



CITY COUNCIL AGENDA

NOTICE TO READERS: City Council meeting packets are prepared several days prior to the meetings. Timely action and short discussion on agenda items is reflective of Council's prior review of each issue with time, thought and analysis given. Many items have been previously discussed at a Council Study Session.

Members of the audience are invited to speak at the Council meeting. Citizen Communication (Section 7) is reserved for comments on any issues or items pertaining to City business except those for which a formal public hearing is scheduled under Section 10 when the Mayor will call for public testimony. Please limit comments to no more than 5 minutes duration.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consideration of Minutes of Preceding Meetings**
4. **Report of City Officials**
 - A. City Manager's Report
5. **City Council Comments**
6. **Presentations**
 - A. Employee Service Awards
 - B. 2012 Adams County Mayors' and Commissioners' Youth Award
 - C. Arbor Day/Earth Day/Tree City USA Proclamation
 - D. Holocaust Days of Remembrance Proclamation
7. **Citizen Communication (5 minutes or less)**

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to remove an item for separate discussion. Items removed from the consent agenda will be considered immediately following adoption of the amended Consent Agenda.

8. **Consent Agenda**
 - A. Short-Term Leases of Water Rights to Irrigators
 - B. Kings Mill Skatespot Contract Amendment
 - C. Metzger Farm Master Plan Implementation Construction Contract
 - D. Brookhill Shopping Center and Vance Street Water Main Replacements Project
 - E. Second Reading of Councillor's Bill No. 6 Metzger Farm Master Plan Implementation Supplemental Appropriation
 - F. Second Reading of Councillor's Bill No. 7 re Westminster Reformed Presbyterian Church Open Space Appropriation
 - G. Second Reading of Councillor's Bill No. 8 re 4th Quarter Supplemental Appropriation
9. **Appointments and Resignations**
10. **Public Hearings and Other New Business**
 - A. Public Hearing re Application to Designate the Edward and Mahalia Bowles House as a Local Historic Landmark
 - B. Resolution No. 10 re Designate the Bowles House as a Local Historic Landmark
11. **Old Business and Passage of Ordinances on Second Reading**
12. **Miscellaneous Business and Executive Session**
 - A. City Council
13. **Adjournment**

GENERAL PUBLIC HEARING PROCEDURES ON LAND USE MATTERS

- A.** The meeting shall be chaired by the Mayor or designated alternate. The hearing shall be conducted to provide for a reasonable opportunity for all interested parties to express themselves, as long as the testimony or evidence being given is reasonably related to the purpose of the public hearing. The Chair has the authority to limit debate to a reasonable length of time to be equal for both positions.
- B.** Any person wishing to speak other than the applicant will be required to fill out a “Request to Speak or Request to have Name Entered into the Record” form indicating whether they wish to comment during the public hearing or would like to have their name recorded as having an opinion on the public hearing issue. Any person speaking may be questioned by a member of Council or by appropriate members of City Staff.
- C.** The Chair shall rule upon all disputed matters of procedure, unless, on motion duly made, the Chair is overruled by a majority vote of Councillors present.
- D.** The ordinary rules of evidence shall not apply, and Council may receive petitions, exhibits and other relevant documents without formal identification or introduction.
- E.** When the number of persons wishing to speak threatens to unduly prolong the hearing, the Council may establish a time limit upon each speaker.
- F.** City Staff enters a copy of public notice as published in newspaper; all application documents for the proposed project and a copy of any other written documents that are an appropriate part of the public hearing record;
- G.** The property owner or representative(s) present slides and describe the nature of the request (maximum of 10 minutes);
- H.** Staff presents any additional clarification necessary and states the Planning Commission recommendation;
- I.** All testimony is received from the audience, in support, in opposition or asking questions. All questions will be directed through the Chair who will then direct the appropriate person to respond.
- J.** Final comments/rebuttal received from property owner;
- K.** Final comments from City Staff and Staff recommendation.
- L.** Public hearing is closed.
- M.** If final action is not to be taken on the same evening as the public hearing, the Chair will advise the audience when the matter will be considered. Councillors not present at the public hearing will be allowed to vote on the matter only if they listen to the tape recording of the public hearing prior to voting.



WESTMINSTER
Strategic Plan
2011-2016
Goals and Objectives

FINANCIALLY SUSTAINABLE CITY GOVERNMENT PROVIDING EXCEPTIONAL SERVICES

- Invest in well-maintained and sustainable city infrastructure and facilities
- Secure and develop long-term water supply
- Focus on core city services and service levels as a mature city with adequate resources
- Maintain sufficient reserves: general fund, utilities funds and self insurance
- Maintain a value driven organization through talent acquisition, retention, development and management
- Institutionalize the core services process in budgeting and decision making
- Maintain and enhance employee morale and confidence in City Council and management
- Invest in tools, training and technology to increase organization productivity and efficiency



STRONG, BALANCED LOCAL ECONOMY

- Maintain/expand healthy retail base, increasing sales tax receipts
- Attract new targeted businesses, focusing on primary employers and higher paying jobs
- Develop business-oriented mixed use development in accordance with Comprehensive Land Plan
- Retain and expand current businesses
- Develop multi-modal transportation system that provides access to shopping and employment centers
- Develop a reputation as a great place for small and/or local businesses
- Revitalize Westminster Center Urban Reinvestment Area



Use

SAFE AND SECURE COMMUNITY

- Citizens are safe anywhere in the City
- Public safety departments: well equipped and authorized staffing levels staffed with quality personnel
- Timely response to emergency calls
- Citizens taking responsibility for their own safety and well being
- Manage disaster mitigation, preparedness, response and recovery
- Maintain safe buildings and homes
- Protect residents, homes, and buildings from flooding through an effective stormwater management program



VIBRANT NEIGHBORHOODS IN ONE LIVABLE COMMUNITY

- Develop transit oriented development around commuter rail stations
- Maintain and improve neighborhood infrastructure and housing
- Preserve and restore historic assets
- Have HOAs and residents taking responsibility for neighborhood private infrastructure
- Develop Westminster as a cultural arts community
- Have a range of quality homes for all stages of life (type, price) throughout the City
- Have strong community events and active civic engagement



BEAUTIFUL AND ENVIRONMENTALLY SENSITIVE CITY

- Have energy efficient, environmentally sensitive city operations
- Reduce energy consumption citywide
- Increase and maintain greenspace (parks, open space, etc.) consistent with defined goals
- Preserve vistas and view corridors
- A convenient recycling program for residents and businesses with a high level of participation



Mission statement: We deliver exceptional value and quality of life through SPIRIT.

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE CITY COUNCIL MEETING
HELD ON MONDAY, MARCH 26, 2012, AT 7:00 P.M.

PLEDGE OF ALLEGIANCE

Mayor McNally led the Council, Staff and audience in the Pledge of Allegiance.

ROLL CALL

Mayor Nancy McNally, Mayor Pro Tem Faith Winter, and Councillors Herb Atchison, Bob Briggs, Mark Kaiser, Mary Lindsey, and Scott Major were present at roll call. J. Brent McFall, City Manager, Martin McCullough, City Attorney, and Linda Yeager, City Clerk, also were present.

CONSIDERATION OF MINUTES

Councillor Atchison moved, seconded by Councillor Kaiser, to approve the minutes of the regular meeting of March 26, 2012, as presented. The motion carried unanimously.

CITY MANAGER'S REPORT

Mr. McFall invited citizens to participate in one of two upcoming community meetings to provide input about redevelopment of the Westminster Mall area. These meetings were initial attempts to gather information about features the community hoped would be provided with redevelopment of the space. The meetings would be held in the Community Room of the City Park Recreation Center on March 28 from 5:30 to 7:30 p.m. and on March 31 from 9 to 11 a.m.

Mr. McFall announced that the Westminster Economic Development Authority Board of Directors would meet following adjournment of this City Council meeting.

CITY COUNCIL COMMENTS

Councillor Briggs reported that the Westminster Historic Society's weekend event to determine the estimated value of antiques had been very successful.

Mayor Pro Tem Winter reported that the City Fire Department's Wildland Unit had been dispatched to help fight wildfires near Conifer. She wished them success and safety.

Mayor McNally invited citizen participation in the March 29 Mayor/Council Breakfast being held at the Rodeo Market Community Art Center at 7 a.m. Coffee and pastries would be served and she and Councillors would be prepared to answer any questions and discuss matters of community interest or concern.

PRESENTATION

Councillor Kaiser presented identical proclamations declaring April 2012 to be Child Abuse Prevention and Awareness Month to Simone Jones of the Court Appointed Special Advocates (CASA) of Adams and Broomfield Counties and Feliz Fraser of North Metro Children's Advocacy Center. He urged citizens to join these organizations in efforts to increase awareness and prevention of child abuse and neglect.

CONSENT AGENDA

The following actions were submitted for Council's consideration on the consent agenda: accept the Financial Report for February as presented; based on the results of the State of Colorado light duty vehicle bid and the Arapahoe County light duty vehicle bid, award the bid for 12 Chevrolet and GMC light vehicles for \$335,083 to Dellenbach Chevrolet and Mike Shaw Chevrolet-Buick-GMC, including \$23,205 for the purchase of a GMC Sierra

2500 that staff proceeded to order on March 22, 2012, to ensure timely replacement and the best price for the City; authorize the purchase of a replacement asphalt paver based on the current National Joint Powers Alliance best value award for pavers from Macdonald Equipment Company, the local “LeeBoy” dealer, for one, 2012 LeeBoy model 8816B paver in the amount of \$246,125; authorize the City Manager to purchase Workers’ Compensation Excess Insurance for \$78,491 from Midwest Employers Casualty Company; authorize the City Manager to execute a contract with the low bidder, Riley Industrial Services, Inc., in the amount of \$2,185,767 for repairs to the Wandering View water tanks and a 10% contingency in the amount of \$218,577 for a construction budget of \$2,404,344 and authorize the City Manager to execute a contract amendment with Carollo Engineer’s Inc. for a net contract increase of \$179,615 for engineering services during construction; ratify the Police Department’s pursuit of a 2012 Department of Homeland Security Regional Grant in the amount of \$350,000 for the purpose of replacing, enhancing and modernizing Police personnel portable radios; and authorize the City Manager to sign an Intergovernmental Agreement between the City and County of Broomfield, the Broomfield-Westminster Open Space Foundation, Inc., and the City of Westminster for the provision of water service to the Metzger Farm Open Space.

Councillors did not request that any item be removed from the Consent Agenda for individual consideration, and Councillor Major moved to approve the consent agenda, as presented. Councillor Lindsey seconded the motion, and it carried unanimously.

COUNCILLOR’S BILL NO. 8 AUTHORIZING SUPPLEMENTAL APPROPRIATION TO 2011 BUDGET

Upon a motion by Councillor Major, seconded by Councillor Lindsey, the Council voted unanimously at roll call to pass on first reading Councillor’s Bill No. 8 providing for a supplemental appropriation of funds to the 2011 budget of the General, Water, General Capital Outlay Replacement Fund, Parks Open Space and Trails, and General Capital Improvement Funds.

COUNCILLOR’S BILL NO. 9 MODIFYING TITLE VIII, W.M.C., RE INDUSTRIAL PRETREATMENT

It was moved by Councillor Lindsey and seconded by Councillor Kaiser to pass on first reading Councillor’s Bill No. 9 approving the proposed modifications to Westminster Municipal Code Title VIII relating to the Industrial Pretreatment Program. The motion passed unanimously on roll call vote.

ADJOURNMENT

There being no further business to come before the City Council, it was moved by Councillor Atchison and seconded by Councillor Major to adjourn. The motion carried and the meeting adjourned at 7:16 P.M.

ATTEST:

Mayor

City Clerk



Agenda Item 6 A

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Presentation of Employee Service Awards

Prepared By: Debbie Mitchell, General Service Director
Dee Martin, Workforce Planning and Compensation Manager

Recommended City Council Action

Present service pins and certificates of appreciation to employees celebrating 20 or more years of service with the City and in five year increments thereafter.

Summary Statement

In keeping with the City's policy of recognition for employees who complete increments of five years of employment with the City, and City Council recognition of employees with 20 years or more of service, the presentation of City service pins and certificates of appreciation has been scheduled for Monday night's Council meeting.

- In the second grouping of 2012, employees with 20, 25, and 30 years of service will be celebrated tonight.
 - Presentation of 20-year certificate and pin - Councilor Herb Atchison
 - Presentation of 25-year certificates, pins and checks - Mayor Nancy McNally
 - Presentation of 30-year certificates and pins - Councilor Bob Briggs

Expenditure Required: \$ 12,500

Source of Funds:

<u>General Fund</u>	\$10,000
- Police Department	
- Parks, Recreation & Libraries Department	
<u>Utility Fund</u>	\$2,500
- Public Works & Utilities Department	

Policy Issue

None Identified

Alternative

None Identified

Background Information

The following 20-year employee will be presented with a certificate and service pin:

Dan Shjandemaar	Foreman	Public Works & Utilities
-----------------	---------	--------------------------

The following 25-year employees will be presented with a check, certificate and service pin:

Gregg Biggers	Code Enforcement Officer	Police
Ron Elrod	Parkswoker II	Parks, Recreation & Libraries
Stacy Koenig	Maintenanceworker	Public Works & Utilities
Ed MacDonald	Crewleader	Parks, Recreation & Libraries
Joni McCulloch	Facility Assistant	Parks, Recreation & Libraries

The following 30-year employees will be presented with a certificate and service pin:

Richard Welz	Fire Field Training Officer	Fire
Tim Woodard	Plant Superintendent	Public Works & Utilities

On April 11, 2012, the City Manager will host an employee awards luncheon. During that time, in addition to recognizing the employees listed above, nine employees will receive their 15-year service pin, four will receive their 10-year service pin, and an additional four employees will receive their 5-year service pin. This is the second luncheon in 2012 to recognize and honor City employees for their service to the public.

