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# Council Newsletter

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## CITY MANAGER'S NOTES June 28, 2012

### Upcoming Council Meetings

The City Council meeting will be **Monday, July 2, 2012**. The Study Session will begin at 6:00 p.m. in the Community Room. The Regular Meeting will begin at 7:30 p.m. in Council Chambers.

Due to the Arapahoe County Fire Ban, there will be **NO July 4<sup>th</sup> festivities**. Most City facilities will be closed on **Wednesday, July 4, 2012**.

The next City Council meeting will be held on Monday, July 9, 2012.

### Informative Memoranda

The following are memoranda in response to City Council's requests, as well as other informational items.

1. News Release cancelling the Fireworks at Belleview Park on July 4<sup>th</sup>.
2. News Release concerning the Arapahoe County Fire Ban and list of cancellation of the July 4<sup>th</sup> festivities.
3. Open Burning Ban by the Englewood Fire Department.
4. Article concerning the Open Space Grant awards.
5. E-mail expressing appreciation for the Fire Department.
6. E-mail concerning the City's Standard & Poor's rating.
7. Letter from Burgermeister Wellman, Belm, Germany, Englewood's Sister City concerning their Jubilee on July 8, 2012.
8. Letter to Denver Mayor Hancock expressing condolences on the death of Denver Police Officer Celena Hollis.
9. Englewood Community Profile from Denver Regional Council of Governments.
10. Memorandum concerning the Project Update.
11. Memorandum concerning the Plaza Fountains and Landscaping - Marketplace
12. Community Development Monthly Update, June, 2012.
13. Calendar of Events.
14. Tentative Study Session Topics.

## Leigh Ann Hoffhines

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**From:** Leigh Ann Hoffhines  
**Sent:** Thursday, June 28, 2012 10:07 AM  
**To:** 7 News ; 9 News ; Channel 2 (news2); Clayton Woullard); Johnson, Dacia; Denver Post - News Room ; Englewood Herald - News; Englewood Herald - Tom Munds ( ; Fox 31 ( ; Kevin Hamr ; News 4 KOA Radio ; Millett, Sarah; Villager - News Desk (villagerpublishing.com)  
**Cc:** Leigh Ann Hoffhines  
**Subject:** Englewood Fireworks Cancelled



### City of Englewood, Colorado News Release

**For Immediate Release:** June 28, 2012  
**Media Contact:** Michael Flaherty, Deputy City Manager  
**Phone:** 303-762-2314

## Fireworks cancelled as a result of Arapahoe County Fireworks Ban

**Englewood, CO:** Arapahoe County Sheriff Robinson has banned all professional fireworks displays in Arapahoe County due to the high fire danger. As a result, the annual 4th of July fireworks show that normally takes place at Cornerstone Park in Englewood has been cancelled.

Even though there will be no fireworks, there will be plenty of family fun at Belleview Park in Englewood. Pirates Cove will be open, as will the Belleview Park Children's Farm and the Miniature Train.

We remind Englewood residents that it is always illegal to possess, store, sell, use, or ignite fireworks in the City of Englewood without a permit from Englewood's Fire Marshal, even when fireworks bans are not in effect. We encourage residents to help us celebrate Independence Day safely.

#

Leigh Ann Hoffhines  
Communications Coordinator  
City of Englewood  
1000 Englewood Parkway  
Englewood, CO 80110  
303-762-2316



J. Grayson Robinson

Sheriff

13101 E. Broncos Parkway  
Centennial, Colorado 80112  
Phone: 720-874-4165  
Fax: 720-874-4158  
[www.arapahoesherriff.org](http://www.arapahoesherriff.org)

PLEASE DELIVER THE FOLLOWING PAGES TO  
NAME: News Editors/ News Directors  
FROM: The Arapahoe County Sheriff's Office  
DATE: June 28, 2012  
TIME: 9:45 A.M.  
Total number of pages 2, including this page.

Media Release

## **Public Fireworks Displays Prohibited In Arapahoe County**

The ever increasing number of wild land fires, the devastating destruction already experienced and the potential for significant impacts to the urban interface of Arapahoe County, require the immediate implementation of responsible public safety measures to prevent further tragedy. Faced with the reality of extreme fire danger, an extended forecast for continuing dry/hot weather conditions and the demands currently being placed upon available regional public safety resources, Sheriff Grayson Robinson has determined that all public/commercial fireworks displays planned for the communities across Arapahoe County are prohibited. The prohibition on all public/commercial fireworks displays in Arapahoe County is accomplished through the authority provided by Governor Hickenlooper's Executive Order D 2012 – 015 section II. C. v and the Arapahoe County Open Burning Ban.

On Wednesday June 27, 2012, a group of public safety professionals, elected officials, and community leaders, representing the communities of Arapahoe County, as well as representatives of the retail fireworks industry met in order to discuss current fire conditions and evaluate a well-considered countywide policy focused on the best public safety interests of the communities of Arapahoe County. The community leaders and stakeholders agreed that the prohibition on all public/commercial fireworks displays is a responsible and reasonable response to the existing

(more)



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extreme fire danger.

In addition to the prohibition on public/commercial fireworks displays, the Arapahoe County Open Burning Bans prohibits open fires or open burning to include but not limited to the use of any fireworks, outdoor fires, including, but not limited to: campfires; fires in constructed, permanent fire pits or fire grates within developed camp and picnic grounds or recreation sites, charcoal fueled fires, warming fires; fires in outdoor wood-burning stoves (chimney sparks or embers); the prescribed burning of fence lines, fence rows, fields, farmlands, rangelands, wildlands, trash or debris.

The Arapahoe County **OPEN BURNING BAN** is enforced as a County Ordinance violation that, upon conviction, could result in fines of \$500.00 for the first offense, \$750.00 for a second offense, and \$1,000 for a third and subsequent offenses. The enforcement of issues related to the Open Burning Ban that occur within the municipalities of Arapahoe County will be accomplished through municipal ordinances enforced by the police officer and firefighters serving individual jurisdictions. The public safety organizations of Arapahoe County have determined that alleged violations of the law related to the Open Burning Ban will be enforced with a zero tolerance perspective.

While Colorado continues to deal with the extraordinary challenges associated with the extreme fire danger, the people of our communities are encouraged to continue their plans to participate in family gatherings, neighborhood picnics and community celebrations. The fire danger concerns should not disrupt or interfere with opportunities to enjoy time with family, friends and neighbors. Although public/commercial fireworks displays are prohibited, most scheduled community celebrations will continue as planned, simply without the fireworks display. The community is encouraged to contact individual web-sites or representatives of specific organizations for details related to planned community celebrations. "The prohibition on Public/Commercial fireworks displays in Arapahoe County will remain in effect until the existing extreme fire danger and hot/dry weather conditions improve to a level that will eliminate the public safety concerns associated with the detonation of fireworks." "The prohibition on Public/Commercial fireworks displays in Arapahoe County will remain in effect until the existing extreme fire danger and hot/dry weather conditions improve to a level that will eliminate the public safety concerns associated with the detonation of fireworks".

For additional, contact Sheriff Grayson Robinson at 720.874.4165.

E N D

## Colorado commercial fireworks displays a rarity for 2012 July 4 events

By Kelsey Fowler The Denver Post The Denver Post

Posted:

DenverPost.com

The Fourth of July is looking like a dud this year for many people in Colorado due to the current fire danger.

More than 30 cities, towns and municipalities had canceled or postponed planned public fireworks shows as of late Wednesday afternoon, including Boulder, Littleton, Fort Collins, Golden, Aspen, Durango and all of Douglas and Jefferson counties. Colorado Springs canceled nine commercial displays scheduled for between July 1 and July 6.

Although Aurora had received permission to continue with its fireworks display, the Arapahoe County Sheriff and the city decided Wednesday to eliminate the fireworks portion of the town's Fourth of July event anyway, "due to the severe weather conditions affecting Colorado and the unprecedented wildfire season," according to an announcement on the city website.

As of Wednesday, fireworks in the Denver area including the Civic Center Park show, the Colorado Rockies post-game fireworks and the Denver Outlaws fireworks at Sports Authority Field at Mile High were still happening as scheduled. Erie and Pueblo were still planning to continue with their fireworks shows as well.

In Larimer County, a message on the Red Feather Lakes property owner's association phone line told callers, "Due to uncertain weather conditions and fire danger in the area, we have decided to cancel the activities on July 7 including the craft show."

Parker also decided Wednesday to cancel the fireworks portion of the town's July Fourth celebrations, and Boulder nixed the annual Ralphie's Independence Day fireworks show at Folsom Field.

In a news release, Boulder City Manager Jane S. Brautigam said public safety was the primary concern regarding the decision. "Given the current fire in south Boulder, along with fires in neighboring cities and extremely dry conditions, the public safety risk to the Boulder community is significant," she said in the statement.

The town of Monument announced its Fourth of July Parade and the Downtown Street Fair would be postponed due to the fire danger and air quality concerns.

Frisco held out longer than most other mountain towns, as Breckenridge, Dillon, Copper Mountain and Keystone Resort all canceled firework displays early on. But as of Wednesday, Frisco was also a no-go.

Gov. John Hickenlooper recently issued an order banning the private use of fireworks statewide.

A dramatic change in weather before the holiday might change some municipalities' decisions, giving the fireworks a go-ahead, but always consult city websites for the latest information.

