This meeting will be held in the Town Hall Board Room, 703 WCR 37 and via Zoom. Residents are welcome to join us in the Board Room to view or participate in the meeting, during Public Comment or Public Hearings. Public access to this meeting can be found on the website no later than 24 hours prior to the meeting.

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

   Michael Mahoney, Mayor
   Jamie Jeffery, Mayor Pro Tem
   May Wescott, Trustee
   Jacklyn White, Trustee
   Kathleen Bristow, Trustee
   Dawn Coen, Trustee
   Peggy Tapey, Trustee

4. APPROVAL OF AGENDA

5. PUBLIC COMMENT
   The Town Clerk will read into record any comments/questions that were received prior to the meeting. Actions will not be taken at this time. Any Board of Trustee or Staff responses will be provisional. The Board of Trustees may provide consensus direction to Staff, for follow-up, at conclusion of comments.

6. CONSENT AGENDA
   Any item listed on the Consent Agenda can be removed upon request from any member of the Town Board. For the benefit of our audience, the mayor will read the items remaining on the Consent Agenda prior to the Board’s vote.

   a. Payment Approval Report ($221,367.61) p. 3-10
   b. February 21, 2023 Minutes p. 11-14

7. ACTION ITEMS

   B. Resolution 2023-11 Authorizing the Town Administrator To Negotiate and Execute a Professional Services Agreement for Engineering Services and Development of a Water System Master Plan With BlueWater Engineering, Ltd. p. 32-97
8. **DISCUSSION**  
   A. Infrastructure Financing Overview  

9. **MAYOR AND TRUSTEE COMMENTS**

10. **EXECUTIVE SESSION**  
    a. Executive session pursuant to CRS Section 24-6-402(4)(b) with special counsel for the Town to answer legal questions and provide legal advice on the status of efforts for a Town library.

11. **ADJOURN**

   *The Board may convene a lawfully called executive session at any time during a regular or special meeting of the Board.*
Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

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<td>TOTAL WELD COUNTY CHIEFS OF POLICE ASSOCIATION</td>
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Dated: __________________________________________

Mayor: __________________________________________

Town Trustees: __________________________________

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Town Clerk: ____________________________________

Town Treasurer: ________________________________

Report Criteria:
- Detail report.
- Invoices with totals above $0 included.
- Paid and unpaid invoices included.
This meeting will be held in the Town Hall Board Room, 703 WCR 37 and via Zoom. Residents are welcome to join us in the Board Room to view or participate in the meeting, during Public Comment or Public Hearings. Public access to this meeting can be found on the website no later than 24 hours prior to the meeting.

MINUTES

CALL TO ORDER

Mayor Mahoney called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Mayor Mahoney
         Mayor Pro Tem Jeffery
         Trustee Wescott
         Trustee Coen
         Trustee White
         Trustee Tapey
         Trustee Bristow

APPROVAL OF AGENDA

Motion made by Trustee White seconded by Trustee Coen to approve the agenda. Motion carried 7-0.

PUBLIC COMMENT

Larry Strock, 840 Lonewolf Circle, shared that a few of the past events he enjoyed were dunking the mayor, the railroad cars for children, and the beer sales. He inquired why the Town could not have a nonprofit group volunteer to run the alcohol sales tent, and then the revenue from the sales could stay within the Town. He also would like to see a dog park.

Chief McCoy recognized Officer Jack Rahtanakon for his selflessness and willingness to work any shift, even on his days off, while the police department has been understaffed.

CONSENT AGENDA

Please understand that Board of Trustees members use electronic devices of various kinds to access the materials relevant to the matters before us. Be assured, however, that, by mutual agreement and common practice of this Board of Trustees, these devices are not being used for texting, emailing, or other communications during public meetings.
Any item listed on the Consent Agenda can be removed upon request from any member of the Town Board. For the benefit of our audience, the mayor will read the items remaining on the Consent Agenda prior to the Board’s vote.

- **a. Payment Approval Report ($318,110.95)**
- **b. February 7, 2023 Minutes**

*Motion made by Trustee Coen seconded by Trustee White to approve the consent agenda. Motion carried 7-0.*

**ACTION ITEMS**

- **a. Resolution 2023-08 Approving an Account with JP Morgan Securities LLC and the Execution and Delivery of Documents Associated Therewith**

Denise Rademacher, Finance Director, stated this is an agreement to contract with JP Morgan Securities to assist us with investments. In 2020, the Town passed an investment policy to allow funds to be more diversified to gain interest. Interest rates have been rising in the past few months and more funds have been transferred into investment pools to take advantage of the interest. We need to diversify further, which is the reason for this agreement.

*Motion made by Mayor Pro Tem Jeffery seconded by Trustee Coen to approve Resolution 2023-08 Approving an Account with JP Morgan Securities LLC and the Execution and Delivery of Documents Associated Therewith. Motion carried 7-0.*

- **b. Resolution 2023-09 Approving the Form of the Lease/Purchase Agreement with Clayton Holdings, LLC, St. Louis, Missouri and the Escrow Agreement With UMB Bank, N.A. and Clayton Holdings, LLC, and Authorizing the Execution and Delivery Thereof**

Chris Larmon, Public Works Director, stated that the Town currently has a 2004 International dump truck as their main unit for clearing snow. The truck has a plethora of mechanical and electrical issues. With as much as it is costing in repairs to keep this truck on the road, it is time to replace it. If this lease purchase is approved, we would not have the new truck for at least a year.

*Motion made by Trustee Coen seconded by Trustee White to approve Resolution 2023-09 Approving the Form of the Lease/Purchase Agreement with Clayton Holdings, LLC, St. Louis, Missouri and the Escrow Agreement With UMB Bank, N.A. and Clayton Holdings, LLC, and Authorizing the Execution and Delivery Thereof. Motion carried 7-0.*

- **c. Public Hearing for Resolution 2023-10 Approving the Highplains Filing No. 1, Amendment No. 1 Preliminary Plat**

Mayor Mahoney opened the public hearing at 6:44 PM.

Christopher Kennedy, Community Development Director, stated that this preliminary subdivision plat is for the northeast corner of Bonanza Blvd and County Road 2. It is about 22 acres and contains 8 commercial parcels. If approved, staff will work with the applicant to process the final plat.

Sonya Thornton, Planner I, provided an overview of how the preliminary plat process works. She reviewed the layout of the lot and how it will be divided into commercial lots, as well as how infrastructure, traffic, drainage, and landscaping will all be laid out.

Mike Talcott, Real Estate Project Manager for QuikTrip, provided maps showing how the entire property will be divided once it is all built out. He shared plans for each phase of the build out process.

Larry Strock, 840 Lonewolf Circle, inquired what the distance is from the tank fence to the residents. The property naturally drains to the northeast corner. Will there be improvements made in the canal that runs into Lochbuie Park, where this water will end up?

Christopher Kennedy stated that the distance from the tank will be addressed at the time of site plan approval. No drainage improvements are necessary, according to the drainage reports.

Mayor Mahoney closed the public hearing at 7:03 PM.

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Motion made by Trustee White seconded by Trustee Coen to approve Resolution 2023-09 Approving the Highplains Filing No. 1, Amendment No. 1 Preliminary Plat. Motion carried 7-0.

**DISCUSSION**

a. 2023 Town Events Update

Brian McBroom, Town Administrator, stated that the Communications Strategic Plan included plans to gradually add more events to the Town’s calendar. We do not have the budget to add much to the calendar in 2023, but we can add a few smaller events. From May to the end of the year, we have about one event scheduled each month.

Mayor Pro Tem Jeffery stated that she would like to remove the cap of 100 people for Brighton Oasis Night and offer it as a free event for all residents.

Trustee Wescott agreed that the event should not be limited to 100 people.

**STAFF REPORTS**

A. Finance/Treasurer

Denise Rademacher, Finance Director, reported that she should have all of the financial information for 2022 soon, she is just waiting on a few invoices and checks. Work for the 2022 audit is underway, and she has provided the December 2022 and January 2023 financials as well.

B. Police

Chief McCoy stated that there is one officer in training and one that just completed training. They are hoping to hire two more officers, and the new Court/Records Clerk started last week.

C. Water/Wastewater

Wayne Ramey, Ramey Environmental, shared that the Brighton flow continues to increase exponentially. The water plant is still running well, and we are catching up on the dewatering. Water usage is up at the water treatment plant.

D. Public Works

Chris Larmon, Public Works Director, stated that the department is working on getting their full fleet up and running. They just diagnosed the problem for one of the trucks, and are looking for the parts to have it fixed. An RFP has been issued for crack sealing work. Fixing the cracks in the streets is a priority, and will be accomplished partially by the public works staff, and partially by contractors. The County Road 2 widening project is still in process, and could begin in April. Public works has been working closely with Brighton to plan for road closures once construction starts.

E. Community Development

Chris Kennedy, Community Development Director, shared that the Lochbuie Municipal Code does not contain any residential landscaping standards, but that staff is looking into options of what could be added. Take 5 Car Wash has turned in their formal application, and is looking at the lot adjacent to 7-Eleven.

F. Town Clerk

Heather Meierkort, Town Clerk, shared statistics on monthly utility disconnects.

G. Human Resources

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Jhazmin Thomas, Human Resources Manager, stated the website has been updated to make searching through the municipal code easier.

H. Town Administrator

Brian McBroom, Town Administrator, expressed that we have done a good job of hiring in a difficult hiring environment, and we will be excited when the police department positions are filled. He reminded the trustees that the Southeast Weld County Chamber event is this Saturday. He is proud of the Town’s leadership team for the work that they do.

MAYOR AND TRUSTEE COMMENTS

Trustee Bristow shared that DRCOG has a Civic Academy for residents to learn more about what is going on around the community. The DRCOG website also has a page called Transportation Improvement Program Services where residents can look through proposed projects and leave comments.

Trustee Wescott inquired if any board members would like to form a committee to help plan the 50th Anniversary celebration in 2024.

It was decided that Mayor Mahoney and Trustee Wescott would work with staff to plan the event. Trustee White offered to help if they are in need.

Trustee Coen shared that she attended the recent CML Policy meeting and CML has opened registration for the annual conference, held in Aurora, CO this year.

Mayor Pro Tem Jeffery reported that when she attends a Library Board meeting, if there is any discussion about the possible Lochbuie library branch, she does not participate in those discussions, as to not jeopardize the chance of there being a library built in Lochbuie. At the last Library meeting, she was elected Chair of the Hudson Library Board. She challenges everyone to have conversations with neighbors in hopes to increase the number of residents that recycle. She would like to see the plastic water bottles at town hall go away.

ADJOURN

Motion made by Mayor Pro Tem Jeffery to adjourn the meeting. Motion carried unanimously.

Mayor Mahoney adjourned the meeting at 7:43 PM.

