



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: September 10, 2008

SUBJECT: Study Session Agenda for September 15, 2008

PREPARED BY: J. Brent McFall, City Manager

Please Note: Study Sessions and Post City Council meetings are open to the public, and individuals are welcome to attend and observe. However, these meetings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to next Monday night's Study Session, the following schedule has been prepared:

A light dinner will be served in the Council Family Room 6:00 P.M.

CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

PRESENTATIONS

1. Jeffco Superintendent Cindy Stevenson re upcoming Bond & Mill Levy Ballot Issue - Attach
2. Dental Mercury Control Program
3. Faversham Dog Park

6:30 P.M.

EXECUTIVE SESSION

None at this time

INFORMATION ONLY ITEMS – Does not require action by City Council

1. Monthly Residential Development Report - Attach
2. Jackson's All-American Sports Grill Settlement Agreement - Attach

Additional items may come up between now and Monday night. City Council will be apprised of any changes to the Study Session meeting schedule.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

City Council Study Session Meeting
September 15, 2008



SUBJECT: Jefferson County Schools Ballot Issues 3A and 3B

PREPARED BY: Mary Joy Barajas, Executive Secretary

Recommended City Council Action:

Listen to the presentation by Cindy Stevenson, Jeffco Public Schools Superintendent regarding issues 3A and 3B that will be on November's ballot.

Summary Statement

- The Jeffco Public Schools have placed two issues on the November ballot.
- Ballot issue 3A would provide a \$400 million bond program that would make improvements to schools throughout the district.
- If approved, 10 schools within Westminster's City limits would receive improvements.
- Ballot issue 3B would provide ongoing funding to address operating priorities for the school district.
- Attached is information and documents related to the ballot issues that were provided by the school district.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue:

None identified.

Alternative:

None identified.

Background Information:

Cindy Stevenson, Superintendent of Jeffco Public Schools has requested time at Monday night's Study Session to give a short presentation on the school districts bond and mill levy override proposals.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

Our Schools are an Investment



The quality and condition of neighborhood schools reflect the home values of the entire community just as the quality and the condition of the house next door reflects on your home's value. Many of our schools are used from sunrise to late evening each day for activities ranging from before and after school day care, enrichment classes, sporting practices and games, to church or homeowner's meetings. The result is: ongoing improvements are needed each year in at least some of the schools in our district. As our buildings age – just like our homes – the greater the investment and the cost of the improvements needed to ensure continued use.

The quality of our schools requires many types of investment:

- Strong academic programs graduating prepared students,
- Daily cleaning and security,
- Monthly/annual minor-maintenance and repairs,
- Periodic major (capital) improvements to upgrade systems, replace materials and resolve problems that develop over time.

The first three investments types are funded by the annual operating budget.

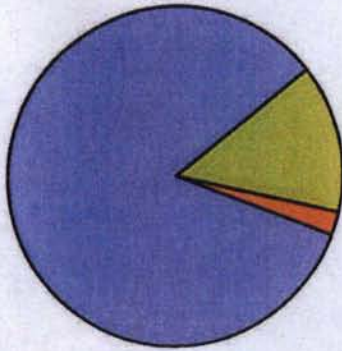
Capital improvements are financed over the expected life of the asset (up to 20 years) and with \$15 million in transfers from our General Fund each year. Additional funds are required for the needed improvements -- voter approval must be received to sell bonds to fund the construction.