Kelsey Fowler: 303-954-1211

## **No displays**

*Canceled fireworks shows in Colorado. Most events still on, but without the fireworks:*

- Boulder
- Colorado Springs
- Jamestown
- Parker
- Frisco
- Breckenridge
- Copper Mountain
- Dillon
- Keystone Resort
- Montezuma
- Aspen
- Beaver Creek
- Carbondale
- Eagle County Fairgrounds
- Georgetown
- Glenwood Springs
- Idaho Springs
- Indian Hills
- Ouray
- South Fork
- Steamboat Springs
- Manitou Springs
- Littleton
- Englewood
- Fort Collins
- Durango
- Douglas County
- Aurora
- Lone Tree
- Arvada
- Westminster
- Black Hawk
- Golden
- Vail (may be moved)

### **Postponements**

- Monument
- Nederland
- Estes Park
- Grand Lake

### **Still pending**

- Avon (decision coming at its Tuesday meeting for July 3 fireworks)
- Cañon City (may cancel, depending on fire danger)
- Louisville and Lafayette (decision later in week)

*The Denver Post*



# C I T Y O F E N G L E W O O D

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## **NEWS RELEASE**

**For Immediate Release: 6/20/12**

**Media Contact: Marla Wilcox, Fire Marshal**

### **Englewood Fire Department declares Open Burning Ban**

**Englewood, CO:** In conjunction with Arapahoe County, effective immediately, there is a ban on all open fires and open burning within the City of Englewood. The City of Englewood has determined that the existing conditions in Englewood present an extreme danger for the possibility of accidental fires. The authority to implement an Open Burning Ban is provided through Title 6 of the Englewood Municipal Code. The ban will remain in effect further notice.

The Open Burning Ban applies to all outdoor fires, including, but not limited to:

- Campfires,
- Chimineas (outdoor clay fireplaces),
- Fire pits,
- Warming fires,
- Any charcoal fires, including barbeques and fire pits.
- Fires in outdoor wood burning stoves, and
- Burning of trash, debris or prescribed burns.

The City of Englewood's Open Burning Ban will be enforced as a City Ordinance violation that, upon conviction, could result in fines up to \$1,000. Residents should also be aware it is illegal to possess, store, sell, use, or shoot fireworks in the City of Englewood.

The Open Burning Ban does not apply to:

- Fires contained within liquid-fueled or gas stoves, fireplaces, and wood burning stoves **within** buildings.
- Gas grill barbecues used for cooking or warming food, which do not produce open flames when used.
- Permitted public fireworks displays with adequate firefighting personnel and equipment assigned to be on the scene of such displays and which has been approved by the Arapahoe County Sheriff's office.

If you have questions, contact the City of Englewood's Fire Marshal, Marla Wilcox, at 303-762-2365. Please note: This ban is more restrictive than the State of Colorado's Executive Order and in compliance with Arapahoe County Sheriff's Office.

# Cracking Open Space coffers

County distributes about \$11M

By **Joey Kirchmer**  
YourHub Reporter

Local cities, towns and parks districts will use the latest round of Open Space grants to help fund everything from new trails to replacing deteriorating pedestrian bridges.

In all, Arapahoe County awarded approximately \$11 million in Open Space grants this month during a ceremony at Hudson Gardens in Littleton. The city of Aurora received the largest amount — \$5.22 million — of “shareback funds,” which will be used to enhance local parks, trails, recreation and open space.

The city of Centennial received the second highest amount — \$1.84 million — from the shareback formula, which was divided to cities and towns based on overall population. The cities of Littleton and Englewood received \$724,219 and \$554,541 respectively.

“From wildlife preservation and water quality enhancement to park

improvements and trail connections, the Arapahoe County Open Spaces Program is making the county an even better place to live, work and play,” said Commissioner Nancy Sharpe, who serves as board chair. “These accomplishments would not be possible without the support of voters and city, county and special-district partners.”

The Arapahoe County Open Space program is funded through a quarter of a penny sales and use tax that was recently extended by voters. More than \$75 million from the Open Space fund has been distributed to municipalities around Arapahoe County since the program’s inception, according to officials.

Since the program’s inception, the program has conserved more than 18,000 acres of open space, built more than 30 miles of new trails and created and upgraded dozens of local parks.

Joey Kirchmer: 303-954-2650 or

## Open Space Grants

Some of the Arapahoe County grants:

**City of Centennial** Centennial Center Park meadow improvements: Grant: \$100,000 Match: \$75,000 — City will create a natural use area with trails, picnic shelter, demonstration garden and landscaping.

**City of Englewood** Playground renovation at northwest greenbelt: Grant: \$156,600 Match: \$113,700 — Englewood will use this grant to renovate an outdated playground in the greenbelt along Harvard Gulch near Vassar Avenue.

**City of Sheridan** Irving Street bridge at Bear Creek: Grant: \$144,700 Match: \$67,600 — City will replace a deteriorating pedestrian/cyclist bridge with a safe connection to nearby trail systems.

**City of Sheridan** Sheridan Schools Trail Connection System: Grant: \$208,000 Match: \$97,100 — City will provide a paved, off-street pedestrian and bicycle path that is part of a larger trail plan to connect schools, nearby parks, existing trails, neighborhoods and businesses.

**South Suburban Parks and Recreation District** Willow Creek Trail Improvements: Grant: \$250,000 Match: \$139,000 — District will improve a 1½ mile section of the Willow Creek Trail and create a loop trail within the Willow Creek Open Space.

**Greenwood Village** Huntington-Caley Corridor Master Plan: Grant: \$50,000 Match: \$5,000 — City will complete a master plan for 15 acres of open space and park land.

## Sue Carlton-Smith

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**From:** Webmaster  
**Sent:** Monday, June 25, 2012 9:55 AM  
**To:** Gary Sears  
**Cc:** Sue Carlton-Smith; Lindsay Von Colditz  
**Subject:** FW: Comment Form

FYI – this came in via the website. I have forwarded it to the Chiefs but wanted to make sure you were aware of it too.

Leigh Ann

Leigh Ann Hoffhines  
Englewood City Manager's Office

**Sent:** Sunday, June 24, 2012 10:55 AM  
**To:** Webmaster

### City of Englewood Online Form (Comment Form)

**OTHER:** Other Comment

**OTHER DETAIL:** Fire Department

**NAME:** Shelley Jewell

**E-MAIL ADDRESS:**

**QUESTION OR COMMENT**  
: I just wanted to extend my gratitude to the fire department for their commitment to safety. We went to have our car seats checked today. We couldn't be more grateful for this service. Andy and Jesse were friendly, helpful and knowledgeable. We were so appreciative of their time. This is an incredible service that the city offers. The fire department deserves special recognition for what they are doing to promote the safety of our children. Thank you! Thank you! Thank you!

**From:** Mattox, Vicki (Denver)   
**Sent:** Wednesday, June 27, 2012 11:25 AM  
**To:** Gary Sears  
**Cc:** Mike Flaherty; Stu Fonda; Frank Gryglewicz; Jennifer Nolan; Kevin Engels  
**Subject:** Ratings from S&P and Moody's

Congratulations on the City's recent ratings from S&P and Moody's. The agencies confirmed the City's current ratings of Aa3 and AA3 for your General Obligation Bonds and the ratings on your COPS of A1 and A+. The rating on your COPS is derived from your GO bond rating so the COP rating is updated when the GO rating is reviewed. With the economic downturn, the rating agencies have been closely evaluating the credits of municipal issuers. I have attached the reports from the agencies.

As always, you and Mike and the staff of the utilities, finance and economic development departments did a great job of presenting the strengths of the City and how it is reacting to the current fiscal challenges. The city's strengths were identified as its stable tax base, location in the metro area and reserve levels. S&P also rated the city's management practices as good. The weaknesses were the city's reliance on sales tax revenues ( which are volatile) and the limited growth opportunities for the city and the water system.

The strong ratings that the city achieved and these reports will help give investors the confidence in the city that they need to purchase bonds when we market the bonds tomorrow.

Vicki

Vicki Mattox  
Managing Director  
Stifel Nicolaus  
1125 17th St #1600  
Denver CO 80202  
303.291.5230 office

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## Summary:

# Englewood, Colorado; Appropriations; General Obligation

### Primary Credit Analyst:

Bryan Moore, San Francisco (1) 415-371-5077; bryan\_moore@standardandpoors.com

### Secondary Contact:

Corey Friedman, Chicago (1) 312-233-7010; corey\_friedman@standardandpoors.com

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Rationale

Outlook

Related Criteria And Research

## Summary:

# Englewood, Colorado; Appropriations; General Obligation

### Credit Profile

US\$8.49 mil GO wtr rfdg and improvement bnds ser 2012 due 01/01/2032

*Long Term Rating*

AA-/Stable

New

### Englewood GO

*Unenhanced Rating*

AA-(SPUR)/Stable

Affirmed

## Rationale

Standard & Poor's Ratings Services assigned its 'AA-' rating to Englewood, Colo.'s general obligation (GO) water refunding and improvement bonds series 2012. At the same time, Standard & Poor's affirmed its 'AA-' underlying rating (SPUR) on the city's GO bonds and its 'A+' SPUR on the city's certificates of participation (COPs). The outlook on all ratings is stable.

The rating on the GO bonds reflects our view of the city's:

- Access to employment opportunities in the Denver metropolitan area, coupled with strong market value per capita;
- Strong assigned and unassigned general fund balances; and
- Moderate debt burden, with no additional debt plans.

Partially offsetting these strengths, in our view, are the city's adequate income levels and recently declining assessed values (AV).

Unlimited ad valorem taxes levied on taxable property within the city secure the GO bonds. We understand that the city plans to use water revenue proceeds to pay debt service; however, the bonds are ultimately secured by the GO pledge.

The COPs represent an interest in base rentals to be made by the city for the use and occupancy of certain leased premises. The city's COPs and lease payments are subject to annual appropriation by the city to meet its obligations under the lease agreements.

Englewood, Colo., is located in the south portion of the metropolitan area of Denver and has a population of approximately 30,000 residents. The local economy is stable with good access to a variety of job opportunities in the Denver metropolitan area. The city has maintained a similar unemployment rate (8.0%) with Denver (8.4%) and the state of Colorado as a whole (8.4%). The city's median household effective buying income is adequate in our view, at 81% of the nation.

The city's AV had experienced steady growth, increasing at an average annual rate of 2.8% to a total AV of \$519

million in collection year 2010. However, since then, due in part to the housing slowdown, AV decreased by 0.7% in 2011 and 4.3% in 2012. Actual market valuation showed an 8.8% increase in 2008, followed by small increases until a 3.9% decrease in levy year 2012, to \$3.3 billion, which, in our view, is extremely strong at \$107,655 per capita. Property is assessed in Colorado with about an 18 month lag, so the 2012 assessment is reflective of 2010 housing prices. There is no concentration by taxpayer in our opinion; the top 10 taxpayers account for 13.9% of total city AV, and the top taxpayer, Columbia Healthone LLC/Swedish Medical Center, was only 6.1%. Commercial property is 56.4% of AV though only 29.4% of actual value, compared with residential property at 34.8% of AV and 66.0% of actual value. Tax collection rates have been over 98.6% on a total collection basis for each of the past five years.