The Board may convene a lawfully called executive session at any time during a regular or special meeting of the Board.
Agenda Item Summary

MEETING DATE: March 7, 2022
SUBJECT: Ordinance 2023-681
PRESENTED BY: Maureen Juran, Town Attorney
Tracey McCoy, Police Chief

SUMMARY

As basic driving rules are expected to be uniform statewide for the protection of Colorado drivers and pedestrians, the State has an interest in ensuring general consistency in the traffic laws in effect across the many jurisdictions in the State. To that end, CDOT from time to time publishes and promulgates a Model Traffic Code (“MTC”) for adoption by municipalities. The MTC regulates moving violations in the Town and across the state as most, if not all, jurisdictions do follow the MTC. The Town is currently operating under a 2003 version of the MTC and has amended it several times to keep up with changes to traffic laws (such as when it became illegal to text and drive).

The last MTC was published by CDOT in 2020 but the Town has purposefully delayed its adoption of such Code in order to allow time for any issues to be addressed. Ordinance 2023-681 adopts the 2020 MTC in the Town. There are no policy changes that will be implemented by this as the Town has kept up with changes to the traffic laws through its ordinance amendment the 2003 version. Nonetheless, in order to ensure the Town is 100% up to date, the Police Department, Town Attorney and prosecutors’ office felt it was time to adopt this 2020 version. This ordinance 2023-681 also contains certain amendments to the 2020 version of the MTC, all of which have already been in effect within the Town through past MTC amendment ordinances. As a result, there is little policy change in Ordinance 2023-681. Rather, this is a “housekeeping” measure to bring the Town Code up to date as much as possible with state law.

This ordinance is a little different than most of the ordinances you see. It does not within itself contain all the regulatory language. Instead, it adopts by reference a code of regulations that are published by another entity. Adopting codes by reference is a more complex procedure governed by state statute. It requires that the ordinance be introduced at one meeting and a public hearing ordered by the Board. After that, the Town must publish notice of the public hearing twice at least 15 days and 8 days before the hearing.

The initial introduction of this ordinance is scheduled for March 7th but you will not be considering or taking final action to adopt the ordinance until April 18. Instead, on March 7th, you will schedule the ordinance for a public hearing and action on April 18.
**Recommended Motion:** I move that the Town Board of Trustees sets a public hearing and consideration of Ordinance 2023-681 for April 18, 2023 at 6:30 pm at Town Hall and orders the Town Clerk to publish notice of such hearing in accordance with the requirements of state law.

WHEREAS, Sections 42-4-110 and 42-4-111, C.R.S., authorize the Town of Lochbuie (“Town”) to regulate public streets, roads, alleys and other thoroughfares to protect the public health, safety, and welfare, and specifically to adopt by reference a model traffic code which embodies the rules of the road; and

WHEREAS, to protect and preserve the health, safety and welfare of its residents, the Town desires to adopt the 2020 revised edition of the Model Traffic Code for Colorado as promulgated by the Colorado Department of Transportation (the “2020 Model Traffic Code”) by reference with additions, deletions and modifications as specified below; and

WHEREAS, after due and proper notice in accordance with Section 31-16-203, C.R.S., the Board conducted a public hearing on the adoption of this ordinance and the 2020 Model Traffic Code, on the date, time and place noticed and at which all interested parties were afforded an opportunity to be heard; and

WHEREAS, in accordance with C.R.S. § 31-16-206, at least three (3) copies of the 2020 Model Traffic Code are on file in the office of the Town Clerk and have been made available for public inspection at least fifteen (15) days prior to the public hearing for adoption of this ordinance; and

WHEREAS, the penalty provisions applicable to violations of the Model Traffic Code adopted hereby are set forth in full herein; and

WHEREAS, the Board finds that the adoption of this Ordinance is a proper exercise of the Town’s police power and that it is in the best interest of the public health, safety, and welfare of the citizens of the Town to regulate traffic and vehicles using the public rights-of-way and to prescribe the penalties for violations thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF LOCHBUIE, COLORADO:
**Section 1. Repeal and Reenactment.** The entirety of Article I, Chapter 8 of the Lochbuie Municipal Code is hereby repealed and reenacted to read as follows in its entirety:

**ARTICLE I – Model Traffic Code**

8-1-10. – Adoption.

Pursuant to Parts 1 and 2 of Article 16 of Title 31, C.R.S., there is hereby adopted by reference the 2020 edition of the Model Traffic Code for Colorado, promulgated and published by the Colorado Department of Transportation (hereinafter referred to as the “Model Traffic Code”). The subject matter of the Model Traffic Code relates primarily to comprehensive traffic control regulations for the Town. The purpose of this Article and the code adopted herein is to provide a system of traffic regulations consistent with state law and conforming to similar regulations throughout the state and the nation. Three (3) copies of the Model Traffic Code adopted herein are now filed in the office of the Town Clerk and may be inspected during regular business hours.

8-1-20. – Application.

This Article shall apply to every street, alley sidewalk area, driveway, park, and to every other public way, public place, or public parking area, either within or outside the corporate limits of the Town, the use of which this municipality has jurisdiction and authority to regulate. The provisions of Sections 1401, 1402, and 1413 of the adopted Model Traffic Code, respectively concerning reckless driving, careless driving and eluding a police officer shall apply not only to public places and ways but also throughout the Town.

8-1-30. – Amendments.

The 2020 edition of the Model Traffic Code is adopted as if set out at length save and except the following articles and/or sections that shall be subject to the following amendments, deletions and additions:

1. All references to Class 1 and 2 and Class A and B in the Model Traffic Code are hereby deleted.

2. A new Section 115 is hereby added to read as follows:

**115. Authority of Police Department officers.**

Officers of the Town’s Police Department, or such special officers as are assigned by the Chief of Police, are hereby authorized to direct all traffic by voice, hand or signal in conformance with state traffic laws and this Code, provided that, in the event of fire or emergency or to expedite traffic or protect pedestrians, officers of the Department, and other special officers as are assigned by the Chief of Police, may direct traffic as conditions may require notwithstanding the provisions of the state traffic laws of this Code.

3. Section 225 of the Model Traffic Code, concerning mufflers and prevention of noise, is hereby amended by the addition of a new Subsection (5) to read in its entirety as follows:
(5) It shall be unlawful for the operator of a vehicle driving on any public or private street within the Town to use or employ the use of 'Jake Brakes' or any other similarly designated auxiliary engine braking system.

(a) For purposes of this Section, a 'Jake Brake' means any device mounted on or adjacent to the engine of a commercial motor vehicle which, when employed, reduces engine speed and causes the vehicle to slow without use of the vehicle's braking system.

(b) This Subsection (5) shall not apply to authorized emergency vehicles employing a 'Jake Brake' in the course of performing emergency response functions.

(c) The first violation of this Subsection (5) by any individual operator shall be punishable by a fine of up to five hundred dollars ($500.00). A second violation by any operator shall be punishable by a fine of up to seven hundred and fifty dollars ($750.00). A third or greater violation by any operator shall be punishable by a fine of up to the maximum fine amount authorized in Subsection 1-4-20(b) of this Code.

(4) Section 501 of the Model Traffic Code is hereby amended to designate the current language as Subsection (a) and to add a new Subsection (b) to read as follows in its entirety:

(b) Weight limitations and prohibitions.

(1) In accordance with the authority set forth in Section 42-4-106(3), C.R.S., it shall be unlawful for any person to operate any trucks or commercial vehicles within the Town in violation of the weight limitations set forth in this Section. This section shall supersede and replace any provision of the Model Traffic Code adopted by this Article 1 that is inconsistent herewith.

(2) Unless specifically excepted in subsection (3), the Town hereby imposes a weight limit on all motor vehicles, including trucks and commercial vehicles, applicable to all streets and highways within the Town of ten thousand (10,000) pounds. The Town shall duly erect or cause to be erected and maintained signs designating this weight limitation.

(3) The ten thousand (10,000) pounds weight limit shall not be effective:

a. On Weld County Road 2;

b. On Weld County Road 37 north of from Weld County Road 4;

c. On Weld County Road 4;

d. On Weld County Road 6;

e. On The I-76 Frontage Road;

f. On other Town streets and roads while and if being operated:

i. For the purpose of providing service, including without limitation, delivery, pick-up, or construction activities, to or
at any Town address, access to which requires travel across any Town weight restricted street to access;

ii. By a governmental entity such as, without limitation, a school district or fire protection district, providing service for the benefit of the public.

(5) A new Section 513 is hereby added to the Model Traffic Code, said Subsection providing as follows:

513. Keeping, Storing or Parking of Certain Vehicles Prohibited in Certain Areas.

(a) It shall be unlawful for any person to park, keep or store any truck-tractor, laden or unladen, or semitrailer, as such terms are defined in Article 1 of Title 42, C.R.S., or other tractor-trailer or truck weighing 10,000 pounds or more, or allow to be parked, kept or stored such truck-tractor, laden or unladen, semitrailer, or other tractor-trailer or truck weighing 10,000 (ten thousand) pounds or more:

(1) On any public right-of-way in the Town except while the operator of said vehicle is providing service, including without limitation, delivery, pick-up, or construction activities, to or at any Town address; or

(2) In any residential zoned district in the Town on private property, except while the operator of said vehicle is providing service, including without limitation, delivery, pick-up, or construction activities.

(b) It shall be an affirmative defense to a charge of parking, keeping or storing a vehicle in violation of subsection (a) of this Section, if the defendant can prove that the vehicle became inoperable while the operator of said vehicle was making deliveries in the normal course of his business and the vehicle was actively undergoing necessary repairs to be made immediately operable. No such vehicle may be driven or transported to any private residence for repairs. If the inoperable vehicle cannot be made immediately operable by a short-term repair within twenty-four (24) hours of the time it becomes inoperable, the vehicle shall be towed from the public right-of-way or residentially zoned private property within twenty-four (24) hours to a business establishment that repairs or stores inoperable vehicles.

(c) Upon conviction, violations of this Section 513 shall be subject to the following:

(1) Where the vehicle owner or the last operator of such vehicle has no outstanding summons against him charging a violation of this Section, a summons may be issued charging him with a violation of this Section. Reasonable efforts shall be made to serve the summons on the defendant personally. If personal service is not obtained on the defendant after making reasonable efforts to obtain such personal service, a summons shall be affixed to the subject vehicle and a true copy thereof sent to the defendant by certified mail, along with a notice stating that a failure to appear in court on the date specified in the summons will result in the impounding or immobilizing of said vehicle if a second violation occurs.
(2) Where there is one (1) or more outstanding summons against the owner or last operator of such vehicle citing him for a violation of this Section, and said defendant has failed to appear in court on the date specified in the prior summons, reasonable efforts shall be made to personally serve said defendant. If such efforts to personally serve the defendant are ineffective, the subject vehicle shall be immobilized or impounded. When a vehicle has been immobilized or impounded pursuant to this Section, the Town shall promptly notify the owner or the last operator of such vehicle by certified mail, that the immobilized or impounded vehicle may be obtained by accepting personal service of a summons citing the vehicle owner or last operator of such vehicle with a violation of this Section.