The aggregate City service represented among all employees being recognized is 430 years. The City can certainly be proud of the tenure of each of these individuals and of their continued dedication to City employment in serving Westminster citizens.

Recognizing employees for their years of services is an important management practice in organizations striving to develop loyalty, ownership and effectiveness in their most valuable resource – employees. Westminster’s employee recognition program supports City Council’s Strategic Plan goal of a financially sustainable City government providing exceptional services by maintaining a value driven organization and enhancing employee morale.

Respectfully submitted,

J. Brent McFall
City Manager



Agenda Item 6 B

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: 2012 Adams County Mayors' and Commissioners' Youth Award

Prepared By: Aric Otzelberger, Assistant to the City Manager
Melissa Salazar, Administrative Secretary

Recommended City Council Action

Recognize the youth selected for local recognition of the Adams County Mayors' and Commissioners' Youth Award and present certificates of achievement to: Jwan Sawaqed, Virginia Larson, Zach Nielson, Kayla Nakata, Alicia Chavez, Joseph Trujillo, Mallisyn Bruce, Tea Anderson, Elizabeth Blue-Norton, Chloe Grossetete, Cesiah Guadarrama, Katie Ruzicka, Elijah Warner, Becca Lutton, Stevan Bailey, Roman D. Martinez, Bianca Soto Cano and Kaylana Fief.

Summary Statement

- 18 Westminster youths have been nominated through the Adams County Mayors' and Commissioners' Youth Award (ACMCYA) program for municipal-level recognition.
- City Council is requested to recognize these youth privately at a reception preceding the April 9, 2012, City Council meeting and publicly during the meeting.

Expenditure Required: \$ 0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

The Adams County Mayors' and Commissioners' Youth Award (ACMCYA), formerly the Metropolitan Mayors' and Commissioner's Youth Award (MMCYA), was established in 1986. This program recognizes young people in our community whose contributions and achievements might otherwise be overlooked. The award honors young people who have overcome personal adversity, created positive change in a difficult environment or have made strides beyond their limitations.

This winter, nominations were sought for youth ages 13 through 19 who have shown outstanding achievement and resilience despite facing significant challenges and adversity. All of the nominees will be honored by their respective municipalities. Additionally, if a nominee is selected to continue in the awards process, he or she will be honored at the Adams County banquet on April 13. This program used to include a metro-level recognition event, but program coordinators made the decision to discontinue this event in 2011. Following the dissolution of the metro-level program, the Adams County selection committee changed the name for the award to Adams County Mayors' and Commissioners' Youth Award (ACMCYA). Based on communication with Jefferson County Staff, Jefferson County is no longer participating in what was formerly the MMCYA program. All Westminster students, regardless of county of residence or school, are eligible for recognition through the ACMCYA program.

Adams County will hold a banquet honoring youths who were selected for county-level recognition on April 13. Zach Nielson, Bianca Soto Cano and Kaylana Fief will be recognized at the Adams County banquet, along with 17 other award winners from across Adams County.

The individuals being recognized tonight by City Council have faced trauma with courage, emotional and physical health ailments with determination, financial hardship with resourcefulness, and challenges in school with perseverance. Due to the sensitive and confidential nature of many of the nominees' backgrounds, the ACMCYA Selection Committee recommends conducting a more general recognition ceremony where descriptions of the adversity each nominee has overcome are not disclosed.

Instead, a description of the award and its criteria will be conveyed, and each nominee's name, age, school and nominator's name will be read as they receive their certificate. Additionally, City Council will host a brief reception for the nominees, nominators and their families prior to the Council meeting.

Participation in the ACMCYA program supports the City Council Strategic Plan goal of "Vibrant Neighborhoods In One Livable Community" through the objective of having strong community events.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment – Recipient List

**City of Westminster
2012 ACMCYA Recipients**

Nominee	Age	School	Nominator
Anderson, Tea	14	Moore Middle School	Patty Jonas
Blue - Norton, Elizabeth	13	Moore Middle School	Patty Jonas
Bruce, Mallisyn	13	Moore Middle School	Patty Jonas
Chavez, Alicia	13	Moore Middle School	Patty Jonas
Grossetete, Chloe	13	Moore Middle School	Patty Jonas
Larson, Virginia	14	Moore Middle School	Patty Jonas
Nielson, Zach	13	Moore Middle School	Patty Jonas
Nakata, Kayla	13	Moore Middle School	Patty Jonas
Sawaqed, Jwan	13	Moore Middle School	Patty Jonas
Trujillo, Joseph	14	Moore Middle School	Patty Jonas
Guadarrama, Cesiah	17	Westminster High School	Kathryn Widenfeld
Bailey, Stevan	13	Mandalay Middle School	Marisa Marinac
Lutton, Becca	13	Mandalay Middle School	Marisa Marinac
Ruzicka, Kaitlyn	13	Mandalay Middle School	Marisa Marinac
Warner, Elijah	12	Mandalay Middle School	Marisa Marinac
Fief, Kaylana	18	Hidden Lake High School	Mark Belnay
Martinez, Roman D.	17	Hidden Lake High School	Christopher Sekera
Soto Cano, Bianca	17	Hidden Lake High School	Sindy Williams-Harris



Agenda Item 6 C

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Proclamation re Arbor Day/Earth Day/ Tree City USA

Prepared By: John Kasza, City Forester
Carey Jensen, Environmental Analyst

Recommended City Council Action

Mayor McNally to present a proclamation to City Forester John Kasza and Environmental Analyst Carey Jensen proclaiming April 21, 2012, as Arbor Day and Earth Day in the City of Westminster, and accept the Tree City USA Award as presented by Collin Wassink, a member of the Colorado State Forest Service.

Summary Statement

- The City will once again be celebrating Arbor Day and Earth Day on Saturday, April 21st. A description of the events taking place this day is included in the background section of this agenda memorandum.
- Collin Wassink, a member from the Colorado State Forest Service will present the Tree City USA award to the Mayor and City Council. This will be the 27th consecutive year that the City has received the Tree City USA Award.

Expenditure Required: \$ 0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

In 1872, J. Sterling Morton, the editor of Nebraska's first newspaper, proposed a tree-planting holiday to be called Arbor Day. Since that time, Arbor Day celebrations have spread to every state in the nation and to many foreign countries.

The Tree City USA Award is sponsored by the National Arbor Day Foundation and recognizes towns and cities across America that meets the standards of the Tree City USA Program. This program is designed to recognize those communities that effectively manage their public tree resources and to encourage the implementation of community tree management based on four Tree City USA Program elements:

1. A Tree Board or Department (The City's board consists of John Kasza, Rich Dahl, Bill Walenczak, and Rod Larsen.)
2. A community tree ordinance, (Title XIII, Chapter 3)
3. A community forestry program with an annual budget of at least \$2 per capita
4. An Arbor Day observance and proclamation

In 1962, Senator Gaylord Nelson of Wisconsin suggested that, due to rising concern over the state of the environment, one day be set aside in observance of the environment. The first Earth Day was held on April 20, 1970. Earth Day is now celebrated annually on April 22 to raise awareness of and encourage citizen participation in activities that sway the balance of life and the Earth. For the City of Westminster, April 21, 2012, is established as Earth Day in order to coordinate with Arbor Day events. Each year, a different theme is chosen and for 2012 the theme is "Mobilize the Earth" encouraging people to voice their appreciation for the earth and to help protect it.

The events scheduled for Arbor Day and Earth Day are as follows:

Arbor Day and Earth Day Celebration: Saturday, April 21, 2012

Park Services Division Staff will distribute bare-root Shumard oak, Korean mountain ash, and Rocky Mountain juniper trees, educational literature, and wood chip mulch. There will be a small tree sale, and a drawing will be held for a free 1.25-inch caliper tree donated by O'Toole's Garden Center. The winner of the drawing will be contacted by phone and need not be present to win. Panorama Orthopedics & Spine Center is sponsoring the seedling giveaway for the third year with the purchase of 300 trees. The state champion apple tree, based on its size, is located at the Semper Farm Open Space and seedling trees grafted from the champion apple tree will be available for sale with the proceeds going to the Westminster Centennial Committee. During the Fourth Annual Green Expo, residents can talk to businesses in the area that can provide them with resources on how to live greener. Additionally, members of the Environmental Advisory Board and Green Team will be on hand to collect plastic bags for recycling, to give away reusable grocery bags and to provide information on living green, recycling, household hazardous waste, and storm water protection. Because the attendees are community involved and consciously aware of needs in the community, Volunteer Services will also host an open house for local non-profit and outreach organizations to showcase their volunteer opportunities during the event.

Respectfully submitted,

J. Brent McFall

City Manager

Attachment - Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day called Arbor Day be set aside for the planting of trees; and

WHEREAS, the holiday called Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, are a source of joy and spiritual renewal, and provide habitat for wildlife; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, Westminster has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree planting ways; and

WHEREAS, in 1970, Senator Gaylord Nelson of Wisconsin, suggested in a speech that a one-day demonstration be held to show concern for the environment. April 22, 1970, was designated the original Earth Day. Denis Hayes, then a Harvard Law School student, left school to organize the event, which involved thousands of schools, universities, and environmental groups as well as members of Congress and officials and activists throughout the U.S.; and

WHEREAS, the holiday called Earth Day is now observed throughout the nation and world; and

WHEREAS, annually a national theme is chosen for all to focus their attention on April 22; and

WHEREAS, the year 2012 Earth Day theme is “Mobilize the Earth;”

NOW, THEREFORE, I, Nancy McNally, Mayor of the City of Westminster, Colorado, on behalf of the entire City Council and Staff, do hereby proclaim Saturday, April 21, 2012,

ARBOR DAY and EARTH DAY

in the City of Westminster, and urge all citizens to support efforts to protect our trees and to support our City's urban forestry program; urge all citizens to plant trees to gladden the hearts and promote the wellbeing of present and future generations; and further urge all citizens to become aware of water quality impacts.

Signed this 9th day of April 2012.

Nancy McNally, Mayor



Agenda Item 6 D

Agenda Memorandum

City Council Meeting
April 9, 2012

SUBJECT: Proclamation re Holocaust Days of Remembrance

Prepared By: Ben Goldstein, Management Analyst

Recommended City Council Action

Proclaim the week of April 15 through April 22, 2012, Holocaust Days of Remembrance in the City of Westminster. Councillor Major is requested to present the proclamation to Estelle Nadel, a Holocaust Survivor and Westminster resident.

Summary Statement

- The City was contacted by Estelle Nadel a Holocaust Survivor and Westminster resident about participating in the Days of Remembrance in memory of the victims of the Holocaust and in honor of the survivors, rescuers, and liberators. The Days of Remembrance will occur from Sunday, April 15, through Sunday, April 22, 2012.
- The United States Congress established the Days of Remembrance as our nation's annual commemoration of the Holocaust and created the United States Holocaust Memorial Museum as a permanent living memorial to the victims. If proclaimed, the City of Westminster will send a copy of this proclamation to the United States Holocaust Memorial Museum to be displayed in conjunction with other proclamations as part of their Holocaust Remembrance Day display on Thursday, April 19, 2012, and included on the Museum's web site.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

Per the United States Holocaust Memorial Museum:

The Holocaust was the systematic, bureaucratic, state-sponsored persecution and murder of approximately six million Jews by the Nazi regime and its collaborators. "Holocaust" is a word of Greek origin meaning "sacrifice by fire." The Nazis, who came to power in Germany in January 1933, believed that Germans were "racially superior" and that the Jews, deemed "inferior," were an alien threat to the so-called German racial community.

During the era of the Holocaust, German authorities also targeted other groups because of their perceived "racial inferiority": Roma (Gypsies), the disabled, and some of the Slavic peoples (Poles, Russians, and others). Other groups were persecuted on political, ideological, and behavioral grounds, among them Communists, Socialists, Jehovah's Witnesses, and homosexuals.

In 1933, the Jewish population of Europe stood at over nine million. Most European Jews lived in countries that Nazi Germany would occupy or influence during World War II. By 1945, the Germans and their collaborators killed nearly two out of every three European Jews as part of the "Final Solution," the Nazi policy to murder the Jews of Europe. Although Jews, whom the Nazis deemed a priority danger to Germany, were the primary victims of Nazi racism, other victims included some 200,000 Roma (Gypsies). At least 200,000 mentally or physically disabled patients, mainly Germans, living in institutional settings, were murdered in the so-called Euthanasia Program.