The city's financial position remains strong in our view despite a recent decline in tax revenue. Following a reclassification of reserves in accordance with Governmental Accounting Standards Board Statement No. 54 requirements, the fiscal 2011 audit shows that the city closed the fiscal year on Dec. 31 with a general fund balance of \$8.8 million, or 22.3% of operating expenditures. Excluding restrictions, the city's \$4.96 million of assigned and unassigned general fund reserves equated to, in our view, a strong 12.6% of operating expenditures. According to the fiscal year 2011 audit, the city had \$8.4 million (21.4% of general fund expenditures) in deposits and investments in the general fund. The city has budgeted fiscal year 2012 with a modest \$523,000 operating deficit though it expects to finish the year with balanced operations. In response to declining revenues, management has implemented expenditure reductions, furlough days, and a hiring freeze. In addition, the city informed us that it will continue to review revenue projections and reduce expenditures further as needed.

Sales and use taxes are the major source of general fund revenues, at 55% for fiscal year 2011. Property taxes and franchise taxes accounted for the next largest revenue sources, representing between 7.6% and 6.7%, respectively, in fiscal 2011. The city experienced improvement in its general fund sales and use tax revenues, which increased 4.2% in fiscal year 2011 after 1.2% increase in 2010 and declining 8.8% and 0.6% in fiscal years 2009 and 2008, respectively. Management attributes these increases to general improvement in the economy. For the current, fiscal 2012 year, management has budgeted for an increase of 1.7% to \$22.1 million of sales tax revenue. The city reports that sales and use tax revenue year-to-date through May 2012 was trending higher than budgeted.

The city's water utility serves mainly the city with a few outside customers. Based on audited fiscal year 2011 net revenues, the city's pro forma debt service coverage is at least 1.3x for all water utility debt. We understand that the city has no major infrastructure capital needs in the near future for which they would need to issue bonds.

The city participates in eight different pension plans and fully funded the total annual required contribution of \$1.4 million (3.6% of total expenditures) for fiscal year 2011. In addition, the city funds its other postemployment benefits on a pay-as-you-go basis; it funded \$153,000 in fiscal year 2011 (less than 1% of total expenditures).

We consider the city's management practices to be "good" under our financial management assessment (FMA) methodology. An FMA of good indicates our view that practices exist in most areas although not all may be formalized or regularly monitored by governance officials. In our opinion, among the highlights of the city's management techniques are its policy to maintain an assigned and unassigned general fund balance of at least 10% of general fund revenue, maintain a five-year financial forecast, and update a formal investment plan annually and reports on it to the city council monthly. The city also maintains a formal five-year capital improvement plan that it updates annually. The

city's lack of a formal debt management policy limits the preceding factors.

In our opinion, overall net debt burden is moderate at \$3,500 per capita or 3.3% of actual market value. This does not include the approximate \$55 million in self-supporting enterprise debt. The carrying charges were 6.9% of governmentwide, noncapital expenditures in fiscal year 2011. We understand that the city does not plan to issue new debt within the next 12 to 18 months.

## Outlook

The stable outlook reflects our opinion that, during the outlook's two-year period and despite the recent declines in AV, management will likely continue to make the necessary budget adjustments to maintain at least strong general fund reserves. To the extent that management is challenged to implement the necessary reductions to maintain a level of reserves that we consider consistent with the current rating, we could consider lowering the rating. However, should the city experience increases in revenues and strengthen its reserves, we could consider raising the rating.

## Related Criteria And Research

- USPF Criteria: GO Debt, Oct. 12, 2006
- USPF Criteria: Appropriation-Backed Obligations, June 13, 2007

### Ratings Detail (As Of June 26, 2012)

Englewood GO wtr bnds ser 2004

*Long Term Rating*

AA-/Stable

Affirmed

**Englewood rfdg certs of part (Civic Ctr Proj)**

*Unenhanced Rating*

A+(SPUR)/Stable

Affirmed

Many issues are enhanced by bond insurance.

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**McGRAW-HILL**

# MOODY'S

## INVESTORS SERVICE

### Rating Action: Moody's assigns Aa3 rating to the City of Englewood, CO's G.O. water bonds

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Global Credit Research - 26 Jun 2012

**\$21.6 million in debt affected following the sale; A1 COP rating also affirmed**

New York, June 26, 2012 --

Moody's Rating

Issue: General Obligation Water Refunding and Improvement Bonds, Series 2012; Rating: Aa3; Sale Amount: \$8,490,000; Expected Sale Date: 7/4/12; Rating Description: General Obligation

Opinion

Moody's Investors Service has assigned an Aa3 rating to the City of Englewood, Colorado's General Obligation Water Refunding and Improvement Bonds, Series 2012 expected to be issued in the amount of \$8.5 million. At this time, Moody's affirms the Aa3 rating on the city's outstanding \$15.1 million in parity debt. The current offering is secured by an unlimited general obligation pledge secured by the city's full faith and credit, although the city expects to pay debt service from net revenues of the water system, which are not pledged.

Approximately \$ 1.5 million of the bond proceeds will refund certain portions of the city's outstanding General Obligation Bonds, Series 2004 and \$7.0 million of bond proceeds will be used for various capital improvements of the water system.

Concurrently, Moody's affirms the A1 rating on the city's outstanding \$16.3 million Refunding Certificates of Participation, Series 2005.

#### SUMMARY RATINGS RATIONALE

The Aa3 rating primarily reflects the city's moderately-sized and mature tax base, generally stable socioeconomic levels, sound general fund reserve levels and average debt burden.

#### STRENGTHS

- Stable and mature tax base with relatively modest declines in full valuation through the national housing downturn
- Sound financial reserve levels which have been consistently maintained
- Self-supporting system intended to pay debt service

#### CHALLENGES

- General fund primarily comprised of economically-sensitive sales tax revenues
- Limited growth potential for the area and the water system
- Moderate tax base and economic concentration in top taxpayer

#### WHAT COULD MOVE THE RATING - UP

- Significant growth in tax base and increase in wealth measures
- Trend of strong growth in general fund reserves

#### WHAT COULD MOVE THE RATING - DOWN

-Significant decline in tax base valuation

-Draw on reserves with no viable plan to replenish

The principal methodology used in this rating was Analytical Framework For Water And Sewer System Ratings published in August 1999. Please see the Credit Policy page on [www.moodys.com](http://www.moodys.com) for a copy of this methodology.

#### REGULATORY DISCLOSURES

The Global Scale Credit Ratings on this press release that are issued by one of Moody's affiliates outside the EU are endorsed by Moody's Investors Service Ltd., One Canada Square, Canary Wharf, London E 14 5FA, UK, in accordance with Art.4 paragraph 3 of the Regulation (EC) No 1060/2009 on Credit Rating Agencies. Further information on the EU endorsement status and on the Moody's office that has issued a particular Credit Rating is available on [www.moodys.com](http://www.moodys.com).

For ratings issued on a program, series or category/class of debt, this announcement provides relevant regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series or category/class of debt or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides relevant regulatory disclosures in relation to the rating action on the support provider and in relation to each particular rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides relevant regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on [www.moodys.com](http://www.moodys.com).

Information sources used to prepare the rating are the following: parties involved in the ratings, parties not involved in the ratings, public information, confidential and proprietary Moody's Investors Service information, and confidential and proprietary Moody's Analytics information.

Moody's considers the quality of information available on the rated entity, obligation or credit satisfactory for the purposes of issuing a rating.

Moody's adopts all necessary measures so that the information it uses in assigning a rating is of sufficient quality and from sources Moody's considers to be reliable including, when appropriate, independent third-party sources. However, Moody's is not an auditor and cannot in every instance independently verify or validate information received in the rating process.

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City of Englewood  
Citymanager Gary Sears  
1000 Englewood Parkway  
CO. 80110-2373  
USA

Belm, the 26<sup>th</sup> of June 2012

40<sup>th</sup> Anniversary of Belm

Dear Gary,

As you know, Belm and the small villages exist approximately for more than 1000 years. But after the world war Germany was going to renew all parts of government. So a modern administration needed for an economic workflow a greater area and a well educated staff. Therefore, the parliament of Lower-Saxony in Hannover made a restructuring of the communities 1<sup>st</sup> of July in 1972. All communities should have a minimum of approximately 15.000 citizens and an own administration.

This is why Belm expanded and the small places "Powe", "Icker", "Vehrte" and "Haltern" have been integrated to Belm. From 3.500 citizens Belm grew up to nearly 15.000 people. Today we have 13.800 people living in Belm.

Since 1972 we have our central administration at the city hall (Rathaus) with about 30 internal employees and app. 80 external (kinder garden, school-service, water-plant, sewage-plant, maintenance-depot, etc.)

In the first 20 years since 1972 Belm has been affected by the construction/ formation of public buildings, new living areas, drainage systems and the settlement of 3.000 British soldiers and their families.

After 1989, the development of Belm was overlaped by the withdrawal of British soldiers and the immigration of 2.500 Russian German people and more than 600 foreign people just in the centre of Belm. These developments led to many social problems, but now after we have done a lot of activities to integrate the people and to clear the buildings we look a little bit more relaxed into the future.

At the moment the German economy is very strong and we have just enough revenue to fix all our duties. But we are worried about our neighbour countries in Europe.

Germany started a program to live without nuclear energy in the future. This politics determines our work in the next 20 – 30 years. The change of climate, regenerative energy, and a demographic change with a decreasing birth-rate and a greater senior-generation will be our challenges in the future.

Gary, we all would be glad, if you and Mayor Randy Penn would send us a congratulation message to the celebration of our little jubilee at the 8<sup>th</sup> of July.