(6) A new Section 617 is hereby added to the Model Traffic Code, said new section providing as follows:

617. Special hazard areas - increase in penalties for speeding violations.

(1) Any person who commits a moving speed violation in a special hazard zone is subject to imposition of increased penalties and surcharges.

(2) For the purpose of this section, special hazard zone means any street or road within the Town where a special hazard exists, as determined by the Lochbuie Police Chief, with the approval of the Town Administrator, that from a reasonable and prudent standard would merit a reduction in maximum speed limits. Such reduced speed limits shall be effective when an appropriate sign giving notice of a special hazard and of increased penalties and surcharges is erected and shall remain effective until such sign has been removed. A special hazard zone begins at the location of the sign indicating that increased penalties and surcharges are in effect and ends at the location of the sign indicating that the increased penalties are no longer in effect.

(3) Pursuant to the power and authority granted to the Board of Trustees under Section 1101(7), the following absolute speed limits shall be in effect throughout the Town and any other provisions contained within Sections 1101(2) or 1102(4) of the Model Traffic Code providing for maximum speed limits for streets and roads located within the Town are hereby deleted and replaced with the following, which provides for applicable absolute maximum speed limits for the Town:

The absolute maximum speed limit on every street and road within the Town shall be 25 miles per hour unless a different speed limit is established by the Police Chief, with the approval of the Town Administrator, without the necessity of further ordinance amendment or adoption to establish such maximum speed limits, and subject to the proper posting of signs that conform to the Manual for Uniform Traffic Control Devise then in effect.

(7) Section 901(1)(a) of the Model Traffic Code is hereby amended to read in full as follows:

(1)(a) Right turns. Both the approach for a right turn and the right turn shall be made as close as practicable to the right-hand curb or edge of the roadway. Unless double-turn lanes are clearly marked by official signs, it shall be unlawful for the driver of a vehicle to make a right turn into any traffic lane other than the right-most lane of traffic of the road onto which the turn is made.
Subsections (a)-(g) of Section 1101(2) and Section 1101(4) of the Model Traffic Code, by virtue of the addition of Section 617(4) as set forth in subsection (3) of this section 8-1-20, and pursuant to the authority provided in Section 1101(7), are hereby deleted.

Section 1101(5) of the Model Traffic Code is amended to read as follows:

(5) In every charge of violating subsection (1) or (2) of this section, the complaint, summons and complaint, or penalty assessment notice shall specify the speed at which the defendant is alleged to have driven and also the applicable maximum speed limit.

The Model Traffic Code is further amended by the addition of a new Section 1214, entitled "Restrictions for certain commercial and recreational vehicles and trailers" to read as follows in its entirety:

1214. Parking restrictions for certain commercial and recreational vehicles and trailers.

(1) Definitions. As used in this Section:

(a) *Bus* means a motor vehicle designed to seat more than sixteen (16) passengers and used for the transportation of persons, regardless of compensation, including but not limited to motor vehicles operated for profit by governmental agencies and motor vehicles used for the transportation of children to and from school.

(b) *Camper* means non-wheeled, detachable vehicular equipment that weighs over five hundred (500) pounds, used for temporary or permanent habitation, which has no independent motor power and that is capable of being placed on a vehicle but is not capable of being towed.

(c) *Camping trailer* means a trailer constructed to provide temporary occupancy as a dwelling or sleeping place for one (1) or more persons.

(d) *Commercial vehicle* means:

(i) Any self-propelled or towed vehicle bearing a commercial license plate or having a manufacturer's gross vehicle weight rating or gross combination rating of ten thousand one pounds (10,001) or more, which vehicle is used in commerce or is designed to transport sixteen (16) or more passengers, including the driver, unless such vehicle is a bus as defined in this Subsection; and

(ii) Any motor vehicle designed or equipped to transport other motor vehicles from place to place by means of winches, cables, pulleys, or other equipment for towing, pulling, or lifting.

(e) *Commercial utility trailer* means a utility trailer used in commerce.

(f) *Load(ed) and/or unload(ed)* means the uninterrupted activity of continuously moving material, equipment, goods or other items of personal property from or to a vehicle.
(e) Mobile home means a non-motorized vehicle designed to be permanently affixed to land to be used for occupancy as a dwelling or sleeping place for one (1) or more persons, but which is constructed to allow it to be transported upon streets and highways.

(f) Motor home means a motorized vehicle designed to provide temporary occupancy as a dwelling or sleeping place for one (1) or more persons and which is intended to be transported upon streets and highways, but excluding pick-up trucks with attached campers.

(g) Occupancy or occupy shall include but is not limited to personal or human occupancy of any kind to include inhabiting, living in, or lodging in, regardless of time.

(h) Operable condition means in a condition that would allow its normal operation, with functioning headlights, inflated tires, current license plates or tags, and not partially dismantled, lifted on jacks, blocks or other structures.

(i) Recreational trailer means a trailer used and operated for any purpose other than a predominantly commercial purpose, such as a boat trailer or snowmobile trailer.

(j) Recreational vehicle means a means a motor home or camping trailer and does not include campers or mobile homes.

(k) Rendering services means commercial activities carried on in connection with the business purpose of the vehicle, such as making deliveries, service calls, accepting articles for removal or delivery, and related commercial activities.

(l) Residential district means the R-1, R-2, R-3 zone districts and the residential areas of any planned unit development within the Town.

(m) Semi-tractor means a motor vehicle with a manufacturer's gross combination weight rating (GCWR) in excess of twenty-six thousand one (26,001) pounds, which is designed and commonly used to draw a semi-trailer and its cargo load over the public roadways.

(n) Semi-trailer means a wheeled vehicle, the empty weight of which is more than two thousand (2,000) pounds or the length of which is greater than twenty-five (25) feet, which has no motor power and is designed to be used in conjunction with a semi-tractor so that some part of its own weight and that of its cargo load rests upon such semi-tractor.

(o) Trailer means a recreational trailer and a utility trailer.

(p) Truck means a motor vehicle exceeding eight (8) feet in width, twenty-five (25) feet in length or ten (10) feet in height, excluding motor homes.

(q) Utility trailer means a trailer built or designed to be used for transporting equipment, goods, materials, junk, debris, construction materials and like items.

(2) No recreational vehicle or trailer, whether or not attached to a motorized vehicle, or camper unattached to a motor vehicle, or boat unattached to a recreational trailer, or
mobile home shall be parked on any public street or highway within a residential district of the Town, with the exception of a recreational vehicle or trailer if all the following conditions are satisfied:

(a) The on-street parking is for a maximum of seventy-two (72) hours within a fourteen-day period and for the purposes of cleaning, provisioning and prepping.

(b) Recreational vehicles and trailers shall be parked only directly in front of and on the same side of the street as the residence of the owner of the recreational vehicle or trailer. If the residence is located on a signed "no parking" side of a street, the recreational vehicle or trailer must be directly across the street from the residence of the owner of the recreational vehicle or trailer.

(c) Recreational vehicles with slide-outs shall be parked with the slide-outs closed at all times while parked in the street.

(d) Recreational vehicles and trailers shall not block traffic signage, transportation signage, bus stops, driveways, fire hydrants, alleyways, or access to other lots, parks or schools. Recreational vehicle and trailer parking shall not be permitted to encroach in the sight distance triangle.

(e) Recreational vehicles shall not be occupied.

(f) The temporary placement of electrical lines or water hoses across the sidewalks is permitted if an adult person is within twelve (12) feet of the recreational vehicle at all times while such connections cross the sidewalk. No such connections are permitted to cross the streets.

(g) Coverings such as tarps or cloth screens are not permitted.

(h) All recreational vehicles and trailers parked in the street must be in operable condition and display current registration.

(i) Repairs of recreational vehicles and trailers in the street are prohibited except for provisioning and cleaning.

(j) Parked recreational vehicles and trailers shall not encroach onto sidewalks or travel lanes of the street while parked. This includes any equipment associated with the vehicle or trailer other than as may be allowed by subsection (f).

(3) On-street parking of commercial vehicles and commercial utility trailers in any residential district is prohibited except in conformity with all of the following:

(a) A commercial vehicle, including any semi-tractor, commercial utility trailer, or semi-trailer, may temporarily park for only that period of time necessary to expeditiously complete rendering services to real property located within two hundred (200) feet of the commercial vehicle not to exceed seventy-two (72) hours.

(b) Loading and/or unloading or rendering of service locally shall not exceed twelve (12) hours between the hours of 7 a.m. and 7 p.m., or four (4) hours between the hours of 7 p.m. and 7 a.m.
(c) No loading and/or unloading during permissible hours is allowed to extend over more than two (2) consecutive calendar days.

(4) It shall be an affirmative defense to a violation of this Section if the vehicle otherwise parked in violation of this Section was parked for a period not to exceed four (4) hours as a result of an emergency occurring during such four-hour period.

(5) It shall be an affirmative defense to a charge of violation of this Section the defendant can prove that the vehicle became inoperable while the operator of said vehicle was making deliveries in the normal course of his business and the vehicle was actively undergoing necessary repairs to be made immediately operable. No such vehicle may be driven or transported to any private residence for repairs. If the inoperable vehicle cannot be made immediately operable by a short-term repair within twenty-four (24) hours of the time it becomes inoperable, the vehicle shall be towed from the public right-of-way within twenty-four (24) hours to a business establishment that repairs or stores inoperable vehicles.

(6) Upon conviction, violations of this Section 1214 shall be subject to the following:

(a) Where the vehicle owner or the last operator of such vehicle has no outstanding summons against him charging a violation of this Section, a summons may be issued charging him with a violation of this Section. Reasonable efforts shall be made to serve the summons on the defendant personally. If personal service is not obtained on the defendant after making reasonable efforts to obtain such personal service, a summons shall be affixed to the subject vehicle and a true copy thereof sent to the defendant by certified mail, along with a notice stating that a failure to appear in court on the date specified in the summons will result in the impounding or immobilizing of said vehicle if a second violation occurs.

(b) Where there is one (1) or more outstanding summons against the owner or last operator of such vehicle citing him for a violation of this Section, and said defendant has failed to appear in court on the date specified in the prior summons, reasonable efforts shall be made to personally serve said defendant. If such efforts to personally serve the defendant are ineffective, the subject vehicle shall be immobilized or impounded. When a vehicle has been immobilized or impounded pursuant to this Section, the Town shall promptly notify the owner or the last operator of such vehicle by certified mail, that the immobilized or impounded vehicle may be obtained by accepting personal service of a summons citing the vehicle owner or last operator of such vehicle with a violation of this Section.

(c) A violation of this Section 1214 shall be punishable by a minimum fine of two hundred fifty dollars ($250.00).

(11) The Model Traffic Code is further amended by the addition of a new Section 1215, entitled "Presumption in reference to illegal parking” to read as follows:

1215. Presumption in reference to illegal parking.
In any prosecution charging a violation of any provision of this Model Traffic Code governing the stopping, standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such regulation, together with proof that the defendant named in the complaint was at the time of such parking the registered owner of such vehicle, shall constitute in evidence a prima facie presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where, and for the time during which, such violation occurred.

