City policies.

Relevant Financial Policies

In order to mitigate current and future risks such as revenue shortfalls and unanticipated expenditures as well as to ensure stable tax rates, the City has established certain reserve policies. Specifically, the City requires that a minimum unrestricted fund balance of 16.7% of operating expenditures be maintained. For the year ended December 31, 2014, the City's unrestricted working reserve totaled approximately 22%. The 2015 budget shows an increase of this reserve by 3%, or 25%. The City also has adopted a capital reserves policy to ensure that the City maintains adequate cash fund balances to help offset cost of future capital replacement and project needs. The intent of the capital reserves policy is to assist the City to take greater advantage of the "pay as you go" philosophy versus relying entirely or mostly on debt financing.

Additionally, City Council has established financial policies including a debt management policy, an investments policy as well as a vehicle replacement policy for the police department. These three policies were adopted by Council to continue to strengthen the financial framework of the City by following best practices. The debt management policy was adopted as a result of the City understanding the importance of long-range, financial planning in order to meet its capital asset needs. The debt management policy establishes parameters on the issuance of debt to help ensure that the City maintains a sound debt position and that its credit rating is protected. The policy provides a framework relating to current circumstances as they exist today as well as to address the City's future position relating to debt management. The investment policy was adopted to establish parameters and guidelines for the efficient management of the City's funds and for the purchase and sale of investments. Primary objectives of the investment policy, in priority order include safety of principal, liquidity and return on investments.

Major Initiatives

Several major initiatives will have a significant impact on the financial future of the City of Lone Tree. The development of RidgeGate, a 3,500 acre planned development based on 'smart growth' principles, will play an essential role to this end. Currently, RidgeGate is home to over 1,200 residences, two major retail centers, a recreation center, the Lone Tree Arts Center, the Sky Ridge Medical Center, and the Charles Schwab corporate campus. At build-out, RidgeGate will contain approximately 20-23 million square feet of office, retail and civic space and will be home to approximately 25,000 people. Moreover, at build-out, the development will include over 1,000 acres of open space and numerous parks and trails. In 2014, Sky Ridge Medical Center continued its estimated $117 million expansion which when finished will add 90 beds, a women's center, a new medical office building, additional spine/ortho operating rooms and a parking structure. Completion of this project is anticipated during 2015. In addition to the Sky Ridge expansion, Lone Tree is home to Kaiser Permanente, a 275,000 square-foot specialty services center, which continues to further differentiate Lone Tree as a key location for medical service providers.

In addition to the hospital expansion, Charles Schwab opened a new Colorado campus in the RidgeGate development in 2014. The campus features a retail center just west of I-25 and south of Lincoln Avenue, as well as three five-story buildings (two completed in 2014), an amenities facility and a 1,000-space parking garage. This campus, once fully built out, will be the home to approximately 5,000 Denver-area employees.

Finally, the City is currently working with a consultant to prepare a municipal services impact analysis of development of the remainder of the RidgeGate area located east of I-25 and south of Lincoln Avenue. The purpose of this project is to determine the impact on demands for municipal service of a variety of land uses and customers by examining possible revenues and expenditures that would be generated by those uses. This final analysis from the consultant is projected to be complete in 2015.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its CAFR for the year ended December 31, 2013. The Certificate of Achievement is a national award recognizing conformance with the highest standards for preparation of state and local government financial reports. In order to be rewarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized CAFR. The report must satisfy both GAAP and applicable legal requirements. This was the City's ninth year to submit for and to receive the award. A Certificate of Achievement is valid for one year only. We believe this 2014 CAFR continues to conform to the Certificate of Achievement program requirements and will submit it to the GFOA to determine its eligibility for another certificate.

The preparation of this CAFR could not have been accomplished without the efficient and dedicated service of the highly qualified personnel of the finance division. Other departments of the City also played an instrumental role in the preparation of this report. We wish to express our appreciation to everyone who assisted and contributed in preparing the report. Additionally,

we would like to acknowledge the thorough and professional manner in which our independent auditors, Wagner Barnes & Griggs, P.C., conducted their audit, as well as the citizen involvement and time commitment of the City's Audit Committee. Finally, credit must be given to the City Council for their consistent support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,

Seth Hoffman
City Manager

Kristin Baumgartner, CPA
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

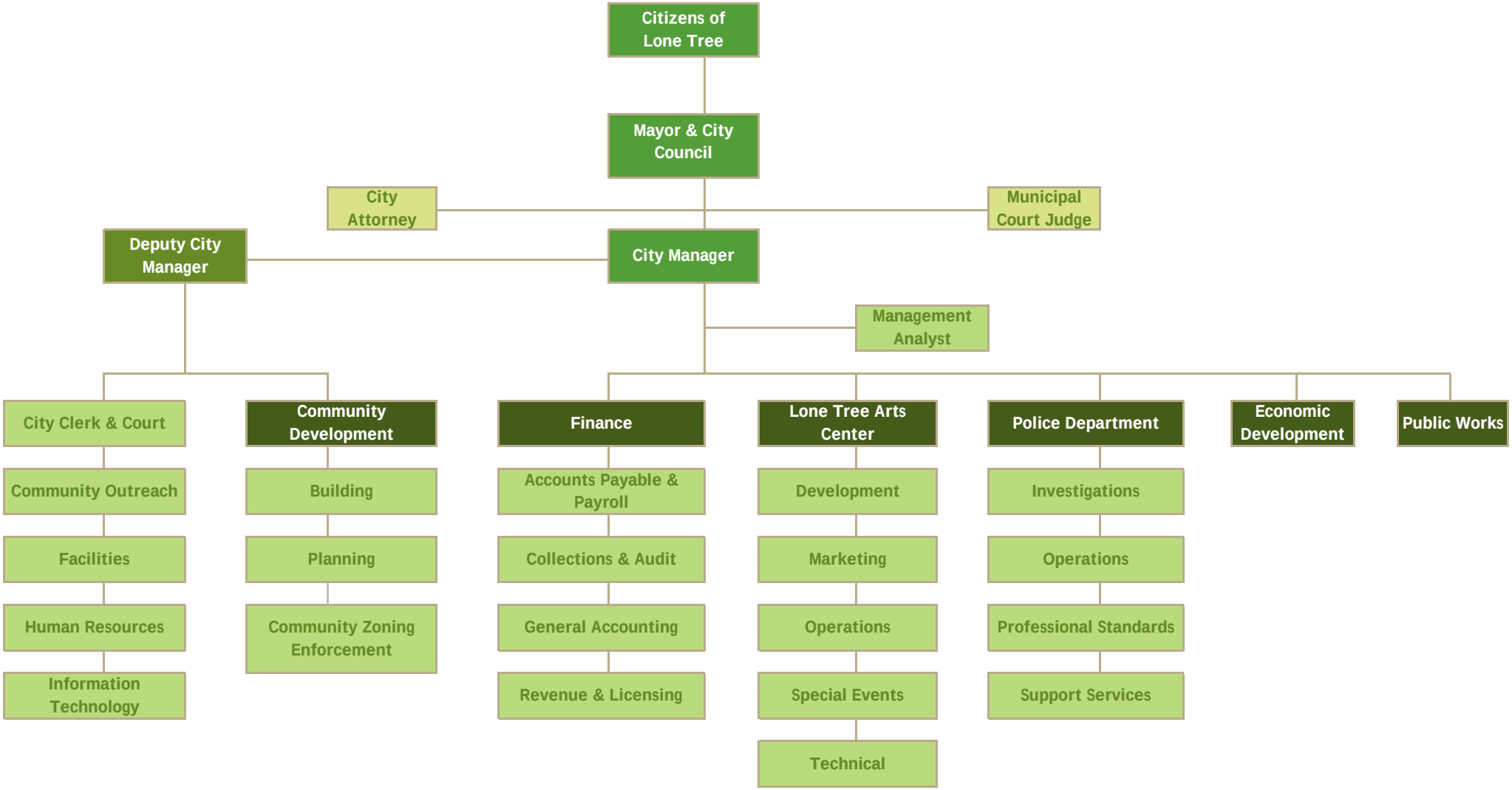
City of Lone Tree
Colorado

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2013

Executive Director/CEO

City of Lone Tree
Organization Chart
2014



CITY OF LONE TREE
PRINCIPAL OFFICIALS OF THE CITY OF LONE TREE, COLORADO
December 31, 2014

CITY COUNCIL

Mayor ..... James D. Gunning, At-Large
Mayor Pro-Tem ..... Jacqueline Millet, District 1
Council Members ..... Harold Anderson, District 1
Kim Monson, District 2
Susan Squyer, District 2

MUNICIPAL JUDGE ..... Louis Gresh

CITY OFFICIALS

City Manager ..... Seth Hoffman
Deputy City Manager ..... Steve Hebert
Acting City Attorney ..... Neil Rutledge
Finance Director ..... Kristin Baumgartner
Public Works Director ..... John Cotten
Community Development Director ..... Kelly First
Chief of Police ..... Jeff Streeter
Lone Tree Arts Center Executive Director ..... Lisa Rigsby Peterson
Economic Development Director ..... Jeff Holwell
City Clerk ..... Jennifer Pettinger

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of Lone Tree, Colorado

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Lone Tree (the City) as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Lone Tree, as of December 31, 2014, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

DRAFT

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 16 through 25 and 63 through 73 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information on pages 16 through 25 in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The required supplementary information on pages 63 through 73 has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual fund financial statements, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules and the other supplementary information on pages 74 through 85 is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules and the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Lakewood, Colorado
May 27, 2015

DRAFT

CITY OF LONE TREE
Management's Discussion and Analysis

As management of the City of Lone Tree, City Council offers readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2014.

Financial Highlights

With regard to the primary government:

- Assets exceeded liabilities by $100,852,768 at the close of the fiscal year.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $20,285,787.
- Total net position increased by $3,870,302 from 2013.
- Total cash and investments increased by $2,816,331 as compared to the prior year.
- Sales and use tax retail revenue increased by $1,461,307 as compared to the prior year. Increased consumer spending as well as several new vendors opening in the City were the major factors contributing to this increase.
- At the end of the current fiscal year, assigned and unassigned fund balance for the General Fund totaled $14,582,880.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements. This report also contains required supplementary information and schedules in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and deferred outflows and liabilities and deferred inflows, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements identify functions of the City that are principally to be supported by sales taxes *(governmental activities)*. The governmental activities of the City include general government, municipal court, community development, public works, arts and cultural, police, and interest and related costs on long-term debt.

The government-wide financial statements can be found on pages 26-27 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City include governmental funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Special Revenue Fund - RidgeGate, the Special Revenue Fund – Cultural and Community Services, the Debt Service Fund - Arts and Cultural Facilities and the Debt Service Fund - Park and Recreation Improvements. These five funds are considered to be major funds. Data from the nonmajor fund, the Building Authority - Debt Service Fund is additionally presented. Data for the Park Meadows Business Improvement District (a discretely presented component unit) is provided in the form of combining statements located within the supplementary information following the notes to the financial statements.

The City adopts an annual appropriated budget for its General Fund, Special Revenue Fund – RidgeGate, Special Revenue Fund – Cultural and Community Services, Debt Service Fund - Arts and Cultural Facilities and Debt Service Fund - Park and Recreation Improvements. A budgetary comparison schedule has been provided for each of these funds as supplemental information to demonstrate compliance with the budgets.

The basic governmental fund financial statements can be found on pages 28-31 of this report.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 32-62 of this report.

Required supplementary information. A budgetary comparison schedule has been provided in this section for the General Fund, the Special Revenue Fund - RidgeGate and the Special Revenue Fund – Cultural and Community Services to demonstrate compliance with the budgets. Also included in this section are the notes to required supplementary information. The budget schedules and notes are found after the *Notes to Financial Statements* on pages 63-73 of this report.

Other supplementary information. A budgetary comparison schedule for the Debt Service Fund - Arts and Cultural Facilities and the Debt Service Fund - Park and Recreation Improvements are presented immediately following the required supplemental information. Additionally, combined and individual fund financial statements and schedules of the Park Meadows Business Improvement District are included in this section. Furthermore, other supplementary information also includes schedules of debt service requirements to maturity and a local highway finance report.

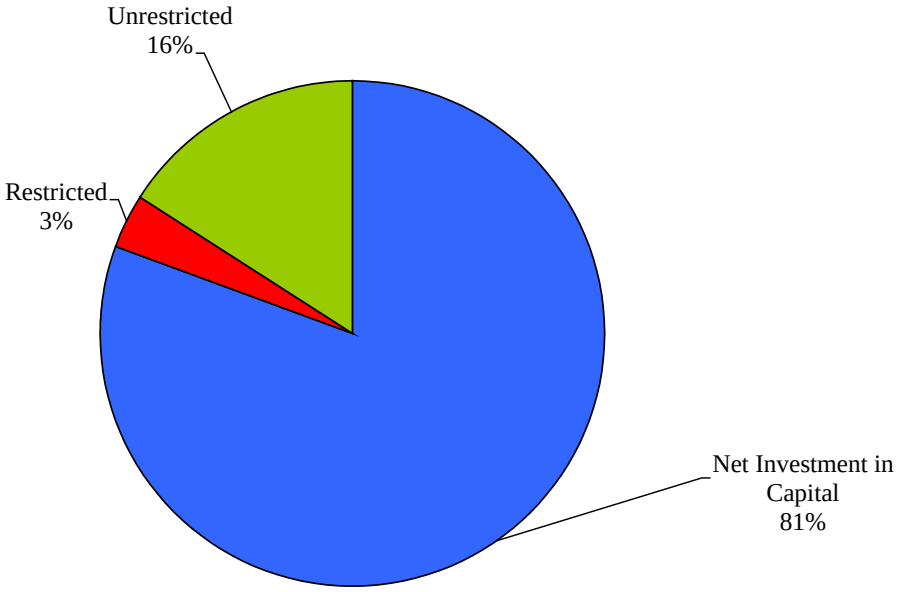
Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets related to governmental activities exceeded liabilities by $100,852,768 at the close of the most recent fiscal year.

Net Position

	2014	2013
Current assets	$ 26,040,822	$ 23,024,801
Capital assets	102,768,252	105,003,454
Total assets	128,809,074	128,028,255
Other liabilities	5,827,241	6,380,431
Long-Term liabilities	22,129,065	24,665,358
Total liabilities	27,956,306	31,045,789
Net investment in capital assets	81,283,223	80,973,119
Restricted net position	3,370,714	3,662,144
Unrestricted net position	16,198,831	12,347,203
Total net position	$ 100,852,768	$ 96,982,466

NET POSITION - BY CATEGORY



The largest portion of the City's net position (81%) reflects its net investment in capital assets. The City utilizes these capital assets to provide services to citizens. Consequently, these assets are *not* available for future spending.

An additional portion of the City's net position (3%) represents resources that are subject to restrictions on how they can be used and are not currently available for the City's ongoing obligations (e.g., emergency TABOR reserve, Conservation Trust Fund, funds received from litigation settlements, emergency maintenance and repairs required by an annexation agreement, grant funds related to adding more bike lanes in the City, and funds reserved for future debt service payments). The remaining balance of *unrestricted net position* totaling $16,198,831 may be used to meet the City's future expenditures.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position.

Change in Net Position

	2014	2013
Revenue		
Program revenues		
Charges for services	$ 4,213,705	$ 3,772,288
Operating grants and contributions	4,252,466	4,152,656
Capital grants and contributions	1,069,622	4,292,034
General revenues		
Sales and use (retail) taxes	23,736,964	22,275,657
Other taxes	2,617,954	3,260,743
Franchise fees	1,033,993	973,986
Investment earnings	14,113	19,945
Other	331,163	443,355
Total revenues	37,269,980	39,190,644
Expenses		
General government	13,494,009	14,573,133
Municipal court	217,969	215,894
Community development	1,040,044	1,258,759
Public works	7,972,040	7,286,760
Arts and cultural	3,111,362	2,691,473
Police	6,639,856	6,295,772
Interest and related costs on long-term debt	924,398	998,465
Total expenses	33,399,678	33,320,256
Change in net position	3,870,302	5,870,388
Net position - Beginning	96,982,466	91,112,078
Net position - Ending	$ 100,852,768	$ 96,982,466

The City's net position related to governmental activities increased by $3,870,302 during the current fiscal year. Several key highlights of the statement of activities during 2014 include the following items:

- 2014 charges for services increased by $441,417 from the previous year. A significant portion of this increase was due to the increase in building permit fees and other building related revenues due to several large commercial projects that began construction in the City in 2014. Additionally, there was an increase in revenues generated from the Arts Center, particularly ticket sales and associated handling fees.

- Capital grants and contributions decreased by $3,222,412 from 2013 to 2014 largely due to the City receiving $1,000,000 in litigation funds related to the brick fence and $2,200,000 from Douglas County for transportation in 2013.

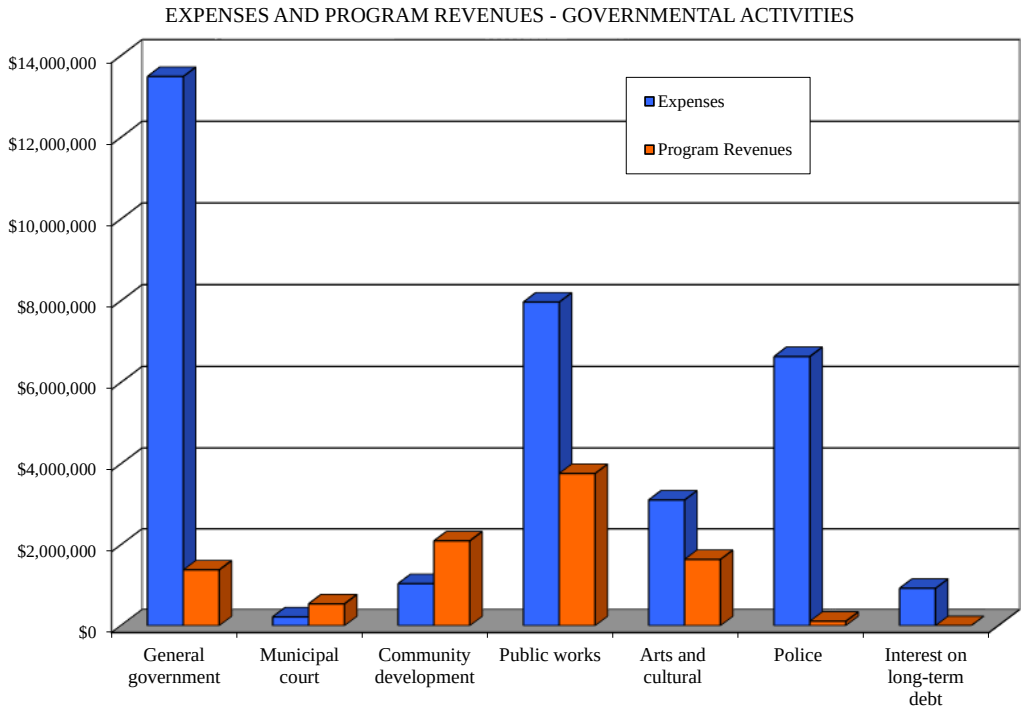
- Sales and use (retail) taxes increased by $1,461,307 from 2013 to 2014 as a result of strengthening consumer spending, as well as multiple new retail and restaurant businesses in the City.

- Other taxes decreased by $642,789 from 2013 to 2014 due to use tax on construction materials based on the timing of when construction permits are issued for each project.

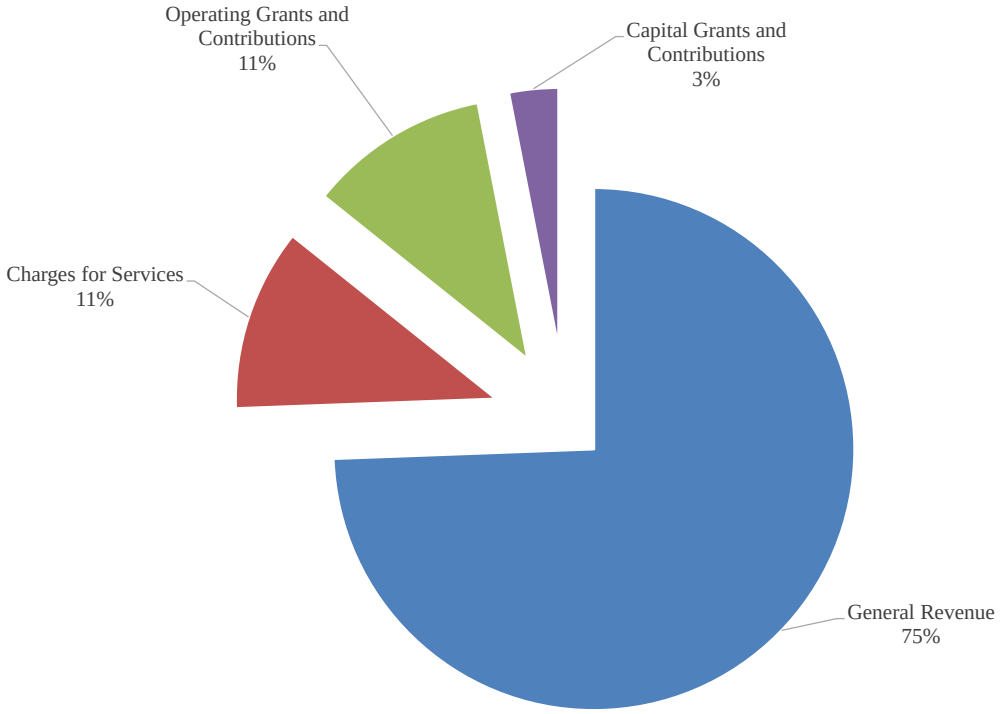
- General government expenses decreased by $1,079,124 or 7.4% from 2013 to 2014. A significant portion of this decrease was related to the remodel at the City Municipal Building that occurred in 2013 and other capital projects that were completed in 2013.

- 2014 Community development expenses decreased by $218,715 from the previous year largely due to savings in salaries and benefits for vacant positions, as well as plan review (timing of invoices) and engineering costs being down that correlate to the timing of construction projects, offset by an increase in elevator inspection expenses due to the timing of an invoice from a prior period.

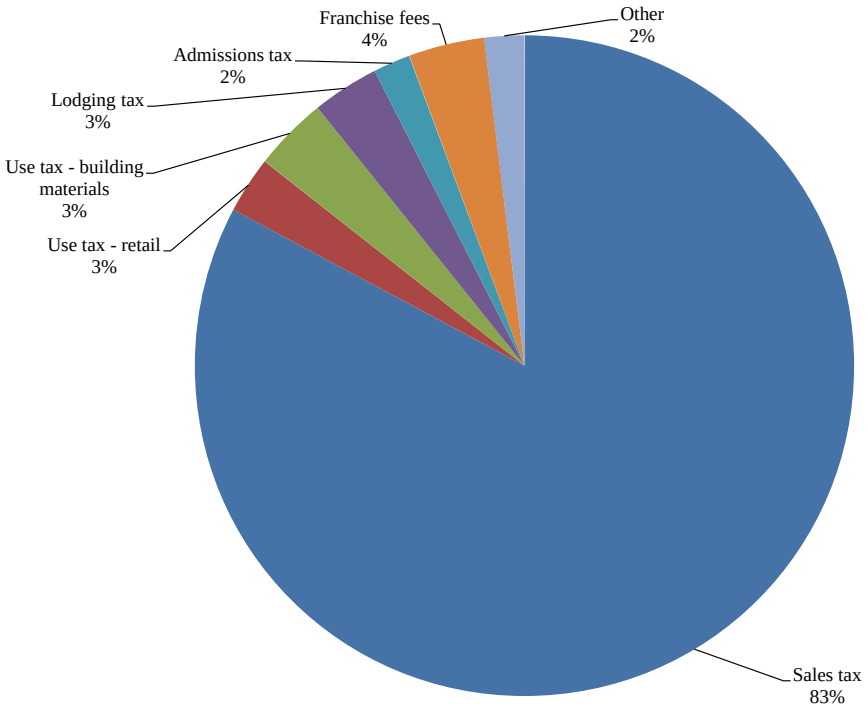
- Public works expenses increased by $685,280 from 2013 to 2014 primarily due to depreciation expense related to street improvements, snow removal costs, the cost associated with the time billed to plan, coordinate, and oversee projects, drainage maintenance, and signage and striping.