With best greetings and wishes

Bernhard Weilmann  
Bürgermeister



CITY OF ENGLEWOOD  
CITY COUNCIL

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June 25, 2012

Mayor Michael B. Hancock  
City & County of Denver  
1437 Bannock Street, Room 350  
Denver, CO 80202

Dear Mayor Hancock:

On behalf of the City of Englewood, I offer our deepest condolences on the death of Denver Police Officer Celena Hollis. She died a hero protecting the community she served, and clearly loved, and she leaves behind a legacy of dedicated leadership and honor.

Please know that our thoughts and prayers are with her family, with the Denver Police Department, and with the entire organization as you struggle to comprehend and deal with this tragic loss.

Sincerely,

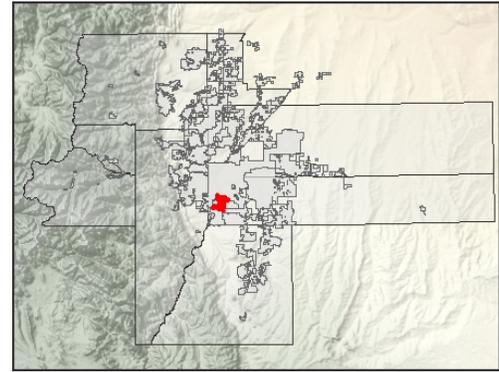
Randy P. Penn  
Mayor

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Mayor Randy Penn, District 3 • Mayor Pro Tem Jim Woodward, At Large  
Rick Gillit, District 4 • Joe Jefferson, District 1 • Bob McCaslin, At Large • Linda Olson, District 2 • Jill Wilson, At Large

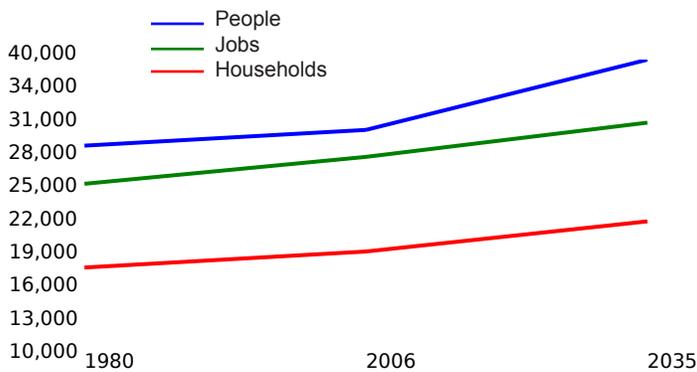
1000 Englewood Parkway • Englewood, Colorado 80110 • Phone 303-762-2310 • FAX 303-762-2408  
[www.engagewoodgov.org](http://www.engagewoodgov.org) • E-mail: [council@engagewoodgov.org](mailto:council@engagewoodgov.org)

	Englewood	Region
<b>Population<sup>1</sup></b>	32,422	2,729,066
<b>2035 Population<sup>3</sup></b>	42,194	4,348,739
<b>Employment<sup>2</sup></b>	23,550	1,354,865
<b>2035 Employment<sup>3</sup></b>	33,276	2,575,941
<b>Employers<sup>2</sup></b>	1,590	99,750
<b>Median Age<sup>1</sup></b>	37	35
<b>% of Population Over Age 60<sup>1</sup></b>	19%	14%
<b>Average Annual Wage<sup>1</sup></b>	\$42,927	\$48,201
<b>Median Household Income<sup>1</sup></b>	\$42,451	\$59,960
<b>Poverty Rate<sup>1</sup></b>	13%	15%
<b>% of Population Over Age 25 with Bachelor's Degree or Higher<sup>1</sup></b>	28%	39%

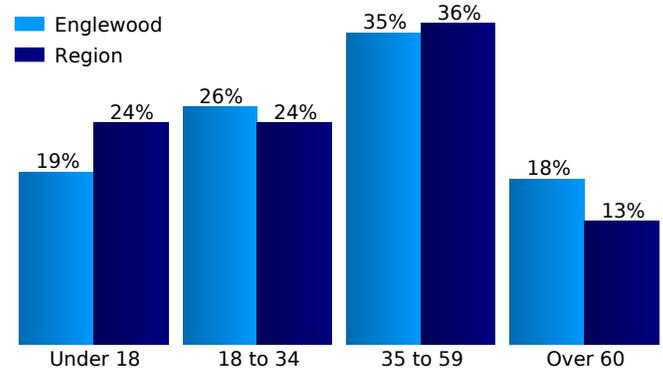


	Englewood	Region
<b>Households<sup>1</sup></b>	15,269	1,062,181
<b>Average Household Size<sup>1</sup></b>	2.09	2.53
<b>% Multifamily<sup>1</sup></b>	37%	30%
<b>Home Ownership<sup>1</sup></b>	51%	67%
<b>Vacancy Rate<sup>1</sup></b>	7%	7%

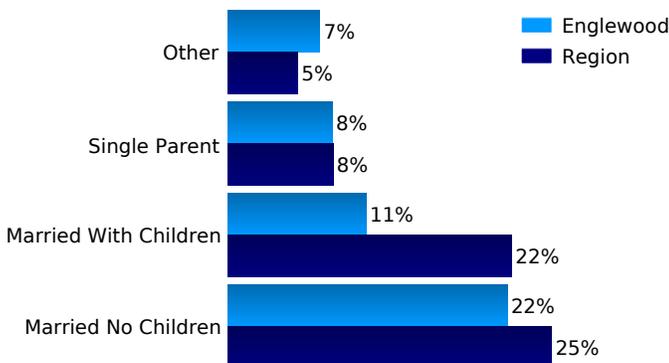
**Trends Over Time<sup>5</sup>**



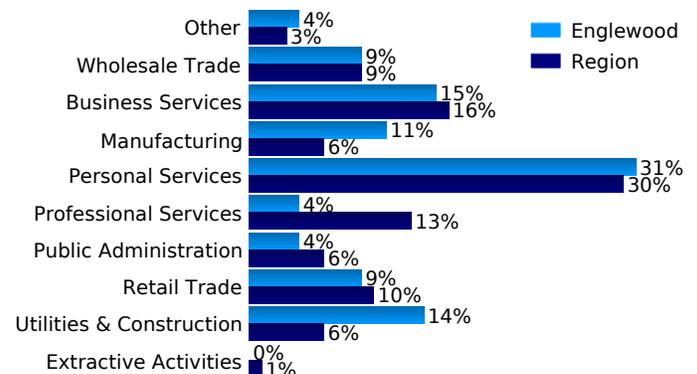
**Age of Residents<sup>1</sup>**



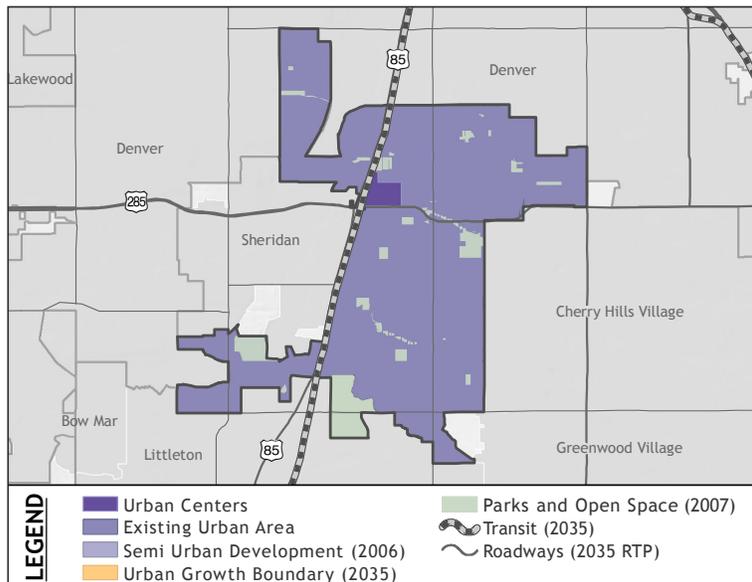
**Selected Family Household Types<sup>1</sup>**



**Employment by Industry<sup>2</sup>**



# Englewood Community Profile

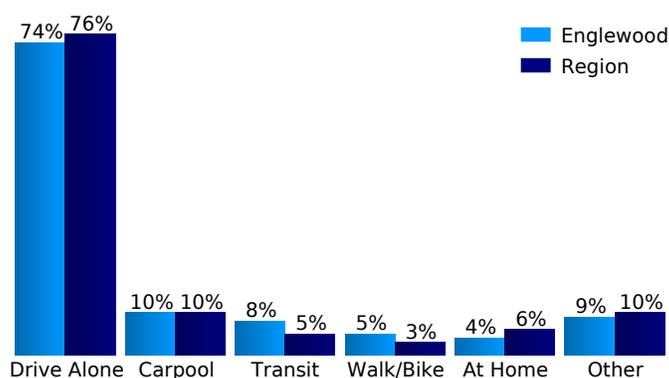
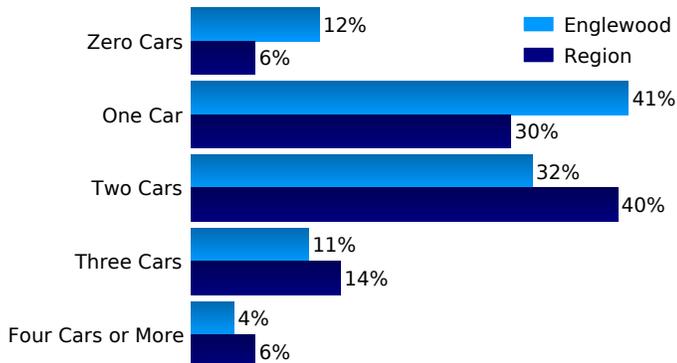


Maps do not show UGB for Urban Growth Area communities: Arvada, Aurora, Castle Rock, Longmont, Thornton, Douglas and Adams Counties.