(12) Section 1406(5) of the Model Traffic Code is hereby deleted.

(13) Section 1701 of the Model Traffic Code, concerning the classification of traffic offenses and schedule of fines, is amended to read in its entirety as follows:

1701. Classification of Traffic Violations - Schedule of Fines.

(1) Except as set forth herein, it is a traffic infraction for any person to violate any of the provisions of the Model Traffic Code, 2020 edition, as adopted by the Town. Such a traffic infraction shall constitute a civil matter for which there is not a right to a trial by jury.

(2) All traffic violations for which six (6) or greater points are assessed against the driving license of a violator by the Department of Motor Vehicles for the State shall constitute criminal traffic offenses. Additionally, the offenses listed in subparagraphs (a) and (b) below for which fewer than six (6) points are assessed against the driving license of a violator by the Department of Motor Vehicles for the State shall constitute criminal traffic offenses. The following violations are criminal traffic offenses:

(a) Violations of Model Traffic Code involving driving twenty-five (25) miles or more in excess of the lawful speed limit.

(b) Violations of Model Traffic Code Sections 1105 (Speed contests), 1401 (Reckless driving), 1402 (Careless driving), 1409 (Compulsory insurance), 1413 (Eluding or attempting to elude a police officer) or 1903 (School buses - stops - signs - passing).

(3) Traffic infractions as provided in this Code shall be subject to a maximum penalty of a fine not to exceed the maximum fine amount authorized in Subsection 1-4-20(b) of this Code. Costs, surcharges and fees as authorized by law may be added to the fine.

(4) Criminal traffic offenses as provided in this Code shall be subject to a maximum penalty of one (1) year of imprisonment or the maximum fine amount authorized in Subsection 1-4-20(b) of this Code, or both. Cost surcharges and fees as authorized by law may be added to the penalty.

(5) Notwithstanding the maximum penalties established by subsections (3) and (4) above, the Court is authorized to impose conditions and requirements other than fines and/or imprisonment, including by way of example and not limitation, required attendance of an organized class on traffic safety or defensive driving, as part of a sentence for a traffic infraction or traffic offense.
(7) Pursuant to CMCR 210(b)(4), the court may by order, which may from time to time be amended, supplemented, or repealed, designate the violations, the penalties for which may be paid at the office of the Lochbuie Court Clerk.

(14) Section 1702 of the Model Traffic Code is deleted.

(15) Section 1705 of the Model Traffic Code is deleted and replaced with the following:

1705. Person arrested for violation.

Whenever any person is arrested by a police officer for any violation of this code, the Lochbuie Police Department will follow its policies and procedures and this code as they pertain to summons and complaint and bond issues.

(16) Section 1707 of the Model Traffic Code is deleted and replaced with the following:

1707. Summons and complaint and penalty assessment for traffic violations.

(1) Whenever a person commits a violation of this Article or any statute other than a violation for which a penalty assessment notice may be issued in accordance with the provisions of subsection (2) hereof, and such person is not required by the provisions of section 1705 to be arrested and taken without unnecessary delay before a municipal judge, the peace officer may issue and serve upon the defendant a summons and complaint which shall contain the name and address of the defendant, the license number of the vehicle involved, if any, the number of the defendant's driver's license, if any, a citation of the Model Traffic Code section alleged to have been violated, a brief description of the offense, the date and approximate location thereof, and the date the summons and complaint is served on the defendant; shall direct the defendant to appear in or otherwise respond to the Town’s Municipal Court at a specified time and place; shall be signed by the peace officer; and shall contain a place for the defendant to execute a written promise to appear at the time and place specified in the summons portion of the summons and complaint.

(2) A summons and complaint issued and served pursuant to paragraph (1) on a minor under the age of eighteen years shall also contain or be accompanied by a document containing an advisement to the minor that the minor's parent or legal guardian, if known, shall be notified by the court from which the summons is issued and be required to appear with the minor at the minor's court hearing or hearings.

(3) If a peace officer issues and serves a summons and complaint to appear in any court upon the defendant, any defect in form in such summons and complaint regarding the name and address of the defendant, the license number of the vehicle involved, if any, the number of the defendant's driver's license, if any, the date and approximate location thereof, and the date the summons and complaint is served on the defendant may be cured by amendment at any time prior to trial or any time
before verdict or findings upon an oral motion by the prosecuting attorney after notice to the defendant and an opportunity for a hearing. No such amendment shall be permitted if substantial rights of the defendant are prejudiced. No summons and complaint shall be considered defective so as to be cause for dismissal solely because of a defect in form in such summons and complaint as described in this subsection.

(4) The Town of Lochbuie may offer or extend to a defendant the opportunity for the defendant to pay a penalty assessment for a non-criminal traffic infraction prior to the date and time scheduled for the defendant's appearance in the Town’s Municipal Court pursuant to Section 1709 of the Model traffic Code adopted by this Article. Whenever a penalty assessment is made available for a traffic infraction, the defendant shall be required to execute a signed acknowledgment of guilt and shall pay the penalty prescribed by the Town within a specified period of time, as well as provide such other information as may be required by the Town. Payment of a penalty assessment notice by the person to whom the notice is tendered shall constitute an acknowledgment of guilt by such person of his or her violation of the offense stated in such notice and shall be deemed a complete satisfaction for the violation, and the Town, upon accepting the prescribed fine, shall issue a receipt to the violator acknowledging payment thereof, if requested.

(5) A penalty assessment notice issued and served on a minor under the age of eighteen years shall also contain or be accompanied by a document containing:

(I) A preprinted declaration stating that the minor's parent or legal guardian has reviewed the contents of the penalty assessment notice with the minor;

(II) Preprinted signature lines following the declaration on which the reviewing person described in subparagraph (I) of this paragraph (4) shall affix his or her signature and for a notary public to duly acknowledge the reviewing person's signature; and

(III) An advisement to the minor that:

   (A) The minor shall, within seventy-two hours after service of the penalty assessment notice, inform his or her parent or legal guardian that the minor has received a penalty assessment notice;

   (B) The parent or legal guardian of the minor is required by law to review and sign the penalty assessment notice and to have his or her signature duly acknowledged by a notary public; and

   (C) Noncompliance with the requirement set forth in sub-subparagraph (B) of this subparagraph (III) shall result in the minor and the parent or legal guardian of the minor being required to appear in court.
(17) Subsection (3) of Section 1709 is hereby deleted and references contained therein to “county court” shall be amended to read “municipal court.”

(18) Section 1802(1) of the Model Traffic Code is hereby amended and replaced with the definition of “Abandoned vehicle” as set forth in Section 8-2-10 of this Municipal Code.

**Sec. 8-1-40. Penalties.**

The following penalties shall apply to violations of the *Model Traffic Code* as adopted in this article:

1. It is unlawful for any person to violate any of the provisions of the *Model Traffic Code*.

2. Upon conviction of, or entry of a guilty plea or a plea of nolo contendere to, a violation of the provisions of the *Model Traffic Code* for which a fine only is established as a penalty for the violation thereof, the violation is deemed and shall constitute a civil matter and not a criminal violation. Penalties for traffic infractions shall be as set forth by order of the Municipal Court, as required by the Colorado Municipal Court Rules of Procedure.

3. Upon conviction of, or entry of a guilty plea or a plea of nolo contendere to any of the following violations of the provisions of the *Model Traffic Code*, the defendant may be incarcerated for a period not to exceed one (1) year or fined by an amount not to exceed the maximum fine amount authorized in Subsection 1-4-20(b) of this Code, or both, with the points to be assessed against such defendant’s driver’s license as set by state law.

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4. As used in Sections 614, 615 and 616 of the *Model Traffic Code*, the term *increased penalties and surcharges* shall mean that whatever penalty is otherwise imposed for a violation, such penalty and surcharges applicable thereto shall be doubled.

**Sec. 8-1-50. Interpretation.**

This Article shall be so interpreted and construed as to effectuate its general purpose to conform with the State's uniform system for the regulation of vehicles and traffic. Article and section headings of the Article and adopted Model Traffic Code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or extent of the provisions of any article or section thereof.
Sec. 8-1-60. Effect of conflict.

The *Model Traffic Code* adopted herein and the remainder of this Chapter constitute a comprehensive system of regulation and enforcement dealing with vehicles and traffic. In the event that any provision contained in this Chapter is in conflict with applicable state statutes which are deemed to supersede any municipal ordinance, the provision of the applicable state statute shall be controlling. In the event of any conflict between the *Model Traffic Code* and the Municipal Code, the Municipal Code shall control unless state law provides that the specific provision of the *Model Traffic Code* supersedes any municipal ordinance in conflict therewith.

Sec. 8-1-70. Assessment of public safety surcharge.

In addition to any monetary penalties imposed as a result of a violation of the *Model Traffic Code* or other requirements of this Chapter, the surcharge provided for in Section 2-5-50 of this Code shall be assessed by the presiding Municipal Judge against any defendant in Municipal Court.

**Section 2. Severability.** Should any one or more sections or provisions of this Ordinance be judicially determined invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, the intention being that the various sections and provisions are severable.

**Section 3. repeal.** Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

**Section 4. Safety Clause.** The Board of Trustees hereby finds, determines, and declares that the Town has promulgated this Ordinance under the general police power of the Town of Lochbuie, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relationship to the proper legislative objective it seeks to obtain.

**Section 5. Effective Date.** This Ordinance shall take effect thirty (30) days after publication, as provided by C.R.S. § 31-16-105 and Section 1-3-60 of the Lochbuie Municipal Code.
ADOPTED by a vote of ___ in favor, __ against and __ abstaining, AND ORDERED PUBLISHED by title only following public hearing, this __ day of ____, 2023.

TOWN OF LOCHBUIE, COLORADO

Michael Mahoney, Mayor

I hereby certify that the Board of Trustees of the Town of Lochbuie adopted the above Ordinance at its meeting of ___________ and ordered published by title only one time by The Brighton Blade newspaper on _________________, 2023.

ATTEST:

[SEAL]

Heather Meierkort, Town Clerk
Agenda Item Summary

MEETING DATE: March 7, 2023

SUBJECT: Award Water System Master Plan

PRESENTED BY: Chris Larmon, Public Works Director

SUMMARY / BACKGROUND

The Water System Master Plan (WSMP) is a comprehensive planning document that provides the guidance necessary for the Town’s water system to reliably deliver quality water to our residents. The WSMP is a dynamic working document, reviewed regularly and updated as conditions in the Town’s service area change.

Since the last master plan was completed in 2017, the demands on our water system have increased. We are anticipating serving areas not considered in the previous plan. New sources of water are also being considered which will likely require additional treatment capacity or processes. A new Water System Master Plan is needed to ensure that our water system can continue to meet the demands of Lochbuie.

In November of 2022 staff issued a formal Request for Proposals (RFP) to qualified firms to complete a new master plan. Staff and our consultants thoroughly reviewed the submitted proposals. Two firms were selected for interviews. After the interview process, staff recommends the Board of Trustees award the contract to BlueWater Engineering, Ltd.