In the final months of the war, SS guards moved camp inmates by train or on forced marches, often called "death marches," in an attempt to prevent the Allied liberation of large numbers of prisoners. As Allied forces moved across Europe in a series of offensives against Germany, they began to encounter and liberate concentration camp prisoners, as well as prisoners en route by forced march from one camp to another. The marches continued until May 7, 1945, the day the German armed forces surrendered unconditionally to the Allies. For the western Allies, World War II officially ended in Europe on the next day, May 8 (V-E Day), while Soviet forces announced their "Victory Day" on May 9, 1945.

In the aftermath of the Holocaust, many of the survivors found shelter in displaced persons (DP) camps administered by the Allied powers. Between 1948 and 1951, almost 700,000 Jews emigrated to Israel, including 136,000 Jewish displaced persons from Europe. Other Jewish DPs emigrated to the United States and other nations. The last DP camp closed in 1957. The crimes committed during the Holocaust devastated most European Jewish communities and eliminated hundreds of Jewish communities in occupied Eastern Europe entirely.

SUBJECT: Proclamation re Holocaust Days of Remembrance

Page 3

This action supports the Strategic Plan goal of Vibrant Neighborhoods in One Livable Community through the objective for strong community events and active civic engagement.

Estelle Nadel, a Holocaust Survivor and Westminster resident, will be present to accept the Proclamation in memory of the victims of the Holocaust and in honor of the survivors, rescuers, and liberators.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment - Proclamation

WHEREAS, the Holocaust was the state-sponsored, systematic persecution and annihilation of European Jewry by Nazi Germany and its collaborators between 1933 and 1945 – six million were murdered; Roma (Gypsies), people with disabilities, and Poles were also targeted for destruction or decimation for racial, ethnic, or national reasons; and millions more, including homosexuals, Jehovah's Witnesses, Soviet prisoners of war, and political dissidents, also suffered grievous oppression and death under Nazi tyranny; and

WHEREAS, the history of the Holocaust offers an opportunity to reflect on the moral responsibilities of individuals, societies, and governments; and

WHEREAS, we the people of the City of Westminster should always remember the terrible events of the Holocaust and remain vigilant against hatred, persecution, and tyranny; and

WHEREAS, we the people of the City of Westminster should actively rededicate ourselves to the principles of individual freedom in a just society; and

WHEREAS, the Days of Remembrance have been set aside for the people of the City of Westminster to remember the victims of the Holocaust as well as to reflect on the need for respect of all peoples; and

WHEREAS, pursuant to an Act of Congress (Public Law 96-388, October 7, 1980), the United States Holocaust Memorial Council designates the Days of Remembrance of the Victims of the Holocaust to be Sunday, April 15, through Sunday, April 22, 2012, including the Day of Remembrance known as Yom Hashoah, April 19, 2012.

NOW, THEREFORE, I, Nancy McNally, Mayor of the City of Westminster, Colorado, on behalf of the entire City Council and Staff, do hereby proclaim the week of Sunday, April 15, through Sunday, April 22, 2012, as

DAYS OF REMEMBRANCE

in memory of the victims of the Holocaust and in honor of the survivors as well as the rescuers and liberators, and further proclaim that we, as citizens of the City of Westminster, should work to promote human dignity and confront hate whenever and wherever it occurs.

Signed this 9th day of April, 2012.

Nancy McNally, Mayor



Agenda Item 8 A

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Short-Term Leases of Water Rights to Irrigators

Prepared By: Mary Jay Vestal, Senior Water Resources Engineer
Josh Nims, Water Resources Engineering Coordinator

Recommended City Council Action

Authorize the City Manager to enter into 2012 season leases to agricultural users of certain water rights in a total amount not to exceed 1,000 acre-feet.

Summary Statement

- The City has recently purchased a number of agricultural water rights for future growth that are not needed for City water supply this year.
- These water rights will be changed from agricultural use to municipal use through the water court process and then incorporated into the City's supply concurrent with the increase of the City's demands.
- In the interim, leasing these unchanged rights to irrigators assures that the water rights are beneficially used, which helps maximize the future yield of the water rights in change proceedings.
- Although snowpack and forecast runoff conditions are currently below average, the City's water supply in reservoir storage is above average; and the City's storage is likely to fill if current forecasts of spring runoff prove to be accurate.
- Staff is accordingly requesting authorization to lease the City's unchanged water rights to irrigators for the 2012 irrigation season.
- Such leases will be subject to the provisions of the City Charter. The City will benefit financially from reimbursement for the leased water.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

Should the City lease unchanged water rights (ditch company shares and contract rights) for reimbursement of the assessments paid, plus \$5 per share?

Alternative

City Council could decline to lease the City's unchanged water rights this year. This alternative is not recommended. By leasing these rights in 2012, the City will maintain beneficial use of the unchanged water rights until they can be changed in water court for municipal use.

Background Information

The City purchases agricultural water rights, in advance of actual need for the water, for incorporation into the City's municipal water supply system. To incorporate these rights into the City's system for municipal use, the City must go through a water court case to change the decreed use of the water rights to municipal purposes. Until such time as the rights have been changed, they may only be used for agricultural irrigation. Continued use for the purpose legally decreed maintains the "historical use" of the water rights, which determines the future yield of the water rights in a change case. It is therefore in the City's best interest to lease all as-of-yet unchanged rights to agricultural irrigators. The unchanged rights will be changed to municipal uses through the water court process as the water demand of the City grows toward build-out.

The City has recently purchased several agricultural water rights that have yet to be changed. Some of these rights are subject to long-term leaseback agreements with the sellers, previously approved by Council, as a mutual benefit to the former shareholders and to the City. However, several more recently purchased rights are not currently under lease agreements. These consist of Church Ditch Water Authority inches; and Farmers' High Line Canal and Reservoir Company, Farmers Reservoir and Irrigation Company, Fulton Irrigation Ditch Company and Manhart Ditch Company shares. Staff wishes to lease all of these remaining unchanged water rights for the 2012 irrigation season.

Short-term leases of these unchanged water rights will be subject to the following conditions:

- The term will be for the 2012 irrigation season; and
- The lease rates on unchanged rights will equal the assessments payable on the rights, plus \$5 per "inch" or share to cover the costs of operation and to reimburse the utility an additional amount; and
- The City will be able to limit deliveries to prevent a water shortage within the City, as per City Charter Section 14.3; and
- The total volume leased will not exceed 1,000 acre-feet.

Although dry conditions were prevalent in March and the water supply outlook is currently below average, the City's storage account in Standley Lake is above average and is likely to fill under current runoff forecasts. Due to the seniority of Westminster's water rights on Clear Creek, even a below-average snowpack is typically sufficient to fill the City's account in Standley Lake. (Because other Front Range area water suppliers hold different water rights portfolios and storage facilities and are subject to different water demands from the City, other cities may face a different water supply outlook for this year.) Experience has shown that for the City the difference between a very wet and a very dry year may come down to just a few major storms. Therefore, Staff continues to monitor the snowpack and streamflow conditions closely through the remainder of the spring months in order to manage its raw water operations efficiently through the year. If conditions improve, it is possible that the City will have

SUBJECT: Short-Term Leases of Water Rights to Irrigators

Page 3

additional water surplus to meet its needs that will bypass (i.e., spill from) a full Standley Lake. In the event that surplus water is confirmed, Staff may request Council's authorization to lease additional surplus water to agricultural irrigators in 2012.

As Council is aware, all water leasing programs are created and offered with the ultimate intention of supporting Council's goal of a Financially Sustainable City Government Providing Exceptional Services by securing and developing a long-term water supply.

Respectfully submitted,

J. Brent McFall
City Manager



Agenda Item 8 B

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Kings Mill Skatespot Contract Amendment

Prepared By: Becky Eades, Landscape Architect II

Recommended City Council Action

Authorize the City Manager to execute a contract amendment with California Skateparks, Inc. in the amount of \$25,000 for construction of a structural foundation system as part of the Kings Mill Skatespot construction, and authorize a 10-percent contingency in the amount of \$2,500, for a total additional expenditure of \$27,500.

Summary Statement

- City Council approved a design build contract with California Skateparks for the Kings Mill Skatespot on September 26, 2011, for \$130,000 with a \$13,000 contingency.
- On October 24, 2011, Staff received a geotechnical report that identified significant potential for movement in site soils.
- Staff and California Skateparks have been working together since that time to design a foundation system for the skatespot that would be structurally sound as well as cost effective.
- This contract amendment will also extend the warranty period from one year to three years for the foundation system.
- One skate element has been removed from the initial project scope to meet the new project budget; if at the end of the project contingency funds are available, Staff would like to add back this skate element to allow for greater flexibility in usage of the skatespot. The attached diagram shows the skatespot and alternate skate element.
- This contract amendment exceeds 10 percent of the original authorized contract amount; therefore, it requires City Council authorization.
- Adequate funds for this expense are available in the CIP account for this project.

Expenditure Required: \$27,500

Source of Funds: Kings Mill GCIF

Policy Issue

Should the City move forward with the amendment to the Kings Mill Skatespot contract with California Skateparks?

Alternative

The City could choose to not execute the contract amendment that allows for a structural foundation system for the skatespot. Staff does not recommend this as the geotechnical investigation indicates a potential for vertical movement of four to six inches. Movement on this magnitude could cause significant cracking and heaving in the concrete and render the skatespot unusable.

Background Information

The Head Start facility and existing swimming pool at Kings Mill Park were demolished in early 2011. Based on feedback from a neighborhood meeting held in late 2010, Staff developed a master plan for the park expansion. This master plan includes kid-friendly activities that will appeal to a range of user groups and ages making the park a multi-generational gathering place. The following amenities are included in the master plan: a small skatepark, or skatespot, oriented toward beginners; climbing boulders; a picnic shelter; and free-standing swings and spinning features that would complement the existing tot play feature and tennis courts. A copy of the conceptual layout for the Kings Mill Park expansion is attached.

When the design build contract was awarded to California Skateparks last fall, Staff anticipated that the skatespot construction would be completed in early 2012. Based on the geotechnical report received on the soil conditions, Staff believed that it was more prudent to fully explore all options available to successfully mitigate the swell potential of the existing soils rather than rush to completion. Staff now believes the proposed structural foundation will satisfy the needs of the soils as economically as possible. In order to minimize the allotment of additional funds to the skatespot, Staff worked with California Skateparks to revise the skatespot plan to save money while still providing quality user experience. This resulted in the elimination of one skate element; should adequate contingency funds be available at the end of the project, Staff would like to add this element back in to the project.

This project supports the City's Strategic Plan Goals of "Financially Sustainable City Government Providing Exceptional Services" and "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

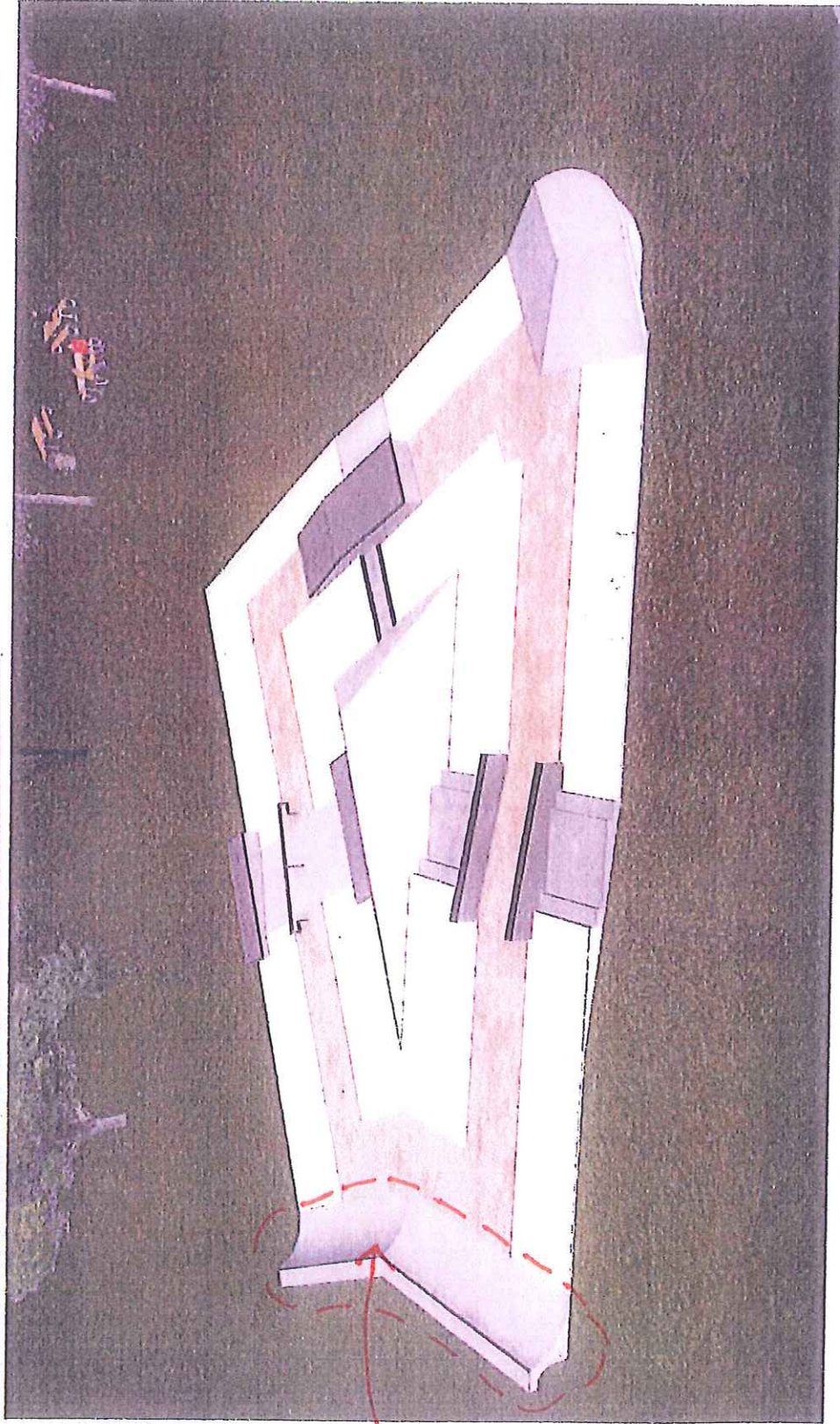
- Kings Mill Park Layout Diagram
- Alternate Skate Element Diagram