Summary and detailed information on proposed improvements can be found at:

<http://www.jeffcopublicschools.org/finance/bond/index.html>

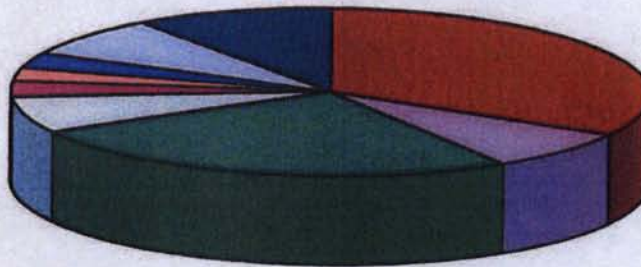
Proposed 2009 - 2014 Capital Improvement Program \$419,000,000

Funding Sources



- \$350 million: voter-approved bond
- \$60 million: mandatory transfers
- \$9 million: investment earnings

Planned Improvements



- Elementary schools - \$138.1 million
- Middle schools - \$33.2 million
- High schools - \$108.2 million
- Option schools, special programs - \$28.6 million
- Charter schools - \$13.5 million
- Support facilities - \$10.6 million
- District-wide capital projects - \$11.8 million
- Scope contingency (9%) - \$33.4 million
- Inflation (12%) - \$41.6 million



Proposed Capital Improvements

Standley Lake Neighborhood Schools

Adams Elementary
Lukas Elementary
Ryan Elementary
Semper Elementary
Sheridan Green Elementary

Witt Elementary
Mandalay Middle
Wayne Carle Middle
Standley Lake High

2009-2014

Proposed Building Investment Plan: \$17,884,957

Major Projects:

Major renovation and upgrades at Standley Lake High School and an addition, partial remodel and renovation at Witt Elementary; interior improvements at Lukas Elementary.

Enrollment Trends:

Standley Lake Area student enrollment will remain stable with the addition of the new Arista development plan under construction.

Classroom Technology:

Adams Elementary, Lukas Elementary, Ryan Elementary, Semper Elementary, Sheridan Green Elementary, Witt Elementary. Mandalay Middle and Standley Lake High will receive classroom technology upgrades.

Capital Renewal/Infrastructure Needs:

Interior finishes at Adams Elementary, Lukas Elementary, and Sheridan Green Elementary and Mandalay Middle. Roofing improvements at Witt Elementary.

Site Improvements:

Playground upgrades at Adams Elementary, Lukas Elementary, Sheridan Green Elementary and field improvements at Standley Lake High School.

Safety/Security:

Automatic door openers at all schools not so equipped and upgrades to security systems.



Proposed Capital Investment - 2009-2014

Standley Lake Neighborhood

School	Description	Budget
Adams Elementary	Building security, furniture, fixtures and equipment, playground, interior finishes, classroom technology upgrade, mechanical improvements	\$ 688,410
Lukas Elementary	Building security, furniture, fixtures and equipment, playground, interior finishes, classroom technology upgrade, mechanical improvements	911,228
Ryan Elementary	Building security, classroom technology upgrade	77,230
Semper Elementary	Building security, heating, ventilating and air conditioning controls, classroom technology upgrade	306,492
Sheridan Green Elementary	Building security, kitchen remodel, playground, classroom technology upgrade	1,053,171
Witt Elementary	Kindergarten/office area/challenge area remodel, windows, building security, interior finishes, kitchen, electrical/plumbing, classroom technology upgrade	2,891,049
Mandalay Middle	Furniture, fixtures and equipment, classroom technology upgrade	352,210
Wayne Carle Middle	No proposed work for this capital improvement program	0
Standley Lake High	Admin/auxiliary gymnasium addition, heating, ventilating and air conditioning, interior renovation, turf field, classroom technology upgrade, building security, furniture, fixtures and equipment	11,605,167
	Total	\$ 17,884,957



Proposed Capital Improvements

Pomona Neighborhood Schools

Little Elementary
Parr Elementary
Warder Elementary
Weber Elementary

Zerger Elementary
Moore Middle
Pomona High

2009-2014

Proposed Building Investment Plan: \$14,506,107

Major Projects:

An auxiliary gymnasium, music suite addition and building renovation at Pomona High School and building addition at Parr Elementary and partial remodel/renovation at Zerger Elementary; interior improvements at Warder Elementary.

Enrollment Trends:

Pomona Area enrollments are projected to decline slightly during this period.