REVENUES BY SOURCE - GOVERNMENTAL ACTIVITIES



GENERAL REVENUES BY SOURCE - GOVERNMENTAL ACTIVITIES



Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *assigned and unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $20,285,787. Of this amount, $14,536,206 constitutes *assigned and unassigned fund balance* which is available for spending at the City's discretion.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the assigned and unassigned fund balance of the General Fund was $14,582,880 out of a total fund balance of $17,876,332.

The fund balance of the City's General Fund increased by $3,428,997 during the current fiscal year. The key factor contributing to this increase was expenditures decreasing due to the reduction in cost of the capital projects completed in 2014 compared to 2013.

At the end of the current fiscal year, the Special Revenue Fund - RidgeGate reported a total fund balance of $52,601. This balance is restricted for emergency maintenance and repairs required by an annexation agreement.

At the end of the current fiscal year, the Special Revenue Fund – Cultural and Community Services reported a fund balance of $-0-.

At the end of the current fiscal year, the Debt Service Fund - Arts and Cultural Facilities reported a restricted fund balance of $655,277. This balance is an accumulation of pledged revenues coming in higher than anticipated.

At the end of the current fiscal year, the Debt Service Fund - Park and Recreation Improvements reported a restricted fund balance of $778,577. This balance is an accumulation of pledged revenues coming in higher than anticipated.

General Fund Budgetary Highlights

The City's total revenue in the General Fund for 2014 came in over budget. The difference between the final budgeted revenue of $26,819,215 and the actual revenue of $27,153,581 was $334,366. The main reason for this variance had to do with reimbursable costs that were higher than budgeted due to joint projects with other governments including funding for the Lone Tree Link. Additionally, lodging and admissions taxes came in higher than budgeted due to the continued improvement in tourism and a one-time voluntary disclosure received on unpaid admissions taxes from one City vendor.

continued improvement in tourism and a one-time voluntary disclosure received on unpaid admissions taxes from one City vendor.

The City's General Fund total expenditures for 2014 did not exceed the budgeted appropriation. The difference between the budgeted expenditures (exclusive of transfers out) of $30,916,805 and the actual expenditures of $24,128,376 was $6,788,429. The primary factor contributing to this variance was a result of certain capital projects coming in under budget and/or that will be completed in 2015, as well as financial consulting services coming in under budget, dispatch costs being lower than anticipated due to a grant for a full-time position that was received by the partnering municipality and various salary savings as a result of attrition.

Capital Assets

The City invested $3,374,152 in capital assets for its governmental-type activities for the year ended December 31, 2014. This investment in capital assets primarily consisted of Lincoln Avenue improvements, Yosemite pedestrian lights, street overlay projects, and lighting and microphone upgrades at the Lone Tree Arts Center.

Additional information on the City's capital assets can be found in Note 6 on pages 46-47 of this report.

Long-Term Debt

At the end of the fiscal year, the City had total outstanding debt of $21,350,000. This amount represents debt secured for the City office building (by the Lone Tree Building Authority), park and recreational improvements, and the Lone Tree Arts Center.

Additional information on the City's long-term debt can be found in Note 7 on pages 47-51 of this report.

Next Year's Budget

The 2015 budget reflects the Council's endeavor for a fiscally responsible budget built on conservative revenue projections, necessary as well as discretionary expenditure levels, and required and reasonable reserves.

The City has appropriated a total of $45,285,104 for spending in fiscal year 2015. The 2015 budget includes new City staff positions, including a Planner II and Emergency Manager position in the police department. Capital initiatives planned for 2015 include continued overlay of City streets, continued analysis of the Entertainment District improvements, the early pay-off of the Certificate of Participation on the City office building, the construction of the Lincoln Pedestrian Bridge, and reconstruction on Parkway Drive. The City anticipates utilizing revenues projected to be received in 2015 along with prior year accumulated fund balances to pay for these capital initiatives along with on-going operational costs related to City services.

During the 2015 budget process, the City used the Budgeting for Outcomes (BFO) methodology. BFO has been identified over the past several years as an effective budgeting tool and various

clearly defines the City's spending priorities. Some of the advantages of BFO include improved transparency and accountability, focus on results and priorities rather than costs, and improved communication and enhanced collaboration between City departments.

Requests for Information

This financial report is designed to provide a general overview of the City of Lone Tree's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to: City of Lone Tree, 9220 Kimmer Drive, Suite 100, Lone Tree, Colorado 80124.

BASIC FINANCIAL STATEMENTS

CITY OF LONE TREE
STATEMENT OF NET POSITION
December 31, 2014

	Primary Government	Component Unit
	Governmental Activities	Park Meadows Business Improvement District
ASSETS		
Cash and investments	$ 14,879,062	$ 4,669,007
Cash and investments - Restricted	6,332,042	1,503,329
Receivables:		
Intergovernmental	723,025	1,328,358
Sales, use, admissions and lodging taxes	3,536,011	-
Other	122,905	523
Prepaid items	447,777	5,199
Capital assets, not being depreciated:		
Land	23,858,798	-
Capital assets, net of accumulated depreciation:		
Buildings and building improvements	34,261,168	-
Equipment	1,059,400	-
Vehicles	385,754	-
Infrastructure	42,096,882	13,071,868
Intangibles	1,106,250	-
Total assets	128,809,074	20,578,284
LIABILITIES		
Accounts payable	5,104,348	205,958
Unearned revenue - Arts Center ticket sales	175,213	-
Retainage payable	23,986	-
Tenant security deposit payable	14,028	-
Rental security deposit payable	6,500	-
Surety deposits payable	430,960	-
Accrued interest payable	72,206	62,467
Noncurrent liabilities		
Due within one year	3,183,027	490,000
Due in more than one year	18,946,038	13,468,184
Total liabilities	27,956,306	14,226,609
NET POSITION		
Net investment in capital assets	81,283,223	(948,783)
Restricted:		
Emergency reserve	786,476	165,000
Conservation Trust	172,649	-
Brick Fence Replacement	986,200	-
Emergency Maintenance and Repair	52,601	-
Walk and Wheel grant	11,140	-
Debt service	1,361,648	1,275,862
Unrestricted	16,198,831	5,859,596
Total net position	$ 100,852,768	$ 6,351,675

These financial statements should be read only in connection with
the accompanying Notes to Financial Statements.

CITY OF LONE TREE
STATEMENT OF ACTIVITIES
Year Ended December 31, 2014

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Component Unit: Park Meadows Business Improvement District
Primary government:						
Governmental activities:						
General government	$ 13,494,009	$ 222,567	$ 88,331	$ 1,069,622	$ (12,113,489)	$ -
Municipal court	217,969	540,304	-	-	322,335	-
Community development	1,040,044	2,098,603	-	-	1,058,559	-
Public works	7,972,040	-	3,766,879	-	(4,205,161)	-
Arts and cultural services	3,111,362	1,329,312	310,637	-	(1,471,413)	-
Police	6,639,856	22,919	86,619	-	(6,530,318)	-
Interest and related costs on long-term debt	924,398	-	-	-	(924,398)	-
Total primary government	$ 33,399,678	$ 4,213,705	$ 4,252,466	$ 1,069,622	(23,863,885)	-
Component unit:						
Park Meadows Business Improvement District:						
General government	$ 3,475,653	$ -	$ -	$ -		(3,475,653)
Interest on long-term debt	787,684	-	-	-		(787,684)
Total component unit	$ 4,263,337	$ -	$ -	$ -		(4,263,337)
General revenues:						
Sales tax					22,967,969	5,205,351
Use tax - Retail					768,995	-
Use tax - Building materials					1,009,009	37,248
Lodging tax					908,192	-
Admissions tax					503,914	-
Franchise fees					1,033,993	-
Cigarette tax					196,839	-
Sales tax and liquor licenses					36,821	-
Investment earnings					14,113	15,294
Other					294,342	233,448
Total general revenues					27,734,187	5,491,341
Change in net position					3,870,302	1,228,004
Net position - Beginning					96,982,466	5,123,671
Net position - Ending					$ 100,852,768	$ 6,351,675

These financial statements should be read only in connection with the accompanying Notes to Financial Statements.

CITY OF LONE TREE
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2014

	General	Special Revenue - RidgeGate	Special Revenue - Cultural and Community Services	Debt Service - Arts and Cultural Facilities	Debt Service - Park and Recreation Improvements	Nonmajor Fund Building Authority Debt Service	Total Governmental Funds
ASSETS							
Cash and investments	$ 12,366,085	$ 2,210,581	$ 302,396	$ -	$ -	$ -	$ 14,879,062
Cash and investments - Restricted	4,348,452	-	-	431,399	629,191	923,000	6,332,042
Receivables:							
Intergovernmental	715,676	7,349	-	-	-	-	723,025
Sales, use, admissions and lodging taxes	2,801,957	360,590	-	224,078	149,386	-	3,536,011
Other	77,547	8,800	36,558	-	-	-	122,905
Prepaid items	401,104	-	46,674	-	-	-	447,778
Due from other funds	512,820	-	-	-	-	-	512,820
TOTAL ASSETS	$ 21,223,641	$2,587,320	$ 385,628	$ 655,477	$ 778,577	$ 923,000	$ 26,553,643
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	$ 3,285,312	$ 1,741,112	$ 77,725	$ 200	$ -	$ -	$ 5,104,349
Unearned revenue - Arts Center ticket sales	-	-	175,213	-	-	-	175,213
Retainage payable	23,986	-	-	-	-	-	23,986
Tenant security deposit payable	14,028	-	-	-	-	-	14,028
Rental security deposit payable	-	-	6,500	-	-	-	6,500
Surety deposits payable	23,983	406,977	-	-	-	-	430,960
Due to other funds	-	386,630	126,190	-	-	-	512,820
Total liabilities	3,347,309	2,534,719	385,628	200	-	-	6,267,856
FUND BALANCES							
Non-spendable	401,104	-	46,674	-	-	-	447,778
Restricted	2,892,348	52,601	-	655,277	778,577	923,000	5,301,803
Assigned	10,860,234	-	-	-	-	-	10,860,234
Unassigned	3,722,646	-	(46,674)	-	-	-	3,675,972
Total fund balances	17,876,332	52,601	-	655,277	778,577	923,000	20,285,787
TOTAL LIABILITIES AND FUND BALANCES	$21,223,641	$2,587,320	$ 385,628	$ 655,477	$ 778,577	$ 923,000	$ 26,553,643

These financial statements should be read only in connection with
the accompanying Notes to Financial Statements.

CITY OF LONE TREE
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
December 31, 2014

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

Total fund balance - Governmental funds	$ 20,285,787
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	102,768,252
Noncurrent liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	(21,350,000)
Accrued interest on bonds payable	(72,206)
Bond premiums (net of amortization)	(135,029)
Compensated absences	(644,036)
Net position of governmental activities	$ 100,852,768

These financial statements should be ready only in connection with
the accompanying Notes to Financial Statements.

CITY OF LONE TREE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2014

	General	Special Revenue - RidgeGate	Special Revenue - Cultural and Community Services	Debt Service - Arts and Cultural Facilities	Debt Service - Park and Recreation Improvements	Nonmajor Fund Building Authority Debt Service	Total Governmental Funds
REVENUES							
Taxes	$ 19,817,224	$ 3,551,777	$ -	$ 1,673,441	$ 1,115,637	$ -	$ 26,158,079
Franchise fees	897,769	136,224	-	-	-	-	1,033,993
Intergovernmental	4,894,354	171,933	-	-	-	-	5,066,287
Licenses, fees and charges	412,736	1,711,476	-	-	-	-	2,124,212
Fines and forfeitures	540,304	-	-	-	-	-	540,304
Tenant rental income	222,567	-	-	-	-	-	222,567
Arts and cultural	-	-	1,639,949	-	-	-	1,639,949
Base rentals	-	-	-	-	-	1,009,664	1,009,664
Net investment income	9,879	2,478	-	319	373	1,064	14,113
Other	358,748	43,162	-	-	-	-	401,910
Total revenues	27,153,581	5,617,050	1,639,949	1,673,760	1,116,010	1,010,728	38,211,078
EXPENDITURES							
Current							
General government	4,388,867	612,965	-	-	-	-	5,001,832
Municipal court	213,810	-	-	-	-	-	213,810
Community development	621,520	404,000	-	-	-	-	1,025,520
Public works	4,235,978	181,212	-	-	-	-	4,417,190
Arts and cultural services	-	-	2,496,989	-	-	-	2,496,989
Police	5,224,048	1,259,338	-	-	-	-	6,483,386
Debt service							
Bond principal	-	-	-	915,000	600,000	1,005,000	2,520,000
Bond interest	-	-	-	499,206	420,213	4,664	924,083
Paying agent fees	-	-	-	200	200	-	400
Capital outlay	9,444,153	2,118,916	-	-	-	-	11,563,069
Total expenditures	24,128,376	4,576,431	2,496,989	1,414,406	1,020,413	1,009,664	34,646,279
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	3,025,206	1,040,619	(857,041)	259,354	95,597	1,064	3,564,799
OTHER FINANCING SOURCES (USES)							
Transfers in	1,260,832	-	857,041	-	-	-	2,117,873
Transfers (out)	(857,041)	(1,086,744)	-	(173,024)	-	(1,064)	(2,117,873)
Total other financing sources (uses)	403,791	(1,086,744)	857,041	(173,024)	-	(1,064)	-
NET CHANGE IN FUND BALANCES	3,428,997	(46,125)	-	86,330	95,597	-	3,564,799
FUND BALANCES - BEGINNING OF YEAR	14,447,335	98,726	-	568,947	682,980	923,000	16,720,988
FUND BALANCES - END OF YEAR	$ 17,876,332	$ 52,601	$ -	$ 655,277	$ 778,577	$ 923,000	$ 20,285,787

These financial statements should be read only in connection with
the accompanying Notes to Financial Statements.

CITY OF LONE TREE
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2014

Amounts reported for governmental activities in the statement of activities are different because:	
Net change in fund balances - Total governmental funds	$ 3,564,799
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	2,801,699
Prior year CIP that has been expensed	(669)
Depreciation expense	(5,036,232)
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	
Bond principal	2,520,000
Bond premium, net	25,306
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the funds.	
Compensated absences - Change in liability	(9,013)
Accrued interest on bonds - Change in liability	4,412
Changes in net position of governmental activities	$ 3,870,302

These financial statements should be read only in connection with the accompanying Notes to Financial Statements.

NOTE 1 - DEFINITION OF REPORTING ENTITY

The City of Lone Tree, Colorado (City) was incorporated by general election on November 7, 1995. The citizenry voted to become a home rule city on May 5, 1998, under the provisions of Article XX of the Constitution of the State of Colorado. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: building, permitting, planning and zoning, public works (including trash service), public safety (police and animal control) and general government activities including administration, finance, communications, cultural, recreation and municipal court.

The City follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

As required by generally accepted accounting principles (GAAP), these financial statements present the City (the primary government) and its component units.

The City is financially accountable for the Lone Tree Building Authority (Building Authority) registered with the State of Colorado as a nonprofit corporation on November 16, 2006 and is in good standing with the State as of December 31, 2014. The Building Authority is being presented as a blended component unit of the City because the purpose of the Building Authority is to provide an exclusive benefit to the City, as well as the Building Authority’s debt outstanding is expected to be repaid entirely by revenues of the City. The Building Authority is governed by a Board of Directors consisting of three members. The initial Board was established by City Council. Any future changes to Board members will be decided by a majority vote of existing members.

NOTE 1 - DEFINITION OF REPORTING ENTITY (CONTINUED)

The City organized the Park Meadows Business Improvement District (PMBID) in October 2006 for the purpose of providing public improvements within the boundaries of the operations area of the PMBID as defined by Ordinance approved by City Council. The PMBID will receive a portion of the sales taxes generated by the Park Meadows Mall (see Note 11) for the purpose of funding such improvements. The PMBID is comprised of five board members appointed by City Council. The PMBID is required to submit an annual operating plan and budget for City Council approval. Due to the fact that the PMBID's governing body is appointed by City Council along with its fiscal dependence of receiving funds from the City, the PMBID is considered to be a component unit of the City but does not meet the definition of an integral part of the primary government. Therefore, the PMBID is included and presented as a discretely presented component unit of the City.

None of the component units included in the reporting entity issue their own annual financial statements.

The following services are provided to residents of the City, by the following entities, which are not component units of the City:

Water and sewer services are provided by Southgate Water and Sanitation District and Northern Douglas County Water Sanitation District.
Fire protection services are provided by South Metro Fire Rescue Authority.
Parks and recreation services are provided by South Suburban Park and Recreation District.
Street construction and landscaping maintenance of right of way are partially provided by Park Meadows Metropolitan District (PMMD).
Rampart Range Metropolitan Districts 1-9 (RRMD) provide financing for water, sewer, streets, parks and storm drainage in the areas within RRMD, in the City (see Note 11).
Heritage Hills Metropolitan District (HHMD) provided financing for public infrastructure within HHMD, in the City, and currently provides certain landscaping maintenance.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the City are described as follows:

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements report all of the activities of the primary government and its component units except for the fiduciary activities. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by sales taxes and intergovernmental revenues. Likewise, the primary

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

government is reported separately from the legally separate component units for which the primary government is financially accountable.

The statement of net position reports all financial and capital resources of the primary government and its component units. The difference between the assets and deferred outflows and liabilities and deferred inflows of the City is reported as net position.

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

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for property, equipment and infrastructure are shown as increases in assets, and redemption of bonds are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within a reasonable period (typically within 60 days) following the end of the current fiscal period. The major sources of revenue susceptible to accrual are sales, use, lodging and admissions taxes. All other revenue items are considered to be measurable and available only when cash is received by the City. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The City reports the following major governmental funds:

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

The Special Revenue Fund - RidgeGate is used to account for revenues and expenditures related to the RidgeGate development pursuant to the annexation agreement (see Note 11). Revenues generated in the RidgeGate development area including taxes and fees are recorded in this fund (see Note 20).

The Special Revenue Fund – Cultural and Community Services is used to account for revenues and expenditures related to the operations of the Lone Tree Arts Center, as well as other City sponsored events and cultural services. Revenue reported in this fund include all sales at the Lone Tree Arts Center, which include ticket sales and related fees, rental fees, concessions, donations, and grants.

The Debt Service Fund - Arts and Cultural Facilities is used to account for the resources accumulated and payments made for principal and interest on long-term debt related to arts and cultural facilities improvements.

The Debt Service Fund - Park and Recreation Improvements is used to account for the resources accumulated and payments made for the principal and interest on long-term debt related to park and recreational improvements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the City Council holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The City Council can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting, unless otherwise indicated. Budgets for all governmental funds are adopted on a basis consistent with GAAP. Unused appropriations lapse at the end of each fiscal year.

During the year ended December 31, 2014, supplementary appropriations approved by the City modified the appropriation from $5,001,725 to $5,873,145 in the Special Revenue Fund - RidgeGate.

Pooled Cash and Investments

The City follows the practice of pooling cash and investments of all funds to maximize interest earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Investments are carried at fair value.

Interfund Balances

The City reports interfund balances that are representative of lending/borrowing arrangements between funds in the fund financial statements as due to/from other funds. The interfund balances have been eliminated in the government-wide statements.

Capital Assets

Capital assets, which include property, equipment and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Buildings and building improvements	3 - 50 years
Equipment	3 - 15 years
Vehicles	5 years
Infrastructure	10 - 50 years
Intangibles	40 years

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Compensated Absences

The City has a policy that allows employees to accumulate unused vacation benefits up to certain maximum hours based on years of service. Compensated absences are accrued when incurred in the government-wide financial statements. The City's General Fund is used to liquidate compensated absences of the governmental activities.

Accounts Receivable

No allowance of doubtful accounts have been provided. Bad debts are expensed when deemed uncollectible. Management has evaluated the accounts and believes they are all collectible.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

- *Restricted fund balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

- *Committed fund balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, City Council. The constraint may be removed or changed only through formal action of City Council. City Council will either pass an ordinance or resolution as the highest level of decision making dependent on the subject matter.

- *Assigned fund balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the City Council to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed. City Council has approved an Intergovernmental Agreement with Douglas County for an emergency disaster management reserve, entered into multiple agreements with private-public entities to operate a free shuttle service between certain employers and the light rail station, as well as setting requirements as part of the site improvement application process for park fees in lieu of land dedication. Additionally, City Council has adopted a Council Adopted Policy to assign fund balance. CAP #12-02, the Capital Reserve Policy, establishes reserves for future capital replacement and project needs.

- *Unassigned fund balance* – The residual portion of fund balance that does not meet any of the criteria described above.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the City's policy to use the most restrictive classification first.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2014 are classified in the accompanying financial statements as follows:

	Primary Government	Component Unit
Statement of net position:		
Cash and investments	$ 14,879,062	$ 4,669,007
Cash and investments - Restricted	6,332,042	1,503,329
Total cash and investments	$ 21,211,104	$ 6,172,336

Cash and investments as of December 31, 2014 consist of the following:

	Primary Government	Component Unit
Deposits with financial institutions	$ 17,699,838	$ 3,894,641
Investments	3,511,266	2,277,695
Total cash and investments	$ 21,211,104	$ 6,172,336

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2014, the City's cash deposits had a bank balance of $18,120,606 and a carrying balance of $17,699,838. None of the City's deposits are subject to custodial risk since they are deposited in certified eligible public depositories under the PDPA.

At December 31, 2014, the PMBID's cash deposits had a bank balance of $3,926,417 and a carrying balance of $3,894,641.

Investments

The City has adopted a formal investment policy to establish parameters and guidelines for the efficient management of the City's funds and for the purchase and sale of investments. The City will consolidate the balances from all funds, except those held in trusts or special funds that have a designated purpose, to maximize investment earnings. The City's primary objectives, in priority order, are: a) Safety of Principal, b) Liquidity, and c) Return on Investments. Pursuant to the City's investment policy, investments will have a duration of no longer than five years. Additionally, the City follows state statutes regarding investments.

The City generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the City is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Colorado Revised Statutes limit investment maturities to five years or less unless formally approved by the City Council. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2014, the City had the following investments:

Investment	Maturity	Primary Government	Component Unit
Colorado Liquid Asset Trust (Colotrust)	Weighted average under 60 days	$ 3,511,266	$ -
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	-	2,277,695
		$ 3,511,266	$ 2,277,695

COLOTRUST

The City invested in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals.

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

The custodian's internal records segregate investments owned by the Trust. Colotrust is rated AAAm by Standard & Poor's.

CSAFE

The PMBID invested in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The trust is similar to a money market fund, with each share valued at $1.00. CSAFE may invest in U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAm by Standard & Poor's.