Kings Mill Park Expansion Conceptual Layout



Kings Mill Skatespot
Westchester, CO

Concept B
7.22.2011



Herrnate



CALIFORNIA
skateparks
www.CALIFORNIAKATEPARKS.COM



DESIGN GROUP, INC.
www.SITEDESIGNGROUP.COM



Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Metzger Farm Master Plan Implementation Construction Contract

Prepared By: Becky Eades, Landscape Architect II

Recommended City Council Action

Authorize the City Manager to execute a contract with the low bidder, Arrow-J Landscape and Design, Inc., in the amount of \$478,293 for construction of improvements at the Metzger Farm Open Space, and authorize a 10 percent contingency in the amount of \$47,829, for a total expenditure of \$526,122.

Summary Statement

- The City of Westminster and the City and County of Broomfield jointly acquired the Metzger Farm, a 152-acre open space property, in May 2006. The Metzger Farm Master Plan was approved by the Westminster City Council and Broomfield City Council in March of 2010.
- Adams County Open Space awarded \$345,900 in grant funding to Westminster in the Spring 2010 grant cycle towards implementation of the Metzger Farm Master Plan. The supplemental appropriation of this grant was approved by Council on August 9, 2010.
- Westminster Staff is managing the construction, contracts, and payments for the project.
- The construction project was advertised via DemandStar, the City's online procurement process, beginning on January 30, 2012. Three bids were received by the City on February 22, 2012.
- The City and County of Broomfield's share of the construction costs have been supplementally appropriated previously. All funding for the project will be held by the Broomfield-Westminster Open Space Foundation and transferred back to the City incrementally upon expense.

Expenditure Required: \$526,122

Source of Funds: Adams County Open Space Grant
City and County of Broomfield
Metzger Farm GCIF

Policy Issue

Should the City move forward with the Metzger Farm Master Plan improvements at this time?

Alternative

The City could choose to delay the construction of these improvements; however, Staff does not recommend this option. Grant funds have been received and the City of Westminster and the City and County of Broomfield are jointly splitting the matching funds. Additionally, the grant award is due to expire at the end of 2012, so any delays in the project could jeopardize the grant funding.

Background Information

The 152-acre Metzger Farm is located at the northeast corner of the intersection of 120th Avenue and Lowell Boulevard in the City of Westminster. In a joint purchase, the City of Westminster and the City and County of Broomfield acquired the open space property in May 2006 and formed the Broomfield-Westminster Open Space Foundation to manage the property. The Metzger Farm Master Plan was approved by the Westminster City Council and Broomfield City Council in March 2010. Improvements to the site included with the master plan include: parking, trails including a bridge connection to Big Dry Creek Trail, a picnic shelter, a fishing dock, and an overlook. A copy of the approved master plan is attached.

Adams County Open Space awarded \$345,900 in grant funding to Westminster in the Spring 2010 grant cycle, towards implementation of the Metzger Farm Master Plan. Because Adams County requires that Westminster administer the grant, Westminster Staff is managing the construction project and payments for services and construction.

Wenk Associates, Inc. was hired in June of 2011 to develop construct documents based on the approved master plan. Staff from both Westminster and Broomfield worked collaboratively with Wenk Associates to finalize the documents. Bid documents were made available via DemandStar, the City’s online bid procurement process, on January 30, 2012. Three bids were received on February 22, 2012, and are described as follows:

Contractor	Base Bid	Base Bid and selected alternates
Arrow-J Landscape and Design, Inc	\$408,025.43	\$478,293.00
GoodLand Construction	\$419,507.00	\$482,375.00
T-2 Construction	\$484,944.00	\$554,260.00

Pending City Council approval, the following funding sources are available to allocate toward the Metzger Farm Master Plan Implementation construction project, including design, construction, tap fees, and site amenities:

Adams County Open Space Grant	\$345,900.00
City and County of Broomfield	\$172,950.00
Metzger Farm GCIF	\$172,950.00
Total Available Funding	\$691,800.00

In the near future, Staff will be working with Broomfield on a stabilization plan for the existing farm buildings and farm house. Construction of the master plan implementation project is anticipated to begin in late April 2012 and be complete in early Fall.

SUBJECT: Metzger Farm Master Plan Implementation Construction Contract

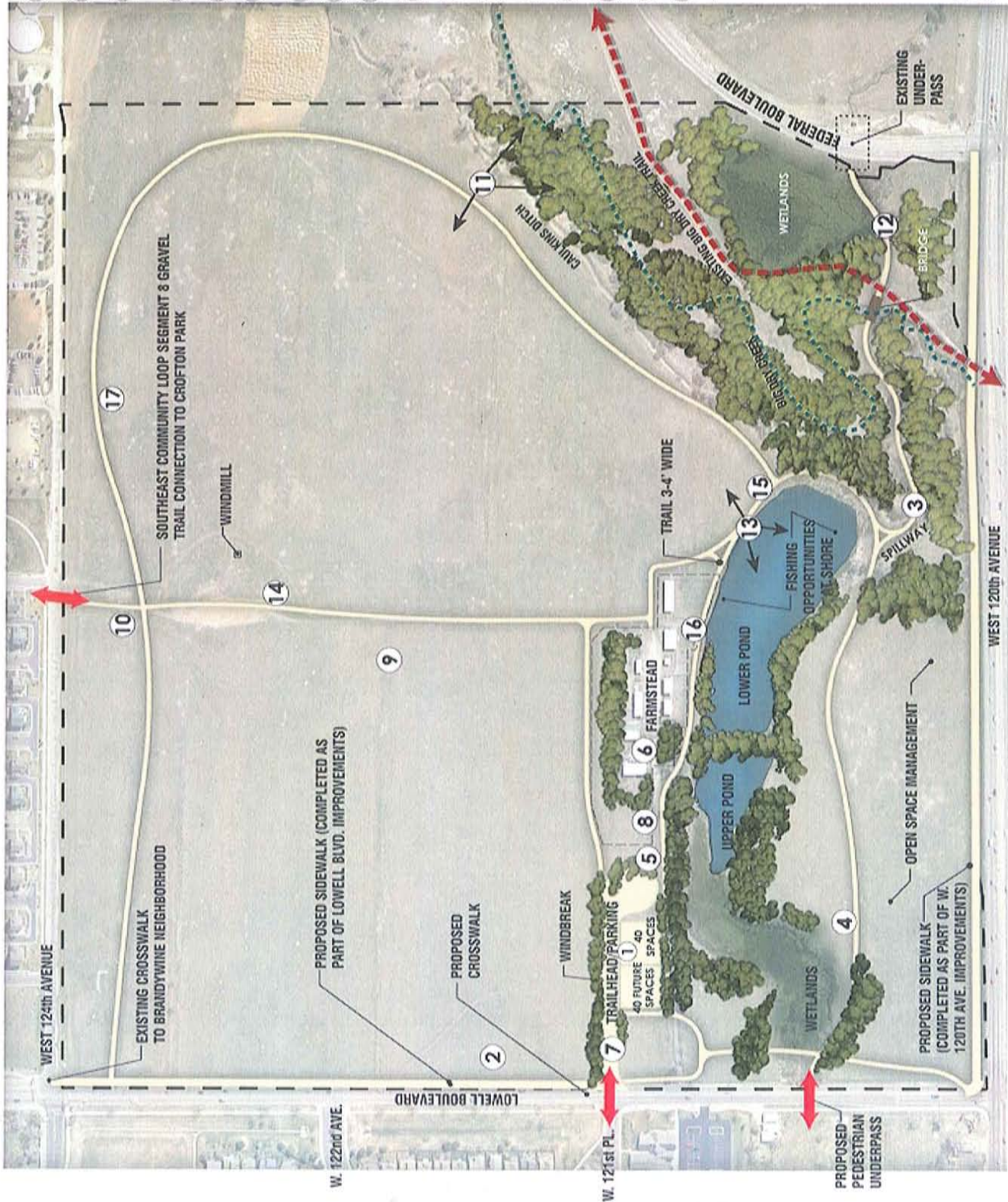
Page 3

This project supports the City's Strategic Plan Goals of "Financially Sustainable City Government Providing Exceptional Services," "Vibrant Neighborhoods in One Livable Community," and "Beautiful and Environmentally Sensitive City" by using grant funds and collaborating with Broomfield; by preserving, restoring, and actively highlighting historic assets; and by providing the City with increased access to trails and open space.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment – Master Plan Diagram



- 1 GRAVEL PARKING LOT AND TRAILHEAD**
For future gravel parking lot with potential for future 40-space expansion. Includes bus drop-off, ramp-to-lot enclosure and landscaping.
- 2 IRRIGATION REUSE LINE**
Incorporates the irrigation reuse line to minimize entry, and drip irrigation at farmstead planting.
- 3 TRAIL - TRAILHEAD TO BIG DRY CREEK**
Cuts through trail from trailhead at parking lot to Big Dry Creek. Includes bridge at Big Dry Creek and wetland work at Lowell Blvd. and above Big Dry Creek Trail, wetland permitting.
- 4 TRAIL - LOWELL BOULEVARD TO LOWER POND (SOUTH SIDE)**
Connection to Lowell Blvd. by underpass and trail along south side of ponds.
- 5 SITE AMENITIES**
Benches and trash receptacles.
- 6 FARMSTEAD CORE**
For use in building public-use small structures: septic pump house, includes decorative concrete and landscaping, irrigation and maintenance gate.
- 7 SITE SIGNAGE**
Entry, regulatory, and some interpretive signage.
- 8 INTERPRETIVE SIGNAGE AT FARMSTEAD**
Signage at farmstead (adjacent to structures) for self-paced tours.
- 9 BIRCHLAND FARMING AT NORTH PASTURE**
The north pasture may remain as a growing or field to be converted to a field farm-ing with some grazing on the eastern portion of the site.
- 10 TRAIL TO CROFTON PARK**
Cuts through trail on the existing biomass term access road to the wetland.
- 11 TRAIL AND OVERLOOK AT CAULKINS DITCH**
Traverse trail from farmstead to Caulkins Ditch Overlook. Includes structure at overlook, benches, and trash receptacles.
- 12 TRAIL TO FEDERAL BOULEVARD UNDERPASS**
Cuts through trail from Big Dry Creek to existing Federal Blvd underpass.
- 13 FISHING DOCK AND OVERLOOK**
Fishing dock, small overlook structure at lower pond. Includes trash receptacles.
- 14 NORTH PASTURE FENCING**
Includes exterior site fencing at the north pasture and livestock gate, for a maximum of 6 cows.
- 15 PICNIC AREA**
Small picnic structure, picnic tables, benches, and trash receptacles.
- 16 PERIMETER FENCING AT FARMSTEAD**
- 17 NORTH LOOP TRAIL**
Trail along the perimeter of the site.

ESTIMATED COST (MAY 2009) - \$779,670





Agenda Item 8 D

Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Brookhill Shopping Center and Vance Street Water Main Replacements Project

Prepared By: Stephanie Bleiker, Senior Engineer
Steve Grooters, Senior Projects Engineer

Recommended City Council Action

Authorize the City Manager to enter into a contract with Jacobs Engineering Group, Inc. for the design of water main replacements in the Brookhill Shopping Center and the Vance Street Apartment Complex in the amount of \$69,954 with a 10 percent contingency in the amount of \$6,995, for a total design budget of \$76,949.