Classroom Technology:

Little Elementary, Parr Elementary, Warder Elementary, Zerger Elementary, Moore Middle School and Pomona High School will receive classroom technology upgrades.

Capital Renewal/Infrastructure Enhancements:

Interior, electrical and mechanical improvements are needed at Little Elementary, Parr Elementary, Warder Elementary, Zerger Elementary and Moore Middle School.

Site Improvements:

Site improvements are planned at Little Elementary, Parr Elementary, Warder Elementary, Zerger Elementary, and Moore Middle School and field improvement at Pomona High School.

Safety/Security:

Automatic door openers at all schools not so equipped and upgrades to security systems.



Proposed Capital Investment - 2009-2014

Pomona Neighborhood

School	Description	Budget
Little Elementary	Windows, interior finishes, clocks/bells, gymnasium/cafeteria sound system, building security, classroom technology upgrade	\$ 561,872
Parr Elementary	Admin add, interior finishes, building security, lighting, site, classroom technology upgrade	2,353,724
Warder Elementary	Windows, building security, interior finishes, furniture, fixtures and equipment, site and classroom technology upgrade	799,151
Weber Elementary	Kitchen hood	8,581
Zerger Elementary	Kitchen addition and interior renovation, site, building security, classroom technology upgrade	3,263,997
Moore Middle	Interior refinishes, building security, furniture, fixtures and equipment, classroom technology upgrade	1,238,379
Pomona High	Auxiliary gym and music addition, turf field, science classroom remodel, classroom technology upgrade	6,280,403
	Total	\$ 14,506,107



WESTMINSTER

Staff Report

City Council Study Session Meeting
September 15, 2008



SUBJECT: Dental Mercury Control Program

PREPARED BY: David Meyer, Water Quality Specialist

Recommended City Council Action:

Concur with staff the recommendation to implement a dental mercury control program based on the voluntary installation of amalgam separators, and evaluate the success of the program and the possible future need for a mandatory program.

Summary Statement:

- Mercury is a toxic metal that bio-accumulates in the environment.
- The Big Dry Creek Wastewater Treatment Facility removes 96% of mercury from wastewater.
- The State stream standard for mercury is very low (0.01 parts per billion). To meet this standard, the Big Dry Creek facility must minimize the amount of mercury in the wastewater that enters the facility.
- Wastewater discharges from dental offices are the main controllable source of mercury in the wastewater.
- Staff is initiating a voluntary program to work with dental offices to install amalgam separators to reduce the amount of mercury released into the sewer system.
- This program will help the City meet State environmental standards by having local business and citizens take responsibility for waste generated by their activities.
- There may be some concern from the dental community and Council may be asked questions about the need for the program.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue:

Should the City of Westminster implement a mercury waste reduction program based on the voluntary installation of amalgam separators in dental offices?

Alternatives:

City Council could direct staff to implement a dental mercury control program based on the mandatory installation of amalgam separators. This alternative would impact all dentists equally, but would likely meet more opposition from the dental community. A requirement for the installation of amalgam separators would need to be added to the City Code.

City Council could direct staff to take no action at this time. This alternative would have to be justified to the Environmental Protection Agency (EPA) because the city occasionally exceeds the action level for mercury in wastewater set by the EPA.

Background Information:

Mercury is a toxic metal found in the environment from natural and man-made sources. It concentrates, or bio-accumulates, leading to advisories limiting fish consumption from some water bodies across the nation, including some lakes in Colorado. The state stream standard for mercury, and the maximum amount allowed to be discharged in the effluent from the Big Dry Creek Wastewater Treatment Facility, is 0.01 parts per billion. The wastewater treatment facility removes 96% of all the mercury in the City's wastewater. In order to consistently assure compliance with the stringent environmental standards for mercury, the City's pretreatment program must start a program to reduce the amount of mercury that enters the treatment facility.