	Englewood	Region
<b>Total Land Area (SqMi)<sup>5</sup></b>	7	5288
<b>2007 Parks and Open Space (Acres per 1,000 people)<sup>5</sup></b>	9	387
<b>2035 UGB (SqMi)<sup>5</sup></b>	7	980
<b>2010 Employment in Urban Centers<sup>5</sup></b>	1,524	544,846
<b>2010 Households in Urban Centers<sup>5</sup></b>	473	131,202
<b>2010 Vehicle Miles Traveled (VMT) per day<sup>4</sup></b>	724,037	73,694,313

## Means of Transportation to Work<sup>1</sup>

### Vehicles Available per Household (%)<sup>1</sup>



### Top 5 commuting destinations of workers living in Englewood<sup>4</sup>

1. Denver
2. Englewood
3. Littleton
4. Centennial
5. Lakewood

### Top 5 residential locations of workers commuting to Englewood<sup>4</sup>

1. Denver
2. Jefferson Unincorporated
3. Englewood
4. Douglas Unincorporated
5. Aurora

### Metro Vision Plan 2035 regional goals include:

- Reduce trips to work by single-occupant vehicles to 65%
- Reduce per capita transportation greenhouse gas emissions 60%
- Reduce regional per capita vehicle miles traveled (VMT) 10%
- Locate 50% of new housing and 75% of new employment within Urban Centers
- Increase the rate of construction of pedestrian and bicycle transportation infrastructure



*We make life better!*

A product of the  
Denver Regional Council  
of Governments

For more information,  
Contact Robin Reilly  
303.480.6739  
rreilly@drcog.org

Updated: January 2011

**Data Sources:** 1. American Community Survey (ACS), represents averaged values over 2005 to 2009. 2. Quarterly Census of Employment and Wages 2009, 2<sup>nd</sup> quarter. 3. DRCOG Land Use Forecast 2009 Cycle 2. 4. DRCOG Travel Model 2010 Cycle 2. 5. DRCOG

**Data Disclaimer:** The data in this report are compiled from multiple sources and are intended for informational purposes only. DRCOG assumes no responsibility or legal liability for the accuracy, completeness or usefulness of any information in this report.

# MEMORANDUM



**TO:** Gary Sears, City Manager

**THROUGH:** Rick Kahm, Director of Public Works ✓

**FROM:** David Henderson, Engineering/Capital Projects Administrator ✓

**DATE:** June 28, 2012

**SUBJECT:** PROJECT UPDATES – DRCOG T.I.P. Application, Duncan Park Demolition, Centennial Park Trail Loop, West Harvard Gulch Trail Project, Kent Place, Gas Line Replacement Projects, Concrete Utility Program 2012, City Radio System, Street Maintenance Projects 2012, CityCenter Site Development, Englewood McLellan Reservoir Foundation, Air Quality/Energy Savings Projects, GPS in City Vehicles

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## **DRCOG TRANSPORTATION IMPROVEMENT PROGRAM APPLICATION**

Staff submitted an application for Federal funds to construct new landscaped medians on South Broadway between Hwy. 285 and Quincy. This potential federal aid project was discussed with City Council at the Study Session on June 4<sup>th</sup>. DRCOG acknowledged receipt of our application.

## **DUNCAN PARK DEMOLITION**

Demolition of the old school building will be substantially complete this week. Park restoration will follow.

## **CENTENNIAL PARK TRAIL LOOP PROJECT**

A contract has been awarded to Standard Concrete, Inc. of Denver, CO for improvements to the loop trail including removing the asphalt and replacing it with a 10-ft. wide concrete path. **Standard Concrete continued work on the trail system.** The project is expected to be complete in late August.

## **WEST HARVARD GULCH TRAIL PROJECT**

The Urban Drainage and Flood Control District is managing a project to complete a trail connection from our Northwest Greenbelt (Harvard Gulch) to the Platte River Trail System. This project will construct a concrete trail, beginning at the end of our trail system east of Raritan St., and passing under the railroad tracks in Denver. This will complete the trail system connection to the Platte River. This project has been in the planning stages for approximately 15 years, complicated by design issues related to dropping the grade of the trail to pass under the railroad tracks. The project will include the construction of retaining walls (up to 9-ft. high) and installation of a concrete box culvert under the tracks. **BT Construction expects to mobilize on July 2<sup>nd</sup>.**

## **KENT PLACE**

Continuum Partners and Regency Centers Corporation is supplying project information. A link to this information is available on the City's web site:  
**<http://www.englewoodgov.org/Index.aspx?page=498>**

The contractor, Mark Young Construction, Inc., completed all items necessary to turn on the traffic signal. The signal was put into full operation on Wednesday, June 6<sup>th</sup>. **Traffic Engineering staff continues to monitor the intersection's performance.**

**Colorado Structures Inc., continued construction of the "Fresh Fare by King Soopers". Work on Retail Pads One and Two continued.**

Staff has rejected some of the University Blvd. paving which was completed last fall. The contractor is required to repave these areas. Arapahoe County expects to overlay the northbound lanes of University. **The paving warranty work is complete.**

### CONCRETE UTILITY 2012

NORAA Concrete Construction continued removal and replacement in the area south of Hampden, between Broadway and Clarkson and north of Hampden between Santa Fe and Broadway. Questions regarding the program should be directed to the Concrete Utility, 303-762-2360 or [concreteutility@englewoodgov.org](mailto:concreteutility@englewoodgov.org).

### CITY RADIO SYSTEM-REPLACEMENT WITH PUSH TO TALK

The Servicenter Garage continues to remove old radios from vehicles as they are being serviced.

### STREET MAINTENANCE PROJECTS 2012

**The 2012 In-House Overlay Program continued this week. The Street Division has completed 26 of the 60 blocks scheduled.** Project lists, as well as construction updates, are on the City's web site under Street Closures.

### CITYCENTER SITE DEVELOPMENT

#### Alexan East and West Parcels

438 residential units. Alexan's occupancy level for March, 2012 is 94.5%. Commercial uses: Let It Bead, State Farm, Lifetime Family Practice, Cuttin' It Loose, Jackson Hewitt Tax Service, Foothills Physical Therapy, Creative Perspectives, CityCenter Community, Solid Grounds, and Weingarten Realty.

#### Parkway Retail / Office Buildings

Commercial uses: The International House of Pancakes (IHOP), Qdoba, GNC, Supercuts, Nails Center, CityCenter Dental Group, MMB Hearing, Tableaux Interior Design, Englewood Eyecare, Collective Licensing Int'l, Inc., M.P. Hayutin, LLC, CityCenter Wine and Spirits, Quizno's, Miller, Air Walk, "Insurance Company of the West", Printwear Express, Fred Astaire Dance Studio, Wellness Treatment Center, SB Clark Companies, Unifocus, and Bartertown Comics.

#### Bally's Building

Tenants include Bally's, "Blondies Fire House Pub and Restaurant", and MaxFour.

#### Retail South of the Parkway

Tenants: Petco, Ross, Payless Shoes, Coldstone Creamery, Noodles, Sports Authority, and Office Depot.

#### Gold Mine Pad

Tenants include: Jamba Juice, Tokyo Joe's, Mega Wraps, and Doctors Express.

#### CityCenter Site

EEFI continues project management of all infrastructure on the site. Staff is monitoring the security, sweeping, snow removal, and day porter services performed under the Common Area Maintenance. **The Museum of Outdoor Arts will re-install the "Duo" sculpture this week.**

#### Bradley Station Environmental

EEFI's environmental consultants prepared an Executive Summary Report (dated July 28, 2008). Updates will be provided as additional information is received.

### ENGLEWOOD MCLELLAN RESERVOIR FOUNDATION (EMRF)

#### PA-84 West

The Mike Ward Infiniti dealership opened on Monday, August 29<sup>th</sup>.

The EMRF lease with the Larry Miller Nissan Dealership was signed on February 7<sup>th</sup>.

#### PA-85 (RTD site)

RTD paid the final billing in the amount of \$591,836.86. Finance has deposited this money in the LTAR fund.

PA-85 (Benjamin Franklin Charter School)

The Benjamin Franklin Charter School has received their Certificate of Occupancy.

**AIR QUALITY/ENERGY SAVING PROJECTS**

Flex Fuel Program

Currently, 39 of our fleet vehicles are running on E-85 ethanol fuel. All new replacement vehicles (less than ¾ ton) will be compatible with E-85. Approximately 50 Flex Fuel vehicles will be in our fleet within two years. Currently, the cost of E-85 fuel is approx. \$0.40 per gallon less than regular unleaded gasoline. Ten of our fleet vehicles run on Compressed Natural Gas (CNG). 39 on-road vehicles and 23 off road (construction equipment) run on biodiesel fuel.

Hybrid Vehicle Purchase

Two hybrid vehicles are in service, one in the Fire Department and one in the Building Division.

"Green" Programs

We continue to work with our vendors to expand the Green product line as it becomes available. 90% of our custodial paper supplies are from recycled sources. The Servicenter is now "single-streaming" waste at the Servicenter and a dumpster has been supplied for *cardboard only* recycling.

Energy Saving Projects

In 2001, the Public Works Traffic Division began an ongoing program to convert traffic signals from incandescent lamps to Light-Emitting-Diode (LED) bulbs. To date, 80% of our City maintained signals have been converted. LED traffic signals use 90% less energy than incandescent lamps, last 5 times longer, and provide better visibility.

GPS IN VEHICLES

The City received a grant, through RAQC (Regional Air Quality), to install 37 GPS units in some of our fleet vehicles. Our match to the project is the installation. The Servicenter Garage will install with in-house labor. The GPS units will be installed in Police patrol vehicles, Public Works vehicles, Fire Department equipment, and some Wastewater Treatment Plant vehicles. **GPS equipment installation continued. 27 of the 37 units have been installed so far.** The system will allow us to track locations, easily obtain information regarding quantities of ice slicer dispensed, monitor idle times, and allow the public to track where plow trucks have been.

**MEMORANDUM**



**TO:** Gary Sears, City Manager

**THROUGH:** Rick Kahm, Director of Public Works ✓

**FROM:** Dave Henderson, Engineering/Capital Projects Administrator ✓

**DATE:** June 26, 2012

**SUBJECT:** PLAZA FOUNTAINS AND LANDSCAPING – MARKETPLACE

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Based on requests from McAllister's Deli, staff (Public Works, Community Development, and Parks and Recreation) discussed options for potential improvements to the fountains and landscaping at the Englewood Market Place Plaza.