FINANCIAL CONSIDERATIONS

The 2023 budget includes $300,000 for water system planning in account 50-410-4020. The proposed cost from BlueWater Engineering, Ltd is $162,500.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the following motion:
1) "I move to approve Resolution No. 2023-11, Authorizing the Town Administrator to negotiate and execute a services agreement with BlueWater Engineering, Ltd for an amount not to exceed $162,500."

ATTACHMENTS

Resolution No. 2023-11 – A resolution of the Board of Trustees of the Town of Lochbuie, Colorado, Authorizing the Town Administrator to negotiate and execute a professional services agreement for engineering services and development of a Water System Master Plan with BlueWater Engineering, Ltd.

BlueWater Engineering Proposal
TOWN OF LOCHBUIE
COUNTIES OF WELD AND ADAMS
STATE OF COLORADO

RESOLUTION NO. 2023-11

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
LOCHBUIE, COLORADO, AUTHORIZING THE TOWN ADMINISTRATOR
TO NEGOTIATE AND EXECUTE A PROFESSIONAL SERVICES
AGREEMENT FOR ENGINEERING SERVICES AND DEVELOPMENT OF A
WATER SYSTEM MASTER PLAN WITH BLUEWATER ENGINEERING, LTD.

WHEREAS, with the goal of accommodating desired growth and financial planning for
providing reliable water service to the Town’s existing residential and commercial customers and
future customers, the Town desires to have completed a water system master plan; and

WHEREAS, in November, 2023, the Town issued a formal request for proposals to
provide the professional engineering services to develop a water system master plan (“Services”)
and received and reviewed proposals before recommending to the Board of Trustees the
selection of BlueWater Engineering, Ltd. (“BlueWater”) to provide the Services in a cost
efficient and effective manner, considering multiple selection criteria; and

WHEREAS, Town Staff and the Town Attorney are currently negotiating the terms of a
Professional Services Agreement (“PSA”) with BlueWater for the provision of such Services in
general conformity with the scope and cost set forth in the proposal submitted by BlueWater; and

WHEREAS, the compensation to be paid under a proposed PSA exceeds the Town
Administrator’s authority to execute the PSA pursuant to the Town’s current Purchasing Policy;
however, the Board of Trustees has the authority by this resolution to authorize the Town
Administrator to bind the Town to an agreement and desires to do so to expedite the completion
of negotiations and execution of a PSA with BlueWater.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town
of Lochbuie, Colorado, the following:

Section 1. The Town Board of Trustees (a) incorporates the above recitations as
findings of the Board, (b) authorizes the Town Administrator, with the approval of the Town
Attorney, to negotiate and execute on behalf of the Town a PSA with BlueWater Engineering,
Ltd., for Services in an amount not to exceed $162,500.00.

Section 2. Effective Date. This Resolution shall take effect upon its approval by the
Board of Trustees.
ADOPTED THIS 7TH DAY OF MARCH, 2023.

TOWN OF LOCHBUIE, COLORADO

ATTEST: Michael Mahoney, Mayor

By: Heather Meierkort, Town Clerk
January 20, 2023

Mr. Chris Larmon
Public Works Director
Lochbuie Town Hall
703 WCR 37
Lochbuie, CO 80603

Subject: Proposal for the Water System Master Plan
Town of Lochbuie, Colorado

Dear Mr. Larmon:

Thank you for the opportunity to submit our proposal to support the Town of Lochbuie (the Town) as an experienced engineering partner to assist with identifying and prioritizing water system projects for the Town's 2023 Water System Master Plan (the Project). We look forward to working with the Town to address its near-term needs for increasing its existing water treatment plant capacity to meet the Town's increasing potable water demands and outlining a roadmap for future improvements.

To provide the best value to the Town for this critical planning effort, BlueWater Engineering Ltd. (BWE) has assembled an experienced team which will partner with the Town to meet your goals for the Water System Master Plan. As part of our approach we will leverage our team's experience along with the Town's management, public works and operations staff to develop a dynamic plan to provide the Town with a comprehensive roadmap to implement near-term and long-term improvements to meet its water system needs.

Our team has firsthand experience working with the Town on its distribution system and the recently completed Wastewater System Master Plan – BWE is bringing the Town our best value as potable water treatment experts in collaboration with the distribution and storage network expertise provided by Martin / Martin Consulting Engineers and non-potable and reuse water treatment expertise provided by AQUA Engineering. Our approach will provide the Town with the following key benefits:

- A local engineering partner with expertise specific to the Town's needs and knowledge of the Town’s systems consisting of BWE's expertise with advanced water treatment including RO systems as well as high TDS and hardness treatment; Bill Willis and Sean Pearson, supported by Mark Thornbrough, with experience working on the Town’s existing distribution and storage network and building its GIS mapping, and Craig Matsuda's and Bill Willis' recent experience completing the Town's wastewater master plan. We have assembled individuals with project-specific experience that will benefit the Town with efficiency in developing the roadmap for the water system.
Proposal for Town of Lochbuie | Water System Master Plan
January 20, 2023

▪ **Recommendations to increase WTP production within 6 to 9 months** by optimizing the capacity of the existing reverse-osmosis water treatment plant. Our approach will be led by Karla Kinser, P.E. a RO specialist who is a licensed operator and will focus on identifying immediate low capital investment modifications to quickly increase production and medium-term recommendations to optimize the existing WTP capacity.

▪ **A focused, collaborative workshop approach that will bring the Town and our team together to prioritize a roadmap of near-term and long-term improvements with clear trigger points and implementation recommendations that will meet the extraordinary growth in the Town.** We will leverage the Town’s institutional knowledge, its water rights and operations consultants, and our team’s engineering expertise to **provide a fresh and innovative** look at options for integrating new raw water sources, incorporating One Water (reuse) management approaches to its raw water portfolio, and developing a distribution/storage system model that provides a dynamic tool for meeting the Town’s long-term planning needs.

Our approach to developing the Water System Master Plan will allow the Town to minimize potential challenges with desired growth and financial planning; and more importantly, develop a Plan that supports economic development, enhanced community vibrancy, and sustainability underpinning the Town’s vision and goals. Our team’s experience in effective master planning will greatly benefit your growing residential and commercial community and proactively enhance the Town’s water system by providing a comprehensive roadmap for focused improvements and sustainable infrastructure.

**Our team is ready to immediately start with a strong, informed basis for engaging with the Town to complete the master plan.** We look forward to the opportunity to work with you and the Town staff on this important Project and, add value to the Town’s planning for its future growth. If you have any questions, please contact me at (303) 249-7510.

Sincerely,

Brian C. Daw, PE, PMP
Principal
BlueWater Engineering Ltd.
REQUEST FOR PROPOSAL
Town of Lochbuie Water System Master Plan

Date of Issue: November 16, 2022
Proposal DEADLINE Submission Date and Time:

December 30, 2022 at 2:00 p.m. MST

Proposal to be PHYSICALLY RECEIVED by the Town
as required below PRIOR TO Proposal Closing Date and Time above.

RETURN TO:
Town of Lochbuie
Chris Larmon, Public Works Director
Lochbuie Town Hall
703 WCR 37
Lochbuie, CO 80603

THIS REQUEST FOR PROPOSAL (“RFP”) IS NOT A COMPETITIVE BID BASED ON PRICE ONLY. The RFP allows the Town to select the company that best meets the needs of the Town, taking into consideration company’s qualifications, price, and service capabilities and other factors relevant to the Town’s policies, programs, administrative resources and budget. Questions concerning the submission of proposals, the RFP process, the specifications or scope of work, should be directed Mr. Larmon.

PROPOSER’S CERTIFICATION
The undersigned proposer offers to furnish to the Town the services requested in accordance with the specifications described herein:

Proposer: BlueWater Engineering Ltd.
Address: 333 Elm Street
Town: Denver State CO Zip Code 80220
Telephone No. (303) 249-7510
Name: Brian C. Daw, PE
Title: Principal

Signature: [Signature]

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Section 1 – PROJECT APPROACH

What are the benefits of the Water System Master Plan for the Town?

The proposed Water System Master Plan (WSMP) will allow the Town to minimize potential challenges with accommodating desired growth and financial planning for providing reliable water service to its existing residential and commercial customers and its future customers. More importantly, the plan supports economic development, enhanced community vibrancy, and sustainability underpinning the Town of Lochbuie’s vision and goals. Our team’s experience in effective master planning will greatly benefit Lochbuie’s growing residential and commercial community and proactively enhance the Town’s Water System by providing a comprehensive planning document offering a roadmap for focused improvements and sustainable infrastructure.

Create a big picture update for the Town’s water system including the integration of new raw water sources as well as the potential for reusing or reclaiming treated wastewater flows to augment the Town’s overall water management strategy.

Goals of the Water System Master Plan are to:

- Assess the demands within the Town’s water system to identify gaps in supply, treatment, distribution and storage.
- Evaluate options for optimizing or increasing capacity of the existing WTP.
- Evaluate treatment alternatives and general facility location for integrating the Town’s new raw water source.
- Evaluate options for expanding the Town’s non-potable system to further reduce impacts to the production capacity of the Town’s water treatment plant(s).
- Prepare a capital planning Roadmap for the Town to use with planning capital project budgets, implementation approaches and timelines for recommended improvements.
- Prioritize projects based on growth-related trigger points for increasing the system capacity to meet the Town’s level of service goals. Identify potential funding availability for Improvements.

PROJECT APPROACH

Our team is uniquely qualified with our experience working with the Town and working on similar projects to bring immediate value to the Project. Our team’s visits to the Town’s WTP, interviews with operators and understanding of the Town’s water...
distribution and storage system uniquely positions us to start from an informed position and focus on developing the overall master planning strategy with Town staff.

- The BWE team has firsthand knowledge of current and potential development within the Town that allows us to immediately start in an informed manner. In addition, they have created Town GIS mapping and understand your utility infrastructure.
- Both Martin/Martin and AQUA have the institutional knowledge that can translate direct to the WSMP from the recent collaboration on your Wastewater Master Study—the successful teaming between the Town and our project team members (on several infrastructure development and CIP projects signifies trust, understanding, and confidence in meeting Town needs and goals.

A vital step in preparing, planning, and programming to meet the ever-growing needs from development begins with our team acting as an extension of your staff by providing progressive and forward-thinking initiatives with your water system master planning. We will provide master planning for your water system that is reliable, resilient, and consists of efficient utility infrastructure enabling the Town to maintain sound financial decisions while focusing on prioritized Capital Improvements (CIP). Our team is excited to launch directly into planning without added time to get up to speed based on our intricate knowledge of the Town and its Water system.

Based on your Project goals to balance cost and schedule and meet the Town's desired level of service for the water system, we propose to use a collaborative, facilitated workshop approach that will take a fresh look at the Town's assets and resources and develop a comprehensive, creative plan that forms the basis for the Town's stewardship of its water resources.