The main sources of mercury in municipal wastewater are human waste, trace amounts of mercury present as a contaminant in common commercial and household products and particles of dental amalgam from the placement and removal of amalgam (silver) fillings in dental offices. Of these main sources of mercury in wastewater, discharges from dental offices make up 50% or more of all the mercury that enters most municipal wastewater treatment systems and are the only controllable source.

Sediment traps or filters known as amalgam separators can be used in dental offices to remove 95% or more of the mercury that would otherwise be sent to the wastewater treatment facility. Last October, the American Dental Association added the voluntary use of amalgam separators to their list of recommended practices for dentists. Dentists in the City of Westminster will be asked to voluntarily install amalgam separators. First year costs to dentists are generally between \$750 and \$1,000. Ongoing annual costs are about \$500, including costs for recycling the captured mercury. The voluntary program will be evaluated over one to two years. After that time, City Council could be asked to make the program mandatory, if necessary.

This program, like our other industrial pretreatment program requirements, would apply to only those dentists located in areas that discharge to the Big Dry Creek Wastewater Facility. Staff will be present at the September 15, 2008 Study Session to discuss this program.

Staff Report – Dental Mercury Control Program

September 15, 2008

Page 3

This Dental Mercury Control Program supports City Council's goals of Vibrant Neighborhoods and Commercial Areas and Beautiful and Environmentally Sensitive City by protecting the environment from the harmful toxic metal, Mercury.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

City Council Study Session Meeting
September 15, 2008



SUBJECT: Faversham Dog Park

PREPARED BY: Rich Dahl, Park Services Manager
Kathy Piper, Landscape Architect

Recommended City Council Action:

City Staff will present the proposed Faversham Dog Park to City Council. City Councillors are being asked to review the plan and provide Staff with comments and any proposed changes that may be desired.

Summary Statement:

- Faversham Park is a developed neighborhood park located in the south section of the City at 6109 West 73rd Avenue.
- City Staff continues to receive requests from residents to make more off-leash dog areas available throughout the City. Faversham Park has an open, undeveloped area that would be a good site for one of these facilities.
- The proposed dog park area would consist of a one-acre area with fencing, planting, and signage and would be located between the existing dam and the ball fields. (see attached map)
- Fencing will be installed by a contractor and the remaining work will be completed by City staff from the Parks, Recreation and Libraries Department.
- The project will be funded with 2008 Capital Improvement Program funds from the Parks Renovation CIP.

Expenditure Required: \$40,000

Source of Funds: General Capital Improvement Fund - Park Renovation Program

Policy Issue:

Should Staff proceed with a dog park to service citizens in the southwest area of the City?

Alternatives:

1. Council could direct Staff to revise the current shape and/or location of the dog park within Faversham Park. Staff believes that with the current irrigation, dam abutment and location of the existing parking lots the proposed placement of the dog park is appropriate and be easy to maintain.
2. City Council could choose to not authorize the construction of the dog park and decide to utilize the funds for another project.

Background Information:

Faversham Park is located at 6109 W. 73rd Avenue and is approximately 18 acres. It was constructed in 1984 and was last renovated in 2004. The renovation included a fishing pier and additional shelter by the pond.

There are two parking lots available at Faversham Park, one that is adjacent to the playground area and the other is located next to the ball fields. Both of these parking lots would accommodate the additional cars generated by dog owners using the dog park. Staff believes that many dog park users would walk to the park from the surrounding residential neighborhood. A one-acre park is not large; however, Staff believes it will be adequate to serve the off-leash needs of this neighborhood.

An informational meeting will be held with area residents before any construction would begin on the facility. This proposed project would meet City Council's Strategic Plan Goals of "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall
City Manager

Attachment



Location of Proposed Dog Park



Staff Report

Information Only Staff Report
September 15, 2008



SUBJECT: Monthly Residential Development Report

PREPARED BY: Shannon Sweeney, Planning Coordinator

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- The following report updates 2008 residential development activity per subdivision...
The table below shows an overall decrease (-47.2%) in new residential construction for 2008 year-to-date compared to 2007 year-to-date totals.
Residential development activity so far in 2008 reflects decreases in single-family detached (-47.3%) and senior housing (26 units in 2007 compared to no new units in 2008), an increase in single-family attached (3.7%), and no changes in multi-family development when compared to last year at this time.