Summary Statement

- This project consists of replacing 2,150 feet of 8-inch water main in the Brookhill Shopping Center and into 88th Avenue. The attached map shows the project location and waterline information.
- The existing water mains are 25-30 years old, have severe corrosion and require frequent repairs. Replacing the mains is necessary to reduce the risk of main breaks, service interruptions and resulting street excavation/repair activities to the commercial and residential customers in this area.
- Construction is scheduled to start in late fall 2012 with completion in early 2013.
- Of the three proposals received by the City for engineering design, Jacobs Engineering Group, Inc. presented the most qualified and cost-competitive proposal for the project.
- Staff recommends executing a contract with Jacobs Engineering Group, Inc. for design of the pipeline replacements.
- Adequate funding was budgeted and is available for this project.

Expenditure Required: \$76,949

Source of Funds: Utility Fund Capital Improvement Program
– Brookhill/Vance Water Main Replacements project

Policy Issue

Should the City execute a contract with Jacobs Engineering Group, Inc. for design of replacement water mains in the Brookhill Shopping Center and Vance Street Apartment Complex?

Alternatives

1. Council could decline to approve the contract and place the project on hold. However, the existing water main is in poor condition and has had multiple breaks in the past 5 years. Delaying the project is not recommended since it could result in increased maintenance and repair expenses, possible service impacts to the area customers and/or damage to streets or other infrastructure.
2. Council could choose to award the contract to one of the other consultants that submitted proposals. However, this is not recommended as Staff believes that Jacobs Engineering Group, Inc. provides the best value for this project. They have a familiarity with the City's infrastructure, standards and specifications, provided a cost-competitive fee, and have a history of successful project delivery with the City.

Staff does not recommend either option for the reasons stated.

Background Information

The City owns and maintains water mains in the Brookhill Shopping Center and the apartment complex located at the intersection of 91st Avenue and Vance Street. The majority of these pipes were constructed in 1982-1986 as part of development in the area. In the past few years, these pipelines have experienced several main breaks due in large part to the corrosive soils in the area. The timing is now appropriate for their replacement to limit the City's risk of further main breaks, service interruptions and resulting street excavation/repair activities. The project design will include other improvements to maintain high quality services to the City's commercial and residential customers in the area.

Those improvements include:

- New connections to water services, building firelines and fire hydrants; and
- New isolation valves on existing water mains to limit future disruptions of service; and
- New corrosion protection systems and pipeline materials resistant to corrosive soils.

Because of the existing utilities in the roadway and the connections required to commission the new pipelines, the project will include designing a combination of open cut and boring sections. Traffic control will be designed to allow continuous through traffic, but some lane closures are anticipated to maintain safety for the motoring public and construction crews.

Staff sent Request for Proposals to three qualified engineering firms who specialize in this type of pipeline design. Three proposals were received on February 6, 2012. Jacobs Engineering Group, Inc. was selected for this work based on their response to the following criteria as outlined in the Request for Proposals:

- Approach that clearly indicates understanding of the project scope and City's goals and expectations; and
- Firm's specialized experience in projects of similar size, scope and complexity; and
- Recent project experience in the Colorado region on similar work; and
- Positive reference feedback regarding past project performance and the performance of individuals proposed for the project, including experience and availability of each of the members of the team; and
- Firm reputation with the City and familiarity with City codes, policy, procedures and regulations; and
- Project schedule that demonstrates their ability to meet the City's targeted completion dates.

The three consultants that submitted proposals and hourly rate ranges for their key staff were as follows:

Jacobs Engineering Group, Inc.	\$72 to \$165/hr
Burns & McDonnell	\$56 to \$199/hr
Farnsworth Group, Inc.	\$61 to \$157/hr

Engineering fees from the proposals received ranged from \$69,954 to \$95,189.

Jacobs Engineering Group had an innovative project approach that saved costs and provided the lowest proposed fee submitted. Because their fee was competitive for the desired project scope of work and their approach and team experience were a good match for the project, Staff recommends awarding them the design contract in the amount of \$69,954, with a 10% design contingency of \$6,995 for a total design budget of \$76,949.

Following successful completion of design, Staff intends to negotiate a subsequent contract for engineering services during construction. These costs are estimated to be approximately 10% of the construction cost. At this time, construction costs for the project are estimated to be approximately \$800,000. Overall, engineering design is anticipated to be completed in August 2012 and construction completion in early 2013.

Capital project funding was identified and approved for this project by City Council during the 2011/2012 Capital Improvement Program budget process. Adequate funds exist in the Brookhill/Vance Water Main Replacement Project account and no new funds are requested.

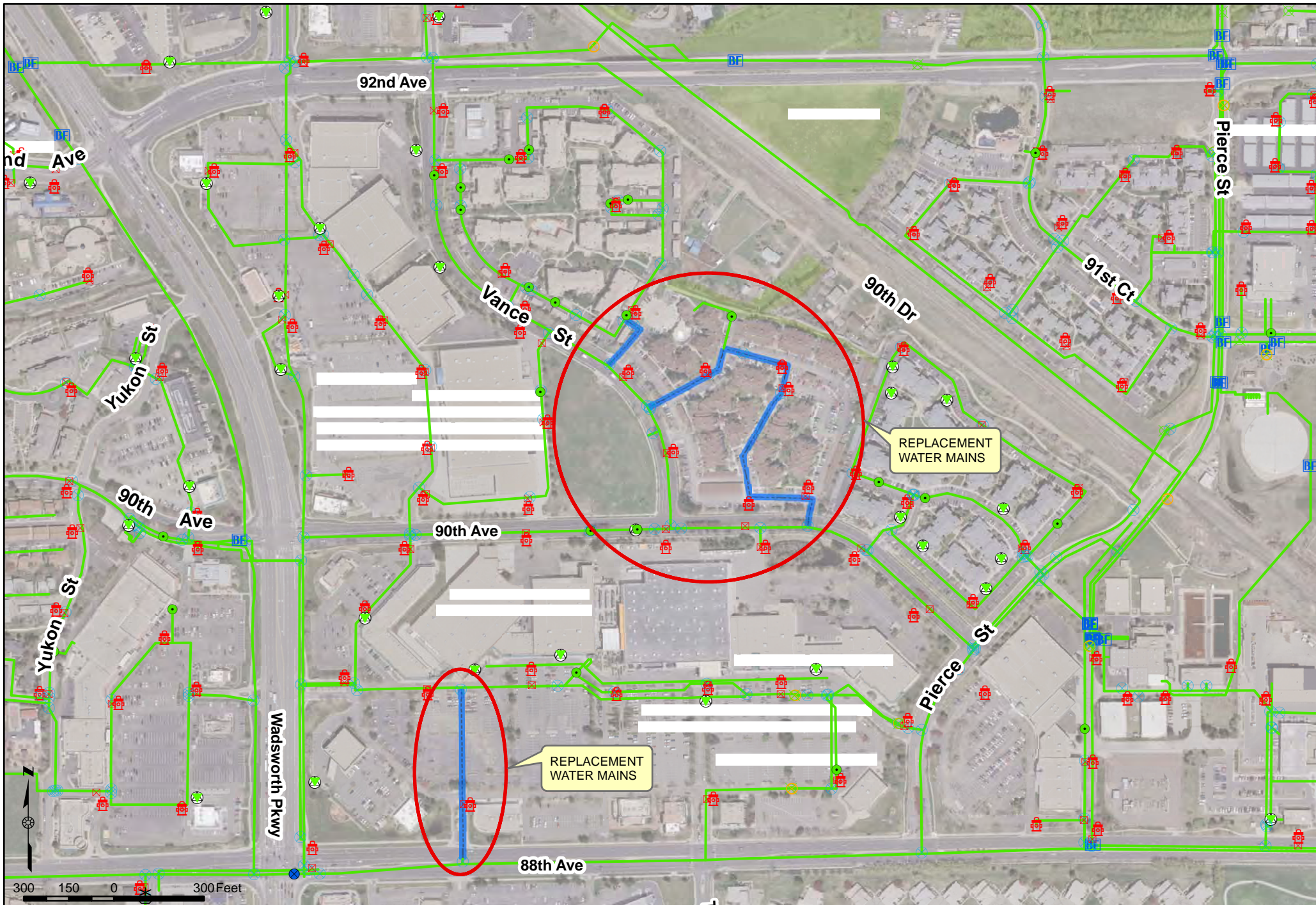
The Brookhill Shopping Center and Vance Street Water Mains Replacement Project helps achieve the City Council's Strategic Plan Goals of "Financially Sustainable City Government Providing Exceptional Services" and "Vibrant Neighborhoods In One Livable Community" by contributing to the objectives of well-maintained City infrastructure and facilities and maintaining neighborhood infrastructure.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment - Project Map

Brookhill Shopping Center and Vance Street Water Main Replacements Project





Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Second Reading of Councillor’s Bill No. 6 re Metzger Farm Master Plan Implementation Supplemental Appropriation

Prepared By: Lauren Schevets, Open Space Technician
Heather Cronenberg, Open Space Coordinator

Recommended City Council Action

Pass Councillor’s Bill No. 6 on second reading appropriating funds for open space received from the Broomfield Westminster Open Space Foundation in the amount of \$345,900 for the Metzger Farm Master Plan Implementation.

Summary Statement

- In a joint purchase, the City of Westminster and the City and County of Broomfield acquired the Metzger Farm, a 152-acre open space property in May 2006, through the Broomfield-Westminster Open Space Foundation. The Metzger Farm Master Plan was approved by the Westminster City Council and Broomfield City Council in March 2010.
- The Adams County Open Space program awarded \$345,900 in grant funding to Westminster in the Spring 2010 grant cycle towards implementation of the Metzger Farm Master Plan. The supplemental appropriation of this grant was approved by Council on August 9, 2010.
- On March 28, 2011, Council approved the transfer of the City’s total contribution of \$217,000 to the Foundation, which included \$172,950 as the City’s portion of the grant match for the purposes of completing design and construction of improvements, and \$44,050 for building stabilization in accordance with the Master Plan.
- As Westminster Staff is managing the construction project and payments for services and construction, it is necessary that the funds from the Foundation be transferred back to the City, along with the Broomfield funds, totaling \$345,900. This represents the cash match for the Adams County grant. City Council action is needed to appropriate these funds.
- This Councillor’s Bill was approved on first reading on March 19, 2012.

Expenditure Required: \$345,900 - This is the amount received from the Broomfield-Westminster Open Space Foundation, which is being appropriated.

Source of Funds: Metzger Farm Master Plan Implementation funds from Broomfield-Westminster Open Space Foundation

Respectfully submitted,

J. Brent McFall
City Manager

Attachment - Ordinance

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **6**

SERIES OF 2012

INTRODUCED BY COUNCILLORS

Lindsey - Major

A BILL

FOR AN ORDINANCE AMENDING THE 2012 BUDGET OF THE GENERAL CAPITAL IMPROVEMENT FUND AND AUTHORIZING A SUPPLEMENTAL APPROPRIATION FROM THE 2012 ESTIMATED REVENUES IN THE FUNDS

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The 2012 appropriation for the General Capital Improvement Fund initially appropriated by Ordinance No. 3550 is hereby increased by \$345,900. This appropriation is due to the receipt of funds from the Broomfield-Westminster Open Space Foundation for the Metzger Farm Master Plan.

Section 2. The \$345,900 increase shall be allocated to City Revenue and Expense accounts as described in the City Council Agenda Item #10A, dated March 19, 2012 (a copy of which may be obtained from the City Clerk) increasing City fund budgets as follows:

General Capital Improvement Fund	<u>\$345,900</u>
Total	<u>\$345,900</u>

Section 3 – Severability. The provisions of this Ordinance shall be considered as severable. If any section, paragraph, clause, word, or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part shall be deemed as severed from this ordinance. The invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect the construction or enforceability of any of the remaining provisions, unless it is determined by a court of competent jurisdiction that a contrary result is necessary in order for this Ordinance to have any meaning whatsoever.

Section 4. This ordinance shall take effect upon its passage after the second reading.

Section 5. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 19th day of March, 2012.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 9th day of April, 2012.

ATTEST:

Mayor

City Clerk



Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Second Reading of Councillor's Bill No. 7 re Westminster Reformed Presbyterian Church Open Space Acquisition Grant Supplemental Appropriation

Prepared By: Lauren Schevets, Open Space Technician
Heather Cronenberg, Open Space Coordinator

Recommended City Council Action

Pass Councillor's Bill No. 7 on second reading appropriating funds received from Adams County in the amount of \$81,229 for the Westminster Reformed Presbyterian Church open space acquisition grant into the Parks, Open Space and Trails (POST) Fund.

Summary Statement

- City Council previously approved the acquisition of the 2.24-acre Westminster Reformed Presbyterian Church property located at 4455 West 112th Avenue for \$160,760. Council also authorized the Department of Community Development to pursue a grant in the amount of \$81,229 with Adams County Open Space for the acquisition of the Church parcel and for the installation of a fence along the new boundary. Adams County formally awarded the City of Westminster a grant in the amount of \$81,229.
- This grant was appropriated in August 2011, however, the appropriation expired with no revenue or expenditure activity having occurred in 2011. City Council action is therefore needed to appropriate these grant funds again into the POST operating budget.
- The Westminster Reformed Presbyterian Church property was acquired on February 28, 2012.
- This Councillor's Bill was approved on first reading on March 19, 2012.