As our overall approach to collaboration with the Town, we propose to use a stepwise process

1. **Evaluate Existing Conditions** to develop current baseline conditions for system operations, water quality, treatment capacity, storage and distribution network capacity.

2. **Assess Existing System Gaps** using capacity and demand analyses along with hydraulic modeling to identify the gaps between the Town's existing operations and facilities and the needed improvements to meet its desired level of service goals.

3. **Identify Potential Improvements** that will meet capacity, water quality and other level of service goals.

4. **Evaluate Alternatives** for meeting the Towns level of service goals and screen each to develop a preferred project portfolio.
5. **Prioritize Projects** as the basis for the Town's implementation of projects to meet customer needs and level of service goals, mitigate system constraints and prepare planning-level costs.

6. **Prepare the Master Plan** allowing the Town to develop a focused capital improvement roadmap highlighting near-term, intermediate-term and long-term improvements for budgeting, identifying potential funding mechanisms for the improvements, and developing an actionable implementation plan using system growth and demand metrics.

Our approach is divided into distinct focus areas: Water Supply and Treatment, Distribution and Storage, and Non-Potable Water. Each area will be used to identify and define their current conditions, potential projects of each system, and future improvements. Details of our targeted Engineering approach are provided in the following sections along with highlights of key questions to the Town to prepare for the evaluation and selection of preferred capital improvements.

**Overall, we will initiate the Project with a Kickoff Workshop to establish lines of communication and review scope, schedule, and budget and review initial findings of our team’s review of the existing system conditions.** This workshop will provide a forum for the Town and our team to immediately collaborate on defining key goals for the Project and begin identifying constraints, issues, and opportunities to be considered during the Project. Our Project Roadmap at the end of this section presents more details of our proposed workflow to accomplish the Project.

To successfully execute the Project, we have identified initial critical questions to be answer:

1. What are near-term improvements that can increase the capacity of the existing RO WTP?
2. What are the softening and TDS reduction alternatives for treating the Town’s new Lost Creek Basin source water? Or for other available source waters the Town is considering?
3. What are Distribution Network and Storage improvements that will provide service to existing, planned and future growth areas within the Town’s service area?
4. What are options for expanding the capacity or uses of the Town’s non-potable system?
5. And, as a unique idea, is there opportunity to reclaim the Town’s wastewater effluent for non-potable or potable uses?

*These questions provide the basis for how we will work with the Town to execute the Project in an expedient and efficient manner and best use the Town’s operational knowledge and our team’s engineering expertise and experience.*

**Q1. Optimization of Existing WTP to Increase Capacity Within 6 to 9 Months**

The Town operates the Lochbuie Water Treatment Plant (WTP) rated at 1.85 million gallons per day (mgd) firm capacity with one of its four RO skids being out of service. Current system demands are nearing the capacity of the WTP, and near-term modifications are likely required for the Town to continue meeting its rapidly growing demands.
A preliminary site tour was conducted on January 10, 2023, with operations staff. Based on preliminary review of the operations and water quality data, we estimate that the WTP capacity can be increased within 6 to 9 months with limited modifications.

The Town currently operates the WTP primarily using a mix of its groundwater wells at a 30% raw water bypass, i.e. blending with 70% reverse osmosis (RO) permeate (i.e. a 30:70 ratio). Reverse osmosis is the primary treatment process and uses brackish water elements operating at 80% recovery and 20% concentrate. Operations staff indicated that during the peak season of 2022, the WTP was operated 24 hours per day and nearly did not meet system demands. Figure 1 illustrates the balance of quality and quantity which represents the Town’s desire to increase short-term capacity.

Our approach to determining the feasibility of strategies to increase capacity at the existing WTP will begin with a system review to collect data from water quality, system data, and operator feedback on actual field capabilities. This information will then be used to evaluate multiple aspects of optimization, these will include:

- Model reverse osmosis system (skid) performance, element selection, and anti-scalant dose/selection
- Model well and blended water quality
- Model blended finished water quality
- Model impacts of concentrate quality and quantity on WWTP
- Evaluate online and sampled monitoring capabilities
- Evaluate SCADA upgrades and capabilities

An example of our analysis, which is required to identify optimization strategies, is to characterize the water quality performance of the finished water as shown in Figure 2. This type of analysis will guide our evaluation of modifying the blend ratio from 30:70 to 40:60 increasing up to 50:50, of the methods for operators to manage these ratios, and of the resulting water quality in comparison with finished water goals.
The evaluation tasks will be combined into a memorandum with results presented to the Town based on the following recommended considerations. These considerations will be confirmed with the Town and operations staff to determine their relative feasibility for implementation along with an estimated timeline:

- **Short-Term Options** for which mechanical, electrical, or controls modifications are not needed to increase capacity and,
- **Medium-Term Options** which will include modifications to or expansion of the existing WTP.

**Q2. Integration of New Raw Water Source**

Based on the information provided by the Town in the RFP, preproposal meetings and our team’s site visit, the Town is in the process of completing an agreement for a new water source from the Lost Creek Basin. The source provides the Town with a resilient approach for constructing a second WTP to improve the Town’s water system resiliency and reliability, as well as convenient service to the northern extents of the Town’s service area.

Based on anecdotal information, the water is anticipated to be of similar nature to the Town’s existing groundwater sources and characterized with high hardness and elevated total dissolved solids. We will work with the Town, its water resource advisors and operations staff to identify treatment alternatives to produce similar or improved treated water quality. Activities will include:

- Reviewing existing water quality data and working with the Town and its consultants/advisers to establish raw water quality characteristics and treated water goals, along with providing a comparison of target parameters to be treated for compliance with existing and pending treated water quality regulations, e.g. existing Groundwater Rule and current PFAS guidance in lieu of pending compliance regulations.

- Identifying treatment or water blending options for managing treated water quality.

- Developing preliminary planning criteria for reliable treatment capacity of the new water source to provide the target production capacity of treated water.

- Prepare preliminary engineering recommendations for treatment and/or blending for meeting the Project production and water capacity goals.
- Evaluate likely site locations in coordination with the distribution network hydraulic modeling to identify “best-fit” locations for the new source to serve the newer residential, commercial and light industrial developments in the north and east of the Town’s service area.

Q3. Distribution Network Modeling and Improvements

Water Use and Demand Evaluation – Historical information, growth data, water meter use and WTP production will be analyzed to re-establish current uses, peaking factors and projection of future demand. Our team’s Wastewater masterplan work in conjunction with the updated comprehensive plan will provide consistency to the Water masterplan. Collaboration with Bishop Brogdon will take place to incorporate water supply capacity information and projected raw water system demands including non-potable uses.

Water Demand Projections – Equivalent residential units (EQRs) will be estimated for the water service area through the 5, 10, 15 and 20-year total build-out planning timeframe. Our team has helped to establish the new Wastewater Utility Service Area which can be assumed for the Water Service Area. Projections will be based on historical EQR growth and updated planning documents. Average and maximum day demands will be estimated for residential, commercial, and public landscape areas for potable water demands.

System Evaluation – Our team will coordinate the minimal information we don’t already have with the Town’s, including field settings for valves, pump settings (treatment plant and Silver Peaks), storage tanks (1.25 MG existing and 1.5 MG future), and field calibrated pressures. The model will incorporate future Facilities and water source(s) for the two pressure zones.

Hydraulic Modeling – The Town’s existing hydraulic model, Bentley Water GEMs v8i will be a basis for evaluating the water distribution system. Martin/Martin has significant experience with both the Bentley model as well as Innovyze InfoWater Pro. We have already converted the Bentley model to an InfoWater model and can use this model if desired, to provide continuity with the wastewater system model, GIS mapping and is compatibility with Info360 asset management for a holistic asset management solution.

Martin/Martin will calibrate the model using data gathered, (field information), roughness coefficients to representative the water distribution system. Allowing for neighboring water system interconnections when desired, will also be implemented.

The hydraulic model will use current and 5-year incremental simulations (‘scenarios’) for average day, max day, winter low day, and max day plus fire flow demands. The fire flow plus max day scenario will be developed to identify the worst-case system capacity, defining needed system improvements. Storage capacity will be evaluated in conjunction with the Town’s ‘ceiling’ of water supply. Expected growth scenarios will model future required tank storage. Water age of the system will also be analyzed to assess system storage capacity.

Capital Improvement Plan – Using 5-year incremental modeling scenarios, improvements to the water system will be identified for the WSMP and used in the Capital Improvement Plan (CIP).
Improvements prioritization will be based on current conditions and subsequent trigger points of capacity based on future water demands applied incrementally. The (CIP) will identify prioritized short-term and long-term infrastructure improvements needed. Conceptual level opinion of probable costs (OPC) will be prepared as part of the (CIP) for recommended projects identified during the planning efforts to facilitate Town budgeting and financing. Options will be identified for funding of capital projects. One of the main objectives of master planning and capital improvement prioritization and development services process is to inform the Town, developers and stakeholders of infrastructure needs and affirm current system needs are being met.

Q4. Non-Potable System Evaluation

The Town currently uses raw water from wells for irrigation. The WSMP will address non-potable use as a treatment cost savings based on water characteristics of the raw water source, dual system distribution needs and peak use storage. Evaluation of reclaimed water will be incorporated into the evaluation including jurisdictional requirements and value added to the water supply versus required infrastructure.

INNOVATIVE IDEAS

Q5. Identify Options for Integrating Reuse into the Town’s Water Resource Portfolio

With the Town's substantial growth within its existing limits and through annexations, the Town must have an integrated plan for water resources, water supply, and wastewater treatment and reclamation to continue to serve its constituents. In addition to the requested scope of services per this RFP and with Town concurrence, The Bluewater team can prepare a feasibility analysis and develop a “One Water” implementation plan for the Town of. The intent of this effort is to optimize current and known water supplies including dual (non-potable) irrigation water, to maximize RO treatment facility production, and to reclaim the wastewater treatment facility effluent as a water supply to augment the Town's non-potable and potable sources. Reuse of treated wastewater effluent is “low-hanging fruit” that can help the Town offset potable water demands using CDPHE WQCD Regulation 11 (direct potable reuse, DPR and indirect potable reuse, IPR) and Regulation 84 (reclaimed water). The following two-step approach is proposed for the Town’s consideration with implementing wastewater reuse:

Determine feasibility of “One Water” concept:

- Work with Bishop Brogden regarding the Town’s water rights profile,
- Coordinate with other key stakeholders in the Town's water balance, such as FRICO,
- Identify and quantify potential IPR/DPR/reclaimed water uses, which will improve the Town’s overall water efficiency by limiting WWTF discharge rates to the FRICO ditch and reducing water supply and treatment demands.
- Provide technical support to the Town during their coordination with neighboring communities, particularly Hudson, regarding water and wastewater service area boundaries for the BNSF and other planned development along the I-76/CR 8 corridor.
If the One Water concept is feasible:

- Leverage work completed by AQUA Engineering in other Projects (like the Pine Canyon Water Reclamation Facility where 100% of the treated wastewater effluent will be reused) to develop an implementation plan for integrating DPR/IPR and reclaimed water at the water and wastewater treatment facilities. This effort will be combined with the Town's requested evaluation of a dual (non-potable) water system for irrigation purposes.
- Perform an alternatives analysis on potential treatment options to meet regulated DPR/IPR and reclaimed water qualities and needs, including treatment, storage, conveyance, RO blending, and purple pipe distribution.
- Prepare capital improvements plan.
- Coordinate with Town and incorporate the One Water concept into the Town's Water System Master Plan. Continue coordination with the North Front Range Water Quality Planning Association regarding necessary wastewater treatment plant upgrades to achieve the One Water concept.