NOTE 4 - FUND BALANCE

The specific purposes for each fund balance classification on the balance sheet are detailed in the table below:

	General Fund	Special Revenue Fund - RidgeGate	Special Revenue Fund - Arts Center	Debt Service Fund - Arts & Cultural Facilities	Debt Service Fund - Park & Recreation Improvements	Nonmajor Fund Building Authority Debt Service	Total
Fund Balances							
Nonspendable:							
Prepaid items	$ 401,104	$ -	$ 46,674	$ -	$ -	$ -	$ 447,778
	401,104	-	46,674	-	-	-	447,778
Restricted for:							
Emergency reserve (TABOR)	786,476	-	-	-	-	-	786,476
Conservation Trust	172,649	-	-	-	-	-	172,649
Park and recreation improvements							
Series 2008A bonds	934,909	-	-	-	-	-	934,909
COPS expense account	974	-	-	-	-	-	974
Brick Fence Replacement Reserve	986,200	-	-	-	-	-	986,200
Emergency maintenance and repair	-	52,601	-	-	-	-	52,601
Walk & Wheel grant	11,140	-	-	-	-	-	11,140
Debt service	-	-	-	655,277	778,577	923,000	2,356,854
	2,892,348	52,601	-	655,277	778,577	923,000	5,301,803
Committed to:	-	-	-	-	-	-	-
Assigned to:							
Emergency disaster management - County	99,273	-	-	-	-	-	99,273
Capital replacement	7,256,000	-	-	-	-	-	7,256,000
Park fee in lieu of land dedication	74,194	-	-	-	-	-	74,194
Lone Tree Link	425,812						425,812
Subsequent year's expenditures	3,004,955	-	-	-	-	-	3,004,955
	10,860,234	-	-	-	-	-	10,860,234
Unassigned	3,722,646	-	(46,674)	-	-	-	3,675,972
Total Fund Balance	$ 17,876,332	$ 52,601	$ -	$ 655,277	$ 778,577	$ 923,000	$ 20,285,787

NOTE 4- FUND BALANCE (CONTINUED)

Nonspendable

The nonspendable fund balance for prepaid items represents payments to vendors that are applicable to a future accounting period and are, therefore, nonspendable resources and unavailable for appropriation.

Restricted

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 19).

Conservation Trust reserve represents funds received from the State of Colorado from lottery proceeds that are restricted by the State Constitution to be spent for parks, recreation and open space purposes.

Park and recreation improvements represents unspent bond proceeds received from the 2008A Park and Recreation Improvements bond issuance. These funds are to be used exclusively for park and recreational improvements.

Funds available in the Certificates of Participation (COPS) expense account at the end of the year are restricted for payment of letter of credit fees.

The brick fence replacement reserve represents funds received by the City as part of a litigation settlement. These funds are to be used exclusively for capital repairs related to the brick fences throughout the City as a requirement of the settlement.

The emergency maintenance and repair reserve has been provided for as required by the Annexation Agreement with the developer of RidgeGate (see Note 11) for emergency maintenance and repairs of capital improvements.

Kaiser Permanente Colorado awarded the City a Walk and Wheel Grant to help design safer, healthier and more accessible transportation options. These funds must be used to create a safe environment that fosters access to a variety of healthy ways to commute. City awarded funds are being used for a City-wide study on bike lanes.

The debt service restricted balance represents funds to be used for future payment of bond

NOTE 4- FUND BALANCE (CONTINUED)

principal, interest and costs related to the 2008A Park and Recreation Improvement Bonds and 2009 Arts and Cultural Facilities Bonds. Additionally, a debt service reserve held by the trustee pursuant to the 2007 Certificates of Participation is included in this balance.

Assigned

The emergency disaster management reserve has been provided for pursuant to an intergovernmental agreement with Douglas County estimated at 0.02% of the City's assessed value.

Capital replacement represents funds accumulated for future replacement of capital improvements and/or for capital projects.

Park fee in lieu of land dedication represents funds received on development projects that are pledged for future park and recreation projects pursuant to development site improvement applications.

Lone Tree Link funds are related to a public-private partnership the City has formed with institutions, businesses and organizations along the Park Meadows Drive corridor to provide a circulator shuttle bus service between businesses and the light rail station. These funds are assigned to pay for the operations of this service, which is free to riders (see Note 10).

Subsequent year's expenditures represents the amount appropriated for use in the budget for the year ending December 31, 2015.

Unassigned

Included in the unassigned amount in the General Fund is the City's working reserve or stabilization fund. This amount was established by City Council in CAP #11-01 to mitigate current and future risks such as revenue shortfalls and unanticipated expenditures as well as to ensure stable tax rates.

NOTE 5 - INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2014 are as follows:

Fund	Receivables	Payables
General	$ 512,820	$ -
Special Revenue Fund - RidgeGate	-	386,630
Special Revenue Fund – Cultural / Community Services	-	126,190
	$ 512,820	$ 512,820

NOTE 5 - INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

The outstanding balances between funds is a result of expenditures being in excess of revenues in the Special Revenue Fund - RidgeGate in 2011 pursuant to the Annexation Agreement (see Note 11). As of December 31, 2014, this amount was still outstanding. Additionally, the balance due in the Special Revenue Fund – Cultural and Community Services is a result of timing of receipt of revenues. This payable will be cleared in early 2015 with unearned and other revenues.

The following schedule summarizes the City's transfers for the year ended December 31, 2014:

Transfers Out	Transfers in General Fund	Transfers in Special Revenue Fund - Cultural & Community Services
Building Authority - Debt Service	$ 1,064	$ -
Special Revenue Fund - RidgeGate	1,086,744	-
Debt Service Fund – Arts / Cultural Facilities	173,024	-
General Fund	-	857,041
	$ 1,260,832	$ 857,041

The transfer of $1,064 from the Building Authority - Debt Service Fund to the General Fund represents interest earned on the Reserve account related to the 2007 Certificates of Participation that are to be used to pay letter of credit fees.

The transfer of $1,086,744 from the Special Revenue Fund - RidgeGate to the General Fund represents the amount due to the General Fund at year end pursuant to the Annexation Agreement (see Note 11).

The transfer of $173,024 from the Debt Service Fund – Arts and Cultural Facilities represents excess revenue not required for bond payments that was transferred to the General Fund and used to pay for costs related to capital purchases for the Lone Tree Arts Center.

The transfer of $857,041 from the General Fund represents the subsidy needed from the General Fund to cover the operational costs of the Lone Tree Arts Center in excess of revenues generated by the Lone Tree Arts Center.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2014 follows:

	Balance at December 31, 2013	Increases	Decreases	Balance at December 31, 2014
Primary Government				
Capital assets, not being depreciated:				
Land	$ 23,790,227	$ 68,571	$ -	$ 23,858,798
Construction in progress	327,672	245,450	(573,122)	-
Total capital assets, not being depreciated	24,117,899	314,021	(573,122)	23,858,798
Capital assets, being depreciated:				
Buildings and building improvements	39,257,289	56,156	-	39,313,445
Equipment	2,461,832	450,043	-	2,911,875
Vehicles	1,574,673	200,080	-	1,774,753
Infrastructure	94,739,824	2,353,852	-	97,093,676
Intangibles	1,500,000	-	-	1,500,000
Total capital assets, being depreciated	139,533,618	3,060,131	-	142,593,749
Less accumlated depreciation for:				
Buildings and building improvements	(4,078,855)	(973,422)	-	(5,052,277)
Equipment	(1,530,845)	(321,630)	-	(1,852,475)
Vehicles	(1,220,384)	(168,615)	-	(1,388,999)
Infrastructure	(51,461,729)	(3,535,065)	-	(54,996,794)
Intangibles	(356,250)	(37,500)	-	(393,750)
Total accumulated depreciation	(58,648,063)	(5,036,232)	-	(63,684,295)
Total captial assets, being depreciated, net	80,885,555	(1,976,101)	-	78,909,454
Capital assets, net	$ 105,003,454	$ (1,662,080)	$ (573,122)	$ 102,768,252

During 2014, the City spent a total of $66,250 in capital outlay initiatives that are not being depreciated on the City's record (e.g., capital assets owned by other entities).

	Balance at December 31, 2013	Increases	Decreases	Balance at December 31, 2014
Component Unit:				
Capital assets, being depreciated:				
Infrastructure	$ 15,333,351	$ 772,547	$ -	$ 16,105,899
Total capital assets, being depreciated	15,533,351	772,547	-	16,105,899
Less accumulated depreciation for:				
Infrastructure	(2,522,918)	(511,112)	-	(3,034,031)
Total accumulated depreciation	(2,522,918)	(511,112)	-	(3,034,031)
Total capital assets, being depreciated, net	12,810,433	261,435	-	13,071,868
Capital assets, net	$ 12,810,433	$ 261,435	$ -	$ 13,071,868

NOTE 6 - CAPITAL ASSETS (CONTINUED)

Depreciation expense for 2014 was charged to the following functions/programs:

	Governmental Activities	Component Unit
General government	$ 436,993	$ 511,112
Municipal court	7,236	-
Community development	26,446	-
Public works	3,554,851	-
Police department	413,354	-
Arts and cultural	597,352	-
Total depreciation expense	$ 5,036,232	$ 511,112

NOTE 7 - LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the City's long-term obligations for the year ended December 31, 2014:

	Balance at December 31, 2013	Additions	Reductions	Balance at December 31, 2014	Due Within One Year
Governmental Activities					
Certificates of Participation - Series 2007	$ 2,295,000	$ -	$ 1,005,000	$ 1,290,000	$ 1,070,000
Sales and Use Tax Revenue Bonds - Series 2008A	8,550,000	-	600,000	7,950,000	645,000
Unamortized premium on Series 2008A Bonds	25,269	-	4,076	21,193	-
Sales and Use Tax Revenue Bonds- Series 2009	13,025,000	-	915,000	12,110,000	985,000
Unamortized premium on Series 2009 Bonds	135,066	-	21,230	113,836	-
Compensated absences	635,023	145,453	136,440	644,036	483,027
	$ 24,665,358	$ 145,453	$ 2,681,746	$ 22,129,065	$ 3,183,027

NOTE 7 - LONG-TERM OBLIGATIONS (CONTINUED)

	Balance at December 31, 2013	Additions	Reductions	Balance at December 31, 2014	Due Within One Year
Component Unit					
Shared Sales Tax Revenue Bonds - Series 2007	$ 14,650,000	$ -	$ 470,000	$ 14,180,000	$ 490,000
Unamortized discount on Series 2007 Bonds	(234,864)	-	13,048	(221,816)	-
	$ 14,415,136	$ -	$ 483,048	$ 13,958,184	$ 490,000

Authorized Debt

On May 6, 2008, a majority of the qualified electors of the City authorized the issuance of indebtedness in an amount not to exceed $18,500,000 and $12,500,000, for sales and use tax revenue bonds for funding capital improvements for cultural facilities and park and recreation, respectively. The voters also authorized a temporary sales and use tax rate increase of .1875% for arts and cultural facilities and .125% for park and recreation improvements effective July 1, 2008 through December 31, 2023 or until the full payment of such debt if occurring earlier. At December 31, 2014, the City had authorized but unissued bond indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized 2008	Amount Used Series 2008A	Amount Used Series 2009	Remaining Authorization
Arts and cultural facilities	$ 18,500,000	$ -	$ 16,880,000	$ 1,620,000
Park and recreation improvements	12,500,000	11,000,000	-	1,500,000
	$ 31,000,000	$ 11,000,000	$ 16,880,000	$ 3,120,000

In the future, the City may issue a potion or all of the remaining authorized but unissued bond indebtedness for purposes of providing public improvements.

Additionally, the PMBID held an election on November 7, 2006 where eligible voters of the PMBID authorized the issuance of $135,000,000 of indebtedness payable from ad valorem property taxes or other legally available revenues of the PMBID for capital expenditures related to street, park and recreation, utility lines, transportation, and television relay improvements. As of December 31, 2014, the PMBID has $118,690,000 in authorized, but unissued indebtedness for capital purposes.

NOTE 7 - LONG-TERM OBLIGATIONS (CONTINUED)

The detail of the City's long-term obligations are as follows:

Series 2007, $9,230,000 Taxable Adjustable Rate Certificates of Participation, dated January 9, 2007 (the 2007 Certificates). On January 9, 2007, the Building Authority issued $9,230,000 in Taxable Adjustable Rate Certificates of Participation representing assignments of the right to receive certain revenues pursuant to a lease purchase agreement entered between the Building Authority and the City on January 1, 2007. The proceeds of the 2007 Certificates were used by the Authority to purchase an office building, the land upon which it is located and certain equipment for lease to the City for use as City offices, to finance the costs of remodeling and other improvements, to pay capitalized interest, to fund a debt service reserve fund, and to pay the costs of issuing the 2007 Certificates.

The 2007 Certificates are secured by an irrevocable letter of credit issued by Wells Fargo Bank, National Association with an expiration date of January 12, 2015. The Certificates mature on December 1, 2017 and initially will bear interest at a monthly rate with monthly interest payments due the first business day beginning on February 1, 2007. As of December 31, 2014, the interest rate was 0.18%. The 2007 Certificates are subject to annual mandatory redemption beginning December 1, 2008. While in the monthly mode, the Certificates are subject to redemption prior to maturity, at the option of the City, on any rate change date, without redemption premium. The 2007 Certificates were paid off in full with an early redemption on January 2, 2015.

The City is responsible for scheduled lease payments due under the 2007 Certificates along with certain annual recurring costs including letter of credit fees and remarketing fees. Lease payments, along with associated recurring costs, are subject to annual appropriation by City Council.

Series 2008A, $11,000,000 Sales and Use Tax Revenue Bonds, dated November 19, 2008 (2008A Bonds). On November 19, 2008, the City issued $11,000,000 in Sales and Use Tax Revenue Bonds for park and recreation projects. The proceeds of the 2008A Bonds were used to acquire and develop park and recreation facilities within the City and pay for the costs of issuing the 2008A Bonds. The 2008A Bonds are due annually in various amounts beginning December 1, 2010 through December 1, 2023 with interest from 3.50% to 5.25%, payable semiannually on June 1 and December 1.

The 2008A Bonds maturing on or before December 1, 2018 are not subject to redemption prior to maturity. The 2008A Bonds maturing on or after December 1, 2019 are subject to redemption prior to maturity at the option of the City with no redemption premium. The principal and interest on the 2008A Bonds is payable solely from and secured by an irrevocable pledge of the 2008A pledged revenues which primarily consist of the revenues derived from the City's recreation sales and use tax imposed at a rate equal to 0.125%. The recreation sales tax went into effect on July 1, 2008 and will end on December 1, 2023, or after full payment of the 2008A

NOTE 7 - LONG-TERM OBLIGATIONS (CONTINUED)

Bonds, whichever occurs first.

Series 2009, $16,880,000 Sales and Use Tax Revenue Bonds, dated August 11, 2009 (2009 Bonds). On August 11, 2009, the City issued $16,880,000 in Sales and Use Tax Revenue Bonds for arts and cultural facilities projects. The proceeds of the 2009 Bonds will be used to design and construct the Lone Tree Arts Center and pay for the costs of issuing the 2009 Bonds. The 2009 Bonds are due annually in various amounts beginning December 1, 2009 through December 1, 2023 with interest from 2.50% to 4.25%, payable semiannually on June 1 and December 1.

The 2009 Bonds maturing on or before December 1, 2019 are not subject to redemption prior to maturity. The 2009 Bonds maturing on or after December 1, 2020 are subject to redemption prior to maturity at the option of the City with no redemption premium. The principal and interest on the 2009 Bonds is payable solely from and secured by an irrevocable pledge of the 2009 pledged revenues which primarily consist of the revenues derived from the City's cultural sales and use tax imposed at a rate equal to 0.1875%. The cultural sales tax went into effect on July 1, 2008 and will end on December 1, 2023, or after full payment of the 2009 Bonds, whichever occurs first.

Series 2007, $16,310,000 Shared Sales Tax Revenue Bonds, dated June 20, 2007 (2007 Bonds). On June 20, 2007, the PMBID issued $16,310,000 in Shared Sales Tax Revenue Bonds for capital improvement projects. The proceeds of the 2007 Bonds were used to develop an addition to the Park Meadows Mall, provide capitalized interest for payment of a portion of the interest on the 2007 Bonds, fund a reserve account and pay for the costs of issuing the 2007 Bonds. The 2007 Bonds are due annually in various amounts beginning December 1, 2010 through December 1, 2031, with interest from 5.00% to 5.35%, payable semiannually on June 1 and December 1.

The 2007 Bonds are subject to a mandatory sinking fund redemption beginning on December 1, 2010. The 2007 Bonds maturing on or after December 1, 2017 are subject to redemption prior to maturity at the option of the PMBID with no redemption premium. The principal and interest on the 2007 Bonds is payable solely from and secured by an irrevocable pledge of the 2007 pledged revenues, which primarily consist of the revenues derived from the PMBID's shared sales tax with the City imposed at a rate equal to 1.8125%. The City is required to pledge 50% of the taxes collected in the PMBID area pursuant to the annexation agreement (see Note 11); however, the City is not ultimately responsible for the payment of the bonds.

NOTE 7 - LONG-TERM OBLIGATIONS (CONTINUED)

Annual debt service requirements to maturity are as follows:

Year Ended December 31,	Governmental Activities: Certificates of Participation and Sales and Use Tax Revenue Bonds		
	Principal	Interest	Total
2015	$ 2,700,000	$ 868,791	$ 3,568,791
2016	1,975,000	805,827	2,780,827
2017	1,890,000	735,719	2,625,719
2018	2,030,000	658,656	2,688,656
2019	2,195,000	569,406	2,764,406
2020-2023	10,560,000	1,225,771	11,785,771
	$ 21,350,000	$ 4,864,170	26,214,170

	Component Unit		
	Principal	Interest	Total
2015	$ 490,000	$ 749,595	$ 1,239,595
2016	515,000	725,095	1,240,095
2017	540,000	699,345	1,239,345
2018	570,000	672,345	1,242,345
2019	600,000	642,135	1,242,135
2020-2024	3,505,000	2,699,225	6,204,225
2025-2029	4,540,000	1,666,307	6,206,307
2030-2031	3,420,000	309,230	3,729,230
	$ 14,180,000	$ 8,163,277	$ 22,343,277

NOTE 8 - NET POSITION

The City has net position consisting of three components - net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds and capital leases that are attributable to the acquisition, construction, or improvements of those assets. As of December 31, 2014, the City had net investment in capital assets of $81,283,223 calculated as follows:

Primary Government	Governmental Activities
Net investment in capital assets:	
Capital assets, net	$ 102,768,252
Current portion of long-term obligations	(2,700,000)
Noncurrent portion of long-term obligations	(18,650,000)
Premium (net of accumulated amortization)	(135,029)
Net investment in capital assets	$ 81,283,223

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The City had restricted net position of $3,370,714 as of December 31, 2014 as follows:

Primary Government	Governmental Activities
Restricted net position:	
Emergency reserve (see Note 19)	$ 786,476
Conservation Trust	172,649
Brick Fence Replacement	986,200
Emergency Maintenance & Repair (see Note 11)	52,601
Walk and Wheel Grant	11,140
Debt service (see Note 7)	1,361,648
	$ 3,370,714

The unrestricted component of net position as of December 31, 2014 totaled $16,198,831.

NOTE 9 - CONTRACTUAL OBLIGATIONS

The City has entered into sales shareback agreements with several entities. The terms of the agreements and remaining amounts committed are detailed as follows:

	Maximum Reimbursement	Agreement Termination Date	Amount Paid as of December 31, 2014	Remaining Amount Committed
Retailer A	$ 750,000	September 30, 2021	$ 300,000	$ 450,000
Service Provider A	200,000	N/A	200,000	-
Retailer B	7,200,000	May 17, 2027	3,136,436	4,063,564
Service Provider B	N/A	February 7, 2022	-	Unknown
Service Provider C	N/A	May 21, 2018	732	Unknown
	$ 8,150,000		$ 3,637,168	$ 4,413,564

Retailer A is to be paid, at a minimum, in ten equal installments of $75,000 beginning in 2011 on condition that Retailer A leases and continually occupies and conducts retail operations at the current location within the City. The payments made pursuant to the agreement are subject to annual appropriation.

Service Provider A shall be paid up to $200,000 (in one lump sum) of rebated sales and use taxes associated with the sales and use taxes paid in relation to the expansion and renovation of the service provider's facility. The payment is subject to annual appropriation and is due at the time the service provider obtains a certificate of occupancy on the facilities expansion.

Retailer B is to be paid a total of $7,200,000. $2,200,000 will be due from the City upon the issuance of a certificate of occupancy. Additionally, once Retailer B opens, the City will remit an amount equal to 65% of the revenues collected by the City from taxable transactions occurring on the property during the first three years of the revenue sharing period and 50% during the remainder of the revenue sharing period. The revenue sharing period will be fifteen years from the effective date of May 17, 2012 or until the revenue cap of $5,000,000 is achieved. Furthermore, the City also agrees to rebate 100% of any and all applicable use taxes collected on building and construction materials used for construction of the site improvements and public improvements at the time the initial certificate of occupancy is issued by the City. Such use tax rebates will not be credited against the revenue cap but shall be in addition thereto.

NOTE 9 - CONTRACTUAL OBLIGATIONS (CONTINUED)

Service Provider B shall be reimbursed 100% of all sales and use tax payments imposed or collected by the City on building and construction materials purchased for use in construction or imposed or collected on machinery, equipment, furniture, fixtures, supplies and all other tangible person property or taxable services purchased for use on the property for 10 years effective from February 7, 2012 to February 7, 2022. Service Provider B does hold charitable organization status therefore estimated reimbursements pursuant to this agreement are anticipated to be limited.

Service Provider C shall be reimbursed 75% of all sales and use tax payments imposed or collected by the City on building and construction materials and building permit and review fees purchased for use in construction or imposed or collected on furniture, fixtures, and equipment for use on the property for 5 years effective from May 21, 2013 to May 21, 2018. Additionally, the City agrees to apply the State of Colorado's definition of "taxable software" when determining sales and use taxes under the Municipal Code. Service Provider C shall provide an accounts payable listing by project number to verify, to the sole reasonable satisfaction of the City, that the building permit fees, review fees, sales taxes, and use taxes paid by Lessee were for expenditures directly associated with the Property.

NOTE 10 - INTERGOVERNMENTAL AGREEMENTS

Dispatch Services

The City has entered into an intergovernmental agreement with the Town of Parker to provide dispatch services within the City's boundaries commencing January 1, 2006. The City paid $449,082 in 2014 associated with costs under the agreement. Total dispatch services costs of $554,000 are estimated for 2015.

Crime Analysis, Crime Scene Investigation and Evidence Storage

The City has entered into an intergovernmental agreement with the Town of Parker to provide services related to crime analysis, crime scene investigation and evidence storage beginning on January 1, 2011 through December 31, 2011 automatically renewing for five subsequent one year terms unless terminated by either party. The City paid the following amounts related to these services during 2014:

Crime analysis	$ 5,184
Crime scene investigation	9,440
Evidence storage	45,199
	$ 59,823

Total services are estimated at $94,100 for 2015.

NOTE 10 - INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

Street Improvements

The City has entered into intergovernmental agreements with Douglas County (the County) and/or Park Meadows Metropolitan District for the design and construction of certain street improvements. Total expenditures amounted to $0 in 2014. For 2015, the main projects are improvements to Parkway Drive, Yosemite Street, and County Line Road. The City's share of the 2015 improvements are estimated at $1,480,000 of the approximate total cost of $2,500,000.

The Rampart Range Metro District (RRMD) is in the process of constructing additional streets to be maintained by the City in accordance with the Annexation Agreement entered into by the City and related Developer (see Note 11).