NEW RESIDENTIAL UNITS (2007 AND 2008)

Table with 7 columns: UNIT TYPE, AUGUST (2007, 2008), % CHG., YEAR-TO-DATE (2007, 2008), % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

Background Information

In August 2008, no service commitments were issued for new housing units within the subdivisions listed on the attached table.

The column labeled “# Rem.” on the attached table shows the number of approved units remaining to be built in each subdivision.

Total numbers in this column increase as new residential projects (awarded service commitments in the new residential competitions), Legacy Ridge projects, build-out developments, etc. receive Official Development Plan (ODP) approval and are added to the list.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

ACTIVE RESIDENTIAL DEVELOPMENT

<u>Single-Family Detached Projects:</u>	Jul-08	Aug-08	2007 YTD	2008 YTD	# Rem.*	2007 Total
Bradburn (120th & Tennyson)	5	0	18	13	65	24
CedarBridge (111th & Bryant)	0	0	1	0	5	1
Country Club Highlands (120th & Zuni)	0	0	17	2	99	17
Countryside Vista (105th & Simms)	0	0	0	0	9	0
Huntington Trails (144th & Huron)	0	0	25	14	132	38
Hyland Village (96th & Sheridan)	0	0	0	4	107	0
Legacy Ridge West (104th & Leg. Ridge Pky.)	0	0	0	1	6	0
Lexington (140th & Huron)	0	0	0	0	4	0
Meadow View (107th & Simms)	0	0	1	1	3	1
Park Place (95th & Westminster Blvd.)	1	0	16	6	41	31
Ranch Reserve (114th & Federal)	0	0	2	1	0	3
Savory Farm Estates (109th & Federal Blvd.)	0	0	0	0	24	0
South Westminster (Shoenberg Farms)	1	0	10	5	48	12
Various Infill	0	0	1	1	7	2
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<i>SUBTOTAL</i>	7	0	91	48	568	129
<u>Single-Family Attached Projects:</u>						
Alpine Vista (88th & Lowell)	0	0	0	0	84	0
Bradburn (120th & Tennyson)	0	0	2	4	0	4
CedarBridge (111th & Bryant)	0	0	0	0	0	0
Cottonwood Village (88th & Federal)	0	0	0	0	62	10
East Bradburn (120th & Lowell)	0	0	0	0	117	0
Eliot Street Duplexes (104th & Eliot)	0	0	0	0	10	0
Highlands at Westbury (112th & Pecos)	0	0	11	6	24	17
Hollypark (96th & Federal)	0	0	0	0	20	0
Hyland Village (96th & Sheridan)	0	0	0	12	153	0
Legacy Village (113th & Sheridan)	0	0	8	0	62	8
South Westminster (East Bay)	0	0	0	6	58	0
South Westminster (Shoenberg Farms)	0	0	6	0	54	6
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	0	0	58	0
Sunstream (93rd & Lark Bunting)	0	0	0	0	18	0
<i>SUBTOTAL</i>	0	0	27	28	720	45
<u>Multiple-Family Projects:</u>						
Axis (108th & Westminster Blvd.)	0	0	0	0	233	0
Bradburn (120th & Tennyson)	0	0	0	0	54	0
Hyland Village (96th & Sheridan)	0	0	0	0	144	0
Mountain Vista Village (87th & Yukon)	0	0	0	0	24	0
Prospector's Point (87th & Decatur)	0	0	0	0	29	0
South Westminster (Harris Park Sites I-IV)	0	0	0	0	12	0
<i>SUBTOTAL</i>	0	0	0	0	496	0
<u>Senior Housing Projects:</u>						
Covenant Retirement Village	0	0	26	0	0	26
Crystal Lakes (San Marino)	0	0	0	0	7	0
Legacy Ridge (112th & Federal)	0	0	0	0	168	0
<i>SUBTOTAL</i>	0	0	26	0	175	26
TOTAL (all housing types)	7	0	144	76	1959	200

* This column refers to the number of approved units remaining to be built in each subdivision.