Utilizing the existing pump system for the fountain features is not recommended. The existing system uses Little Dry Creek water. The water has a high nutrient content, stains everything it comes in contact with, and sometimes omits an offensive odor. Additionally, the pumps and equipment are old and require extensive repairs.

As discussed with City Council at the June 4<sup>th</sup> Study Session, staff suggests converting the upper water feature (nearest the proposed McAllister's Restaurant) to a spray fountain system that uses potable water. The lower water feature that drops into the lake would be abandoned and converted to landscaping. Other suggested improvements are to sand blast or power wash stains from the flagstone, repair concrete and railing, and replace the aging and overgrown landscaping in the Plaza area.

Staff met on-site with a consulting civil engineer, landscape architect, and a contractor experienced with fountain features to review the feasibility of our proposed improvements and to obtain a proposal for design drawings and specifications suitable for bidding. Attached is the proposal from Hedrick and Associates.

We understand that McAllister's has not formally signed a lease; however, they expect to soon. Pending McAllister's signing the lease, staff recommends moving forward with Option 1 of the design proposal for an amount not to exceed \$18,784.

/lt

c: Leigh Ann Hoffhines  
attach: Proposal for Design Options

June 19, 2012

Mr. Dave Henderson  
Engineering Services  
City of Englewood  
Englewood Civic Center  
1000 Englewood Parkway, 3<sup>rd</sup> Floor  
Englewood, CO 80110

RE: Proposal for Design Options for Plaza Fountain Rehabilitation

Dear Mr. Henderson,

The following is our Proposal to design and provide bid documents (plans, special/technical provisions and estimates) for the design services for the Little Dry Creek Plaza Fountain Rehabilitation near Broadway and Hampden as submitted by Hedrick & Associates, LLC, for the above-referenced project. Hedrick & Associates, a Colorado engineering firm, along with PKM Design Group, Inc. , a Colorado architectural landscape firm, presents the City of Englewood with a highly qualified team that provides significant experience as a Civil, Transportation and Traffic Engineering Firm and landscape architecture. The following is a scope of work followed by a maximum fee proposal.

### **SCOPE OF WORK:**

#### **Sketches/Simulations of Two Options**

This option includes preparation of 2 sketches or simulations of options at the upper fountain area for Council and staff input on design, construction and funding decision. This item would be performed **prior** to the following options so that Staff and Council would better understand the aesthetic differences between the two options. The estimated maximum fee to prepare the two sketches or simulations of options at the upper fountain are:

Principal Landscape Architect: 2 hrs @ \$120.00 = \$240.00

Landscape Architect: 16 hrs @ \$47.00 = \$752.00

PM/Sr. Engr: 2 hrs @ \$160.00 = \$320.00

Direct Costs: \$100.00

Total: \$1,412.00

#### **Option 1 - 16 Spray Fountain with Remainder Landscape Plantings**

This option leaves the upper/Acoma fountain adjacent to the old Pier 1 and proposed McAlister Restaurant as a fountain area similar to what it currently is with the exception of the water being potable City water that is recirculated and not recycled from the Little Dry Creek pond. The depth of this upper pond would be decreased to an approximate 1 foot depth to increase safety and improve maintenance. The lower channel below the upper/Acoma walkway would be planted and irrigated to become a perennial planting bed. The overflow chutes would be "bricked up" with flagstone matching the existing stone. The plaza fountain and water curtain area at the outflow of the Little Dry Creek pond at the box culvert would also be planted and irrigated to become a perennial planting bed. The overflow weir at the box culvert/fabridam would be "bricked up" and raised to the same level as the adjacent walls with flagstone matching the existing stone. All of the stone that has become stained and/or covered with solids from the Little Dry Creek pond water would either be pressure washed or sand blasted off to obtain the original color and texture of the plaza fountain structures. The estimated maximum fee to prepare the design drawings,

Mr. Dave Henderson  
Page 2

specifications, and documents for bid are:

Principal Landscape Architect: 20.5 hrs @ \$120.00 = \$2,460.00  
Landscape Architect: 42 hrs @ \$47.00 = \$1,974.00  
PM/Sr. Engr: 66 hrs @ \$160.00 = \$10,560.00  
CADD: 52 hrs @ \$70.00 = \$3,640.00  
Direct Costs: \$150.00  
Total: \$18,784.00

**Option 2 - All Irrigated Landscape Plantings**

This option removes the upper/Acoma fountain adjacent to the old Pier 1 and proposed McAlister Restaurant and the old fountain area would be planted and irrigated to become a perennial planting bed. The remainder of the lower areas would become irrigated planting beds like Option 1. The lower channel below the upper/Acoma walkway would be planted and irrigated to become a perennial planting bed. The overflow chutes would be "bricked up" with flagstone matching the existing stone. The plaza fountain and water curtain area at the outflow of the Little Dry Creek pond at the box culvert would also be planted and irrigated to become a perennial planting bed. The overflow weir at the box culvert/fabridam would be "bricked up" and raised to the same level as the adjacent walls with flagstone matching the existing stone. All of the stone that has become stained and/or covered with solids from the Little Dry Creek pond water would either be pressure washed or sand blasted off to obtain the original color and texture of the plaza fountain structures. The estimated maximum fee to prepare the design drawings, specifications, and documents for bid are:

Principal Landscape Architect: 26.5 hrs @ \$120.00 = \$3,180.00  
Landscape Architect: 58 hrs @ \$47.00 = \$2,726.00  
PM/Sr. Engr: 26 hrs @ \$160.00 = \$4,160.00  
CADD: 12 hrs @ \$70.00 = \$ 840.00  
Direct Costs: \$150.00  
Total: \$11,056.00

**Option - Steps Railing(s)**

This option prepare details and specs for handrail(s) replacement on the north steps of the lower plaza area north of the Little Dry Creek Little Dry Creek outlet. The estimated maximum fee to prepare the design drawings, specifications, and documents for bid are:

PM/Sr. Engr: 4 hrs @ \$160.00 = \$ 640.00  
CADD: 4 hrs @ \$70.00 = \$ 280.00  
Total: \$1,240.00

Please contact us at (303) 798-9445 with questions. Thank you for your consideration.

Very truly yours,

***HEDRICK & ASSOCIATES***

Charles J. Dreesen, P.E.  
Associate/Project Manager

Enclosures

## COMMUNITY DEVELOPMENT MONTHLY UPDATE

### June 2012

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#### DEVELOPMENT REVIEW PROJECTS

- *King Soopers (Federal and Belleview)*
  - Building plans for King Soopers were submitted in November. The demo permit was approved on December 7 and has not been picked up by the contractor.
  - Demolition will commence after final approval from corporate Kroger. The committee will render a decision the second week of January.
  - Landlord and King Soopers working on tenant retention for displaced tenants. Will submit tenant finish plans for Little Caesar's. King Soopers plans on notifying customers about the demolition when their construction timeframe is solidified. Demolition is anticipated to begin March 1.
  - Staff is in contact with King Soopers' development staff and the broker for the property owner. It is our understanding that Little Caesar's Pizzeria will relocate to existing space within the shopping center. King Soopers will conduct an outreach effort to inform neighbors and patrons of the impending demolition and the closure of the store.
  - Staff contacted the King Soopers and the broker for the property owner. King Soopers is expected to sign a lease this week which will trigger demolition in 60 days. King Soopers still plans an outreach effort once the demolition date is established.
  - Store is scheduled to close for demolition on May 5.
  - Store is closed. Two tenants, Little Caesar's and the liquor store, are relocating to the shops to the north.
  - **King Soopers is in possession of the property and plans a demolition of the structure. Following the demo, King Soopers has expressed an interest in conducting a groundbreaking ceremony later in July.**
- *Old Bally's Site (707 East Jefferson)*
  - **No current activity.**
- Lone Star Property (3590 South Clarkson)
  - The potential purchaser plans to construct a medical office for an optometrist and have additional medical office space available for lease.
  - Staff is in contact with a broker who is seeking development opportunities on this site. It is our understanding that the site is being marketed to a hotel user.
  - Staff held a DRT with a potential new purchaser who plans to construct a 117-room hotel. The purchaser is in the due diligence process and hopes to have a development timeline to the City within two months. The hotel developer is in the process of solidifying 'room night guarantees' so the project can determine financial feasibility. A copy of the 2007 Hotel Study

was presented to the developer. Referrals to the South Metro Denver Events and Visitor's Bureau were provided to the developer to help quantify potential demand for room nights.

- The hotel developer presented the project to ACE at the April meeting and solicited feedback to help quantify potential demand for potential room nights.
  - Staff met with the hotel developer and his consultant to discuss potential room nights. The hotelier will likely request some City financial participation to support the project. Details or a request from the developer has not come forward.
  - **The hotel developer worked with a consultant to conduct a demand study for potential night stays. This consultant interviewed a number of area businesses and organizations that would be potential demand generators. Ultimately, the consultant was unable to quantify sufficient demand for room nights necessary to justify the development of the hotel.**
- *Martin Plastics*
    - A second DRT meeting was held on November 8, 2011 to review possible changes to building location and parking. The revised plan includes 162 dwelling units in a single L or U-shaped 5-story building located on the southern half of the 3.5 acre site, and 8,640 square-feet of office/commercial space in the existing bowstring truss building on the northern portion of the site. The parking layout is primarily surface with some podium style parking also proposed. A possible community oriented space was discussed for the southwest corner of Oxford Avenue and Navajo Street.
    - Developer attended the January 9, 2012 City Council meeting to discuss financing and possible incentives.
    - Staff met with development team on January 17<sup>th</sup>, to discuss the PUD submittal process and requirements, as well as possible incentives the City may be able to offer.
    - The developer has scheduled a neighborhood meeting for Thursday, March 1. The intent of the meeting is to get feedback from the neighborhood prior to applying for the Planned Unit Development.
    - Notices for the neighborhood meeting were mailed on February 18, 2012.
    - The neighborhood meeting will be held on March 1, 2012 at the Englewood Rec Center, 7 p.m.
    - The neighborhood meeting was held on March 1, 2012, with approximately 20 people in attendance. Attendees of the meeting appeared to be receptive of the project.
    - **Staff met with representatives from Littleton Capital Partners. They are hoping to submit a formal application by the end of the month.**
  - *Flood Middle School Redevelopment*
    - On October 3, staff met with the developers for the property to discuss the market for development and provide an update for the redevelopment of the property. The developers indicated that the highest potential for

redevelopment involves a multi-family centered development. The development team received a copy of Englewood's recently completed retail analysis.