Lone Tree Link Shuttle Service

During 2014, the City entered into multiple agreements as part of a public-private partnership related to the Lone Tree Shuttle Bus Project or the Lone Tree Link (Link). This project was initiated because Park Meadows Drive is a major travel corridor in the City, connecting the Lincoln Light Rail Station with major institutions and businesses that provide work for thousands of employees. This service gives residents, visitors, shoppers and employees the ability to access these institutions and businesses by means of a shuttle bus service and provides better transportation to jobs and amenities throughout the corridor and reduces the dependency on the single occupant automobile, facilitates the movement of traffic and minimizes traffic congestion in the shuttle area. The private businesses consisting of Kaiser Permanente, Sky Ridge Medical Center, Charles Schwab, Lone Tree Restaurant Investment, LLC, GC Net Lease Investors, LLC and BGP Parkridge, LLC, entered into license agreements to allow the Link access to their properties. Additionally, Kaiser Permanente, Sky Ridge Medical Center and Charles Schwab are funding partners contributing $100,000, $100,000 and $125,000, respectively, for the 2014-2015 operation year which runs from September 2014 to August 2015. Additionally, two intergovernmental agreements were entered into with the Southeast Public Improvement Metropolitan District (SPIMD) and the OmniPark Metropolitan District which include funding support of $100,000 each for the 2014-2015 operation year. The City also contributed $250,000 for the first year and is responsible for overseeing the operations of the Link. The continuance of the service will be evaluated each year annually, along with additional funding needs.

NOTE 11 - COMMITMENTS

RidgeGate

During 2000, City voters approved the annexation of approximately 3,500 acres identified as RidgeGate. The City has entered into an agreement with the Developer to reimburse certain revenues for public infrastructure improvements. Net revenues collected within the annexed

NOTE 11 – COMMITMENTS (CONTINUED)

property are to be allocated 60% to an entity designated by the developer, RRMD No. 1, with the remaining 40% to the City. The term of the revenue shareback agreement commences on a date yet to be specified by the Developer, but no later than August 2020, and extends twenty years from such date. The Developer gave notice to the City to begin the shareback agreement on January 1, 2013. Prior to the commencement of the revenue shareback, any excess revenue is required to be transferred to the General Fund to be used at the discretion of City Council. Deductions from gross revenues include all direct costs paid by the City, an allocation of administrative and overhead costs associated with the services for which the direct costs were paid, plus 15% of direct and administrative costs less fees collected allocable to the services or activities for which the direct costs were paid, restricted for emergency maintenance and repairs. The City will continue to accrue required reserves on an annual basis until such time the emergency maintenance and repair reserve funds total and are maintained at $500,000. The agreement requires the Developer to provide funds to the City to cover any deficit of costs plus the 15% emergency reserve. The financial activity related to this agreement is accounted for in the Special Revenue Fund - RidgeGate. As of December 31, 2014, an outstanding shortfall totaling $386,630 relating to 2011 is due from the Developer. This amount is reflected in the fund financial statements as an amount due from the Special Revenue Fund - RidgeGate to the General Fund. A total of $52,601 has been accumulated toward the emergency maintenance and repair reserve. In 2014, the amount paid to the Developer pursuant to the Shareback Agreement totaled $1,335,984.

On December 16, 2014, City Council approved the First Amendment to the RidgeGate West Side Annexation and Development Agreement effective January 1, 2015 (see Note 20).

Park Meadows Mall

During 2006, City Council approved the annexation of the retail shopping property identified as Park Meadows Town Center effective January 1, 2007. The City entered into an agreement with the owner and organized a business improvement district named the Park Meadows Business Improvement District (PMBID). Pursuant to the agreement, commencing January 1, 2007 and continuing for twenty-five years from the commencement date, the City will distribute 50% of sales tax collections received from the annexed property to the PMBID. The term of the agreement will automatically be extended for an additional five year period if the sales tax collected in 2027 is more than the sales tax collections in the first full sales tax collection year (referred to as the base year) which begins after the first to occur: i) annexation by the City of all of the anchor retail stores and substantial completion of the “Lifestyle Extension” or ii) December 31, 2009.

NOTE 12 - STATE FIRE AND POLICE PENSION PLAN (FPPA Defined Benefit Plan)

The City contributes to the Statewide Defined Benefit Plan, a cost-sharing multiple-employer defined benefit pension plan administered by the Colorado Fire and Police Pension Association (FPPA). The Statewide Defined Benefit Plan provides retirement benefits for members and beneficiaries. Death and disability coverage is provided for members hired prior to January 1, 1997 through the Statewide Death and Disability Plan, which is also administered by FPPA. This is a noncontributory plan. All full-time, paid police officers of the City are members of the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. Colorado Statutes assign the authority to establish benefit provisions to the state legislature. FPPA issues a publicly available annual financial report that includes financial statements and required supplementary information for both the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. That report may be obtained by calling FPPA at 303-770-3772 in the Denver Metro area and 1-800-332-FPPA (3772) from outside the metro area.

The contribution requirements of plan members and the City are established by statute. The contribution rate to the Statewide Defined Benefit Plan for both plan members and the City is 8.0% of covered salary. The contribution rate to the Statewide Death and Disability Plan for the City is 2.6% of covered salary. Member contributions to the Statewide Death and Disability Plan are not required. The City contributed 100% of the required amounts for the FPPA Defined Benefit Plan and other post retirement employee benefit plans in 2012, 2013 and 2014. Information regarding pension plan contributions from the City is as follows:

	2014	2013	2012
Statewide Defined Benefit Plan	$ 293,433	$ 271,334	$ 256,661
Statewide Death and Disability	$ 95,378	$ 88,194	$ 83,425

FPPA has a deferred compensation plan created in accordance with Internal Revenue Code Section 457. Participation in the plan is optional for all members. The plan allows the members to defer a portion of their salary until future years.

NOTE 13 - PUBLIC EMPLOYEES' RETIREMENT ASSOCIATION OF COLORADO

The City contributes to the Local Government Division Trust Fund (Trust), a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees' Retirement Association of Colorado (PERA). The Trust provides retirement and disability, annual increases, and death benefits for member or their beneficiaries. All civilian employees of the City are members of the Trust.

The City also contributes to the Health Care Trust Fund (Health Fund), a cost-sharing multiple-employer healthcare trust administered by PERA. The Health Fund provides a health care premium subsidy to PERA participating benefit recipients and their eligible beneficiaries.

NOTE 13 - PUBLIC EMPLOYEES' RETIREMENT ASSOCIATION OF COLORADO (CONTINUED)

Colorado Revised Statutes assign the authority to establish Trust and Health Fund benefit provisions to the State Legislature. PERA issues a publicly available annual financial report that includes financial statements and required supplementary information for the Trust and Health Fund. That report may be obtained online at www.copera.org or by writing to PERA at 1301 Pennsylvania Street, Denver, Colorado 80203 or by calling PERA at 1-800-759-PERA (7372).

Plan members and the City are required to contribute to the Trust at rates set by Colorado Statutes. A portion of the City's contribution (1.02% of covered salary) is allocated for the Health Fund. Member contributions to the Health Fund are not required.

The contribution rate for members and the City's contributions to the Trust and Health Fund, which equaled the City's required contributions for each year was as follows:

	2014	2013	2012
Contribution Rate of Covered Salary			
Members	8.00%	8.00%	8.00%
Trust	12.68%	12.68%	12.68%
Health Plan	1.02%	1.02%	1.02%
Contributions			
Trust	$ 362,287	$ 331,251	$ 296,587
Health Plan	$ 29,163	$ 26,665	$ 23,858

Additionally, Trust members of the City may voluntarily contribute to the Voluntary Investment Program (VIP), an Internal Revenue Code Section 401(K) defined contribution plan administered by PERA. Plan participation is voluntary and contributions are separate from others made to PERA. State statutes have assigned the State Legislature the authority to establish VIP plan provisions.

The VIP is funded by voluntary member contributions of up to a maximum limit set by the IRS.

NOTE 14 - DEFERRED COMPENSATION PLAN - ASSETS IN TRUST

The City has a deferred compensation plan created in accordance with Internal Revenue Code Section 457. This plan is administered by International City/County Management Association. Participation in the plan is optional for all civilian employees. The plan allows the employees to defer a portion of their salary until future years.

NOTE 15 - MAJOR TAXPAYERS

For the year ending December 31, 2014, approximately 17% of the City's sales tax revenue was received from three retailers and of those three retailers, one retailer constituted approximately 7% of the total sales tax revenue.

NOTE 16 - CONTINGENCIES

The City has been named in various pending or threatened litigation, claims or assessments. The ultimate outcome/resolution of these matters is not known at this time. The City is monitoring the progress of these matters and has referred various matters to the City Attorney's office for consultation and representation. Claims are insured to $5,000,000 and representation provided by Colorado Intergovernmental Risk Sharing Agency.

NOTE 17 - RELATED PARTY

The Developer of the property which constitutes the Park Meadows Business Improvement District (PMBID) is Park Meadows Mall, LLC. The members of the Board of Directors of the PMBID are employees, owners or are otherwise associated with the Developer and its affiliates and may have conflicts of interest in dealing with the District. Additionally, two lease agreements have been entered into between the PMBID and the Park Meadows Mall, LLC where the PMBID pays a monthly lease amount to Park Meadows Mall, LLC related to the Lone Tree police substation as well as rent for the common area lease and the ground lease for the Vista's area of the mall. Pursuant to these agreements, the annual lease amounts can increase by 4% each year. Total amounts paid by the PMBID to the Park Meadows Mall, LLC for lease payments in 2014 totaled $511,788.

NOTE 18 - RISK MANAGEMENT

The City is exposed to various risks of loss related to torts, thefts of damage to, or destruction of assets; errors or omissions; injuries to employees or acts of God.

The City is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA). CIRSA is a joint self insurance pool created by intergovernmental agreement to provide property, liability and workers' compensation coverage to its members. CIRSA is governed by a seven member Board elected by and from its members.

Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and that amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it

NOTE 18 - RISK MANAGEMENT (CONTINUED)

is not legally required to do so.

Settled claims have not exceeded insurance coverage in the last three years.

NOTE 19 - TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue. The City voters approved an election question in 1996 and 1999 to remove limits on the amount of revenue the City is allowed to collect, spend and retain.

On May 6, 2008, City voters approved a sales and use tax increase of .1875% for arts and cultural facilities and approved related sales and use taxes be increased by $2,650,000 in the first full fiscal year (2010) and by whatever additional amounts are raised annually thereafter. Additionally, City voters approved a sales and use tax increase of .125% for park and recreation improvements and approved related sales and use taxes be increased by $1,750,000 in the first full fiscal year (2010) and by whatever additional amounts are raised annually thereafter.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The City's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

NOTE 20 – SUBSEQUENT EVENTS

First Amendment to the Annexation and Development Agreement

On December 16, 2014, the City Council approved the First Amendment to the Annexation and Development Agreement (Amendment) between the City and RidgeGate Investments, Inc. (RidgeGate) which is effective January 1, 2015. Simultaneously with the execution of this Amendment, RidgeGate, the City and Rampart Range Metropolitan District No. 1 (the District) entered into an agreement (the West Side Agreement) regarding dedication, acceptance and

NOTE 20 – SUBSEQUENT EVENTS (CONTINUED)

maintenance of public improvements on the portion of the property located on the west side of I-25, and the sharing of sales tax revenues generated from transactions occurring within the west side property. This amendment replaces the 2001 Annexation Agreement and 2001 Sales Tax Sharing Agreement (the 2001 Agreements) for the west side of the property only. The 2001 Agreements are still in place for the property east of I-25. The two significant changes in the Amendment include the acceptance of streets and sales tax sharing.

Concurrent with the execution of the Amendment, the District dedicated to the City for perpetual ownership, repair, replacement, operation and maintenance, all streets, sidewalks, street and pedestrian lighting, safety protection and all appurtenant facilities as detailed in Exhibit A of the Amendment. The City will maintain these assets to the same standard as elsewhere in the City. Additionally, the City agreed that it would also accept all streets, sidewalks, street and pedestrian lighting, and all appurtenant facilities constructed or installed in the future on the west side property in accordance with the subdivision improvement standards and procedures adopted by the City at such time of dedication. The District remains responsible for maintenance, operations, repair and replacement of all other public improvements constructed, retained and owned by the District which may include but are not limited to certain park and recreation, drainage, and parking facilities. In order to offset costs incurred by the City in connection with the City's maintenance and operation of the improvements accepted by the City during 2015 through 2019, the District will make five annual payments of $250,000 each on or before July 1 of each such five years, subject to annual appropriation. Additionally, Rampart Range Metropolitan District Nos. 2 and 7 also agree commencing in the tax collection year 2024, to impose an additional operational mill levy in the amount of one (1) mill that will be paid to the City and used by the City for maintenance and repair of the existing and future street and sidewalk improvements.

Pursuant to the Amendment, during the period commencing on January 1, 2014 and ending on December 31, 2032, all sales tax, lodging tax, admissions tax or use tax collected by the City on taxable transactions occurring within the west side property, without deduction whatsoever other than the deduction of all amounts that the City is required to rebate to Cabela's Wholesale pursuant to the existing Cabela's Incentive Agreement and Cabela's MOU, shall be shared between the City and the District as follows:

- 45% to the District from January 1, 2014 to December 31, 2018
- 25% to the District from January 1, 2019 to December 31, 2023
- 15% to the District from January 1, 2024 to December 31, 2028
- 10% to the District from January 1, 2029 to December 31, 2032

The first payment shall be made no later than July 31, 2015 for the fiscal year 2014, together with payment for the first calendar quarter of 2015. Thereafter, the City shall make payment to the District in each calendar quarter within sixty (60) days after the end of each calendar quarter.

NOTE 20 – SUBSEQUENT EVENTS (CONTINUED)

Southeast Light Rail Extension Project

During 2015, the City will be entering into multiple agreements related to the funding of the southeast light rail extension project which will add three additional stops, approximately 2.3 miles of additional trackage, and associated infrastructure. The master agreement will be between the City and the Regional Transportation District (RTD), which assumes a local match from the City totaling a $25 million cash contribution. The City will also be entering into cost sharing agreements with Douglas County, the Denver South Transportation Management Authority (TMA), and the Rampart Range Metropolitan District (RRMD). Contributions from each entity are planned as follows:

- City - $7,335,000
- Douglas County - $7,335,000
- RRMD - $7,335,000
- TMA - $2,995,000

The City's local match to RTD is not contingent upon payment from the other entities, however the City plans to execute agreements with the other entities in 2015, prior to finalizing the master agreement with RTD later in the year. On February 24, 2015, the City and Douglas County entered into an intergovernmental agreement where the County agrees to pay the City $7,335,000. This amount will be paid in three installments, $1,730,000 by December 1, 2015, $3,160,000 by March 1, 2016 and $2,445,000 by December 1, 2017. The other agreements will be entered into before the end of 2015 and construction is planned to begin in early 2016.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
REVENUES			
TAXES			
Sales tax	$ 18,178,000	$ 18,156,709	$ (21,291)
Use tax - Retail	286,250	277,362	(8,888)
Use tax - Building materials	166,000	159,480	(6,520)
Lodging tax	622,000	719,759	97,759
Admissions tax	330,000	503,914	173,914
	19,582,250	19,817,224	234,974
FRANCHISE FEES			
Electric and gas	678,300	701,488	23,188
Cable television	187,200	196,281	9,081
	865,500	897,769	32,269
INTERGOVERNMENTAL			
Highway Users Tax (HUTF)	227,585	231,210	3,625
Conservation Trust Fund	63,000	57,280	(5,720)
Cigarette tax	203,000	196,839	(6,161)
County Road and Bridge shareback	1,074,200	1,083,245	9,045
Douglas County shareback - Transportation	2,280,000	2,129,017	(150,983)
Motor vehicle registration fees	39,000	43,150	4,150
Regional improvements contribution - RRMD	104,400	101,656	(2,744)
Reimbursable costs	710,400	938,772	228,372
Grants	18,000	113,185	95,185
	4,719,585	4,894,354	174,769

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
LICENSES, FEES AND CHARGES			
Sales, use tax and business license fees	23,500	22,320	(1,180)
Liquor license fees	12,000	13,589	1,589
Building permit fees	349,000	291,015	(57,985)
Planning fees	19,080	18,731	(349)
Engineering fees	40,000	27,881	(12,119)
Other	36,000	39,200	3,200
	479,580	412,736	(66,844)
FINES AND FORFEITURES			
Court fees	73,400	71,630	(1,770)
Vehicle violation and other fines	535,000	422,071	(112,929)
Victims assistance surcharge fees	43,900	46,603	2,703
	652,300	540,304	(111,996)
OTHER			
Net investment income	20,000	9,879	(10,121)
Tenant rental income	232,000	222,567	(9,433)
Police Department fees	25,000	39,673	14,673
Other	243,000	319,076	76,076
	520,000	591,195	71,195
Total revenues	26,819,215	27,153,581	334,366

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
EXPENDITURES			
GENERAL GOVERNMENT			
City Council stipend and expenditures	107,600	85,443	22,157
City Clerk - Elections	20,000	18,645	1,355
City Clerk - Publications	10,000	8,015	1,985
City Clerk - Salaries and benefits	90,762	90,232	530
City Clerk - Records retention	13,500	2,282	11,218
City Clerk - Charter revision	20,000	-	20,000
City administration - Salaries and benefits	1,050,643	949,038	101,605
Dues and membership	100,095	111,636	(11,541)
Accounting and financial services	471,352	355,752	115,600
Human resources	271,724	265,203	6,521
Information technology	394,720	387,409	7,311
Legal	673,200	626,242	46,958
Audit	27,600	27,935	(335)
Consulting	45,000	14,841	30,159
Insurance	311,100	313,212	(2,112)
City office	341,380	322,525	18,855
Civic Center - Maintenance and utilities	139,983	110,300	29,683
Arts Center - Maintenance and utilities	282,776	349,756	(66,980)
Park restroom maintenance	8,315	8,807	(492)
Community support	54,000	46,716	7,284
Community garden	3,000	-	3,000
Youth initiatives	19,800	19,800	-
Community education programs	1,000	1,025	(25)
Housing partnership	35,000	35,000	-
Communications and newsletter	68,000	70,018	(2,018)
Economic development	278,000	135,551	142,449
Miscellaneous	50,066	33,484	16,582
	4,888,616	4,388,867	499,749

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
MUNICIPAL COURT			
Municipal judge	26,500	25,361	1,139
Legal	36,000	36,000	-
Administration	137,575	135,764	1,811
Office and software	2,000	3,241	(1,241)
Victims assistance surcharge	20,000	13,444	6,556
	222,075	213,810	8,265
COMMUNITY DEVELOPMENT			
Salaries and benefits	621,068	497,790	123,278
Contract services	1,500	2,347	(847)
Field supplies	3,875	4,304	(429)
Planning Commission	2,500	2,184	316
Document scanning	6,500	6,725	(225)
Plan review and other inspections	25,000	19,240	5,760
Elevator inspection	41,760	58,835	(17,075)
Engineering	50,000	22,873	27,127
Sustainability program	3,000	-	3,000
Miscellaneous	11,980	7,222	4,758
	767,183	621,520	145,663
PUBLIC WORKS			
Public Works Department	520,000	616,066	(96,066)
Street lighting	360,000	385,916	(25,916)
Street maintenance	650,000	577,512	72,488
Drainage maintenance	90,000	77,162	12,838
Street and sidewalk sweeping	50,000	25,915	24,085
Traffic signal energy cost and maintenance	130,000	123,781	6,219
Signal timing	9,500	-	9,500
Snow removal	885,000	1,126,488	(241,488)
Landscaping maintenance	100,000	76,473	23,527
Trash and recycling program	580,000	507,076	72,924
Household hazardous program	7,500	4,506	2,994
Engineering	310,000	264,910	45,090

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
PUBLIC WORKS (continued)			
Fence maintenance	20,000	-	20,000
Geographic Information System (GIS)	140,000	146,327	(6,327)
Website mapper	5,000	5,000	-
Materials and equipment	14,000	10,010	3,990
EPA Phase 2 drainage	110,000	55,954	54,046
State mandated noxious weeds control	20,000	22,207	(2,207)
Signage and striping	120,000	119,295	705
Accident repairs	20,000	4,732	15,268
Public works facility operations and equipment	40,000	41,689	(1,689)
Software and support	16,000	9,311	6,689
Street amenities	5,000	-	5,000
Mutt mitts contract	12,000	10,338	1,662
Habitat control	2,500	-	2,500
Holiday lighting and decorations	35,000	23,589	11,411
Miscellaneous	3,000	1,721	1,279
	4,254,500	4,235,978	18,522
POLICE			
Salaries and benefits	4,256,111	4,129,413	126,698
Office and administration	175,642	141,240	34,402
Uniforms and equipment	54,710	42,089	12,621
Vehicles and equipment	465,195	415,811	49,384
General equipment	107,714	14,393	93,321
Dispatch	581,936	360,130	221,806
Training	101,583	50,496	51,087
Community outreach and miscellaneous	109,680	70,476	39,204
	5,852,571	5,224,048	628,523

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
CAPITAL OUTLAY			
Software packages	75,110	76,496	(1,386)
Overlay/reconstruction projects	1,100,000	1,213,325	(113,325)
Traffic signalization	121,000	58,892	62,108
Pedestrian lights	-	205,645	(205,645)
Monumentation and signage	80,000	65,287	14,713
City office building	17,600	13,744	3,856
City office building - Capital leases	1,136,962	1,009,664	127,298
City office building - LOC and remarketing fees	31,000	29,633	1,367
Lincoln Avenue panel replacement	295,000	472,942	(177,942)
Entertainment District improvements	590,000	2,059	587,941
Park Meadows Dr. Median Improvements	-	3,230	(3,230)
Park Meadows Dr. regional pond upgrade	30,000	-	30,000
Landscaping and signage at Park Meadows Center Dr. and County Line	60,000	31,250	28,750
Transportation study	50,000	-	50,000
Landscape improvements	55,000	45,704	9,296
County Line improvements	60,000	-	60,000
Yosemite landscaped medians	85,000	115	84,885
C-470 Coalition - Douglas County	500,000	-	500,000
Storm sewer improvements	-	39,805	(39,805)
Brick fence	750,000	-	750,000
Park Meadows Dr. medians W Acres Green	150,000	9,136	140,864
Parkway Dr. crossing Willow Creek	50,000	36,761	13,239
Light rail extension	3,000,000	-	3,000,000
Lone Tree link	500,000	249,414	250,586
Walk and wheel study	-	88,859	(88,859)
Public art projects	225,000	12,461	212,539
Arts Center improvements	173,500	173,024	476
Schweiger Ranch preservation	75,000	75,000	-
Retail retention	75,000	75,000	-

(Continued)

CITY OF LONE TREE
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
Service provider shareback	10,000	-	10,000
Annexation shareback	27,188	-	27,188
Reimbursement of sales taxes to BID	5,160,000	5,242,599	(82,599)
Reimbursement of property taxes to PMMD	196,000	209,962	(13,962)
Park and recreation	253,500	4,146	249,354
	14,931,860	9,444,153	5,487,707
Total expenditures	30,916,805	24,128,376	6,788,429
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(4,097,590)	3,025,206	7,122,796
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(120,139)	403,791	523,930
Total other financing sources (uses)	(120,139)	403,791	523,930
NET CHANGE IN FUND BALANCES	(4,217,729)	3,428,997	7,646,726
FUND BALANCES - BEGINNING OF YEAR	13,852,033	14,447,335	595,302
FUND BALANCES - END OF YEAR	$ 9,634,304	$ 17,876,332	$ 8,242,028

CITY OF LONE TREE
SPECIAL REVENUE FUND - RIDGEGATE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
REVENUES				
Sales tax	$ 1,818,000	$ 2,139,000	$ 2,091,237	$ (47,763)
Use tax - Retail	687,000	450,000	449,228	(772)
Use tax - Building materials	965,000	904,000	822,879	(81,121)
Lodging tax	158,100	190,000	188,433	(1,567)
Franchise fees	114,950	138,000	136,224	(1,776)
Highway Users Tax (HUTF)	84,175	97,000	96,933	(67)
Building permit fees	963,000	1,700,000	1,633,562	(66,438)
Planning fees	20,000	12,500	11,015	(1,485)
Engineering fees	110,000	75,000	66,899	(8,101)
Schweiger Ranch grants and contributions	75,000	75,000	75,000	-
Other	6,500	46,520	45,640	(880)
Total revenues	5,001,725	5,827,020	5,617,050	(209,970)
EXPENDITURES				
City administration	203,554	200,000	187,729	12,271
Legal	20,000	35,000	34,024	976
Administration and overhead costs	220,000	195,000	193,611	1,389
Insurance	76,900	85,000	83,817	1,183
Audit	5,000	5,000	5,000	-
Engineering	300,000	220,000	216,953	3,047
Community development	208,024	190,000	187,047	2,953
Consulting	35,000	35,000	33,784	1,216
Police	1,556,317	1,300,000	1,259,338	40,662
Street lighting	5,000	5,500	4,911	589
Snow removal	125,000	177,250	176,301	949
Schweiger Ranch preservation	75,000	75,000	75,000	-
Retail shareback	480,675	582,924	582,924	-
Service provider shareback	200,000	200,000	200,000	-
Developer revenue shareback	865,870	1,335,984	1,335,984	-
Contingency	5,000	144,743	8	144,735
Total expenditures	4,381,340	4,786,401	4,576,431	209,970

(Continued)

CITY OF LONE TREE
SPECIAL REVENUE FUND - RIDGEGATE
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014
(Continued)

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	620,385	1,040,619	1,040,619	-
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(620,385)	(1,086,744)	(1,086,744)	-
Total other financing sources (uses)	(620,385)	(1,086,744)	(1,086,744)	-
NET CHANGE IN FUND BALANCES	-	(46,125)	(46,125)	-
FUND BALANCES - BEGINNING OF YEAR	52,601	98,726	98,726	-
FUND BALANCES - END OF YEAR	$ 52,601	$ 52,601	$ 52,601	$ -

CITY OF LONE TREE
SPECIAL REVENUE FUND - CULTURAL AND COMMUNITY SERVICES
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
REVENUES			
Ticket sales and handling fees	$ 1,102,250	$ 1,004,587	$ (97,663)
Rental fees	195,500	195,886	386
Concessions and catering	67,500	81,653	14,153
Tuition and entry fees	15,000	10,941	(4,059)
Individual, corporate and foundation contributions	205,000	150,223	(54,777)
Government grants	124,250	156,019	31,769
Miscellaneous	54,070	40,640	(13,430)
Total revenues	1,763,570	1,639,949	(123,621)
EXPENDITURES			
Administration	122,830	157,867	(35,037)
Programming	1,608,456	1,613,731	(5,275)
Marketing	394,733	377,719	17,014
Education	49,550	5,772	43,778
Miscellaneous	22,500	18,476	4,024
Development	123,825	25,526	98,299
Annual events	215,500	237,871	(22,371)
Arts and cultural events	121,200	55,095	66,105
Recreational activities and support	19,000	4,932	14,068
Total expenditures	2,677,594	2,496,989	180,605
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(914,025)	(857,041)	56,984
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	914,025	857,041	(56,984)
Total other financing sources (uses)	914,025	857,041	(56,984)
NET CHANGE IN FUND BALANCES	-	-	-
FUND BALANCES - BEGINNING OF YEAR	-	-	-
FUND BALANCES - END OF YEAR	$ -	$ -	$ -

CITY OF LONE TREE
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2014

NOTE 1 - BUDGETS

Pursuant to State law, budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The City's General Fund, Special Revenue Fund - RidgeGate, and Special Revenue Fund – Cultural and Community Services prepare annual budgets that are legally adopted.