PROJECT ROADMAP

The Project Roadmap at the end of this section provides a detailed summary of our proposed Scope of Services and Deliverables demonstrating the elements of our approach. As outlined above, the figure below presents our simplified workflow approach for completing the Project.

Key elements of our Project Plan are highlighted below along with other value-added services:

- Collaborative Communication and Workshops. BlueWater believes in interactive and collaborative communication. We thus propose to conduct regularly scheduled virtual progress meetings along with dedicated Workshops to review specific topics and target the Town’s feedback and The frequency and agenda for these meetings will depend on where we are in the project implementation process.
• Technical Memorandums and PowerPoint Summaries. We propose to prepare summary Technical Memoranda during the initial tasks of the Project to document existing conditions, the Town's level of service goals and observed gaps between the existing systems and the desired levels of service. Supplemental information prepared for identifying alternatives and potential projects will use PowerPoint formats along with system figures and maps to review the individual projects and their respective business case and estimated costs for reference by the Town and our team during scheduled Workshops. These materials will be the foundation for the Master Plan report.

• Implementation Approaches. BlueWater understands the Town's desire to identify funding and implementation options for the identified projects. Our team has helped other communities evaluate design/construction alternatives for delivering projects and look forward to identifying creative approaches for the Town's consideration. Our team is well-versed with the myriad of project delivery options ranging from traditional design-bid-build to Construction Manager at Risk (CMAR) to progressive design-build and design build project delivery methods. Our value-added services under this task is to guide the Town through the process of identifying recommended approaches that the Town can plan around for the overall implementation of the various projects.

QUALITY ASSURANCE APPROACH

As outlined in our Project Organization section of the proposal, we consider quality assurance an important part of preparing our deliverables. We include QAQC reviews by senior engineers with respective experience with master planning and engineering evaluations. Each reviewer provides redline comments to the engineers preparing the report to document questions, comments or items to be resolved with the Town input.
Task 100 Assess Existing Conditions

**KEY TASKS**
- Review Existing System
  - Develop understanding of existing and planned raw water supplies, WTP processes and equipment, raw and treated water quality (WQ), and distribution system
  - Prepare draft general inventory of water system assets
  - Review available system information, water demand and WQ data, metering data, water rights and identify potential data gaps
  - Identify additional information to be provided by the Town

**Workshop No. 1 – Project Kickoff**
- Provide overall summary of existing system information, operations and observed conditions
- Brainstorm the Town’s objectives and critical success factors
- Identify the Town’s desired level of service goals and planning horizon
- Identify key Project or system constraints

**Prepare TM #1 – Project Goals & Existing Conditions Summary**
- Outline project objectives, Level of Service goals, and critical success factors
- Summarize existing system conditions, and identify initial gaps compared with Level of Service

**Project Coordination**
- Conduct regular progress meetings with the Town to review activities and key findings; exchange ideas; coordinate activities; and identify issues/concerns to be addressed
- Maintain Action Items and Decision Logs
- Monitor project scope, schedule and budget
- Prepare monthly progress reports

**QAQC (All Tasks)**
- Review deliverables for conformance with project requirements

**DELIVERABLES**
- Project Kickoff Agenda and Summary Notes
- TM #1
- Decision & Action Item Logs
- Monthly Project Updates and Invoices

Task 200 Identify Existing System Gaps

**DELIVERABLES**
- TM #2
- Workshop No. 2 Agenda and Summary Notes

Task 300 Evaluate Improvements

**KEY TASKS**
- Update Demand Analysis
  - Using WW Master Plan demand analysis, update with latest two years of water demand data
  - Develop baseline water demand based on EQR categories provided by Town

**Assess Existing WTP**
- Document raw water (supply) sources, capacities, and water quality
- Assess non-potable system and uses
- Evaluate WTP performance, capacity, and finished water quality against Level of Service goals
- Compile regulatory summary of existing and pending new regulations for the Town’s treated water

**Conduct Hydraulic Analysis**
- Update distribution system model with GIS (mapping information) provided by Town
- Integrate planned growth PUD demands into model
- Calibrate model and conduct hydraulic analysis
- Evaluate distribution system and existing storage constraints

**Identify Trigger Points**
- Develop correlation between planned growth and required treatment, capacity and distribution system and storage improvements to meet water demands

**Prepare TM #2 – Existing Conditions**
- Summarize results of existing system assessment and hydraulic modeling
- Provide gap analysis for treatment, distribution and storage

**Workshop No. 2**
- Review existing system conditions
- Collaborate with the Town to identify projects to mitigate system deficiencies and serve future residents

**DELIVERABLES**
- Proposed CIP Summary (PowerPoint format)
- Workshop No. 4 Agenda and Summary Notes

Task 400 Prioritize Project Roadmap

**KEY TASKS**
- Prepare Recommended Project Portfolio
  - Outline planning-level design criteria for the recommended projects
  - Develop recommended projects using business-case descriptions for Treatment, Distribution/Storage, and Reuse portfolios
  - Update planning level opinion of probable construction costs (OPCC) (AACE Class 5)

**Develop Implementation Approach**
- Develop implementation plan based on system trigger points, estimated costs and estimated timeline for planning horizon
- Develop implementation approaches for design, construction and funding
- Outline project delivery options for Town’s consideration, e.g. design-build, construction manager at risk, progressive design build, design-build, on-call construction services

**Prepare CIP Summary**
- Summarize proposed projects considered and relative advantages of each
- Prepare suggested prioritization for Town’s consideration

**Workshop No. 4**
- Review Project Portfolio recommendations
- Review OPCC estimates
- Prioritize projects based on the Town’s Level of Service goals, near-term and long-term requirements and trigger points
- Discuss overall implementation plan for Project Portfolio

**DELIVERABLES**
- Proposed CIP Summary (PowerPoint format)
- Workshop No. 4 Agenda and Summary Notes

Task 500 Prepare Water System Master Plan

**KEY TASKS**
- Prepare Draft Report
  - Prepare draft report summarizing:
    - existing conditions,
    - system assessment,
    - hydraulic modeling results,
    - recommended project portfolio
  - estimated capital costs
  - implementation approaches

**Issue draft to Town for review**
**Workshop No. 5**
- Conduct workshop to review draft report, respond to questions and receive direction from the Town
- Review prioritization of recommended projects
- Review implementation approaches for constructing projects and sequencing of projects

**Prepare Final Report**
- Incorporate the Town’s review comments
- Prepare Final Master Plan Report
- Complete hard and electronic copies and submit to Town

**DELIVERABLES**
- Draft Master Plan Report
- Workshop No. 5 Agenda and Summary Notes
- Final Master Plan Report

**Highlighted Items reflect key tasks or activities correlating to our approach or the Town’s Scope of Work presented in the RFP**

**PROJECT ROADMAP**
**PROPOSED SCOPE OF ENGINEERING SERVICES**
Section 2 – PROJECT ORGANIZATION

BWE is providing a dedicated, capable team for the Town with engineering capabilities that span the breadth of issues the Town will be considering during the Project. Our experience extends across the planning spectrum for raw water, potable water, wastewater, non-potable, and reclaimed water systems and the subsequent implementation of water and wastewater infrastructure projects for municipalities and districts throughout Colorado.

Our team’s principals and specialists bring a combined 110+ years of varied industry experience supported by a team of staff engineers that have worked on other projects for the Town. Our experience includes developing alternative project delivery approaches extending between conventional design-bid-build to construction management at risk to design-build that will provide the Town options for how it chooses to implement the improvement projects identified by the plan.

Responsible corporate offices are denoted by an “*”.  

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BlueWater Engineering Ltd. is a Colorado-owned engineering company focused on providing innovative engineering and construction solutions to clients throughout the Rocky Mountain region and beyond.

Originated in 2021, we have proven experience leading engineering teams as engineer, project manager, water treatment specialist and quality management lead for projects in Colorado and around the country since 2000. Working with small-to-large municipalities on complex projects has provided us with a breadth of skills and flexibility to engineer reliable water treatment solutions and deliver innovative projects that are on-budget, on-schedule and reliably meet our clients project needs.

Martin/Martin, Inc., has been continuously providing civil and structural engineering services from Colorado for more than 50 years. Headquartered in Lakewood, Colorado, we provide comprehensive and cost-effective services to Colorado communities, and more than 30 Water and Metropolitan Districts. Our expertise focuses on all aspects of water systems including master planning, treatment processes, water reclamation and reuse, water supply, storage, distribution systems, booster pump stations, flow studies, and rate studies.

We have vast experience preparing master plans for local, state, and federal clients. Our utility team evaluates, designs, and rehabilitates water systems, providing extensive hydraulic modeling experience using various platforms including Innovyze InfoWater Pro, Water Cad, and Utah State software. We have completed numerous municipal water models and master planning services for City of Arvada and High View Water District. Our cost efficient services are provided in a timely manner, consistent with the client agreement.

AQUA Engineering (AQUA) provides innovative engineering, operations, and construction solutions to clients nationwide. Since 1992, we have served the public and private sector. AQUA’s proven experience demonstrates our capacity and stability to deliver projects that are sustainable and operable. Our team consists of experienced professionals, designers, programmers, technicians, and associates who are capable of solving your needs and are fully committed to your success.

Over the years, we have worked on major design and engineering projects that have given us valuable experience with the processes and technologies necessary for effectively and efficiently completing water and wastewater projects. We are honored by the trust and confidence our clients have in us and look to extend our track record of success in developing new facilities and in improving the performance of existing facilities for many years to come. On each and every project, we demonstrate our ability to provide excellent engineering services that make a difference for our clients and communities.

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RELATED PROJECT EXPERIENCE

The following project descriptions outline our team's combined firm experience with preparing master plans with an emphasis on potable water supply and treatment evaluations, non-potable water systems, and distribution network and storage modeling.

**BlueWater Engineering Ltd. | Water Supply and Treatment Planning Due Diligence, Town of Bennett (CO).** BlueWater was responsible for evaluating water quality and treatment alternatives for the client's first surface water supply, focusing on treating the supply to match the Town's existing drinking water quality, with the emphasis on TDS and hardness reduction using softening technologies including two-stage lime softening, reverse osmosis (RO) membranes, pellet softening, electrodialysis reversal, capacitive deionization, cyclic ion exchange and closed-circuit RO.