- Staff met with the developer and project team to discuss process and submittal requirements. A rezoning to PUD, to accommodate a multi-family development, is anticipated.
  - Staff contacted the developer and is working to schedule a study session where Council can receive an update on this project from the developer.
  - Staff met with the developer and project team to discuss the required pre-application neighborhood meeting for rezoning to PUD. The neighborhood meeting is tentatively scheduled for 7 p.m., May 16, 2012 at the United Methodist Church at the corner Broadway and Mansfield (3885 South Broadway, Englewood, CO)
  - The developer's required neighborhood meeting was held on May 16, with approximately 40 people in attendance. The attendees expressed various concerns with density, traffic, parking, and loss of green space, while showing some general support for the property being redeveloped. The developer will continue refining the plans with the input received to submit a formal PUD rezoning application in June.
  - **Applications for a PUD rezoning, Major Subdivision, and Vacation of ROW were submitted on June 5 and are currently under review by staff and outside agencies.**
- *Masonic Property*
    - **No current activity.**
  - *University Homes PUD*
    - **No current activity.**
  - *West Wesley Right of Way Vacation*
    - Staff has had a preliminary meeting with All Recycling regarding vacating 200 feet of the 1700 West Wesley public right of way. A formal application has not been submitted.
    - Staff from CD, Public Works, Utilities and Traffic met with engineer and an owner from All Recycling on January 24, 2012. All Recycling will be working out utility, waste water and cul-de-sac issues before submitting a formal application.
    - An application for a DRT meeting was submitted on May 18. The DRT meeting will be held Tuesday, May 29.
    - **The decision for the vacation of West Wesley has been put on hold until the Water Board meeting on June 12, 2012.**
  - *Craig Hospital Expansion*
    - Staff met with hospital representatives on January 12, 2012 to discuss the future Craig Hospital expansion. A patient tower would be a use by right in

the M-1 zone district. At this time Craig is actively seeking funding and developing a design team. Craig does not have a timeline for the project.

- Staff, including Public Works, Utilities, Police, Fire, and Community Development, met with Craig representatives to discuss vacating Clarkson in front of the hospital. Staff is to identify general impacts and concerns prior to scheduling a follow-up meeting with Craig.
  - **Staff did meet with Craig representatives and discussed concerns regarding the vacation, such as Art Shuttle route, Complete Streets bike lanes and traffic. It does appear that Craig will go forward with the vacation and is in the process of preparing a traffic study which will assess the impacts of the vacation on area streets and intersections.**
- *Englewood Public Schools 7-12 Campus*
    - Staff will meet with the Englewood Public Schools design team on March 6<sup>th</sup> to discuss plans for the new 7-12 Campus and associated ball field improvements proposed for the current High School location.
    - **The Englewood Public Schools design team will be submitting design development plans for a DRT meeting to be held the second or third week in July.**
  - *Old Le Peep Site (990 West Hampden)*
    - Staff met with the design team for Veterinary Referral Center of Colorado on April 17<sup>th</sup> to discuss potential plans for expansion onto the LePeep property. The former LePeep restaurant would be demolished for a new building or an expansion of the existing VRCC building.
    - Staff is working with the owner's design team on an alternative parking plan to facilitate the potential expansion.
    - **VRCC has closed on the purchase of the old Le Peep property and will continue to explore options for expanding their facility.**
  - *Groove Toyota (5460 South Broadway)*
    - Groove Toyota has submitted a conceptual design for the renovation and expansion of the existing sales and service facility. A DRT meeting is scheduled for May 1<sup>st</sup>.
    - Staff contacted representatives from Groove Toyota to discuss the expansion. The proposed \$10 million expansion includes a new showroom and enhanced service center.
    - **A second DRT meeting is scheduled for June 26<sup>th</sup> on the proposed expansion.**
  - *General Iron Works*
    - Staff met with the owner of General Iron Works to discuss the PUD process. At this time the owner is working with a consultant on conceptual plans for a residential project.

- Staff had a second meeting with representatives from General Iron Works. They are in the process of assembling plans and information for a DRT review, to be followed by a neighborhood meeting.
- *The Brew on Broadway*
  - The Brew on Broadway has submitted a Conditional Use Permit application for a use not listed in the UDC to operate a nano-brewery and coffee house at 3445 South Broadway (formerly Acoustic Music Revival). A nano-brewery produces small quantities of beer similar to a brewpub, but does not serve food. The application is currently being reviewed by staff.

## BOARDS & COMMISSIONS

- *Board of Adjustment and Appeals*
  - A sign variance was granted on April 11, 2012 for 2950 South Broadway (Billy's Gourmet Hotdogs and Ice Cream). This is a variance to exceed the use's allowable sign area of 134 square feet by 73 square feet.
  - **On May 9, 2012 the Board of Adjustment and Appeals granted a variance request at 4182 South Lincoln Street to encroach 8 feet into the required 25 foot front setback in order to construct a covered front porch.**
  - **On July 11, 2012 the Board of Adjustment and Appeals will conduct a public hearing for a variance request at 3122 South Gaylord Street to encroach 6 inches into the required 5 foot south side setback in order to construct an addition and to encroach 15 feet into the required 20 foot rear setback in order to attach an existing garage to the principal structure. The Board will also hear a variance request for 4706 South Grant Street to encroach 7 feet into the required 25 foot front setback in order to construct a covered front porch.**

## HOUSING

### *Neighborhood Stabilization Program (NSP)*

- Acquired:
  - 2320 West Harvard Avenue
  - 905 West Stanford Avenue
- Under Construction:
  - 4585 South Julian Street
  - 4101 South Cherokee Street
  - **4825 South Delaware Street**
- Listed for Sale:
- Under Contract:

- Sold:
  - 4819 South Delaware Street
  - 2215 West Wesley Avenue
  - 2198 West Adriatic Avenue
  - 2335 West Baltic Avenue
  - 4744 South Galapago Street
  - 2010 West Baltic Avenue
  - 3115 South Acoma Street
  - 3102 West Radcliff Drive
  - 4681 South Decatur #226
  - 2295 West Baltic Place
  - 2293 West Baltic Place
  - 2159 West Vassar Avenue
  - **3395 West Grand Avenue**

*Englewood Energy Efficiency (E<sup>3</sup>) Grant*

- All 14 grants are committed and work has begun.

*SPECIAL PROJECTS*

- *Englewood Master Bicycle Plan Route Study and Implementation Program*
  - December: Bids were received and reviewed. A contract with the lowest bidder was presented to City Council for approval on December 19, 2011. The Invitation to Bid was cancelled and the two lowest bidders were asked to submit quotes. A contract has been prepared for the lowest quote – Denver Custom Signs.
  - Denver Custom Signs provided insurance and W9 paperwork to the City, which allowed the City to issue a purchase order and release a Notice to Proceed. Work is underway.
  - Denver Custom Signs has staked sign locations in the field, has procured all sign materials, and is finishing sign production. Denver Custom Signs expects to complete sign installation by March 2.
  - OV Consultants will inspect the completed sign installation work by Denver Custom Signs on March 15.
  - Fourteen bicycle racks have been ordered to be placed in front of sponsoring businesses in the South Broadway BID area.
  - OV Consultants are working with City traffic division staff and Denver Custom Signs to resolve remaining identified issues.
  - Bicycle racks have been ordered and are expected to arrive the week of May 7. Installation will follow.
  - Bicycle racks were delivered the week of May 20.
  - **Public Works inspected bicycle rack locations with CD staff and OV Consultants on June 15.**

- *Station Area Master Plans*
  - An RFP has been issued for station area plans for the Englewood, Oxford and Bates Stations. Proposals are due March 30, 2012. Interviews with consultants are anticipated in Mid-April.
  - Interviews were conducted on March 19 and 20. The firm of Crandall Arambula has been selected for the planning effort. A contract and scope of services will be presented for Council's approval on June 4.
  - **The Station Area Master Plan project has officially kicked off, with the provision of background information and data to the consultant, and initial efforts to begin identifying key stakeholders, and schedule the first round of meetings.**

## ZONING

- *Sign Code:* Staff continues to work on amendments to the Sign Code. The Planning and Zoning Commission reviewed and provided comments to staff who completed drafts of the following sections:
  1. Administration (purpose, permits, maintenance, variances),
  2. Exempt Signs (not requiring a Permit i.e. drive-thru menu boards, election signs),
  3. Prohibited Signs (billboards, signs on the deck of a trailer), and
  4. Sign Standards for permanent signs (location, height, area, number).
  - The Public Comment Draft of the Sign Code amendments was completed and posted on the City website.
  - Presentations were made at the ACE and BID meetings in May.
  - A Public Forum was held on May 17, with a disappointing, low turnout.
  - A final draft will be presented at the P&Z public hearing on June 5, with the newest version on the City website. The Department has received comments from approximately 12 individuals; eight from the Public Forum.
  - Council 1<sup>st</sup> reading is scheduled for July 2, with the public hearing scheduled for July 16.
- *Sign Code Moratorium:* Staff prepared a Resolution to extend the current Moratorium on enforcement of the Sign Code pertaining to banners and portable signs and murals through August 6, 2012. Council will consider the Resolution on February 6. Moratorium extended through August 6, 2012.
- *Zoning Enforcement:* Staff investigated and opened case files on 8 zoning violation complaints; 2 were resolved and 6 remain active. Staff continues to monitor and follow up on 4 previous cases. The 10 open cases include fences (7), home based business (1), tarp carport (1), and storage use in MU-B-2 (1). Results of the 8 new cases opened in April are: 3 resolved, 1 under investigation, and 4 Notice of Violation issued. Two earlier cases have moved to Posting Notice status.