COMBINING AND INDIVIDUAL FUND

FINANCIAL STATEMENTS AND SCHEDULES

DEBT SERVICE FUNDS

CITY OF LONE TREE
DEBT SERVICE FUND - ARTS AND CULTURAL FACILITIES
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
REVENUES			
Sales tax	$ 1,640,000	$ 1,632,014	$ (7,986)
Use tax - Retail	22,800	25,443	2,643
Use tax - Building materials	18,900	15,984	(2,916)
Net investment income	600	319	(281)
Total revenues	1,682,300	1,673,760	(8,540)
EXPENDITURES			
Bond interest	499,206	499,206	-
Bond principal	915,000	915,000	-
Paying agent fees	200	200	-
Contingency	5,594	-	5,594
Total expenditures	1,420,000	1,414,406	5,594
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	262,300	259,354	(2,946)
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(173,500)	(173,024)	476
Total other financing sources (uses)	(173,500)	(173,024)	476
NET CHANGE IN FUND BALANCES	88,800	86,330	(2,470)
FUND BALANCES - BEGINNING OF YEAR	548,162	568,947	20,785
FUND BALANCES - END OF YEAR	$ 636,962	$ 655,277	$ 18,315

CITY OF LONE TREE
DEBT SERVICE FUND - PARK AND RECREATION IMPROVEMENTS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts		
	Original and Final	Actual Amounts	Variance with Final Budget
REVENUES			
Sales tax	$ 1,094,000	$ 1,088,009	$ (5,991)
Use tax - Retail	15,300	16,962	1,662
Use tax - Building materials	12,500	10,666	(1,834)
Net investment income	800	373	(427)
Total revenues	1,122,600	1,116,010	(6,590)
EXPENDITURES			
Bond interest	420,213	420,213	-
Bond principal	600,000	600,000	-
Paying agent fees	200	200	-
Contingency	4,587	-	4,587
Total expenditures	1,025,000	1,020,413	4,587
NET CHANGE IN FUND BALANCES	97,600	95,597	(2,003)
FUND BALANCES - BEGINNING OF YEAR	680,648	682,980	2,332
FUND BALANCES - END OF YEAR	$ 778,248	$ 778,577	$ 329

THIS PAGE LEFT BLANK INTENTIONALLY

COMBINING AND INDIVIDUAL FUND

FINANCIAL STATEMENTS AND SCHEDULES

COMPONENT UNIT

CITY OF LONE TREE
PARK MEADOWS BUSINESS IMPROVEMENT DISTRICT
BALANCE SHEET
December 31, 2014

	General	Debt Service	Total Component Unit
ASSETS			
Cash and investments	$ 4,669,007	$ -	$ 4,669,007
Cash and investments - Restricted	165,000	1,338,329	1,503,329
Receivables:			
Intergovernmental	1,328,358	-	1,328,358
Other	523	-	523
Prepaid items	5,199	-	5,199
TOTAL ASSETS	$ 6,168,087	$ 1,338,329	$ 7,506,416
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 205,958	$ -	$ 205,958
Total liabilities	205,958	-	205,958
FUND BALANCES			
Restricted for:			
Emergencies (TABOR)	165,000	-	165,000
Series 2007 Bonds	-	1,338,329	1,338,329
Unassigned	5,797,129	-	5,797,129
Total fund balances	5,962,129	1,338,329	7,300,458
TOTAL LIABILITIES AND FUND BALANCES	$ 6,168,087	$ 1,338,329	$ 7,506,416

CITY OF LONE TREE
RECONCILIATION OF THE BALANCE SHEET - COMPONENT UNIT
TO THE STATEMENT OF NET POSITION
December 31, 2014

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

Total fund balances - Component unit	$ 7,300,458
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	13,071,868
Noncurrent liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	(14,180,000)
Accrued interest on bonds payable	(62,467)
Bond discount (net of amortization)	221,816
Net position of component unit activities	$ 6,351,675

CITY OF LONE TREE
PARK MEADOWS BUSINESS IMPROVEMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
Year Ended December 31, 2014

	General	Debt Service	Total Component Unit
REVENUES			
Intergovernmental revenue	$ 5,452,561	$ -	$ 5,452,561
Net investment income	12,518	2,776	15,294
Other	23,486	-	23,486
Total revenues	5,488,565	2,776	5,491,341
EXPENDITURES			
Current			
Accounting and financial planning	25,400	-	25,400
Engineering	5,999	-	5,999
Insurance	5,803	-	5,803
Legal	6,246	-	6,246
Management	42,000	-	42,000
Operations and maintenance	1,543,431	-	1,543,431
Operations and maintenance - project work	899,135	-	899,135
Park Meadows District payment	209,962	-	209,962
Lease	511,788	-	511,788
Marketing	164,674	-	164,674
Capital replacement	172,781	-	172,781
Public areas, dues and supplies	6,425	-	6,425
Off site storage	30,000	-	30,000
On site staffing	82,800	-	82,800
Contingency	30,643	-	30,643
Debt service			
Bond interest	-	773,095	773,095
Bond principal	-	470,000	470,000
Paying agent fees	-	3,500	3,500
Total expenditures	3,737,087	1,246,595	4,983,682
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,751,478	(1,243,819)	507,659
OTHER FINANCING SOURCES (USES)			
Transfers (out)	(1,241,943)	1,241,943	-
Total other financing sources (uses)	(1,241,943)	1,241,943	-
NET CHANGE IN FUND BALANCES	509,535	(1,876)	507,659
FUND BALANCES - BEGINNING OF YEAR	5,452,594	1,340,205	6,792,799
FUND BALANCES - END OF YEAR	$ 5,962,129	$ 1,338,329	$ 7,300,458

CITY OF LONE TREE
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF THE COMPONENT UNIT TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2013

Amounts reported for component unit activities in the statement of activities are different because:	
Net change in fund balances - Component unit	$ 507,658
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	772,547
Depreciation expense	(511,112)
The issuance of long-term debt (e.g. bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Bond principal	470,000
Accrued interest on bonds - Change in liablity	1,959
Amortization of bond discount	(13,048)
Changes in net position of component unit activities	$ 1,228,004

CITY OF LONE TREE
PARK MEADOWS BUSINESS IMPROVEMENT DISTRICT
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts Original and Final	Actual Amounts	Variance with Original Budget
REVENUES			
Intergovernmental revenue	$ 5,354,757	$ 5,452,561	$ 97,804
Net investment income	1,800	12,518	10,718
Other	-	23,486	23,486
Total revenues	5,356,557	5,488,565	132,008
EXPENDITURES			
Accounting and financial planning	28,000	25,400	2,600
Engineering	4,000	5,999	(1,999)
Insurance	6,000	5,803	197
Legal	14,000	6,246	7,754
Management	42,000	42,000	-
Operations and maintenance	1,425,000	1,543,431	(118,431)
Operations and maintenance - project work	810,000	899,135	(89,135)
Park Meadows District payment	196,000	209,962	(13,962)
Lease	510,000	511,788	(1,788)
Marketing	135,000	164,674	(29,674)
Capital replacement	400,000	172,781	227,219
Public areas, dues and supplies	6,000	6,425	(425)
Off site storage	30,000	30,000	-
On site staffing	84,000	82,800	1,200
Emergency reserve	150,000	-	150,000
Contingency	60,000	30,643	29,357
Total expenditures	3,900,000	3,737,087	162,913
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,456,557	1,751,478	294,921
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	(1,244,000)	(1,241,943)	2,057
Total other financing sources (uses)	(1,244,000)	(1,241,943)	2,057
NET CHANGE IN FUND BALANCES	212,557	509,535	296,978
FUND BALANCES - BEGINNING OF YEAR	5,073,991	5,452,594	378,603
FUND BALANCES - END OF YEAR	$ 5,286,548	$ 5,962,129	$ 675,581

CITY OF LONE TREE
PARK MEADOWS BUSINESS IMPROVEMENT DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2014

	Budget Amounts Original and Final	Actual Amounts	Variance with Final Budget
REVENUES			
Net investment income	$ 3,000	$ 2,776	$ (224)
Total revenues	3,000	2,776	(224)
EXPENDITURES			
Bond interest	773,095	773,095	-
Bond principal	470,000	470,000	-
Paying agent fees	3,500	3,500	-
Total expenditures	1,246,595	1,246,595	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,243,595)	(1,243,819)	(224)
OTHER FINANCING SOURCES (USES)			
Transfers in (out)	1,244,000	1,241,943	(2,057)
Total other financing sources (uses)	1,244,000	1,241,943	(2,057)
NET CHANGE IN FUND BALANCES	405	(1,876)	(2,281)
FUND BALANCES - BEGINNING OF YEAR	1,342,422	1,340,205	(2,217)
FUND BALANCES - END OF YEAR	$ 1,342,827	$ 1,338,329	$ (4,498)

THIS PAGE LEFT BLANK INTENTIONALLY

OTHER SUPPLEMENTARY INFORMATION

CITY OF LONE TREE
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2014

	$9,230,000 Taxable Adjustable Rate Certificates of Participation Series 2007, Dated January 9, 2007 Monthly Rate Mode Assumed at 0.18% Principal Due December 1		$11,000,000 Sales and Use Tax Revenue Bonds Series 2008A, Dated November 19, 2008 Interest Rate at 3.50% to 5.25% Interest Payable June 1 and December 1 Principal Due December 1	
	Principal	**Interest**	**Principal**	**Interest**
2015	$ 1,070,000	$ 2,322	$ 645,000	$ 394,713
2016	220,000	396	695,000	365,687
2017	-	-	750,000	332,675
2018	-	-	805,000	295,175
2019	-	-	870,000	254,925
2020	-	-	940,000	209,250
2021	-	-	1,005,000	162,250
2022	-	-	1,080,000	112,000
2023	-	-	1,160,000	58,000
	$ 1,290,000	$ 2,718	$ 7,950,000	$ 2,184,675

$16,880,000 Sales and Use Tax Revenue Bonds Series 2009, Dated August 11, 2009
Interest Rate at 2.50% to 4.25%
Interest Payable June 1 and December 1

Principal Due December 1		Total		
Principal	**Interest**	**Principal**	**Interest**	**Total**
$ 985,000	$ 471,756	$ 2,700,000	$ 868,791	$ 3,568,791
1,060,000	439,744	1,975,000	805,827	2,780,827
1,140,000	403,044	1,890,000	735,719	2,625,719
1,225,000	363,481	2,030,000	658,656	2,688,656
1,325,000	314,481	2,195,000	569,406	2,764,406
1,425,000	261,481	2,365,000	470,731	2,835,731
1,535,000	204,481	2,540,000	366,731	2,906,731
1,645,000	143,081	2,725,000	255,081	2,980,081
1,770,000	75,228	2,930,000	133,228	3,063,228
$ 12,110,000	$ 2,676,777	$ 21,350,000	$ 4,864,170	$ 26,214,170

The public report burden for this information collection is estimated to average 380 hours annually.

LOCAL HIGHWAY FINANCE REPORT	City or County: City of Lone Tree YEAR ENDING : December 2014
This Information From The Records Of The City of Lone Tree:	Prepared By: Heather Lunde Phone: 720-509-1287

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	3,236,699
3. Other local imposts (from page 2)	3,496,238
4. Miscellaneous local receipts (from page 2)	422,071
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	0
7. Total (1 through 6)	7,155,008
B. Private Contributions	
C. Receipts from State government (from page 2)	371,293
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	7,526,301

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	2,022,206
2. Maintenance:	685,320
3. Road and street services:	
a. Traffic control operations	514,609
b. Snow and ice removal	1,208,947
c. Other	
d. Total (a. through c.)	1,723,556
4. General administration & miscellaneous	177,695
5. Highway law enforcement and safety	2,917,524
6. Total (1 through 5)	7,526,301
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	0
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total disbursements (A.6 + B.3 + C + D)	7,526,301

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				0
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
0	7,526,301	7,526,301	-	-

Notes and Comments:

FORM FHWA-536 (Rev. 1-05) PREVIOUS EDITIONS OBSOLETE (Next Page)

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado
	YEAR ENDING (mm/yy): December 2014

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

Prepared By: Heather Lunde

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalities	422,071
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	3,496,238	g. Other Misc. Receipts	
6. Total (1. through 5.)	3,496,238	h. Other	
c. Total (a. + b.)	3,496,238	i. Total (a. through h.)	422,071
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes	328,143	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	43,150	d. Federal Transit Admin	
d. Other (Specify)		e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal - Proj #IM 0252-391	
f. Total (a. through e.)	43,150	g. Total (a. through f.)	
4. Total (1. + 2. + 3.f)	371,293	3. Total (1. + 2.g)	
			(Carry forward to page 1)

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs	0	145,387	145,387
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements	0	1,698,632	1,698,632
(3). System Preservation		178,187	178,187
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	1,876,819	1,876,819
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	2,022,206	2,022,206
			(Carry forward to page 1)

Notes and Comments:

FORM FHWA-536 (Rev.1-05) PREVIOUS EDITIONS OBSOLETE

85

THIS PAGE LEFT BLANK INTENTIONALLY

STATISTICAL SECTION

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.

Page

Financial Trends

These schedules contain trend information that may assist the reader in understanding how the City's financial performance and well-being have changed over time.

Net Position by Component (Table 1) 86
Changes in Net Position (Table 2) 87
Fund Balances, Governmental Funds (Table 3) 88
Changes in Fund Balances, Governmental Funds (Table 4) 89

Revenue Capacity

These schedules contain information that may assist the reader in assessing the viability of the City's most significant "own-source" revenue source, sales taxes. The City does not assess a property tax levy, therefore, schedules containing information on principal property tax payers or property tax levies and collections are not included.

Direct and Overlapping Sales Tax Rates (Table 5) 90
Sales Tax Revenue Payers by Industry (Table 6) 91
Sales Tax Revenue Collections (Table 7) 92

Debt Capacity

These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Assessed Value and Estimated Actual Value of Taxable Property (Table 8) 93
Property Tax Rates - Direct and Overlapping Governments (Table 9) 94
Ratios of Outstanding Debt by Type (Table 10) 95
Revenue Bond Coverage (Table 11 a and b) 96-97
Legal Debt Margin Information (Table 12) 98
General Obligation Debt - Direct and Overlapping Governments (Table 13) 99

Demographic and Economic Information

These schedules offer demographic and economic indicators that may help the reader understand the environment within which the City's financial activities take place.

Demographic and Economic Statistics (Table 14) 100
Principal Employers (Table 15) 101

Operating Information

These schedules contain information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.

Full-time Equivalent City Government Employees by Function/Program (Table 16) 102
Operating Indicators by Function/Program (Table 17) 103
Capital Asset Statistics by Function/Program (Table 18) 104

Sources: Unless otherwise noted, the information in these schedules is derived from the annual financial reports for the relevant year. The City implemented GASB Statement No. 34 in fiscal year 2003; therefore, schedules presenting government-wide information include information beginning in that year.

TABLE 1

CITY OF LONE TREE
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2005	**2006**	**2007**	**2008**	**2009**	**2010**	**2011 (2)**	**2012**	**2013**	**2014**
Governmental activities										
Net investment in capital assets	$ 56,866,549	$ 64,234,257	$ 68,384,053	$ 87,744,552	$ 70,966,849	$ 77,603,966	$ 78,165,476	$ 77,151,840	$ 80,973,119	$ 81,283,223
Restricted	424,984	599,212	13,390,637	5,455,642	1,504,800	1,677,162	1,420,091	2,792,447	3,662,144	3,370,714
Unrestricted	7,035,403	4,603,864	7,234,311	6,321,043	6,932,104	4,326,462	8,024,147	11,167,791	12,347,203	16,198,831
Total governmental activities net position	64,326,936	69,437,333	89,009,001	99,521,237	79,403,753	83,607,590	87,609,714	91,112,078	96,982,466	100,852,768
Total primary government net position (1)	$ 64,326,936	$ 69,437,333	$ 89,009,001	$ 99,521,237	$ 79,403,753	$ 83,607,590	$ 87,609,714	$ 91,112,078	$ 96,982,466	$ 100,852,768

(1) The City does not have any business-type activities, therefore, the total primary government net position is the same as the total governmental activities net position.

(2) Net position restated in 2011 due to implementation of GASB No. 65.

TABLE 2

CITY OF LONE TREE
CHANGES IN NET POSITION
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year									
	2005	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**
Expenses										
Governmental activities:										
General government	$ 4,325,020	$ 4,798,243	$ 9,577,970	$ 10,190,353	$ 32,709,368	$ 11,420,412	$ 10,125,512	$ 11,268,953	$ 14,573,133	$ 13,494,009
Municipal court	210,855	321,935	325,296	323,486	321,754	307,016	209,232	213,778	215,894	217,969
Community development	1,191,597	1,057,460	1,055,420	1,222,472	992,206	1,025,442	1,149,089	1,255,461	1,258,759	1,040,044
Public works	4,763,331	4,835,575	5,462,549	5,338,211	6,252,939	6,198,372	6,550,978	7,369,645	7,286,760	7,972,040
Arts and cultural services	-	-	-	-	236,880	333,933	1,818,095	2,517,149	2,691,473	3,111,362
Police	2,908,469	3,709,861	4,776,865	5,434,635	5,712,367	5,612,579	6,068,066	6,358,721	6,295,772	6,639,856
Interest and related costs on long-term debt	-	-	23,107	531,783	1,080,706	1,314,525	1,193,860	1,059,855	998,465	924,398
Total governmental activities expenses	13,399,272	14,723,074	21,221,207	23,040,940	47,306,220	26,212,279	27,114,832	30,043,562	33,320,256	33,399,678
Total primary government expenses (1)	$ 13,399,272	$ 14,723,074	$ 21,221,207	$ 23,040,940	$ 47,306,220	$ 26,212,279	$ 27,114,832	$ 30,043,562	$ 33,320,256	$ 33,399,678
Program revenues										
Governmental activities:										
Charges for services:										
General government	$ 25,643	$ 6,309	$ 408,938	$ 366,305	$ 354,032	$ 357,534	$ 309,986	$ 318,668	$ 249,904	$ 222,567
Municipal court	186,839	533,594	670,412	981,873	804,553	892,255	729,769	808,569	648,298	540,304
Community development	1,105,941	757,166	944,914	811,150	450,607	709,717	623,245	1,184,333	1,717,190	2,098,603
Arts and cultural services	-	-	-	-	5,275	5,763	666,954	816,591	1,115,051	1,329,312
Police	21,345	18,073	23,421	29,994	23,373	13,211	43,389	26,606	41,845	22,919
Operating grants and contributions	862,382	1,061,738	1,165,374	1,288,521	1,429,822	1,534,227	3,498,072	4,181,941	4,152,656	4,252,466
Capital grants and contributions	679,701	5,867,348	18,577,667	8,847,739	3,346,242	5,022,941	3,070,403	1,823,075	4,292,034	1,069,622
Total governmental activities program revenues	2,881,851	8,244,228	21,790,726	12,325,582	6,413,904	8,535,648	8,941,818	9,159,783	12,216,978	9,535,793
Total primary government revenues (1)	$ 2,881,851	$ 8,244,228	$ 21,790,726	$ 12,325,582	$ 6,413,904	$ 8,535,648	$ 8,941,818	$ 9,159,783	$ 12,216,978	$ 9,535,793
Net (expense) revenue										
Governmental activities	$ (10,517,421)	$ (6,478,846)	$ 569,519	$ (10,715,358)	$ (40,892,316)	$ (17,676,631)	$ (18,173,014)	$ (20,883,779)	$ (21,103,278)	$ (23,863,885)
Total primary government net (expense) revenue (1)	$ (10,517,421)	$ (6,478,846)	$ 569,519	$ (10,715,358)	$ (40,892,316)	$ (17,676,631)	$ (18,173,014)	$ (20,883,779)	$ (21,103,278)	$ (23,863,885)
General revenues										
Sales taxes and Use tax - Retail	$ 8,433,943	$ 9,209,201	$ 15,898,747	$ 18,146,324	$ 18,106,395	$ 18,989,109	$ 20,000,973	$ 21,152,222	$ 22,275,657	$ 23,736,964
Use taxes - Building materials	501,299	319,116	383,087	325,484	421,184	263,530	213,438	955,775	1,934,767	1,009,009
Lodging taxes	264,480	371,056	394,992	442,391	359,703	467,976	526,104	557,841	766,230	908,192
Admission taxes	296,927	408,512	372,078	395,613	399,787	353,922	346,446	333,987	357,294	503,914
Franchise fees	484,378	672,134	655,909	892,587	812,310	873,573	905,892	882,107	973,986	1,033,993
Cigarette taxes	145,652	154,242	171,103	204,192	207,691	205,449	202,963	205,289	202,452	196,839
Investment earnings	207,810	263,116	657,065	500,873	106,905	176,843	35,261	20,903	19,945	14,113
Miscellaneous	101,180	191,866	469,168	320,130	360,857	550,066	236,180	278,019	443,335	331,163
Total governmental activities general revenues	10,435,669	11,589,243	19,002,149	21,227,594	20,774,832	21,880,468	22,467,257	24,386,143	26,973,666	27,734,187
Total primary government general revenues (1)	$ 10,435,669	$ 11,589,243	$ 19,002,149	$ 21,227,594	$ 20,774,832	$ 21,880,468	$ 22,467,257	$ 24,386,143	$ 26,973,666	$ 27,734,187
Change in net position										
Governmental activities	$ (81,752)	$ 5,110,397	$ 19,571,668	$ 10,512,236	$ (20,117,484)	$ 4,203,837	$ 4,294,243	$ 3,502,364	$ 5,870,388	$ 3,870,302
Total primary government change in net position (1)	$ (81,752)	$ 5,110,397	$ 19,571,668	$ 10,512,236	$ (20,117,484)	$ 4,203,837	$ 4,294,243	$ 3,502,364	$ 5,870,388	$ 3,870,302

(1) The City does not have any business-type activities, therefore, the totals for primary government are the same as the totals for governmental activities.