WESTMINSTER

Staff Report

Information Only Staff Report
September 15, 2008



SUBJECT: Jackson's All-American Sports Grill Settlement Agreement

PREPARED BY: Bill Walenczak, Director of Parks, Recreation and Libraries

Summary Statement:

This report is for City Council information only and requires no action by City Council.

- On August 18, 2008, the Westminster Jackson's All-American Sports Grill, located at the Ice Centre at the Promenade, closed its doors and went out of business.
- Jackson's was leasing space at the Ice Centre and had fallen behind on lease payments to the Hyland Hills Park and Recreation District enterprise.
- Jacksons currently owes the Hyland Hills enterprise approximately \$22,200 in back rent and utility costs. Jackson's is up to date on City sales tax payments.
- In an effort to avoid a total loss in back rent owed to the Hyland Hills enterprise, an agreement with the ownership of Jackson's has been reached that is described in the background section of this staff report.

Background Information:

In 1998, Jackson's All American Sports Grill entered into a concession agreement with the Hyland Hills Park and Recreation District and the City of Westminster to operate a sports bar/restaurant at the Ice Centre at the Promenade. For several years, the restaurant was successful. However, due to declining sales and a weak economy, Jackson's was forced to close its doors recently.

Prior to the restaurant's closing, Hyland Hills had put Jackson's ownership on notice to pay up on all rent owed by the end of August 2008 or have the lease terminated. Jackson's, however, decided to terminate business operations before the deadline. Upon hearing of their decision, the City's Sales Tax Division took possession of the premises to make sure any sales tax obligations owed to the City were brought up to date. Jackson's ownership paid its sales tax bill to the City and the facility was released back to the owner.

Hyland Hills then took possession of the facility in hopes of collecting back rent. After several discussions with the owner, it became apparent that the rent owed the Hyland Hills enterprise would not be recovered. Jackson's ownership was planning to auction all of the fixtures, furnishings and equipment (FF&E) that it owned to pay back other debt obligations and employee back salaries. It appeared that the landlord (Hyland Hills) would be about fourth in line after proceeds from the auction. Jackson's ownership indicated that they had initially invested \$250,000 in FF&E to get the restaurant operational. They offered to sell everything they owned to the Hyland Hills enterprise for \$50,000.

The items owned by Jackson’s was extensive and included walk-in coolers, freezer, refrigerator, oven, a complete bar, table booths and TVs amongst other items (see attached list). Hyland Hills staff put together a replacement list and estimated the cost for the kitchen and some critical other equipment would add up to more than \$160,000. When the restaurant furniture is added in, the estimate could well exceed \$200,000. Most of the major equipment was inspected by Hyland Hills staff and determined to be in adequate operational order.

To help regain its losses in rent, a negotiated price for all FF&E was set at \$47,200 and agreed upon by both parties. (See attached letter to John Ziegler.)

The transaction will break down as follows:

Purchase price of all FF&E	\$47,200
Deduct rent due to Hyland Hills	\$22,200
Balance due to Jackson’s Westminster Inc.	\$25,000

The Ice Centre’s budget will absorb the additional \$25,000 payment. City Staff and Hyland Hills staff believe this is the best course of action considering other less desirable options. There is currently a Request for Proposals (RFP) being advertised for interested parties to lease the restaurant. So far, at least three operators have indicated that they will be submitting a proposal. Having most of the equipment available for a new lessee will make startup costs manageable and reduce the need to give credit for tenant finish. Hyland Hills will be completing the settlement agreement with Jackson’s the week of September 8, 2008.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