## BUSINESS NEWS

- *South Broadway Business Improvement District*
  - BID submitted a revised 2012 Budget and has an approved special assessment for FY2012.
  - BID expressed an interest in placing security cameras downtown. They have formed a committee to research the matter further, but this is anticipated to be one of their capital projects for 2012.
  - The BID will present their new slate of officers to City Council at an upcoming meeting. Vicki Skigen has resigned and Dominique Cook has been nominated to fill the vacancy.
  - **The BID has elected new officers. The slate of directors remains the same, but Mr. Ted Vasilas is the Vice President and Bob Laughlin is now the President.**
  
- *New Businesses*
  - McAllister's Deli is interested in leasing space at the former Blockbuster Building in Englewood Market Place shopping center. Staff contacted the broker to get a status on this prospect and they indicated that the space is being looked at by an architect so they can estimate the cost to build out the restaurant. The restaurant owner is looking at the "numbers" to make sure this location is financially feasible. Staff met with representatives from McAllister's Deli to discuss the plaza and potential improvements that will be presented to Council at the June 4 meeting. **The owner of McAllister's is very pleased with the City's commitment to maintain the plaza and bring back the fountain. As of this writing, there is not an official lease in place. The paperwork of a lease has not caught up with the handshakes in earnest of the parties involved in the lease.**
  - Received inquiry from a local comic book retailer seeking space at CityCenter Englewood. Bartertown Comics will open in March. A ribbon cutting is anticipated through the Greater Englewood Chamber of Commerce. Bartertown Comics is now open.
  - Hand Surgery Associates will relocate to Englewood in the medical district. This business will bring approximately 75 new jobs to Englewood. They plan to open in October.
  
- *Arapahoe County Enterprise Zone*
  - Submitting annual report.
  - Submitting 2011 marketing grant reimbursement request.
  - Attended Zone Administrator's meeting to discuss legislative update.
  - **State Zone Administrators plan on meeting to discuss key legislative changes and suggest ways for the zones to be more accountable.**
  
- *Commercial Catalyst Program*
  - Received a grant application from Billy's Gourmet Hot Dogs for a signage grant for 2950 South Broadway. Grant request approved; the project is still in construction.

- Received grant application from The Copper Pot for the vacant Bites restaurant at 2790 South Broadway. Designs have been created and the business is moving forward with exterior paint and new signage. This will be their second location in Englewood. Grant for signage, paint and landscaping is approved and pending construction. A portion of the signage package has been installed. The project is complete.
  - Received grant application from the property owner of South Side Total Power, 4264 South Broadway. Designs for façade and signage enhancements have been completed. Anticipating owner approval and construction to follow shortly. **The project is approved for a grant. The project is currently underway and the façade is under construction.**
  - Colorado Utility Vehicles recently moved to 4895 South Broadway and has applied for a grant through the Commercial Catalyst Program. Initial designs have been completed. The tenant is getting estimates for the proposed scope of work – awning, landscaping, and ornamental ironwork. **The applicant is receiving bids for proposed work.**
  - Springs Automotive has leased the vacant Smart Car space at 2885 South Broadway. The business owner is interested in new signage and exterior paint. The project is currently in the design phase. **The project has been approved and awaiting construction.**
  - Received grant inquiry from the owner of 4700 South Santa Fe for signage and landscape enhancements. The proposed project would clean up landscaping and non-conforming signage. The property owner indicated the project would also improve the appearance of the two vacant pad sites adjacent to South Santa Fe for future retail development. **Initial designs for signage and landscaping have been completed.**
- *Other Business News*
    - Contacted broker for the Funtastic Fun property.
    - Contacted broker for the vacant World Savings Bank at Belleview and Broadway. The broker indicated the property was for lease only. He does not anticipate it being a redevelopment site.
    - Met with the broker for the Larry Miller Nissan property to discuss redevelopment or reuse options.
    - Met with the broker for the Larry Miller Nissan property at the NWC of Broadway and Belleview.
    - Contacted the commercial broker for Kent Place.
    - Met with Don Cameron about his industrial properties at 4700 South Santa Fe Drive. Don is looking to enhance the visibility of the retail tenants at this location and has expressed an interest in marketing the two available development sites to retail users.
    - **Met with developer interested in discussing possible users for the Funtastic Fun property.**

#### Other Business Activities

- South Metro Denver Chamber of Commerce – Business Retention and Expansion Ambassadors meeting with Craig Hospital and Swedish Medical Center. February BRE ambassador’s meeting with Millennium Bank. **Attended BRE Ambassador’s meeting with The Sports Authority and Talon Manufacturing.**
- Responded to Metro Denver – Economic Development Council’s prospect inquiry for an insurance provider seeking 150,000 square feet of space in the Enterprise Zone. Provided information about the vacant First Data property. Update: Will conduct a site visit with MD-EDC staff to tour the vacant First Data Property.
- Met with the South Metro Denver Chamber of Commerce to discuss the Business Retention and Expansion Ambassador’s program and the Small Business Development Center training opportunities. Staff will work with the South Metro Denver Chamber to present some of this information to ACE at an upcoming meeting.
- Completed article and advertisement for *Colorado Real Estate Journal*, which will be published in the June 6 edition.
- Placing Englewood advertisement in the 2012-2013 *Metro Denver Economic Profile*.
- **Received an inquiry from State Senator Linda Newell about her interest in approaching Trader Joes for a South Metro Denver location. Staff provided the Senator with site information, a copy of the recently completed retail study and an offer to provide any further assistance necessary to help her facilitate this discussion.**

**CITY OF ENGLEWOOD  
2012 CALENDAR OF EVENTS**



Mon., July 2	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues. July 3	<b>Cancelled</b>	Planning and Zoning Commission, City Council Chambers/City Council Conference Room
<b>Wed., July 4</b>		<b>City Hall closed — Independence Day</b>
	<b>Cancelled</b>	Local Liquor and Medical Marijuana Licensing Authority, Telephone Poll
Mon., July 9	6:00 p.m.	Study Session, Community Room
Tues. July 10	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed. July 11	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	<b>Cancelled</b>	Urban Renewal Authority, Comm. Dev. Conf. Rm.
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs. July 12	11:30 a.m.	Alliance for Commerce in Englewood Committee, City Council Conference Room
	6:30 p.m.	Transportation Advisory Committee, City Council Conference Room
Mon., July 16	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues. July 17	7:00 p.m.	Planning and Zoning Commission, City Council Chambers/City Council Conference Room
Wed., July 18	6:30 p.m.	Code Enforcement Advisory Bd., City Council Conf. Room
	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., July 23	6:00 p.m.	Study Session, Community Room
Mon. July 30	Cancelled	Study Session

Wed., Aug. 1	5:45 p.m.	Cultural Arts Commission, City Council Conference Room
	Cancelled	Local Liquor and Medical Marijuana Licensing Authority, telephone poll
Mon., Aug. 6	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues. Aug. 7	7:00 p.m.	Planning and Zoning Commission, City Council Chambers/City Council Conference Room
Wed. Aug. 8	6:30 p.m.	Urban Renewal Authority, Comm. Dev. Conference Room
	7:00 p.m.	Board of Adjustment and Appeals, Council Chambers
Thurs. Aug. 9	11:30 a.m.	Alliance for Commerce in Englewood Committee, City Council Conference Room
	3:00 p.m.	Police Officers Pension Plan Board, Public Works Conference Room
	4:00 p.m.	Firefighters Pension Plan Board, Public Works Conference Room
Mon., Aug. 13	6:00 p.m.	Study Session, Community Room
Tues. Aug. 14	3:00 p.m.	NonEmergency Employees Retirement Plan Board, Public Works Conference Room
	5:00 p.m.	Water and Sewer Board, Community Development Conference Room
	7:00 p.m.	Library Board, Library Board Room
Wed., Aug. 15	7:00 p.m.	Local Liquor and Medical Marijuana Licensing Authority, City Council Chambers
Mon., Aug. 20	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers
Tues. Aug. 21	7:00 p.m.	Planning and Zoning Commission, City Council Chambers/City Council Conference Room
Mon., Aug. 27	6:00 p.m.	Study Session, Community Room
<b>Mon., Sept. 3</b>		<b>City Hall closed — Labor Day</b>
Tues., Sept. 4	6:00 p.m.	Study Session, Community Room
	7:30 p.m.	Council Meeting, Council Chambers

**TENTATIVE**

**STUDY SESSIONS TOPICS  
FOR ENGLEWOOD CITY COUNCIL**



July 9	Study Session Urban Renewal Authority Englewood McLellan Reservoir Update Long Term Asset Reserve Fund Englewood Chamber Event Funding
July 16	Study Session & Regular Meeting Financial Report & 6-Month Financial Review Englewood Historical Preservation Society Board and Commission Reports
July 23	Study Session Board and Commission Appreciation
July 30	5 <sup>th</sup> Monday – No meeting scheduled
August 6	Study Session & Regular Meeting Craig Campus Street Vacation July 4 <sup>th</sup> Report
August 13	Study Session City of Englewood/Xcel Energy Residential and Small Business Energy Efficiency Outreach
August 20	Study Session & Regular Meeting Financial Report
August 27	Study Session Board and Commission Reports
September 4	Study Session & Regular Meeting - Tuesday
September 10	Study Session Preliminary 2013 Budget Discussion

September 17	Study Session & Regular Meeting Financial Report
September 24	Study Session 2013 Proposed Budget Workshop Board and Commission Reports
October 1	Study Session & Regular Meeting
October 8	Study Session
October 15	Study Session & Regular Meeting Financial Report
October 22	Study Session Board and Commission Reports
October 29	No meeting scheduled – 5 <sup>th</sup> Monday
November 5	Study Session & Regular Meeting
November 12	Veteran’s Day Holiday – no meeting scheduled

### **FUTURE STUDY SESSION TOPICS**

ACE role in business initiatives  
Security Cameras Update  
Acoma Parking Lot Landscape  
Citizens Budget Committee (Fall)  
Comprehensive Plan Update (July or August)  
    Neighborhood Preservation  
Full Service City (During Fall Budget Process)  
Water Conservation Plan (July or August)  
Concrete Utility Program  
South Platte River Projects  
Golf Course Restaurant Contract  
School Use Tax Projects  
Citizen Engagement/Mindmixer