Expenditure Required: \$81,229

Source of Funds: Adams County Open Space Grant

Respectfully submitted,

J. Brent McFall
City Manager

Attachment – Ordinance

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **7**

SERIES OF 2012

INTRODUCED BY COUNCILLORS

Major - Kaiser

A BILL

FOR AN ORDINANCE AMENDING THE 2012 BUDGET OF THE PARKS, OPEN SPACE AND TRAILS FUND AND AUTHORIZING A SUPPLEMENTAL APPROPRIATION FROM THE 2012 ESTIMATED REVENUES IN THE FUNDS

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The 2012 appropriation for the Parks, Open Space and Trails Fund initially appropriated by Ordinance No. 3550 is hereby increased by \$81,229. This appropriation is due to the receipt of Adams County grant funds.

Section 2. The \$81,229 increase shall be allocated to City Revenue and Expense accounts as described in the City Council Agenda Item #10B, dated March 19th, 2012 (a copy of which may be obtained from the City Clerk) increasing City fund budgets as follows:

Parks, Open Space and Trails Fund	<u>\$81,229</u>
Total	<u>\$81,229</u>

Section 3 – Severability. The provisions of this Ordinance shall be considered as severable. If any section, paragraph, clause, word, or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part shall be deemed as severed from this ordinance. The invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect the construction or enforceability of any of the remaining provisions, unless it is determined by a court of competent jurisdiction that a contrary result is necessary in order for this Ordinance to have any meaning whatsoever.

Section 4. This ordinance shall take effect upon its passage after the second reading.

Section 5. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 19th day of March, 2012.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 9th day of April, 2012.

ATTEST:

Mayor

City Clerk



Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Second Reading of Councillor’s Bill No. 8 re 2011 4th Quarter Budget Supplemental Appropriation

Prepared By: Karen Barlow, Accountant

Recommended City Council Action

Pass Councillor’s Bill No. 8 on second reading, providing for a supplemental appropriation of funds to the 2011 budget of the General, Water, General Capital Outlay Replacement, Parks Open Space and Trails, and General Capital Improvement Funds.

Summary Statement

- City Council action is requested to adopt the attached Councillor’s Bill on second reading authorizing a supplemental appropriation to the 2011 Budget of the General, Water, General Capital Outlay Replacement, Parks Open Space and Trails, and General Capital Improvement Funds.
 - General Fund amendments total: \$364,734
 - Water Fund amendments total: 34,715
 - General Capital Outlay Replacement Fund amendments total: 28,632
 - Parks Open Space and Trails Fund amendments total: 2,958
 - General Capital Improvement Fund amendments total: 1,095
- This Councillor’s Bill was approved on first reading on March 26, 2012.

Expenditure Required: \$432,134

Source of Funds: The funding sources for these budgetary adjustments include reimbursements, program revenues, grants, and interest earnings.

Respectfully Submitted,

J. Brent McFall
City Manager

Attachment – Ordinance

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **8**

SERIES OF 2012

INTRODUCED BY COUNCILLORS
Major - Lindsey

A BILL

FOR AN ORDINANCE AMENDING THE 2011 BUDGETS OF THE GENERAL, WATER, GENERAL CAPITAL OUTLAY REPLACEMENT, PARKS OPEN SPACE AND TRAILS, AND GENERAL CAPITAL IMPROVEMENT FUNDS AND AUTHORIZING A SUPPLEMENTAL APPROPRIATION FROM THE 2011 ESTIMATED REVENUES IN THE FUNDS

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The 2011 appropriation for the General, Water, General Capital Outlay Replacement, Parks Open Space and Trails, and General Capital Improvement Funds initially appropriated by Ordinance No. 3550 is hereby increased in aggregate by \$432,134. This appropriation is due to the receipt of funds from reimbursements, program revenue, grants, and interest earnings.

Section 2. The \$432,134 increase shall be allocated to City Revenue and Expense accounts as described in the City Council Agenda Item # 10 A dated March 26, 2012 (a copy of which may be obtained from the City Clerk) amending City fund budgets as follows:

General Fund	\$364,734
Water Fund	34,715
General Capital Outlay Replacement Fund	28,632
Parks, Open Space, and Trails Fund	2,958
General Capital Improvement Fund	<u>1,095</u>
Total	<u>\$432,134</u>

Section 3 – Severability. The provisions of this Ordinance shall be considered as severable. If any section, paragraph, clause, word, or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part shall be deemed as severed from this ordinance. The invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect the construction or enforceability of any of the remaining provisions, unless it is determined by a court of competent jurisdiction that a contrary result is necessary in order for this Ordinance to have any meaning whatsoever.

Section 4. This ordinance shall take effect upon its passage after the second reading.

Section 5. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 26th day of March, 2012.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 9th day of April, 2012.

ATTEST:

Mayor

City Clerk



Agenda Memorandum

City Council Meeting
April 9, 2012



SUBJECT: Public Hearing and Resolution No. 10 re Application to Designate the Edward and Mahalia Bowles House as a Local Historic Landmark

Prepared By: Patrick Caldwell, Community Development, Planner III

Recommended City Council Action

1. Hold a public hearing on the application to designate the Edward and Mahalia Bowles House, 3924 West 72nd Avenue, as a local historic landmark.
2. Adopt Resolution No. 10 designating the Edward and Mahalia Bowles House as a local historic landmark pursuant to Section 11-13-7 of the Westminster Municipal Code.

Summary

- An application has been submitted by the City to designate the Bowles House as a local historic landmark. The house and the .46 acre site at 3924 West 72nd Avenue have been owned by the City since 1978.
- The Bowles House was designated on the National Register of Historic Places in 1988.
- The Bowles House exemplifies the Italianate architectural style that was popular at the time that the house was constructed in the early 1870's.
- The Bowles House is historically significant because it exemplifies the economic and the social heritage of the Westminster community in the late 19th century and early 20th century.
- The Bowles House represents an association with notable persons in the history of Westminster, homesteaders Edward and Mahalia Bowles.
- The Edward and Mahalia Bowles House is an architectural statement and testament to the influence of Edward Bruce Bowles and his wife Mahalia Elizabeth Longan Bowles, among the first settlers of what would become Westminster.
- The Bowles House is an established visual feature of the community and has not changed significantly or been moved since it was constructed.
- On March 20, 2012, the Westminster Historic Landmark Board reviewed the application for local historic landmark designation and unanimously recommended that the Bowles House be designated as a City of Westminster local historic landmark.

Expenditure Required: \$ 0

Source of Funds: N/A

Policy Issue

Should the Bowles House located at 3924 W. 72nd Avenue and owned by the City of Westminster be designated as a local historic landmark?

Alternative

Do not designate the site as a local historic landmark.

Staff does not recommend this alternative because:

- The building is one of the few significant examples of early residential construction in Westminster;
- The house conveys a sense of history of the time in which it was built;
- The Bowles family members were prominent and active in the early settlement of Westminster;
- The designation of the Bowles House as local historic landmark will not cause additional City resources to be utilized; the landscaping at the site is maintained by the Parks Recreation & Libraries Department and the building exterior is maintained by the Building Operations and Maintenance Division.

Background Information

The Bowles house at 3924 West 72nd Avenue is the remaining parcel of what was one of the first homestead properties in the area that would become the City of Westminster. The Bowles family constructed this brick residence in the mid-1870's, and the family retained ownership until the 1930's. In the mid-1970's the house was sold to the City of Westminster and was scheduled to be used for a practice burn by the fire department. The school children at Vista Grande Elementary school in Westminster and the Westminster Historical Society, started a campaign to save the house. The publicity generated by these groups shifted public opinion in favor of preserving it.

The Bowles House was renovated by the City from 1979-1985 to house City offices. There are no City offices presently using the Bowles House. The house is currently leased by the Westminster Historical Society and operates as a house museum. The grounds are landscaped. Some plants originally planted by the Bowles family, such as the yellow rose bushes, continue to thrive at the site.

The Bowles House was designated on the National Register of Historical Places in 1988. The site has not been designated as a local historic landmark. Review and support by the City's Historic Landmark Board and the City of Westminster City Council are needed for this site to become a local historic landmark.

Architectural Description

The Bowles house is a two-story Italianate-style residence. The exterior of the house has not changed significantly since its original construction in the early 1870's. The main structure is entirely red brick with a reddish colored mortar. The brick is an unglazed soft sand brick common to the area in the 1870's. The main roof is a truncated hip style with a large front gable. A small, arched window is centered in the gable wall. The flat top of the main roof is edged with a cast iron metal rail. Small decorative wooden brackets are mounted below the soffit of the roof. The house has a square plan. The front porch on the north elevation has turned columns that support a truncated hip roof with decorative scalloped shingles. A door from the second story leads to the flat top of the front porch. An iron rail surrounds the edge of this roof. Most windows on the structure are a rectangular style set in an arched brick frame with a one-over-one sash. The two first-floor windows on the north elevation are not squared at the top of the window. The glass and frame at the upper part of these two windows are rounded to fit with the brick arch. Decorative brickwork bands the house at several locations. The decorative belt courses of bricks at

window sill level and around the arched openings of the first floor windows and the sawtooth coursing near the head of the windows on each level are distinctive features of the house. These details are not present on the south elevation, considered to be the back side of the house. The foundation has a parged concrete stamp to emulate a cut stone appearance. A side porch on the east elevation has a shed style roof. The upper wall of the east porch has sliding wood windows with a stone sill. The lower part of the porch is a brick wall. Three stone steps lead to a door centered on the east porch elevation. Two chimneys are prominent. These are centered on the east and west roof areas. The house does not have a basement. A compact cellar area houses the furnace.

The north porch is considered the front porch and is important to the appearance of the house. At some point between 1930 and the early 1970's the front porch was removed. In the early 1980's, the City used historic photos, taken prior to 1930, that showed the north porch, to rebuild the north porch with materials and design details similar to the original north porch. Some of the materials have deteriorated and the City has recently reconstructed the north porch to be as historically correct as possible.

The east side porch is also important to the appearance of the house. This east side porch is currently used as the main entrance to the Bowles House. Originally, this porch was likely a service porch that entered directly to the kitchen of the house. Historic photos of the house indicate that the existing east side porch may be the third version of the east porch and it was slightly enlarged with subsequent versions. Each version retained materials and a style consistent with the original porch. A shed roof, a windowed or screened upper wall, a solid lower wall and a door centered at the east wall appear to be characteristics of each version of the east porch. The current version appears to date from the 1920's. The east side porch was recently removed and entirely rebuilt from the foundation to the roof. Almost all materials were salvaged from the existing east porch and were restored. Funding was provided through a State Historical Fund grant and the City of Westminster. The construction plans were approved by the State Historic Preservation Office and by the City of Westminster Historic Landmark Board. A Certificate of Historic Appropriateness was approved by the City's Landmark Board to authorize the major repairs to this porch.

The interior features of the house on the first floor have been removed, but the room arrangement remains as was originally designed. The interior second floor of the house is mostly intact and should be preserved as much as possible.

Historical Significance

Edward Bruce Bowles came with his family to the Colorado Territory in 1863 from Missouri. He was 17 years old and hauled freight from Missouri to Denver, Salt Lake City and Santa Fe, crossing the plains eleven times. Edward was around 24 when he married Mahalia Elizabeth Longan in 1871. The same year, the couple homesteaded the land where the Bowles house stands. To take advantage of the Homestead Act of 1861, the couple chose this area north of Clear Creek and south of Crown Point. At that time this area was known as DeSpain Junction, named after the first homesteader, Pleasant DeSpain, who settled near here in 1870. Edward and Mahalia Bowles became the second permanent residents, when they homesteaded south of the DeSpain farm. When DeSpain and Bowles first lived in the area the only way to reach nearby communities south of the Bowles homestead was by the ferry at Clear Creek operated by Jim Baker. In the 1890's, DeSpain Junction was called Harris Park or Harrisburg, and in 1911, it became Westminster, named for the nearby college.

Edward and Mahalia Bowles first built a frame homestead cabin to live in and immediately started work on a two-story brick home. The frame house is now gone. Construction took five years, reaching completion in 1876, when Colorado became a state. Although the brick farmhouse was the center of a working ranch and farm, fashionable and expensive features were included. Its Italianate style with decorative brick work and arched windows reflects the national trend in architecture of the 1870's. The family raised horses, planted an apple orchard, and raised crops such as wheat, barley and alfalfa. The Bowles worked hard to get a railroad to the area, and it was completed through the Bowles land in 1881.

The Bowles built a depot to serve the railroad and the local citizens. A sugar beet dump was also constructed, and farmers shipped their grain and produce from this point. The railroad had a positive impact on the community and surrounding agricultural area by providing convenient transportation to distribute the local produce, which in turn spurred additional growth and development.

The Bowles family opened their home on Sunday morning for the services of the Community Church. It was the only church service in the area and all denominations were invited. Later the Bowles became charter members of the First Church of Westminster.

Edward later became a member of the school board and an active member of the Sons of Colorado. When Mesa Verde National Park was developed, Edward was hired by the government to work on it. Taking advantage of the nationwide gold fever, he began to haul freight to the gold miners in Central City. A breeder of fine horses, he rode one of his best stable horses in the Denver Pioneer Parade each Colorado Day. Before his death, he had become a well-known and respected pioneer of Colorado.