TABLE 3

CITY OF LONE TREE
FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2005	**2006**	**2007**	**2008**	**2009**	**2010**	**2011 (1)**	**2012**	**2013**	**2014**
General Fund										
Reserved	$ 1,188,791	$ 1,444,906	$ 1,078,054	$ 8,388,431	$ 18,833,437	$ 9,818,184	$ -	$ -	$ -	$ -
Unreserved	5,756,765	3,349,728	7,251,437	6,808,682	6,920,966	7,094,480	-	-	-	-
Non-spendable	-	-	-	-	-	-	547,748	249,701	252,530	401,104
Restricted	-	-	-	-	-	-	2,875,620	2,678,432	3,248,713	2,892,348
Assigned	-	-	-	-	-	-	7,700,307	6,376,961	7,062,731	10,860,234
Unassigned	-	-	-	-	-	-	4,304	3,622,017	3,883,361	3,722,646
Total General Fund	$ 6,945,556	$ 4,794,634	$ 8,329,491	$ 15,197,113	$ 25,754,403	$ 16,912,664	$ 11,127,979	$ 12,927,111	$ 14,447,335	$ 17,876,332
All other governmental funds										
Reserved	$ 540,950	$ 566,450	$ 13,707,512	$ 5,770,243	$ 1,889,401	$ 2,099,114	$ -	$ -	$ -	$ -
Unreserved, reported in:										
Special revenue funds	-	-	-	(183,511)	(183,511)	(256,671)	-	-	-	-
Non-spendable	-	-	-	-	-	-	2,872	40,982	43,230	46,674
Restricted	-	-	-	-	-	-	1,678,692	1,970,822	2,273,653	2,409,455
Assigned	-	-	-	-	-	-	-	98,726	-	-
Unassigned, reported in:										
Special revenue funds	-	-	-	-	-	-	(639,810)	(413,581)	(43,230)	(46,674)
Total all other governmental funds	$ 540,950	$ 566,450	$ 13,707,512	$ 5,586,732	$ 1,705,890	$ 1,842,443	$ 1,041,754	$ 1,696,949	$ 2,273,653	$ 2,409,455
Total governmental funds										
Reserved	$ 1,729,741	$ 2,011,356	$ 14,785,566	$ 14,158,674	$ 20,722,838	$ 11,917,298	$ -	$ -	$ -	$ -
Unreserved	5,756,765	3,349,728	7,251,437	6,625,171	6,737,455	6,837,809	-	-	-	-
Non-spendable	-	-	-	-	-	-	550,620	290,683	295,760	447,778
Restricted	-	-	-	-	-	-	4,554,312	4,649,254	5,522,366	5,301,803
Assigned	-	-	-	-	-	-	7,700,307	6,475,687	7,062,731	10,860,234
Unassigned	-	-	-	-	-	-	(635,506)	3,208,436	3,840,131	3,675,972
Total governmental funds	$ 7,486,506	$ 5,361,084	$ 22,037,003	$ 20,783,845	$ 27,460,293	$ 18,755,107	$ 12,169,733	$ 14,624,060	$ 16,720,988	$ 20,285,787

(1) The City implemented GASB Statement No. 54 in fiscal year 2011.

TABLE 4

CITY OF LONE TREE
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year									
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Revenues										
Taxes	$ 9,496,649	$ 10,307,885	$ 17,048,904	$ 19,309,813	$ 19,287,069	$ 20,074,537	$ 21,086,961	$ 22,999,825	$ 25,333,948	$ 26,158,079
Franchise fees	484,378	672,134	655,909	892,587	812,310	873,573	905,892	882,107	973,986	1,033,993
Intergovernmental	1,374,658	5,114,520	19,803,047	8,742,808	4,302,142	5,353,901	5,687,692	5,072,435	7,317,985	5,066,287
Licenses, fees and charges	1,121,202	782,357	962,031	847,900	492,022	750,829	654,029	1,210,895	1,743,385	2,124,212
Fines and forfeitures	186,839	533,594	670,412	981,873	804,553	892,255	729,769	808,570	648,298	540,304
Tenant rental income	-	-	405,068	351,972	354,032	357,534	309,986	318,668	249,904	222,567
Arts and cultural event fees	5,643	51,309	38,870	91,189	59,945	71,263	888,893	1,001,410	1,369,872	1,639,949
Base rentals	-	-	-	1,100,400	910,345	1,876,308	1,863,881	894,392	951,972	1,009,664
Net investment income	175,593	228,983	792,479	500,873	106,905	176,844	35,261	19,595	19,945	14,113
Other	105,764	214,248	551,568	419,438	383,745	579,263	719,707	684,062	1,490,317	401,910
Total revenues	12,950,726	17,905,030	40,928,288	33,238,853	27,513,068	31,006,307	32,882,071	33,891,959	40,099,612	38,211,078
Expenditures										
General government	2,214,443	2,534,278	4,074,338	3,980,604	4,101,494	3,708,958	4,333,473	5,021,784	4,838,096	5,001,832
Municipal court	210,855	333,935	325,296	323,486	305,767	300,165	201,557	213,150	210,387	213,810
Community development	1,191,597	1,057,460	1,055,420	1,233,844	932,784	985,132	1,100,737	1,170,779	1,222,386	1,025,520
Public works	2,533,435	2,980,581	3,209,280	3,020,428	3,445,965	3,162,908	3,406,479	3,655,273	3,959,687	4,417,190
Arts and cultural services	-	-	-	-	1,043,051	9,476,670	11,138,702	1,818,327	2,087,722	2,496,989
Police	2,769,575	3,745,970	4,759,655	5,222,525	5,509,854	5,392,037	5,850,140	6,212,692	6,142,980	6,483,386
Debt service										
Bond principal	-	-	-	820,000	1,945,000	2,935,000	3,025,000	2,175,000	2,340,000	2,520,000
Bond interest	-	-	476,786	357,122	895,978	1,194,539	1,089,712	1,027,973	980,328	924,083
Paying agent fees	-	-	-	-	200	400	400	400	400	400
Capital outlay and other	3,206,868	9,429,543	19,581,594	30,582,778	19,773,678	12,555,684	9,321,245	10,142,254	16,220,698	11,563,069
Total expenditures	12,126,773	20,081,767	33,482,369	45,540,787	37,953,771	39,711,493	39,467,445	31,437,632	38,002,684	34,646,279
Excess of revenues over (under) expenditures	823,953	(2,176,737)	7,445,919	(12,301,934)	(10,440,703)	(8,705,186)	(6,585,374)	2,454,327	2,096,928	3,564,799
Other financing sources (uses)										
Loan for Interchange	-	51,315	-	-	-	-	-	-	-	-
Certificates of participation issue	-	-	9,230,000	-	-	-	-	-	-	-
Revenue bonds issued	-	-	-	11,000,000	16,880,000	-	-	-	-	-
Bond premium	-	-	-	48,776	237,151	-	-	-	-	-
Transfers in	51,315	-	2,706,312	108,679	1,057,429	2,057	1,105,188	1,230,413	1,743,279	2,117,873
Transfers out	(51,315)	-	(2,706,312)	(108,679)	(1,057,429)	(2,057)	(1,105,188)	(1,230,413)	(1,743,279)	(2,117,873)
Total other financing sources (uses)	-	51,315	9,230,000	11,048,776	17,117,151	-	-	-	-	-
Net change in fund balances	$ 823,953	$ (2,125,422)	$ 16,675,919	$ (1,253,158)	$ 6,676,448	$ (8,705,186)	$ (6,585,374)	$ 2,454,327	$ 2,096,928	$ 3,564,799
Debt service as a % of noncapital expenditures	0.0%	0.0%	3.4%	7.9%	10.9%	16.0%	15.0%	11.4%	10.4%	10.8%

TABLE 5

CITY OF LONE TREE
DIRECT AND OVERLAPPING SALES TAX RATES
Last Ten Fiscal Years

Fiscal Year	City Direct Rate (1)	Douglas County	State of Colorado	Regional Transportation District	Scientific and Cultural Facilities District	Football Stadium District (2)	Total Sales Tax Rate
2005	1.50%	1.00%	2.90%	1.00%	0.10%	0.10%	6.60%
2006	1.50%	1.00%	2.90%	1.00%	0.10%	0.10%	6.60%
2007	1.50%	1.00%	2.90%	1.00%	0.10%	0.10%	6.60%
2008	1.8125%	1.00%	2.90%	1.00%	0.10%	0.10%	6.9125%
2009	1.8125%	1.00%	2.90%	1.00%	0.10%	0.10%	6.9125%
2010	1.8125%	1.00%	2.90%	1.00%	0.10%	0.10%	6.9125%
2011	1.8125%	1.00%	2.90%	1.00%	0.10%	0.10%	6.9125%
2012	1.8125%	1.00%	2.90%	1.00%	0.10%	0.00%	6.8125%
2013	1.8125%	1.00%	2.90%	1.00%	0.10%	0.00%	6.8125%
2014	1.8125%	1.00%	2.90%	1.00%	0.10%	0.00%	6.8125%

(1) An increase in the City's sales tax rate may be changed only with the approval of City voters. Pursuant to election results from May 2008, a sales tax increase of 0.3125% was effective as of July 1, 2008.

(2) Certain portions of the City are not subject to the Football Stadium District sales tax. This tax expired on December 31, 2011.

Source: City Budget Office and Douglas County Department of Finance.

TABLE 6

CITY OF LONE TREE
SALES TAX REVENUE PAYERS BY INDUSTRY (1)
Fiscal Year 2014

Industry	Tax Liability	Percentage of Total
Retail	$ 22,644,948	95.40%
Services	500,643	2.10%
Government	1,463	0.01%
Finance, insurance and real estate	3,641	0.02%
Transportation and utilities	586,269	2.47%
Total	$ 23,736,964	100.00%

(1) Due to confidentiality issues, the names of the ten largest sales tax revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's sales tax revenue.

Source: City Sales Tax Department

TABLE 7

CITY OF LONE TREE
SALES TAX REVENUE COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	Sales Tax Revenue Collections
2005	8,433,943
2006	9,209,201
2007	15,898,747
2008	18,146,324
2009	18,106,395
2010	18,989,109
2011	20,000,973
2012	21,152,222
2013	22,275,657
2014	23,736,964

TABLE 8

CITY OF LONE TREE
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
Last Ten Fiscal Years

Levy Year (1)	Collection Year	Assessed Value Residential	Commercial	Other	Personal	Total	Actual Value (2)
2004	2005	99,021,570	140,032,380	10,867,200	22,526,590	272,447,740	1,784,544,955
2005	2006	113,184,500	157,536,370	13,352,410	25,428,510	309,501,790	2,033,689,105
2006	2007	121,572,750	166,526,090	10,711,930	25,269,736	324,080,506	2,163,573,451
2007	2008	135,771,610	233,638,850	14,986,880	33,795,255	418,192,595	2,608,718,587
2008	2009	138,674,500	248,351,230	11,680,930	35,837,000	434,543,660	2,679,945,519
2009	2010	146,195,720	268,470,540	12,728,970	40,052,380	467,447,610	2,833,648,530
2010	2011	148,163,090	269,544,750	12,082,520	37,376,240	467,166,600	2,961,391,802
2011	2012	135,753,590	257,910,790	10,728,780	40,326,810	444,719,970	2,770,833,890
2012	2013	138,412,900	255,941,730	14,018,510	40,277,100	448,650,240	2,669,739,949
2013	2014	147,664,450	283,865,750	19,112,447	45,720,117	496,362,764	2,931,188,630

(1) The City of Lone Tree does not currently levy a property tax. Voter authorization would be required in order to levy a property tax in the future.

(2) Actual value is not intended to represent market value.

Source: Douglas County Assessor's Office

TABLE 9

CITY OF LONE TREE
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
Last Ten Fiscal Years
(Per $1,000 of Assessed Value)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
City of Lone Tree	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Overlapping Mill Levies (1):										
Douglas County	19.774	19.774	19.774	19.774	19.774	19.774	19.774	19.774	19.774	19.774
Douglas County Library District	4.020	4.020	4.044	4.044	4.016	4.034	4.034	4.070	4.029	4.032
Douglas County School District No. Re 1	46.500	46.500	46.500	46.500	46.983	46.890	48.790	48.730	48.277	48.277
Douglas County Soil Conservation District	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Heritage Hills Metropolitan District	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000	40.000
Park Meadows Metropolitan District	6.387	6.387	6.387	6.712	6.387	6.387	6.387	6.387	6.387	6.387
Rampart Range Metropolitan District No. 2	46.000	46.000	46.000	46.000	46.000	46.000	46.000	46.000	46.000	46.000
Rampart Range Metropolitan District No. 7	0.000	0.000	46.000	46.000	46.000	46.000	46.000	46.000	46.000	46.000
Regional Transportation District	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
South Metro Fire Rescue	9.250	9.346	9.377	9.377	9.362	9.541	9.661	9.520	9.444	9.319
South Suburban Park and Recreation District	7.134	7.117	7.008	6.868	6.830	6.777	6.869	6.960	6.915	8.808
Southeast Public Improvement Metro District	1.000	1.111	1.608	1.621	1.650	2.000	2.150	2.080	2.000	2.000
Southgate Sanitation District	0.653	0.653	0.060	0.604	0.544	0.558	0.558	0.558	0.531	0.551
Southgate Water District	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Urban Drainage & Flood Control District	0.597	0.542	0.507	0.507	0.508	0.523	0.570	0.600	0.608	0.632
Urban Drainage & Flood South Platte	0.065	0.066	0.061	0.061	0.061	0.053	0.060	0.060	0.064	0.068
	181.380	181.516	227.326	228.068	228.115	228.537	230.853	230.739	230.029	231.848

(1) Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners.

Source: Douglas County Assessor's Office

TABLE 10

CITY OF LONE TREE
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Eight Fiscal Years (1)

	Governmental Activities				
Fiscal Year	**Certificates of Participation**	**Sales and Use Tax Revenue Bonds (2) (3)**	**Total Primary Government**	**Percentage of Personal Income**	**Per Capita**
2007	9,230,000	-	9,230,000	1.54%	884
2008	8,410,000	11,048,609	19,458,609	3.10%	1,853
2009	7,695,000	26,922,873	34,617,873	5.54%	3,287
2010	5,930,000	25,723,203	31,653,203	4.85%	2,906
2011	4,110,000	24,489,595	28,599,595	4.69%	2,577
2012	3,235,000	23,161,947	26,396,947	4.18%	2,319
2013	2,295,000	21,735,335	24,030,335	3.35%	1,911
2014	1,290,000	20,195,029	21,485,029	2.86%	1,681

(1) In 2007, the Building Authority (included as a blended component unit of the City) issued Certificates of Participation.

(2) In 2008, the City issued Sales and Use Tax Revenue Bonds for park and recreation improvements.

(3) In 2009, the City issued Sales and Use Tax Revenue Bonds for arts and cultural improvements.

TABLE 11a

CITY OF LONE TREE
REVENUE BOND COVERAGE
PARK AND RECREATION IMPROVEMENT BONDS
Last Seven Fiscal Years (1)

Fiscal Year	Gross Revenue (2)	Direct Operating Expenses	Net Revenue Available for Debt Service	Debt Service Requirements			
				Principal	Interest (3)	Total	Coverage
2008	$ 517,378	$ -	$ 517,378	$ -	$ 17,169	$ 17,169	3013%
2009	$ 910,830	$ 200	$ 910,630	$ 445,000	$ 515,075	$ 960,075	95%
2010	$ 949,885	$ 200	$ 949,685	$ 460,000	$ 499,500	$ 959,500	99%
2011	$ 988,362	$ 200	$ 988,162	$ 475,000	$ 483,400	$ 958,400	103%
2012	$ 1,062,427	$ 200	$ 1,062,227	$ 515,000	$ 464,400	$ 979,400	108%
2013	$ 1,084,382	$ 200	$ 1,084,182	$ 555,000	$ 443,800	$ 998,800	109%
2014	$ 1,116,010	$ 200	$ 1,115,810	$ 600,000	$ 420,213	$ 1,020,213	109%

(1) The Series 2008A Park and Recreation Improvement Sales and Use Tax Revenue Bonds were issued on November 19, 2008. The City had no outstanding bonds prior to this time.

(2) Sales and use tax revenues derived from the sales and use tax rate increase of 0.125% effective July 1, 2008. This amount also includes investment earnings from those monies as well as investment earnings from the bond proceeds.

(3) Interest per debt service schedule paid to bondholders during calendar year; does not include accrued interest.

TABLE 11b

CITY OF LONE TREE
REVENUE BOND COVERAGE
ARTS AND CULTURAL FACILITIES BONDS
Last Six Fiscal Year (1)

Fiscal Year	Gross Revenue (2)	Direct Operating Expenses	Net Revenue Available for Debt Service	Debt Service Requirements			
				Principal	Interest (3)	Total	Coverage
2009	$ 1,365,655	$ -	$ 1,365,655	$ 785,000	$ 185,558	$ 970,558	141%
2010	$ 1,423,108	$ 200	$ 1,422,908	$ 710,000	$ 583,731	$ 1,293,731	110%
2011	$ 1,480,951	$ 200	$ 1,480,751	$ 730,000	$ 562,431	$ 1,292,431	115%
2012	$ 1,591,285	$ 200	$ 1,591,085	$ 785,000	$ 544,181	$ 1,329,181	120%
2013	$ 1,625,080	$ 200	$ 1,624,880	$ 845,000	$ 524,556	$ 1,369,556	119%
2014	$ 1,673,760	$ 200	$ 1,673,560	$ 915,000	$ 499,206	$ 1,414,206	118%

(1) The Series 2009 Arts and Cultural Facilities Improvement Sales and Use Tax Revenue Bonds were issued on August 11, 2009.

(2) Sales and use tax revenues derived from the sales and use tax rate increase of 0.1875% effective July 1, 2008.
This amount also includes investment earnings from those monies as well as investment earnings from the bond proceeds.

(3) Interest per debt service schedule paid to bondholders during calendar year; does not include accrued interest.

TABLE 12

CITY OF LONE TREE
LEGAL DEBT MARGIN INFORMATION
Last Seven Fiscal Years (1)

	2008	2009	2010	2011	2012	2013	2014
Debt limit	$ 31,000,000	$ 31,000,000	$ 31,000,000	$ 31,000,000	$ 31,000,000	$ 31,000,000	$ 31,000,000
Total net debt applicable to limit	$ 11,000,000	$ 27,880,000	$ 27,880,000	$ 27,880,000	$ 27,880,000	$ 27,880,000	$ 27,880,000
Legal debt margin (2)	$ 20,000,000	$ 3,120,000	$ 3,120,000	$ 3,120,000	$ 3,120,000	$ 3,120,000	$ 3,120,000
Total net debt applicable to the limit as a percentage of debt limit	35.48%	89.94%	89.94%	89.94%	89.94%	89.94%	89.94%

(1) The Series 2008A Park and Recreation Improvement Sales and Use Tax Revenue Bonds were issued on November 19, 2008. The City had no outstanding bonds prior to this time. The Series 2009 Arts and Cultural Facilities Improvement Sales and Use Tax Revenue Bonds were issued on August 11, 2009.

(2) On May 6, 2008, a majority of the qualified electors of the City authorized the issuance of indebtedness in an amount not to exceed $18,500,000 and $12,500,000, for sales and use tax revenue bonds for funding capital improvements for cultural facilities and park and recreation, respectively. The voters also authorized a temporary sales and use tax rate increase of .1875% for arts and cultural facilities and .125% for park and recreation improvements effective July 1, 2008 through December 31, 2023 or after the full payment of such debt. The City issued $11,000,000 of its authorized debt during 2008 and $16,880,000 of its authorized debt during 2009. The City has no other debt authorization.

TABLE 13

CITY OF LONE TREE
GENERAL OBLIGATION DEBT - DIRECT AND OVERLAPPING GOVERNMENTS
As of December 31, 2014

	Outstanding General Obligation Debt	Other Long-Term Debt Instruments	Percent Applicable to City	City's Share of Debt
Direct:				
City of Lone Tree	$ -	$ 21,485,029	100.00%	$ 21,485,029
Overlapping:				
Douglas County School District No. Re 1	390,608,248	-	4.80%	18,749,196
Park Meadows Metropolitan District	-	-	100.00%	-
South Suburban Park and Recreation District	15,715,000	-	13.79%	2,167,099
Southeast Public Improvement Metropolitan District	3,330,000	-	18.74%	624,042
Heritage Hills Metropolitan District	475,000	-	100.00%	475,000
Total overlapping debt				22,015,336
Total direct and overlapping debt				$ 43,500,365

The following entities also overlap the City, but have no General Obligation Debt outstanding:

Cherry Creek Basin Water Authority
Douglas County
Douglas County Public Library District
Douglas County Soil Conservation District
Rampart Range Metropolitan District No. 1
Rampart Range Metropolitan District No. 2
Rampart Range Metropolitan District No. 7
Regional Transportation District
Southgate Sanitation District
Southgate Water District
South Metropolitan Fire Rescue District
Urban Drainage and Flood Control District
Urban Drainage and Flood South Platte

Sources: Douglas County Assessor's Offices and information obtained from individual entities.

TABLE 14

CITY OF LONE TREE
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Calendar Years

Calendar Year	Estimated Population	Personal Income	Per Capita Personal Income [1]	Douglas County Unemployment Rate
2005	9,650	461,636,700	47,838	3.60%
2006	10,000	525,620,000	52,562	4.90%
2007	10,439	597,956,359	57,281	3.20%
2008	10,500	627,637,500	59,775	5.10%
2009	10,533	625,217,814	59,358	6.60%
2010	10,891	661,334,193	60,723	6.70%
2011	11,097	793,047,105	71,465	6.10%
2012	11,385	836,979,660	73,516	5.90%
2013	12,572	950,116,328	75,574	5.60%
2014	12,779	993,771,714	77,766	4.50%

[1] Bureau of Economic Analysis, Washington D.C. ; 2014 Per Capita Income estimated using the 2.9% change for personal income from '13 to '14

Source: Douglas County Department of Finance

TABLE 15

CITY OF LONE TREE
PRINCIPAL EMPLOYERS (1)
Current Year and Ten Years Ago

	2014		2005	
Employer	**Employees**	**Rank**	**Employees**	**Rank**
Douglas County School District	5,470	1	5,565	1
CH2M Hill	2,000	2	1,200	5
EchoStar Communications	1,930	3	1,765	2
HealthONE: Sky Ridge Medical	1,300	4	1,038	7
Western Union	1,130	5	-	-
Douglas County Government	1,110	6	-	-
Centura: Parker Adventist Hospital	900	7	-	-
Information Handling Services	890	9	800	10
The Trizetto Group	840	8	-	-
VISA Debit Processing Services	700	10	-	-
First Data Corporation	-	-	1,700	3
AVAYA	-	-	1,600	4
Visa USA	-	-	1,125	6
TeleTech Holdings	-	-	950	8
Nextel	-	-	900	9

(1) Selected major employers within Douglas County. Total employment within the City is not available.