September 4, 2008

John D. Ziegler
Jackson's Westminster, Inc.
7383 S. Alton Way, Ste. 200
Englewood, Co. 80112

Re: Settlement of All Lease Issues

Dear John,

In response to the offer you made in our telephone conversation of September 2nd, Hyland Hills and the City of Westminster would propose the following items to be included in a final settlement agreement:

1. All furniture, fixtures, and equipment presently on the premises would be sold by Jacksons to Hyland Hills and Westminster. This would require a complete inventory of major items and your personal guarantee that all ff and e are free and clear of any encumbrances and that Jacksons has unrestricted right to sell the same ;
2. The purchase price will be approximately \$47,200 which will be payable as follows:
 - a. a check in the amount of \$25,000.00 minus the amount of personal property taxes owing to Jefferson County by Jacksons (approximately \$2,000);
 - b. a check to Jefferson County on behalf of Jacksons for payment in full of the personal property taxes;
 - c. a credit to Hyland Hills and Westminster for monies owed to them from Jacksons for unpaid rent and utilities. The final amount owed will be specifically set forth in the settlement agreement but is presently estimated to be \$22,200;

As this sale is to governmental entities, it is my understanding that no sales or use taxes will be owed.

3. The lease, and all rights and obligations of all parties, will be terminated and the agreement will constitute a full and final settlement.
4. Hyland Hills and Westminster will retain the damage deposit paid pursuant to section 17 of the lease) to apply against damages to and clean up costs for the premises and Jacksons will acknowledge and agree to this retention.

5. Jacksons will warrant that all federal, state and local taxes of any nature owed by Jacksons have been paid with the exception of the personal property taxes.

6. Jacksons will sign whatever documents are required by Hyland Hills and Westminster to transfer the existing liquor license from Jacksons to Hyland Hills and Westminster, or other entity as may be selected by Hyland Hills and Westminster.

If this is agreeable to Jacksons, I will have our attorney draft a final settlement. This settlement will be subject to final approval by both the Hyland Hills Board of Directors and the Westminster City Council.

Sincerely,

Greg Mastriona
Executive Director

**Replacement cost equipment w/install
Jackson's Hole**

Lincoln conveyer Pizza Ovens #1116 (2)	\$	15,000.00
Dean 4 pot fryer with Filtration	\$	17,500.00
8' 3 compartment sink	\$	2,000.00
Vegetable prep sink with disposal	\$	1,800.00
Dish washing sink with disposal and shelf	\$	3,500.00
Walk in refrigerator 10'x12'	\$	12,500.00
Walk in freezer 10'x12'	\$	12,500.00
Walk in keg refrigerator 10'x15'	\$	15,000.00
15' grease exhaust hood (2)	\$	25,000.00
Glowray food warmers 4' (3)	\$	1,000.00
3'x4' gas grill with table	\$	3,500.00
3'x5' flat top griddle on refrigerated table	\$	5,500.00
Sandwich prep refrigerator tssu-48 (7)	\$	12,600.00
Bottle cooler 4' td50-18 (2)	\$	2,600.00
Work top bottle cooler 5' tbb-2 (2)	\$	4,000.00
Half size reach in refrigerator twt-27 (2)	\$	2,600.00
Half size reach in freezer twt-27f (1)	\$	2,700.00
Work top freezer twt-48f	\$	2,000.00
3 compartment bar sink	\$	1,250.00
SS prep table 3x5 with sink	\$	1,000.00
SS prep table 3x6 with castors (2)	\$	2,400.00
SS prep table 3x5 with castors and back splash (4)	\$	2,800.00
SS prep table 3x4 (2)	\$	1,000.00
Upright reach in refrigerator t23	\$	1,800.00
Upright reach in freezer t23f	\$	2,300.00
Ice Machine	\$	3,500.00
Miscellaneous small ware and shelving	\$	3,000.00
TOTAL	\$	160,350.00