Edward and Mahalia raised their nine children in the house. The Bowles were instrumental in the development of the community and their children carried on that tradition of community service.

Edward Bowles died in the house January 10, 1923, at the age of 76. Mahalia passed away the following year. The house remained in the Bowles family and various members lived there until it was sold in the early 1930's.

Compliance with Westminster Municipal Code

The Westminster Municipal Code requires an application for local historic landmark designation to include the following content:

1. *Description of the characteristics of the proposed historic landmark that justify its designation pursuant to this chapter.*
2. *A description of the particular features that should be preserved.*
3. *A legal description of the location and boundaries of the historic property.*
4. *A statement of significance with information to support the appropriate criteria for designation.*

The application for local landmark designation contains the content noted above.

Criteria for designation pursuant to W.M.C. section 11-13-5:

- a. Criterion #1 per **W.M.C. 11-13-5** *Exemplifies specific elements of an architectural style or period.* The Bowles House is a two story Italianate-style residence. Its Italianate style with decorative brick work and arched windows reflects the national trend in architecture of the 1870's. The architectural details of the structure are enumerated in the Architectural Description section noted above. These architectural elements were common to the Italianate style as it was adapted to the Denver area in the 1870's.
- b. Criterion #10 per **W.M.C. 11-13-5** *Exemplifies cultural, political, economic or social heritage of the community.* The Bowles House is historically significant because it exemplifies the economic and the social heritage of the community. The Bowles House was the center of a working farm and ranch. The family raised horses, planted an apple orchard, and raised wheat, barley and alfalfa. The Bowles worked hard to get a railroad to the area, and it was completed through the Bowles land in 1881. The Bowles built a depot to serve the railroad and the local citizens.
- c. Criterion #11 per **W.M.C. 11-13-5** *Represents an association with a notable person or the work of a notable person.* The Bowles House represents an association with notable persons in the history of Westminster, homesteaders Edward and Mahalia Bowles. Edward and Mahalia Bowles became the second permanent residents of the area, when they homesteaded south of the DeSpain farm in 1871.

- d. Criterion #14 per **W.M.C. 11-13-5** *Enhances a sense of identity of the community*. The Bowles House is an architectural statement and testament to the influence of Edward Bruce Bowles and his wife Mahalia Elizabeth Longan Bowles, among the first settlers of what would become Westminster. The Bowles's homesteaded at DeSpain Junction in 1871 and began constructing the house that same year, making it one of the oldest remaining buildings in Westminster.
- e. Criterion #15 per **W.M.C. 11-13-5** *Is an established and familiar natural setting or visual feature of the community*. The Bowles House has been in its present location since it was built in the early 1870's. Although the house maintenance declined in the mid-20th century the house always retained its red brick exterior, and its Italianate architectural style. The Bowles House continues to be an iconic structure and is recognized as a landmark building in the City of Westminster.

Other Items Required by the Westminster Municipal Code:

- A. Referral for review:
 - a. The application was referred to the Westminster Historical Society.
 - b. The application was referred to other interested parties.
- B. Public Notice:
 - a. Notice of the April 9, 2012, public hearing was published in the Westminster Window newspaper on March 29, 2012.
 - b. The property was posted by City staff on March 27, 2012.
- C. Review by the Director of Community Development: Section 11-13-7(A)(3) requires the Director of Community Development to review an application in the following respects:
 - a. *Its relationship to the comprehensive plan*; The City's Comprehensive Land Use Plan (CLUP) designates the site as Public/Quasi Public and the use of the Bowles House as a house museum is consistent with this designation.
 - b. *The effect of the designation on the surrounding neighborhood*; The landmark designation will be beneficial to the neighborhood because designation will assure that the last remaining structure of the 1870's through the 1930's era of the pioneer Bowles family legacy is preserved as urban development occurs on adjacent parcels.
 - c. *The criteria set forth in this chapter*; As noted above, the application meets several of the criteria set forth in the ordinance.
 - d. *Such other planning considerations as may be relevant to the proposed designation*. The Director of Community Development has considered relevant planning elements for the proposed local landmark designation and has found that the designation of the structure as a local historic landmark is consistent with community planning principles that encourage the preservation of cultural and historic resources.

Recommendation by the Historic Landmark Board

Per **W.M.C. 11-13-7(C)** the Historic Landmark Board may recommend approval, modification and approval, or disapproval of the application, and then must promptly refer the application, with a copy of its report and recommendations, to the City Council. If the Board recommends designation as a local landmark, the application will be scheduled for public hearing before the City Council, who will consider a resolution for final designation of the property as a local landmark.

On March 20, 2012, the Historic Landmark Board reviewed the application for local historic landmark designation, and recommended that the City of Westminster City Council approve the designation of the Bowles House as a local historic landmark. The Historic Landmark Board resolution is attached as Attachment C.

This proposed action would meet City Council's Strategic Goals of Vibrant Neighborhoods in One Livable Community by preserving and restoring historic assets. Also, the goal of a Beautiful and Environmentally Sensitive City would be achieved because the green space that includes the Bowles House would continue to be maintained.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments:

- Proposed Resolution
- Attachment A – Legal Description
- Attachment B – Landmark Application Copy
- Attachment C – Historic Landmark Board Resolution No. 2012-001
- Attachment D – Vicinity Map

RESOLUTION

RESOLUTION NO. **10**

INTRODUCED BY COUNCILLORS

SERIES OF 2012

**A RESOLUTION
TO DESIGNATE THE EDWARD AND MAHALIA BOWLES HOUSE,
3924 WEST 72ND AVENUE
AS A LOCAL HISTORICAL LANDMARK**

WHEREAS, the Edward and Mahalia Bowles House at 3924 West 72nd Avenue, is historically significant because:

1. The Edward and Mahalia Bowles House is at least 50 years old; and
2. It exemplifies specific elements of an Italianate architectural style popular in the 1870s when it was constructed,

The arched windows on the north, east and west elevation, the truncated hip roof of the front porch and the main house, the brick detailing and the north porch detailing were characteristic of the Italianate architectural style in the 1870s; and

3. It exemplifies the cultural, political, economic and social heritage of the City,

The Bowles House was the home of one of the first homesteaders in the area that would become the original Town of Harris Park, later named Westminster. Edmund and Mahalia Bowles raised 9 children in the house and the Bowles family participated in the local cultural and social life of the community from the 1870s until the Bowles House was sold in the 1930s. The Bowles were instrumental in bringing the railroad to Westminster and donated land for the railroad depot; and

4. It represents an association with notable persons in the history of Westminster,

Edward and Mahalia Bowles became the second permanent residents when they homesteaded south of the DeSpain farm; and

5. It enhances the sense of identity of the community,

The Bowles House is an architectural statement and testament to the influence of Edward Bruce Bowles and his wife Mahalia Elizabeth Longan, among the first settlers of what would become Westminster. The Bowles' homesteaded at DeSpain Junction in 1871 and began constructing the house that same year, making it one of the oldest remaining buildings in Westminster; and

6. It is an established and familiar natural setting or visual feature of the community,

The Bowles House has been in its present location since it was built in the early 1870s. Although the house maintenance declined in the mid-20th century, the house always retained its red brick exterior, and its Italianate architectural style. The Bowles House continues to be an iconic structure and recognized as a landmark building in the City of Westminster. The grounds are landscaped. Some plants originally planted by the Bowles family, such as the yellow rose bushes, continue to thrive at the site. The house is currently leased by the Westminster Historical Society and operates as a house museum; and

WHEREAS, the City of Westminster, as owner, has nominated the Bowles House as a local historic landmark; and

WHEREAS, the Westminster Historic Landmark Board adopted its Resolution 2012-001 on March 20, 2012 and found that the Bowles House is historically significant and noted the features to support the designation of the property as a City of Westminster local historic landmark.

NOW, THEREFORE, be it resolved by the City Council of the City of Westminster:

1. The Edward and Mahalia Bowles House is hereby designated as a local historic landmark pursuant to Section 11-13-7 of the Westminster Municipal Code.

2. Description of features that should be preserved:

The Bowles house is a two story Italianate-style residence. The main structure is entirely red brick with a reddish colored mortar. The brick is an unglazed soft sand brick common to the area in the 1870s. The main roof is a truncated hip style with a large front gable. A small arched window is centered in the gable wall. The flat top of the main roof is edged with a cast iron metal rail. Small decorative wooden brackets are mounted below the soffit of the roof. The house has a square plan. The front porch on the north elevation has turned columns that support a truncated hip roof with decorative scalloped shingles. A door from the second story leads to the flat top of the front porch. An iron rail surrounds the edge of this roof. Most windows on the structure are a rectangular style set in an arched brick frame with a one-over-one sash. The two first floor windows on the north elevation are not squared at the top of the window. The glass and frame on the upper sash of these two windows are rounded to fit with the arched brick framing. Decorative brick work bands the house at several locations. The decorative belt courses of bricks at windowsill level and around the arched openings of the first floor windows and the sawtooth coursing near the head of the windows on each level are distinctive features of the house. The foundation has a parged concrete stamp to emulate a cut stone appearance. A side porch on the east elevation has a shed style roof. The upper wall of the east porch has sliding wood windows with a stone sill. The lower part of the east porch is a brick wall. Three stone steps lead to a door centered on the east porch elevation. Two chimneys are prominent. These are centered on the east and west roof areas. The house does not have a basement. A very small cellar area houses the furnace.

3. The address of the property is:

Address or location: 3924 West 72nd Avenue, Westminster, Colorado

The legal description of the property is: Attachment A to this resolution

UTM coordinates: NAD 13: east 496,740 meters; north 4,403,360 meters;

PASSED AND ADOPTED this 9th day of April, 2012.

Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

City Clerk

City Attorney

Legal description:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6 WHICH BEARS SOUTH 89 DEGREES 58' 10" EAST 1,318.00 FEET, THENCE SOUTH 01 DEGREES 01' 00" WEST, 30.00 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE1/4 OF SAID SECTION 6 TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 72ND AVENUE IN THE CITY OF WESTMINSTER, COLORADO, TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 58' 10" EAST, 118.56 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 72ND AVENUE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTH 57 DEGREES 19' 40" EAST, 4.90 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COLORADO AND SOUTHERN RAILROAD TO THE WEST RIGHT-OF-WAY LINE OF NEWTON STREET IN THE CITY OF WESTMINSTER, COLORADO; THENCE SOUTH 00 DEGREES 56' 20" WEST, 163.40 FEET; THENCE SOUTH 89 DEGREES 58' 04" EAST 122.58 FEET; THENCE SOUTH 01 DEGREES 01' 00" WEST 166.00 FEET TO THE POINT OF BEGINNING

TOTAL OF .46 ACRES

COUNTY OF ADAMS,
STATE OF COLORADO.

City of Westminster Historic Landmark Application

Name of Building: Edward and Mahalia Bowles House

Location: 3924 West 72nd Avenue
Westminster CO 80030

Legal description:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6 WHICH BEARS S89 DEGREES 58' 10" EAST 1,318.00 FEET, THENCE S01 DEGREES 01' 00" WEST, 30.00 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE1/4 OF SAID SECTION 6 TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 72ND AVENUE IN THE CITY OF WESTMINSTER, COLORADO, TO THE TRUE POINT OF BEGINNING:

THENCE S89 DEGREES 58' 10" EAST, 118.56 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 72ND AVENUE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE S57 DEGREES 19'40" EAST, 4.90 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COLORADO AND SOUTHERN RAILROAD TO THE WEST RIGHT-OF-WAY LINE OF NEWTON STREET IN THE CITY OF WESTMINSTER, COLORADO; THENCE S00 DEGREES 56' 20" WEST, 163.40 FEET; THENCE S89 DEGREES 58' 04" EAST 122.58 FEET; THENCE S01DEGREES 01' 00" WEST 166.00 FEET TO THE POINT OF BEGINNING

TOTAL OF .46 ACRES

COUNTY OF ADAMS,
STATE OF COLORADO

State of Colorado Resource No.: 5AM 2009

UTM coordinates: NAD 13: east 496,740 meters; north 4,403,360 meters

Nominated by: City of Westminster

Property owner: City of Westminster

Criteria for designation pursuant to W.M.C. section 11-13-5:

1. Exemplifies specific elements of an architectural style or period;
10. Exemplifies cultural, political, economic or social heritage of the community;
11. Represents an association with a notable person or the work of a notable person;
14. Enhances sense of identity of the community;
15. Is an established and familiar natural setting or visual feature of the community.