Source: Douglas County Department of Finance

TABLE 16

CITY OF LONE TREE
FULL-TIME EQUIVALENT CITY GOVERNMENT
EMPLOYEES BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	Full-Time Equivalent Employees (2)									
Function/Program (1)	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**
General government	4	7	10	14	14.5	16.25	14.50	15.50	17.50	17.75
Municipal court	-	1	2	2	2	2	2	2	2	2.00
Community development	1	1	1	1	7.25	5.75	5.75	6.00	7.00	6.00
Arts & Cultural	-	-	-	-	-	1.50	12.75	13.20	13.75	18.00
Police	26	40	43	45	50	47	52	53	54	56.50
Total	31	49	56	62	73.75	72.50	87.00	89.70	94.25	100.25

(1) The City contracts out its legal and public works departments. The figures above do not include services provided by these contracted parties.

(2) A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

Source: City Finance Department

TABLE 17

CITY OF LONE TREE
OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

Function/Program (1)	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Municipal court										
Number of court cases	891	1,167	1,427	2,260	2,159	1,918	2,114	2,107	1,922	1,577
Community development										
Building permits issued	735	664	723	634	536	701	700	1,562	809	804
Building inspections conducted	10,764	7,223	5,031	4,257	2,750	4,513	4,196	8,392	7,662	7,115
Public works										
Streets overlayed (miles)	1.59	2.10	4.06	12.52	11.61	10.48	9.71	8.55	15.81	6.26
Public safety (2)										
Accidents	926	968	1,095	1,033	970	878	1,008	995	1,169	1,787
Citations issued	2,899	4,466	4,860	7,879	5,619	6,107	4,812	4,380	4,234	4,136

(1) No operating indicators are available for the general government or capital outlay.

(2) The City's Police Department commenced operations on January 1, 2005. Prior to that time, the City contracted out its public safety services with Douglas County.

Source: Various City departments

TABLE 18

CITY OF LONE TREE
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

Function/Program (1)	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Public works										
Streets (miles)	109.94	109.94	130.40	130.40	139.11	146.32	147.01	147.01	148.51	157.88
Traffic signals	27	29	33	35	40	42	42	43	45	47
Public safety (2)										
Stations	1	1	2	2	2	2	2	2	2	2
Patrol units	9	11	15	16	22	24	24	25	22	22
Capital outlay										
Storm drainage (miles)	38.25	38.25	38.25	38.25	38.25	38.25	38.25	38.70	39.93	41.18

(1) No capital indicators are available for the general government, municipal court or community development.

(2) The City's Police Department commenced operations on January 1, 2005. Prior to that time, the City contracted out its public safety services with Douglas County.

Source: Various City departments

CITY OF LONE TREE
STAFF REPORT

TO: **Mayor Gunning and City Council**

FROM: **Jennifer Pettinger, CMC, City Clerk**

DATE: **June 10, 2015**

FOR: **June 16, 2015 Agenda Item**

SUBJECT: **Resolution, 15-07, ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE**

Summary
Each Department has reviewed their applicable fee schedule. Changes have been made to the Administrative/PD and Liquor License Fee Schedules.

Cost
There is no direct cost.

Suggested Motion or Recommended Action
I move to approve Resolution 15-07, ADOPTING THE AMENDED CITY OF LONE TREE FEE SCHEDULE.

Background
Below is an explanation of the changes to the fee schedule. Staff is available to further explain these changes if Council so desires.

Administrative Fee Schedule Change

In anticipation of being able to accept credit cards citywide we are adding to the Administrative Fee Schedule "Service Fee for credit cards – 2.3% of transaction amount (not applicable to court fees, surcharges and fines)". We have accepted credit cards for several years for court and have not passed on the service fees. We would like to continue this process as it helps collect these fines and fees.

Liquor License Fee Schedule Change

A few years ago, in order to make our fee schedule simpler, we combined the license fee and application fees. We recently found out the State of Colorado reduced their fee schedule and the amount municipalities could charge. Due to

this change, we again needed to separate our license fees and application fees. The only reduction in fees is with 3.2% Beer which has been reduced from $25.00 to $3.75. The only increase in fee is the mini bar permit and that is to keep us consistent with the State. We have separately listed Hotel & Restaurant w/Optional Premise which before was included in the Optional Premises line item. We have also added description clarification such as nonrefundable.

Attachments:

- Redline changes for Administration/Police Department Fees
- Redline changes for Liquor License Fees
- Resolution 15-07 w/ Appendix A

City of Lone Tree Administrative Fee Schedule

Administrative/Police Department Fees

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.
A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	$5.00 per request, which includes up to two standard size pages	$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, $5.00 per each additional 15 minutes
Certified Copies (per page)	$5.00 Flat Fee	
Open Records Request – Plat Map copies	$5.00 per paper copy, up to 24" x 36" $10.00 per mylar copy, up to 24" x 36"	$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents (including photos)	$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	$3.00	6 or more $20.00 Plus $.50 per print
Open Records Request – Printed Photographs (8x10 size) each	$7.00	6 or more $40.00 Plus $5.00 per print
Open Records Request – Audio CD	$12.00 per recording	
Open Records Request – Video Recording	$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	$75.00 *PRE-PAID* for one off-site box, plus the standard copy fees as listed above	$10.00 *PRE-PAID* for each additional box, plus the standard fees as listed above
Open Records Request – Body Camera Video	$30.00 (up to 4 hours of research fee)	$30.00 per hour that exceeds the initial 4 hours.
Manual and/or Computer Research and/or Retrieval	1st hour no charge Subsequent hours $30.00 per hour	
Redacting Charge	$20.00 per hour min fee	Thereafter changed in 0.50 hour increments
Returned Check	$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	$10.00 for the first card	$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	$15.00 for the first card	$3.00 for each additional card
Sex Offender Registration	$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	
VIN Verification (Not a Lone Tree Resident)	$10.00 per verification	
Service Fee for credit cards	2.3% of transaction amount (not applicable to court fees, surcharges and fines)	

City of Lone Tree Administrative Fee Schedule

Liquor License Fees

CRS 12-47-505 (a)-(m) and 12-47-505 (4)(a)(I)-(III)

Type of License	License Fee (New & Annual Renewal)	Annual Renewal Application Fee
Retail Liquor Store	$~~72.50~~22.50	$50.00
Drug Store Liquor	$~~72.50~~22.50	$50.00
Beer & Wine	$~~98.75~~48.75	$50.00
Hotel & Restaurant	$~~125.00~~75.00	$50.00
Hotel & Restaurant w/Optional Premise	$75.00	$50.00
Tavern	$~~125.00~~75.00	$50.00
Optional Premises	$~~125.00~~75.00	$50.00
Brew Pub	$~~125.00~~75.00	$50.00
Club	$~~91.25~~41.25	$50.00
Arts	$~~91.25~~41.25	$50.00
3.2% Beer (On/Off Premise)	$~~25.00~~3.75	$50.00
Special Events	$25.00/Day	
Temporary Permit	$100.00	

Other Liquor License Fees	Fee
~~New License~~ Application Fee for New License (nonrefundable)	$500.00 ~~PLUS License Fee~~
~~Transfer of Ownership~~ Application Fee Transfer of Ownership (nonrefundable)	$500.00 ~~PLUS License Fee~~
Change of Location Application Fee (nonrefundable)	$500.00
Corporate Report of Changes Application Fee (nonrefundable)	$100.00 per person
Manager's Registration ~~Application Fee~~	$75.00
Late Renewal Application Fee	$500.00 PLUS License Fee
Mini Bar Permit (w/H&R License) ~~Application Fee~~	$~~150.00~~325.00
Tasting Permit Application Fee (nonrefundable)	$50.00
Change of Name	No Charge
Modification of Premises	No Charge
Duplicate License	No Charge

Additional costs paid directly by the applicant:

- Fingerprinting & CBI Report
- State Fees
- Other fees as may be required

CITY OF LONE TREE
RESOLUTION NO. 15-07

A RESOLUTION ADOPTING THE AMENDED CITY OF LONE TREE ADMINISTRATIVE FEE SCHEDULE

WHEREAS, pursuant to Article XII, Section 4 of the City of Lone Tree Charter, the City Council has the authority to levy fees for any and all municipal purposes; and

WHEREAS, the City Council, pursuant to the authority granted under C.R.S. §31-15-101(2), may establish a fee schedule to defray the cost of the City in providing such services; and

WHERAS, the City Council has determined that all fees and charges imposed by the City should reflect the actual costs and expenses incurred by the City; and

WHEREAS, the City Council has determined that the fees and charges established by this Resolution are reasonable and not excessive and reflect the actual costs incurred by the City in process the various applications, petitions, permits, plans, plats and requests; and

WHEREAS, on June 2, 1998, the City adopted Resolution 98-16, approving Local Liquor License Fees; and

WHEREAS, on June 2, 1998, the City adopted Resolution 06-11, adopting fees for Planning and Zoning Services; and

WHEREAS, on June 2, 1998, the City adopted Resolution 07-10, adopting fees for Permits and Engineering Services; and

WHEREAS, on November 19, 2009 adopted Resolution 09-11, consolidating the City's fee schedules; and

WHEREAS, on August 17, 2010 the City adopted Resolution 10-30, amending the City's fee schedule; and

WHEREAS, on October 19, 2010 the City adopted Resolution 10-40, amending the City's fee schedule; and

WHEREAS, on March 6, 2012 the City adopted Resolution 12-05, amending the City's fee schedule; and

WHEREAS, on July 1, 2014 the City adopted Resolution 14-14, amending the City's fee schedule; and

WHEREAS, on January 6, 2015 the City adopted Resolution 15-01, amending the City's fee schedule; and

WHEREAS, the City Council desires to make clarifications, adjustments and additions to the "Administrative/Police Department Fees" and "Liquor License Fees"; and

WHEREAS, adoption of a complete amended Administrative Fee Schedule is in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO:

1. The City of Lone Tree Administrative Fee Schedule attached hereto as Appendix A and incorporated herein is hereby adopted.

2. This Resolution shall be in full force and effect upon passage.

APPROVED AND ADOPTED THIS 16th DAY OF JUNE, 2015.

CITY OF LONE TREE

By: _____
James D. Gunning, Mayor

ATTEST:

By: _____
Jennifer Pettinger, CMC, City Clerk

Administrative/Police Department Fees

Note: A single-sided piece of paper (up to 11" x 17") constitutes one page.
A double-sided piece of paper (up to 11" x 17") constitutes two pages.

Type of Service	Charge	Additional Charges
Open Records Request for criminal justice records – onsite standard size paper documents (includes traffic citations, sex offender registry)	$5.00 per request, which includes up to two standard size pages	$.50 per page for additional pages
Open Records Request for non-criminal justice records – onsite standard size paper documents Includes Sex Offender Listing	$.25 per standard size copy	Compiling Records - First 15 minutes spent compiling records is free, $5.00 per each additional 15 minutes
Certified Copies (per page)	$5.00 Flat Fee	
Open Records Request – Plat Map copies	$5.00 per paper copy, up to 24" x 36" $10.00 per mylar copy, up to 24" x 36"	$5.00 per 15 minutes spent having plat maps copied
Open Records Request – CD Documents (including photos)	$25 per CD (up to 700 MB)	
Open Records Request – Printed Photographs (3.5 x 5 size) each	$3.00	6 or more $20.00 Plus $.50 per print
Open Records Request – Printed Photographs (8x10 size) each	$7.00	6 or more $40.00 Plus $5.00 per print
Open Records Request – Audio CD	$12.00 per recording	
Open Records Request – Video Recording	$25.00 per recording	
Open Records Request – Off-site Records (covers the cost of delivery and pickup only)	$75.00 *PRE-PAID* for one off-site box, plus the standard copy fees as listed above	$10.00 *PRE-PAID* for each additional box, plus the standard fees as listed above
Open Records Request – Body Camera Video	$30.00 (up to 4 hours of research fee)	$30.00 per hour that exceeds the initial 4 hours.
Manual and/or Computer Research and/or Retrieval	1st hour no charge Subsequent hours $30.00 per hour	
Redacting Charge	$20.00 per hour min fee	Thereafter changed in 0.50 hour increments
Returned Check	$25.00	
Fingerprinting (Lone Tree Resident or employed in Lone Tree)	$10.00 for the first card	$3.00 for each additional card
Fingerprinting (Not a Lone Tree Resident or not employed in Lone Tree)	$15.00 for the first card	$3.00 for each additional card
Sex Offender Registration	$15.00 Annual	No charge for quarterly registration
VIN Verification (Lone Tree Resident)	No charge	
VIN Verification (Not a Lone Tree Resident)	$10.00 per verification	
Service Fee for credit cards	2.3% of transaction amount (not applicable to court fees, surcharges and fines)	

Liquor License Fees

CRS 12-47-505 (a)-(m) and 12-47-505 (4)(a)(I)-(III)

Type of License	License Fee (New & Annual Renewal)	Annual Renewal Application Fee
Retail Liquor Store	$22.50	$50.00
Drug Store Liquor	$22.50	$50.00
Beer & Wine	$48.75	$50.00
Hotel & Restaurant	$75.00	$50.00
Hotel & Restaurant w/Optional Premise	$75.00	$50.00
Tavern	$75.00	$50.00
Optional Premises	$75.00	$50.00
Brew Pub	$75.00	$50.00
Club	$41.25	$50.00
Arts	$41.25	$50.00
3.2% Beer (On/Off Premise)	$3.75	$50.00
Special Events	$25.00/Day	
Temporary Permit	$100.00	

Other Liquor License Fees	Fee
Application Fee for New License (nonrefundable)	$500.00
Application Fee Transfer of Ownership (nonrefundable)	$500.00
Change of Location Application Fee (nonrefundable)	$500.00
Corporate Report of Changes Application Fee (nonrefundable)	$100.00 per person
Manager's Registration	$75.00
Late Renewal Application Fee	$500.00 PLUS License Fee
Mini Bar Permit (w/H&R License)	$325.00
Tasting Permit Application Fee (nonrefundable)	$50.00
Change of Name	No Charge
Modification of Premises	No Charge
Duplicate License	No Charge

Additional costs paid directly by the applicant:

- Fingerprinting & CBI Report
- State Fees
- Other fees as may be required

A request to reduce or waive a fee may be submitted for projects that are funded wholly or in part by public funds and for projects associated with governmental or quasi-governmental entities. Such requests shall be made in writing to the Community Development Director and may be approved in consultation with the City Manager at their sole discretion.

(Refer to Building Division or Public Works Department fees that may also be applicable to your project.)

Comprehensive Plan	
Comprehensive Plan Amendment	$2,000
Rezoning	
Step One: Preapplication	
< 35 acres	$500
> 35 acres	$1,000
Step Two: Application	
0-10 acres	$1,500
11-160 acres	$3,500
> 160 acres	$10,000
Planned Development	
Zoning:	
Step One: Preapplication	$1,000
Step Two: Application	
0-10 acres	$2,500
11-160 acres	$3,500
> 160 acres	$12,000
Administrative Amendment	$500
Major Amendment	$1,000
Waiver	$400
Sub-Area Plan (RidgeGate)	$1,000
Sub-Area Plan Amendment	$200-$1000
Subdivision	
Preliminary Plan – single-family detached	$1,000
Final Plat – single-family detached	$500
Final Plat - single-family attached, multi-family and non-residential development	$1250
Plat Correction	$200
Replat/Vacation/	
Requiring public meetings	$1,000
No public meetings required (administrative)	$500
Right of Way Vacation	$700
Time Extension (any kind)	$200
Condominium Map	$250

Site Improvement Plan (SIP)	
Non-residential and multi-family	$3,200-$6,000
Minor Amendment (Administrative)	$100-$500
Minor Amendment (requiring public meetings)	$500
Major Amendment	$1,000-$3,000
Amendment for Solar Panel Installation	$25
Note: Fees may vary depending on the size and complexity of the project. Additionally, non-approved changes to a site plan or unauthorized modification activities will be evaluated on a case-by-case and may incur doubling of fees or imposition of fines.	
Use by Special Review	
Application	$600 - $1,200
Administrative Amendment	$300
Commercial Mobile Radio Service Facilities	
Requiring public meetings	$500
No public meetings required (Administrative)	$250
Variance	
Single-family, two-family or townhomes	$300
Commercial and Multi-family	$500-$1500
Vesting	
Vested Property Rights	$750
Special District Service Plan	
Review	$1,000
Amendment	$1,000
Temporary Structures	
Sales or non-residential office	$200
Temporary commercial or other structures (SIP may be required)	$500
Temporary Uses	
Events e.g. markets, festivals, carnivals and fairs	$5.00/day
Seasonal and Temporary Uses in Parking Lots or Vacant Lots (e.g. spring/summer landscaping display and sales, tent sales)	$50/month or daily equivalent
Outdoor Storage	$50/month or daily equivalent
Christmas tree lot sales	$50

Building Division Fees

Building, Plumbing and Mechanical Permit Fees for All Occupancies (For Electrical, see table below)	
Total Valuation (See below for determination of value)	**Permit Fees**
$1.00 to $500.00	$23.50.
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00 or fraction thereof, to and including $50,000.00.
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00 or fraction thereof, to and including $500,000.00.
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00.
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00 or fraction thereof.
Electrical Permit Fees	
Valuation of Work (Actual cost to customer – Labor and Materials)	
Not more than $300.00	$30.00
More than $300.00 but not more than $2,000.00	$35.00
More than $2,000.00 but not more than $20,000.00	$15.00 per thousand or fraction there of total valuation
More than $20,000.00	$10.00 per thousand or fraction thereof of total valuation, Plus $100.00
Mobile homes and travel parks per space	$100.00
Reinspection on all the above	$50.00

Building Division Fees

Other Fees and Inspections	
Solar Electric or Solar Thermal Device	$480.00
Residential Master Plan Review	$200
Demolition Permit	$10.00
Tents, Temporary Buildings, Mobile Units	$10.00 per 1,000 square feet or fraction thereof
Inspections outside of normal business hours (minimum charge – two hours)	$47.00 per hour*
Reinspection	$47.00 per hour*
Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	$47.00 per hour*
Additional plan review required by changes, additions, or revisions to approved plans (minimum charge – one-half hour)	$47.00 per hour*
Compliance Inspection	$145
A fee will be collected at the time of building permit, if applicable, on behalf of the Cherry Creek Basin Water Quality Authority (the Authority), in association with the protection and preservation of water quality of the Cherry Creek Reservoir and Watershed. Fees are established annually by the Authority.	
* or the total hourly cost to the jurisdiction whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

Elevators and Escalators		
Elevator Annual Certification Inspection (Hydraulic or Traction) Follow-up inspection as required	$200	Per unit per year
Escalator Certification Inspection (Internal & External Including witnessed Step Skirt Index (6 Hr. allowance, $100/Hr. after 6 Hrs.)	$800	Per unit per year
Commercial Elevator Acceptance (new installation or major modernization) including Plan Review and 2 progress inspections	$750	Per unit
Residential Elevator Acceptance including Plan Review and 1 progress inspection	$500	Per unit
Special inspections not otherwise covered, e.g. construction use, temporary use, minor modernization and safety test witnessing	$100	Per hour
5 Year Hydraulic Witnessed Test (1.5 Hr. allowance*)	$180	Per unit
5 Year Traction Witnessed Test (4 Hr. allowance*)	$450	Per unit
* Witnessed tests above invoiced directly to building owner by City's inspection service company		

Plan Review Fees

1. Plan Review fees shall be sixty-five (65%) of the applicable Building Permit Fee calculated using the above tables.

Building Division Fees

2. For Commercial, Institutional and Multi-family construction, fifty percent (50%) of the Plan Review Fee shall be deposited with the City at the time of building permit application.

Use Tax
A use tax of 2.8125% will be collected at the time a building permit is issued and will apply to materials used in construction, per Chapter 4, Article III of the Lone Tree Municipal Code. Use tax is collected as follows: Lone Tree Use Tax = (Valuation of Project x .50) x 1.8125% Douglas County Use Tax = (Valuation of Project x .50) x 1.0% No Douglas County Use Tax will be collected on mechanical, plumbing or electrical only permits/projects (examples: air conditioners, furnaces, water heaters and/or gas lines).

Determination of Value
Determination of Value: The applicant for a permit shall provide an estimated permit value at the time of application. Permit valuations shall include **total value of work, including construction materials and labor**, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. In the event of a dispute, the Building Official shall use the latest version of the Building Valuation Data published in the International Code Council's *Building Safety Journal* or other similar cost per square-foot resources to determine the minimum acceptable valuation. Final building permit valuation shall be set by the building official.

RIGHT-OF-WAY USE AND/OR CONSTRUCTION FEES

CONSTRUCTION

DESCRIPTION	FEE
BASE FEE STO/SAN/WAT/PHO/TV/GAS TRENCH DRAIN/ELEC/CONDUIT	$60.00 EA
Pipe/Cable 0.5"-8"	$0.19/LF
Pipe/Cable 8.25"-16"	$0.27/LF
Pipe/Cable 16.25"-24"	$0.44/LF
Pipe/Cable 24.25"-42"	$0.77/LF
Pipe/Cable 42.25"-Larger	$0.97/LF

STREET CUT

DESCRIPTION	FEE
Paved Road	$5.00/SF
Gravel	$2.00/SF
Boring/Jacking/Tunneling	$75.00 EA

STREET/ROAD CONSTRUCTION

DESCRIPTION	FEE
BASE FEE SUBGRADE / BASE COURSE / SURFACE **(CIRCLE ALL THAT APPLY)**	$85.00 EA
Subgrade	$0.11/SY
Base Course	$0.11/SY
Surface	$0.11/SY

CROSSPANS

DESCRIPTION	FEE
First Crosspan	$55.00 EA
Additional Crosspans	$28.00 EA

SIDEWALK / CURB & GUTTER / HANDICAP RAMP

DESCRIPTION	FEE
BASE FEE	$55.00 EA
Curb & Gutter w/integral sidewalk	$0.11/LF
Sidewalk Only	$0.11/LF
Curb & Gutter Only	$0.11/LF
Sidewalk Chase Drain (no base fee required)	$45.00 EA
Handicap Ramp	$50.00 EA

VALLEY PAN OR TRICKLE CHANNEL

DESCRIPTION	FEE
BASE FEE	$53.00 EA
Plus Lineal Feet	$0.17/LF

PIPE CULVERT

DESCRIPTION	FEE
BASE FEE	$60.00 EA
36" or smaller	Base Only
> 36"	$0.90/LF

CAST-IN-PLACE / PRE-FAB VAULT / INLET / JUNCTION BOX / DISSIPATER

DESCRIPTION	FEE
6' or smaller	$75.00 EA
> 6'	$150.00 EA

LANDSCAPE / GRADING RETAINING WALLS > 4 Ft Heightl* **(Not tied to buildings)**

DESCRIPTION	FEE
BASE FEE	$60.00
Plus face square foot	0.11

* Wall height measured from top of wall footer to top of wall.