Architectural Description:

The Bowles house is a two story Italianate-style residence. The main structure is entirely red brick with a reddish colored mortar. The brick is an unglazed soft sand brick common to the area in the 1870's. The main roof is a truncated hip style with a large front gable. A small arched window is centered in the gable wall. The flat top of the main roof is edged with a cast iron metal rail. Small decorative wooden brackets are mounted below the soffit of the roof. The house has a square plan. The front porch on the north elevation has turned columns that support a truncated hip roof with decorative scalloped shingles. A door from the second story leads to the flat top of the front porch. An iron rail surrounds the edge of this roof. Most windows on the structure are a rectangular style set in an arched brick frame with a 1 over 1 sash. The two first floor windows on the north elevation are not squared at the top of the window. The glass and frame at the upper part of these two windows are rounded to fit with the arch brick framing. Decorative brick work bands the house at several locations. The decorative belt courses of bricks at window-sill level and around the arched openings of the first floor windows and the sawtooth coursing near the head of the windows on each level are distinctive features of the house. The decorative bands are not present on the south elevation, considered the back side of the house. The foundation has a parged concrete stamp to emulate a cut stone appearance. A side porch on the east elevation has a shed style roof. The upper wall of the east porch has sliding wood windows with a stone sill. The lower part of the porch is a brick wall. Three stone steps lead to a door centered on the east porch elevation. Two chimneys are prominent. These are centered on the east and west roof areas. The house does not have a basement. A very small cellar area houses the furnace.

The interior features of the house on the first floor have been removed, but the room arrangement remains as was originally designed. The second floor of the house is mostly intact and should be preserved as much as possible. The exterior of the house has not changed significantly since its original construction in the early 1870's.

The north porch is considered the front porch and is important to the appearance of the house. At some point between 1930 and the early 1970's the front porch was removed. In the early 1980's the City used historic photos to rebuild the north porch with materials and design details similar

to the original north porch. The photos were taken prior to 1930, and were the only record that showed the north porch design. Some of the materials have since deteriorated and the City has again reconstructed the north porch to be as historically correct as possible.

The east side porch is also important to the appearance of the house. This east side porch is currently used as the main entrance to the Bowles House. Originally, this porch was likely a service porch that entered directly to the kitchen of the house. Historic photos of the house indicate that the existing east side porch may be the third version of the east porch and it was slightly enlarged with subsequent versions. Each version retained materials and a style consistent with the original porch. A shed roof, a windowed or screened upper wall, a solid lower wall and a door centered at the east wall appear to be characteristics of each version of the east porch. The current version appears to date from the 1920's. The east side porch was recently removed and entirely rebuilt from the foundation to the roof. Almost all materials were salvaged and restored. Funding was provided through a State Historical Fund grant and the City of Westminster. The construction plans were approved by the State Historic Preservation Office and by the City of Westminster Historic Landmark Board. A Certificate of Historic Appropriateness was approved by the City's Landmark Board to authorize the major repairs to this porch.

Summary:

The Bowles house is an architectural statement and testament to the influence of Edward Bruce Bowles and his wife Mahalia Elizabeth Longan, among the first settlers of what would become Westminster. The Bowles homesteaded at DeSpain Junction in 1871 and began constructing the house that same year, making it one of the oldest remaining buildings in Westminster.

Edward Bowles lived in the house until his death in 1923. Mahalia Bowles passed away the following year. During the years from 1871 to 1923 the Bowles became community leaders and had great influence on the growth of the surrounding area. The Bowles played a key role in enticing the Colorado and Southern Railroad line to come through the area in 1881.

Historical Significance

Edward Bruce Bowles came with his family to the Colorado Territory in 1863 from Missouri. He was 17 years old and hauled freight from Missouri to Denver, Salt Lake City and Santa Fe, crossing the plains eleven times. Edward was around 24 when he married Mahalia Elizabeth Longan in 1871. The same year, the couple homesteaded the land where the Bowles house stands. To take advantage of the Homestead Act of 1861, the couple chose this area north of Clear Creek and south of Crown Point. At that time this area was known as DeSpain Junction, named after the first homesteader, Pleasant DeSpain, who settled near here in 1870. Edward and Mahalia Bowles became the second permanent residents, when they homesteaded south of the DeSpain farm. The only way to reach nearby communities was by the ferry at Clear Creek operated by Jim Baker. In the 1890s, DeSpain Junction was called Harris Park or Harrisburg and in 1911, it became Westminster, named for the nearby college.

Edward and Mahalia Bowles first built a frame homestead cabin to live in and immediately started work on a two story brick home. The frame house is now gone. Construction took five years, reaching completion in 1876, when Colorado became a state. Although the brick farmhouse was the center of a working ranch and farm, fashionable and expensive features were included. Its Italianate style with decorative brick work and arched windows reflects the national trend in architecture of the 1870s. The family raised horses, planted an apple orchard, and raised wheat, barley and alfalfa. The Bowles worked hard to get a railroad to the area, and it was completed through their land in 1881. They built a depot to serve the railroad and the local

citizens. A sugar beet dump was also constructed and farmers shipped their grain and produce from this point. The railroad had a positive impact on the community and surrounding agricultural area by providing convenient transportation to distribute the local produce, which in turn spurred additional growth and development.

The Bowles family opened their home on Sunday morning for the services of the Community Church. It was the only church service in the area and all denominations were invited. Later Edward became a charter member of the First Church of Westminster.

Edward later became a member of the school board and an active member of the Sons of Colorado. When Mesa Verde National Park was developed, Edward was hired by the government to work on it. Taking advantage of the nationwide gold fever, he began to haul freight to the gold miners in Central City. A breeder of fine horses, he rode one of his best stable horses in the Denver Pioneer Parade each Colorado Day. Before his death, he had become a well-known and respected pioneer of Colorado.

Edward and Mahalia raised their nine children in the house. The Bowles were instrumental in the development of the community and their children carried on that tradition of community service.

Edward Bowles died in the house January 10, 1923, at the age of 76. Mahalia followed him the next year. The house remained in the Bowles family and various members lived there until it was sold in the early 1930's.

Gradually, the house fell into disrepair. In the mid-1970s the house was sold to the City of Westminster and was scheduled to be used for a practice burn by the fire department. The school children at Vista Grande Elementary school in Westminster and the Westminster Historical Society, started a campaign to save the house and the publicity shifted public opinion in favor of preserving it.

The Bowles House was renovated by the city from 1979-1985 to house city offices. The grounds were landscaped mainly with native plants and some plants originally planted by the Bowles family, such as the yellow rose bushes were retained. The house is currently leased by the Westminster Historical Society and they operate it as a house museum.

Sources:

Nomination for the National Register of Historic Places which cited references as follows:

- Reference Files, N.R. Nomination, Colorado History Museum, March 5, 1975
- History of Westminster, Colorado 1911 to 1961 (copies available Westminster Historical Society, Bowles House Museum).
- Marion Smith, taped interviews collected for book Westminster – Then and Now, 1975.
- “Colorado Question Box”, Rocky Mountain News, July 13, 1958.
- “Obituaries”, Colorado Trails, p. 23, March 15, 1923.
- Gary and Rosemary Wormington, History of the Bowles House and Early Westminster, copies available, Westminster Historical Society, Bowles House Museum.

Appendices



South Elevation



East Elevation



North Elevation



West Elevation



Photo shows bracket under cornice and decorative sawtooth brick courses



Photo shows east side porch with shed roof, beadboard gable end, sliding wood frame upper windows, brick wall at lower portion of porch, and exposed foundation with parge coat of concrete designed to resemble cut stone.



Photo shows north porch with truncated hip roof, scalloped shingles, turned columns, decorative brackets, and metal rail at edge of upper porch



Photo shows typical wood window with 1 over 1 sash, arched decorative brick above window and stone sill. Decorative horizontal brick bands at sill and midway at upper sash are typical.



Photo shows detail of restored concrete parge coat on foundation with design to resemble cut stone.



Photo shows detail of iron railing at second floor porch atop north porch.



Photo shows the difference in the window styles on the building. The window on the left is typical for most windows on the elevation. The window on the right is the style for only two windows on the building. The full glass arched window panel under the brick arch is typical of the two windows on the first floor north elevation.

RESOLUTION

RESOLUTION NO. 2012-001

INTRODUCED BY BOARD MEMBER HARDY

SERIES OF 2012

WHEREAS, the Edward and Mahalia Bowles House is historically significant because:

1. The Bowles House is at least 50 years old.
2. It exemplifies specific elements of an Italianate architectural style popular in the 1870's when it was constructed. The arched windows on the north, east and west elevation, the truncated hip roof of the front porch and the main house, the brick detailing and the north porch detailing were characteristic of the Italianate architectural style in the 1870's;
3. It exemplifies the cultural, political, economic and social heritage of the City, since it was the home of one of the first homesteaders in the area that would become the original town of Harris Park, later named Westminster. Edmund and Mahalia Bowles raised 9 children in the house and the Bowles family participated in the local cultural and social life of the community from the 1870's until the Bowles House was sold in the 1930's. The Bowles were instrumental in bringing the railroad to Westminster and donated land for the railroad depot.
4. It represents an association with notable persons in the history of Westminster, homesteaders Edward and Mahalia Bowles. Edward and Mahalia Bowles became the second permanent residents, when they homesteaded south of the DeSpain farm. When DeSpain and Bowles first lived in the area, there were still Native Americans in the vicinity.
5. It enhances the sense of identity of the community. The Bowles House is an architectural statement and testament to the influence of Edward Bruce Bowles and his wife Mahalia Elizabeth Longan, among the first settlers of what would become Westminster. The Bowles's homesteaded at DeSpain Junction in 1871 and began constructing the house that same year, making it one of the oldest remaining buildings in Westminster.
6. It is an established and familiar natural setting or visual feature of the community. The Bowles House has been in its present location since it was built in the early 1870's. Although the house maintenance declined in the mid-20th century the house always retained its red brick exterior, and its Italianate architectural style. The Bowles House continues to be an iconic structure and recognized as a landmark building in the City of Westminster. The grounds are landscaped. Some plants originally planted by the Bowles family, such as the yellow rose bushes, continue to thrive at the site. The house is currently leased by the Westminster Historical Society and operates as a house museum.

WHEREAS, the City Staff has caused the historical significance of the property to be documented and the City of Westminster, as owner, has applied to this Board for a recommendation as to whether the property should be designated as a historic landmark,

NOW, THEREFORE, the Historic Landmark Board of the City of Westminster resolves that:

1. The Board recommends to the Westminster City Council that the Edward and Mahalia Bowles House be designated as a local historic landmark pursuant to Section 11-13-7 of the Westminster Municipal Code.

2. Description of features that should be preserved:

The Bowles house is a two story Italianate-style residence. The main structure is entirely red brick with a reddish colored mortar. The brick is an unglazed soft sand brick common to the area in the 1870's. The main roof is a truncated hip style with a large front gable. A small, arched window is centered in the gable wall. The flat top of the main roof is edged with a cast iron metal rail. Small decorative wooden

gable wall. The flat top of the main roof is edged with a cast iron metal rail. Small decorative wooden brackets are mounted below the soffit of the roof. The house has a square plan. The front porch on the north elevation has turned columns that support a truncated hip roof with decorative scalloped shingles. A door from the second story leads to the flat top of the front porch. An iron rail surrounds the edge of this roof. Most windows on the structure are a rectangular style set in an arched brick frame with a one-over-one sash. The two first floor windows on the north elevation are not squared at the top of the window. The glass and frame on the upper sash of these two windows are rounded to fit with the arched brick framing. Decorative brick work bands the house at several locations. The decorative belt courses of bricks at windowsill level and around the arched openings of the first floor windows and the sawtooth coursing near the head of the windows on each level are distinctive features of the house. The foundation has a parged concrete stamp to emulate a cut stone appearance. A side porch on the east elevation has a shed style roof. The upper wall of the east porch has sliding wood windows with a stone sill. The lower part of the east porch is a brick wall. Three stone steps lead to a door centered on the east porch elevation. Two chimneys are prominent. These are centered on the east and west roof areas. The house does not have a basement. A very small cellar area houses the furnace.

3. The address of the property is:

Address or location: 3924 West 72nd Avenue
Westminster, Colorado

4. The legal description of the property is:

Legal description:

A PARCEL OF LAND, LOCATED IN THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6 WHICH BEARS SOUTH 89 DEGREES 58' 10" EAST 1,318.00 FEET, THENCE SOUTH 01 DEGREES 01' 00" WEST, 30.00 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE1/4 OF SAID SECTION 6 TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 72ND AVENUE IN THE CITY OF WESTMINSTER, COLORADO, TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89 DEGREES 58' 10" EAST, 118.56 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 72ND AVENUE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE SOUTH 57 DEGREES 19'40" EAST, 4.90 FEET ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COLORADO AND SOUTHERN RAILROAD TO THE WEST RIGHT-OF-WAY LINE OF NEWTON STREET IN THE CITY OF WESTMINSTER, COLORADO; THENCE SOUTH 00 DEGREES 56' 20" WEST, 163.40 FEET; THENCE SOUTH 89 DEGREES 58' 04" EAST 122.58 FEET; THENCE SOUTH 01 DEGREES 01' 00" WEST 166.00 FEET TO THE POINT OF BEGINNING

TOTAL OF .46 ACRES

COUNTY OF ADAMS,
STATE OF COLORADO.

UTM coordinates: NAD 13: east 496,740 meters; north 4,403,360 meters;

PASSED AND ADOPTED this 20th day of March, 2012;

Ch. S. White

Chair

ATTEST

Vicinity Map - Bowles House



3924 W. 72nd Avenue