DETENTION POND / WATER QUALITY

DESCRIPTION	FEE
Micro Pool	$50.00 EA
Forebay	$0.19/SY
Pond Volume	
< 10 Acre FT	$100.00 EA
10-1000 Acre FT	$200.00 EA
> 1000 Acre FT	Case by Case
Underground Structure	Case by Case
Outlet Structure	$150.00 EA

RIP-RAP / EROSION PROTECTION

DESCRIPTION	FEE
Rip-Rap **BASE FEE**	$60.00 EA
Plus Cubic Yard	$0.20/CY
OR Tonnage	$0.15/TON
Vehicle Tracking Control (VTC) (unless included in a separate GESC Plan/Permit)	$50.00 EA
VTC w/ Wheel Wash (unless included in a separate GESC Plan/Permit)	$75.00 EA

POROUS LANDSCAPE / SAND FILTER

DESCRIPTION	FEE
BASE FEE	$50.00 EA
≤ 10 SY	Base Only
> 10 SY	$0.09/SY

CONCRETE TRICKLE CHANNEL (For Detention Ponds or drainageways)

DESCRIPTION	FEE
BASE FEE	$53.00 EA
Plus Linear Feet	$0.17/LF

LANDSCAPE IN RIGHT-OF-WAY

DESCRIPTION	FEE
BASE FEE	$60.00 EA
Plus Square Yards	$0.10/SY

MISCELLANEOUS ITEMS

DESCRIPTION	FEE
Utility Handhole/Pull Box	$37.00 EA
Manhole (Precast or cast-in-place)	$53.00 EA
Bridge/Cast-in-place Box Culvert	$500.00 EA
Traffic Signal (per pole)	$500.00 EA
Traffic Signage **BASE FEE** (per project)	$50.00 EA
Plus Each Sign	$12.50 EA
Traffic Control Only (No ROW Work)**	$60.00/DAY
Temporary Construction Permit*	$75.00 EA
Access Permit (Permanent)*	$75.00 EA
*Requires separate additional Access Permit Application Form	

WARRANTY WORK / REPAIR

DESCRIPTION	FEE
1st 60 day permit	No Cost
Subsequent Permits	$200 + Each Item

Minimum Permit Fee	$200.00
Working without City Issued Permit	3x permit fee
Reinstatement Fee (after stop work order)	$600.00

ENGINEERING REVIEW FEES

DESCRIPTION	ENGR FEE	QUANTITY
ZONING APPLICATION	$6,500.00	<5 acres
- includes required plans and reports	$9,900.00	≥ 5 ac. and < 25 ac.
	$13,300.00	≥ 25 acres
SKETCH PLAN	$2,500.00	<5 acres
- includes required plans and reports	$5,000.00	≥ 5 ac. and <25 ac.
	$7,500.00	≥ 25 acres
PRELIMINARY PLAN	$2,500.00	<5 acres
- includes required plans and reports	$5,000.00	≥ 5 ac. and <25 ac.
	$7,500.00	≥ 25 acres
FINAL PLAT	$5,000.00	<5 acres
- includes required plans and reports	$5,800.00	≥ 5 ac. and <25 ac.
	$7,500.00	≥ 25 acres
MINOR DEVELOPMENT PLAT	$5,000.00	<5 acres
- includes required plans and reports	$5,800.00	≥ 5 ac. and <25 ac.
	$7,500.00	≥ 25 acres
REPLAT (Administrative Lot Line Adjustment or Vacation) +	$500.00	
REPLAT (Non - Administrative Lot Line Adjustment or Vacation) +	$1,000.00	
CONDOMINIMUM MAP	$500 + $15/unit	
SITE IMPROVEMENT PLAN	$3,000.00	<5 acres
(and Major Revisions to Site Improvement Plan)	$5,500.00	≥ 5 ac. and <25 ac.
- includes required plans and reports	$9,500.00	≥ 25 acres
SITE IMPROVEMENT PLAN ++ **"Pad Site" (Part of a Larger Approved SIP)**	$1,500.00	
SITE IMPROVEMENT PLAN - Minor Revision	$400.00	
SITE IMPROVEMENT PLAN - Minor Modification	$200.00	
USE BY SPECIAL REVIEW +++	$3,000.00	<5 acres
- includes required plans and reports	$5,500.00	≥ 5 ac. and <25 ac.
	$9,500.00	≥ 25 acres
PD Amendment (Major)	$500.00	
SERVICE PLAN (Special District)	$640.00	
RIGHT-OF-WAY (R.O.W.) DEDICATION (Public)	$200.00	
R.O.W. VACATION	$2,400.00	
MINOR ADJUSTMENT TO EXISTING R.O.W.	$200.00	
DEDICATION OF DRAINAGE EASEMENT	$200.00	
VACATION of Access or Drainage Easements	$1,000.00	
VACATION of Other Easements (May be used for Access or Drainage Easements if part of a larger project)	$400.00	
SB 35 EXEMPTION	$1,200.00	
LOCATION & EXTENT	$1,000.00	
PLANNED DEVELOPMENT (Zoning) **Administrative Amendment**	$400.00	
CONSTRUCTION PLAN REVIEWS	**ENGR FEE**	**QUANTITY**
STREET / STORM PLANS	$1,600.00	<5 acres
	$2,000.00	≥ 5 ac. and <25 ac.
	$2,400.00	≥ 25 acres
GRADING, EROSION & SEDIMENT CONTROL (GESC) PLANS (1)	$250 + $25(X)	
LOW IMPACT GESC PLANS	$250.00	
DISTRICT ROADWAY PLANS (2)	$700 + $60√ Y	
DISTRICT STORM SEWER PLANS (2)	$700 + $75√ Y	
REGIONAL DETENTION POND PLANS (1)	$500 + $40√ X	

REGIONAL WATER QUALITY FACILITY PLANS	$400.00	
UTILITY PLANS Gas, Electric, Telephone, Cable TV (For submittals greater than 1000 LF)*	$450.00	
TRAFFIC SIGNAL PLANS (Per Intersection)	$800.00	
SIGNAGE AND STRIPING PLANS (if not a part of an overall construction plan set)	$200 per sheet	
R.O.W. LANDSCAPE PLANS (2)	$350 + $60√ Y	
OTHER REVIEW SERVICES	**ENGR FEE**	**QUANTITY**
PHASE I DRAINAGE REPORT	$336.00	<5 acres
	$560.00	≥ 5 ac. and <25 ac.
	$672.00	≥ 25 acres
PHASE II or PHASE III DRAINAGE REPORT	$672.00	<5 acres
	$1,120.00	≥ 5 ac. and <25 ac.
	$1,344.00	≥ 25 acres
DRAINAGE CONFORMANCE LETTER	$100.00	
FLOODPLAIN MODIFICATION STUDY - Minor	$800.00	
FLOODPLAIN MODIFICATION STUDY - Major	$1,600.00	
FLOODPLAIN DEVELOPMENT PERMIT	$100.00	
PAVEMENT DESIGN REPORT	$250.00	
ACCESS PERMIT	$75.00	
TRAFFIC IMPACT STUDY FOR:		
Rezoning, Sketch Plan or Preliminary Plan	$2,000.00	
Updated Report to Original for Sketch or Preliminary	$1,000.00	
Final Plat / Minor Development Plat	$500.00	
Site Improvement Plan	$500.00	
Use by Special Review	$1,500.00	
SIGNAL WARRANT STUDY (Per Intersection)	$200.00	
VARIANCE REQUEST	$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Minor Revision	$200.00	
NOTICE OF CHANGE TO APPROVED PLAN - Major Revision	$500.00	
ALTERNATE ROADWAY STANDARDS FOR PUBLIC ROADS	$2,500.00	
Revision to Alternative Roadway Standards	$500.00	
ROADWAY STANDARDS FOR PRIVATE ROADS	$2,500.00	
Revision to Private Roadway Standards	$250.00	
LICENSE AGREEMENT	$250.00	
INTERGOVERNMENTAL AGREEMENT (Special District)	$1,000.00	
MODIFICATION to Standard Improvements Agreements	$500.00	
MINIMUM ENGINEERING REVIEW FEE	$300.00	

Notes:

+ See Article VII, Section 17-7-30(b) for clarification / applicability.

++ A "Pad Site" is part of a larger approved Site Improvement Plan (SIP). The following items must exist (or be approved) to qualify as a "Pad Site": (1) Detention/water quality, access, parking (generally), grading (generally) and utilities all provided for through the larger SIP; (2) No revisions are required to the overall drainage patterns, detention, water quality, etc.; (3) The consulting engineer for the Project is required to submit a letter (minimum) certifying that the drainage and access for the "Pad Site" are in substantial compliance with the Larger SIP Drainage Report and Traffic Report (if applicable).

+++ The City of Lone Tree reserves the right to send referrals to outside agencies from which expert technical assistance may be requested. Fees may be assessed by referral agencies for their outside review, and those fees shall be assesed to and paid by the applicant.

1. X denotes area in acres

2. Y denotes longitudinal distance in hundreds of feet

The fees listed above are for the initial submittal. All third resubmittals are charged 50% of the initial submittal fee. Resubmittals following a "conditional approval" require no fee.

CITY OF LONE TREE
STAFF REPORT

TO:	**Mayor Gunning and City Council**
FROM:	**Jennifer Pettinger, CMC, City Clerk**
DATE:	**June 10, 2015**
FOR:	**June 16, 2015 Council Agenda**
SUBJECT:	**Resolution 05-08, APPOINTING A MEMBER TO THE ARTS COMMISSION**

Summary
On Wednesday, June 10th Council Members Anderson and Squyer interviewed Marianne Pestana for the Arts Commission Vacancy

Cost
No direct cost.

Suggested Motion or Recommended Action
I move to approve Resolution 05-08, appointing a member to the Arts Commission, Marianne Pestana.

Background
Ms. Pestana's application is attached.

CITY OF LONE TREE
RESOLUTION NO. 15-08

A RESOLUTION APPOINTING A MEMBER TO THE ARTS COMMISSION FOR THE CITY OF LONE TREE

WHEREAS, the City Council of the City of Lone Tree established an Arts Commission by Resolution 99-19 (the "Commission") to consider requests for sponsorship of or assistance with artistic and cultural events within the City; and

WHEREAS, Resolution 10-42 established the Commission membership to seven (7) members; and

WHEREAS, there is currently one vacancy, due to the resignation of Robert Meldrum, on the Commission. City Council desires to appoint a member to the vacancy, such appointment to be effective on the date of expiration of the previous term;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONE TREE, COLORADO:

That Marianne Pestana is hereby appointed to the Arts Commission, for the vacancy created by Robert Meldrum's resignation, beginning on June 16, 2015 and expiring on December 31, 2015.

APPROVED AND ADOPTED THIS 16th DAY OF JUNE, 2015.

CITY OF LONE TREE

By:_____
James D. Gunning, Mayor

ATTEST:

_____
Jennifer Pettinger, CMC, City Clerk

(S E A L)

Jennifer Pettinger

From: Marianne Pestana < >
Sent: Monday, May 04, 2015 2:53 PM
To: Jennifer Pettinger
Cc: Jeannene Bragg
Subject: Art Commission Submission
Attachments: 2015 LTAC.pdf; ATT00001..htm; 2015 LTAC Art Commission Letter.pdf; ATT00002..htm

Dear Jennifer,

I would like to submit my information for the Lone Tree Art Center Art Commission position. Below please find the link to my online resume (I have been self employed for over 12 years), letter of interest and application.

http://www.linkedin.com/in/mariannepestana

Please let me know if you need anything else to make your decision.

I look forward to hearing back from you.

Best Wishes,
Marianne

Marianne Pestana
Publicity, Marketing & Social Media Excellence
www.MariannePestana.com
(303)

MARIANNE PESTANA

May 4th, 2015

Dear Jennifer,

Please accept this as my letter of interest in the Lone Tree Arts Center's Art Commission position.

I know that my vast knowledge and personal connections of local artist, media and personal contacts will prove to be of great benefit to the Lone Tree Art Center.

Best Wishes,

Marianne

Marianne

Marianne Pestana LLC
Marketing, Publicity & Social Media Excellence
PO Box 630873
Littleton, CO 80163
303-

City of LONE TREE
Website: www.cityoflonetree.com
Email: information@cityoflonetree.com
Ph: 303-708-1818 Fax: 303-225-4949
9220 Kimmer Drive, Suite 100, Lone Tree, Colorado 80124

CITY OF LONE TREE
APPOINTMENT APPLICATION

Please complete the following application. Any deliberate misstatements, misrepresentations or omissions by you are cause for disqualification. The information requested is used for determining your qualifications and suitability for an appointment with the City of Lone Tree.
Note: To be appointed you must be a registered elector of the City and have resided within the City for at least one (1) year immediately preceding your date of appointment.

POSITION:	DATE:
Art Commission	May 1, 2015

Name: Last:	First:	Middle:
Pestana	Marianne	C.

Home Address: 9127 Taos Lane		Home Phone: 303-	
Suite/Apt:		Work Phone:	
City: Lone Tree		Cell Phone: 303-	
State: CO	Zip: 80124	Email Address:	@MariannePestana.com

WORK AND/OR VOLUNTEER EXPERIENCE

Begin with the most recent and list through the last five (5) years.

From: Mo/Yr.	Name of Employer:	Job Title:
01/04	Marianne Pestana LLC	CEO
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip P O Box 630873 Littleton, CO 80163	Brief description of your duties: Oversee and manage client accounts, campaigns and launches.

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

City of LONE TREE
Website: www.cityoflonetree.com
Email: information@cityoflonetree.com
Ph: 303-708-1818 Fax: 303-225-4949
9220 Kimmer Drive, Suite 100, Lone Tree, Colorado 80124

EDUCATIONAL/SKILLS INFORMATION

Name and Location of High School, College or University:	Major:	Type of Degree:	Year Received:
Orange Coast College, Costa Mesa, CA	Art		

Please list any relevant skills

I am a local business owner of 11 years promoting artist, authors, entrepreneurs and businesses to increase their brand awareness and promote their products or services through social media, marketing & publicity. Through this work, I have worked with some of the greatest artist in the Colorado area and nationwide.

CRIMINAL INFORMATION

Have you committed any felonies in the last seven years, including, but not limited to the following: Driving under the influence of drugs or alcohol, arson, burglary, assault with a deadly weapon, robbery, auto theft, forgery, fraud, criminal mischief, theft over $400.00, possession, use, sale of illegal substances other than marijuana or its derivatives. Domestic Violence or any other felonies: YES ☐ NO ☑

If yes please give details below:

MISCELLANEOUS INFORMATION

What is your time availability? If booked enough in advance, I can attend.

How did you learn of this position?
Through the Lone Tree Art Center, I have recommended and will be guest curator for Susie Hyer's exhibit and the To Expand artist group in December with Ken Elliott, Carol Ann Waugh, Mary Williams, Janice McDonald & Victoria Eubanks.

APPLICANT'S CERTIFICATION

I understand this is not to be considered as an indication of probable appointment nor an obligation upon the City of Lone Tree, to make an appointment, but as part of the selection process only. All information submitted as a part of this application has been provided voluntarily. I further understand that upon submission this application, and any supporting documentation, will become the property of the City of Lone Tree. I am a registered elector of the City of Lone Tree and have resided within the City for at least one (1) year immediately preceding my date of appointment.

Signature of Applicant: _____ **Date:** 5/1/15

Search for people, jobs, companies, and more... Advanced

Home Profile Connections Jobs Interests Business Services Try Premium for free

Marianne Pestana

2nd · PREMIUM

Marketing, Publicity & Social Media Excellence

Greater Denver Area | Online Media

Current Marketing, Publicity & Social Media Excellence
Previous Consultant, Aflac

Connect Send Marianne InMail

500+ connections

Contact Info https://www.linkedin.com/in/mariannepestana

Posts

Published by Marianne

SAYING "YES" AND MOVING BEYOND FEAR
April 10, 2015

Background

Experience

Owner
Marketing, Publicity & Social Media Excellence
October 2002 – Present (12 years 8 months) | Greater Denver Area

When searching for that special person to help you with your marketing, publicity & social media needs, it's important to choose someone that cares as much about your success as you do!

I have a strong 11-year background in the world of relationships, marketing, publicity, internet advertising, booking speaker engagements and media appearances. Through my consulting business and entrepreneurial experience, I've helped many individuals, businesses, and corporations to brand their image and make their presence within their target market.

I am passionate about helping independent professionals, professional speakers, authors, entrepreneurs, and corporations to accelerate their business profits using an integrated marketing, publicity, and social media strategy. I have successfully obtained celebrity endorsement for my client's upcoming books, which have included some of the top names at Hay House and some of the top scientists in the country. The publicity services that I offer have gained my clients media attention including on PBS, FOX, CBS, ABC, NBC as well as syndicated radio stations, blogtalk radio, speaking engagements, and national publications. These choice media spots have ranked authors I work with in the prestigious listing of Amazon #1 bestseller.

After applying my proven methods, my clients typically experience a significant increase in traffic, subscribers, clients, lucrative strategic alliances, and the targeted media attention they are looking for. I

Ads You May Be Interested In

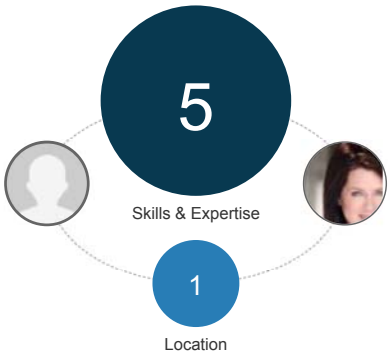
Rutgers Online MPA
#7 in Public Mgmt & Admin by US News. NASPAA Accredited. Learn More Today!

Are you a Records Clerk?
See what Tucson And Pinal County are using to manage open recrods requests.

Public Relations Master's
Designed For Working Professionals. 100% Online. Download Free Brochure!

In Common with Marianne

Marianne



Search for people, jobs, companies, and more... Advanced
Home Profile Connections Jobs Interests Business Services Try Premium for free

22 recommendations, including:

20 more recommendations

National Sales Manager/Consultant/Business & Team Development
Consultant
December 2004 – January 2011 (6 years 2 months)

Companies: National Agents Alliance/Colonial Life
• Proven track record in recruiting, training, and mentoring both a local and virtual national-wide sales force
• Expert sales trainer and mentor
• Educated entrepreneurs in the art of sales while focusing on work ethic and time management
• Increased company's production and sales force by recruiting, training and mentoring over 90 licensed agents and managers within the first quarter alone
• Brought lowest ranking territory to above-average levels in one quarter, while ranking highest in the country for virtual recruiting
• Implemented innovative approaches towards production and team building in a challenging economic environment and competitive marketplace
• Trained new managers in recruiting in personal, virtual, and group settings
• Managed sales training seminars, webinars, conference calls, and recruitment events
• Developed a cohesive team environment within the company while instilling a passion for what we do
• Empowered veteran agents toward exponential growth of their teams while adhering to their culture
• Developed a culture of ownership and inclusiveness with all management staff while gaining their support for company implemented targets
• Implemented Nationwide Recruiting Campaign and retention plan for new and existing agents
• Increased organization's sales by 30% within the first 6 months while leading from the front
• Conducted specialized training designed and targeted toward increasing personal and company-wide production
• Traveled nationally to host training seminars for new entrepreneurs
• Provided 24/7 sales support and mentoring for new entrepreneurs
• Duplicated management style by incorporating education, inspiration, leadership skills, and company core values, resulting in managers and their team members achieving their own personal level of success
• Oversaw and coached the productivity of 30 management leaders and their teams

Self Employed/Independent District Sales Manager
Aflac
December 2004 – December 2008 (4 years 1 month)

• Awarded a 2007 Lexus IS250 of my choice. Only five were awarded out of 70,000 individuals nationwide. This accolade was given to the top elite managers who excelled in recruiting, team building, mentoring, and overall production during that year
• Continuously listed in top 10% for the company in production and team development
• Received many accolades including all expenses paid five-star vacations, bonuses, company recognition, computers, and prestigious awards
• In the first 6 months, was promoted to District Sales Manager
• Established over 100 new employer accounts in the first two years
• Established a new team of entrepreneurs and personally produced with them $800,000 in the first two years and over $1 million in sales in 2007 - 2008
• Opened several large corporate accounts, including international accounts, on average totaling over 75,000 employees each
• Held thousands of group presentations for employees regarding their choices in benefits available and addressed questions and/or concerns
• In-field and classroom style training conducted for new entrepreneurs on how to become successful sales agents in both insurance sales and recruiting
• Conducted ongoing training for entrepreneurs on product education, innovative sales techniques, company culture, and responsibility
• Sponsored hundreds of marketing campaigns including golf tournaments, non-profit events, local chamber functions and events, restaurant openings, and business social mixers
• Selected to speak to a group of over 5,000 sales managers for the Fall 2008 District Sales Manager Pacific Territory Meeting on Recruiting, Training, and Developing New Sales Agents

1 honor or award

Summary

Performance and empowerment driven professional, highly accomplished in social media, sales, management, leadership development, recruitment of successful teams, project and marketing

Search for people, jobs, companies, and more... Advanced
Home Profile Connections Jobs Interests Business Services Try Premium for free

improving performance of overall team, increasing team sales and that of the company as a whole. Remotely recruited, mentored, trained and supported over 100 successful entrepreneurial individuals and their teams nationwide. Possess extensive knowledge and understanding of operations management, the financial and economic impact on products and pricing verses the effect on revenue and budgeting. Provided leadership coaching thereby facilitating professional partnership between individuals and their company, enhanced vision, effective communication & efficient organizational leadership.

Outlined below are a few key attributes:

• Leadership style of empowering individuals through inspiration and education
• Passionate about developing individual and corporate success
• Skilled negotiator with clients and sales individuals
• Recruitment specialist
• Highly skilled at time management and establishing priorities
• Highly adaptable, insightful, and versatile
• Company branding educator
• Mentor for management, sales, and support staff
• Dynamic presenter
• Developed innovative marketing strategies
• Established and maintained corporate culture and environment of enthusiasm
• Increased employee retention and productivity
• Commitment to excellence through high quality of service and customer satisfaction
• An individual of high confidence, honesty, and integrity
• Highly skilled sales trainer

Specialties:Social Media Excellence, marketing, team & business development, leadership mentoring, sales training & mentoring, business networking

Honors & Awards

Lexus IS250 Management, Production & Recruiting Award
Aflac
December 2007

I had the honor of being awarded a Lexus IS250 of my choice. This accolade was given to the top 5 elite managers nation-wide who excelled in recruiting, team building, mentoring and overall production.

Skills

Top Skills

- 99+ Social Networking
- 99+ Social Media Marketing
- 99+ Entrepreneurship
- 99+ Marketing
- 99+ Social Media
- 99+ Lead Generation
- 99+ Leadership
- 99+ Online Advertising
- 99+ Marketing Strategy
- 94 Strategy

Marianne also knows about...

Search for people, jobs, companies, and more... Advanced
Home Profile Connections Jobs Interests Business Services Try Premium for free

73 Management | 66 Leadership Development | 65 Sales Management | 62 Books
58 Team Building | 57 Sales | 53 New Business Development | See 25+

Additional Info

•

Additional Organizations

Denver Rescue Mission Volunteer, Red Cross Volunteer Disaster Services and First Aid/CPR Instructor, Arte Americana Museum Supporter, Ronald McDonald House Supporter

Recommendations Received (22)

Owner
Marketing, Publicity & Social Media Excellence

See More

Help Center | About | Careers | Advertising | Talent Solutions | Sales Solutions | Small Business | Mobile | Language | **Upgrade Your Account**
LinkedIn Corporation © 2015 | User Agreement | Privacy Policy | Ad Choices | Community Guidelines | Cookie Policy | Copyright Policy | Send Feedback