**BlueWater Engineering Ltd. | Irrigation Water Quality and Treatment Evaluation, Confidential Client (CO).** BlueWater provided a technical evaluation of the client's alluvial groundwater quality and treatment requirements for its continued non-potable use. The evaluation focused on softening technologies to reduce TDS, hardness and salinity including reverse osmosis (RO) membrane softening, capacitive deionization, electrochemical and electrochemical nano-diffusion, and similar innovative desalination technologies for continued use of groundwater rights.

**BlueWater Engineering Ltd. | Raw Water Master Plan and Distribution/Collection System Evaluations, Town of Dillon (CO) [completed as principal for prior firm].** BlueWater's principal, Brian Daw, led the requirements evaluation and development of the Raw Water Master Plan emphasizing the preparation of useful tools for the Town to manage its water supply portfolio. The plan included developing a GIS decision-support tool and identifying approaches for managing the Town's raw water supplies, conditional uses, augmentation sources and distribution assets. Hydraulic modeling was used to:

- Evaluate near-term needs to resolve distribution system bottlenecks and identify improvements necessary to meet anticipated changes in land use or planned developments.
- Develop a base sewer collection system model and evaluate the capacity of the main sewer interceptor, available asset management data and inspections to identify hydraulic limitations.

**Martin/Martin, Inc. | Town of Lochbuie On-Call General Engineering Services, Town of Lochbuie (CO).** Martin/Martin is providing general engineering services for the Town of Lochbuie including development reviews, transportation construction plan reviews, on-site construction observation, water distribution and sanitary sewer collection, utility system modeling, survey, and managing and implementing a pavement management program. Significant project work includes design review, bid support, and construction observation and administration for the I-76 Frontage Road/County Road 2 roundabout; and the recently completed wastewater master plan including water use estimating, system survey, re-establishment of Town service area, sanitary modeling, projections and growth phasing, opinion of estimated costs, future expansion needs and summary master plan report.

**Martin/Martin, Inc. | Water Distribution Master Plan, City of Arvada (CO).** Martin/Martin led the development of a water system master plan for the City's water distribution system. The City operates two water treatment plants (64 MGD capacity), 12 pressure zones, 10 existing water supply storage tanks (35 MG capacity), and more than 630 miles of water mains. The existing distribution system serves
a population of 120,000 with an ultimate estimated population of 150,000. Martin/Martin updated the City's existing hydraulic model into InfoWater using new development designs and GIS mapping data, and calibrated it to reflect real-world operating conditions. The project culminated in a comprehensive master plan report incorporating recommended improvements and a phased implementation plan.

**AQUA Engineering | Wastewater Master Plan, Town of Lochbuie (CO).** AQUA Engineering led the development of the Town's Wastewater Utility Master Plan. In partnership with Martin/Martin, AQUA completed regional analysis and planning for the Town's proposed wastewater utility service area and collection system expansion. AQUA also performed a Comprehensive Performance Evaluation of the wastewater treatment facility to identify capacity and performance issues related to current and projected flows and loadings within the 20-year planning period, and identify improvements.

**AQUA Engineering | Pine Canyon Water Reclamation Facility, Pine Canyon Water and Sanitation District (CO).** AQUA is assisting the District with coordinating its water and wastewater utilities with the Town of Castle Rock, Tri-County Health, Douglas County, Chatfield Watershed Authority (CWA), and CDPHE to obtain Site Location application approval for the first 100% reclaimed wastewater treatment facility in Colorado (i.e. no groundwater or surface water discharge) with all wastewater effluent to be stored and used for construction water, irrigation, agriculture, and other non-consumptive purposes. Approvals required development of a Water Efficiency Plan to reduce overall water demands and a Land Application Management Plan to protect groundwater and surface waters from nitrogen/phosphorus impacts due to reclaimed water uses.

**PROJECT TEAM**

Our team of experienced professional engineers and GIS analysts is ready to get started on the Town's master plan and will provide a right-sized combination of skills and expertise to meet your expectations and project requirements. Our Project organization chart below outlines key team members along with the Town staff and the Town's advisors we look forward to working with. Roles and responsibilities for our team are presented following the chart.

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Our combined local and national experience along with innovative approaches will bring value to the Town for making informed decisions and selecting reasonable strategies for addressing the Town's unique system conditions, constraints, and goals.
Roles and Responsibilities

Brief summaries below outline our team’s roles during the Project, along with their general experience related to the Project. Individual resumes are included as Appendix A to our proposal. We also provide the estimated amount of time that our team will be devoting to the Project based on our Project Roadmap and their assigned tasks.

*We are available, prepared, committed, and excited about this opportunity to assist the Town.*

**Brian Daw, PE, PMP – Principal / Project Manager – up to 35%**

- Brian will serve as Project Manager and as the primary contact for the Town during the Project, focusing on continuous communication and coordination with the Town to track and manage the Project’s progress.
- Brian will lead the treatment evaluation and decision-support analysis for identifying the Town’s preferred water system improvements.
- 27 years of experience as a project manager and design engineer for conventional and advanced water and wastewater treatment and infrastructure projects.
- Responsible for raw water and treatment planning studies for Town of Bennett and Town of Dillon, softening treatment evaluations for several private/industry clients and design of conventional treatment upgrades at the City of Boulder Betasso WTP.

**Bill Willis, PE – Project Engineer/Distribution Lead – up to 25%**

- Bill will serve as the Project Engineer and Lead Distribution Engineer primarily responsible for collaborating with the Town to identify and evaluate distribution network and storage improvements.
- 39 years of experience leading a wide variety of infrastructure, water/wastewater treatment, master planning, hydraulic modeling, GIS and capital improvement utility projects.
- Assisting with current on-call contract with the Town of Lochbuie, including water distribution and sanitary sewer collection reviews, construction observation, and utility system analysis.
- Principal in Charge for the Town of Lochbuie Wastewater Master Plan, sanitary sewer modeling, rate study assistance, GIS mapping, and opinion of estimated costs.
Karla Kinser, PE – Treatment Lead – up 40%

- Karla will serve as the Lead Treatment Engineer and share her expertise and operational experience with reverse-osmosis membrane filtration systems and advanced treatment technologies for reducing TDS and hardness, and expeditiously identify near- and medium-term and options for optimizing the capacity of the Town's existing RO WTP.
- 28-year subject matter expert in reverse osmosis and a Colorado-licensed WTP operator, specializes in optimization, troubleshooting, and efficiency evaluations for membrane plants.

- Global membrane Practice Leader for two major consulting firms responsible for planning and performing pilot testing, design, construction, and operations support for dozens of municipal and industrial NF/RO softening and desalination facilities.

- Industry experience includes serving as commercial manager for RO products at Pall Corporation, overseeing re-design of standard skids and serving as current chair for AWWA's M46 Manual of Practice for RO/NF and chapter author on Operations.

Craig Matsuda, PE – Non-Potable Lead – up to 15%

- Craig will serve as our Lead Non-Potable Engineer supporting the Town based on his leadership of the Town's wastewater master plan including development of the demand analysis that we will use as the basis for the Water System Master Plan.
- 12-year project manager and design engineer for conventional and advanced water and wastewater treatment and infrastructure projects.
- Contributor to the first 100% water reuse project in Colorado, the Pine Canyon Water Reclamation Facility, where the facility's entire treated effluent flow is designated for reclaimed water beneficial uses.

- Project Manager for the Town of Lochbuie Wastewater Utility Master Plan project, which includes service area planning, growth projections, capital improvements planning, and financial analyses.

Sean Pearson, GIS – GIS Analyst – up to 50%

- 8 years of experience with a specialization in GIS mapping and design, asset management, and online GIS services, including ArcGIS Online web maps
- Manages GIS features including utility data, parcel data, easements, ROW's, and aerial imagery for several municipalities
- Certified in Innovyze InfoWater Modeling, InfoSewer Modeling, and InfoAsset Manager

Mitchell Weldon, EIT – Treatment Engineer – up to 35%

- 4 years of experience with a specialization water and wastewater treatment and infrastructure design and construction.
- Provided engineering support to Craig and Brian on multiple projects, providing engineering support for treatment alternative evaluations, project cost estimating, demand analyses, and WQ data evaluation for the Town of Bennett water supply project and Town of Lochbuie Wastewater Master Plan.
Section 3 – SCHEDULE

The BlueWater team is available to begin working with the Town in February 2023 at the Town’s discretion and resolution of an agree professional services agreement. We estimate an eight-month (8-month) schedule to complete the planned sequence of work based on our Project Roadmap, subject to the Town’s preferred deliverable review durations and agreed Workshop schedule. Based on the proposed schedule, our goal is to complete the Project in November 2023.

Specific milestone and workshop dates will be coordinated with the Town for the duration of the Project upon our selection and negotiation of an agreement and agreement to a Project Schedule.

Our proposed schedule is provided on the following page and illustrates the proposed tasks and their respective durations, incorporating an assumed period for the Town’s review of our deliverables of one to two (1 to 2) business weeks.

We look forward to reviewing the scheduling and addressing your comments and questions to reach an agreed timeline for completing the Project in Fall 2023 and coinciding with a regularly scheduled Board of Trustee meeting.
Section 4 - PERSONNEL EFFORT

Our fee estimate summary is provided on the following page and is organized by the tasks outlined in the RFP Attachment A – Fee Schedule. Also please refer to Attachment A of this proposal for the completed Fee Schedule. The basis of compensation for performing the proposed Scope of Services is on a time and materials basis for a not-to-exceed amount of $162,500. While providing our fee in this format, we anticipate reducing the number of Tasks to correspond with the 5-task series presented in our Project Roadmap presented under our Project Approach. Monthly invoices will be submitted based on the incurred labor costs during the period plus reimbursable expenses.

Reimbursable expenses (direct costs) incurred during our services may include, but are not limited to, travel mileage, shipping or delivery services, approved project related purchases, professional subconsultant or other outside services, travel, and reproduction costs of drawings, reports, etc. The fee estimate includes direct costs for travel to workshops, plus other incidental direct expenses that are anticipated.

- Project mileage will be charged at the current-year business mileage rate as issued by the Internal Revenue Service.
- Subconsultants will be invoiced at direct cost; all other reimbursable expenses will be invoiced as the direct cost plus an administration markup of 10 percent.
- Incidental expenses, e.g., miscellaneous copying, phone calls, and office supplies, necessary to complete the work are included in the fee.

Compensation for Additional Services will be agreed to prior to proceeding and will be based on incurred labor costs plus reimbursable expenses. Labor costs incurred during the execution of Additional Services will be calculated based on our current labor rate schedule for professional engineering services presented in the attached estimate.

The following assumptions and exclusion were used in developing the fee estimate:

**Assumptions**

1. The Town will provide information reasonably necessary for BlueWater to complete its services.
2. The Town will provide its most current water resources planning information.
3. The Town will provide electronic and/or paper copies of design reports, current as-constructed records and equipment specifications for the WTP, raw (well) water system, and other water system structures.
4. Well water quality analytical data and operator-collected data will be furnished by the Town. Additional sampling and analyses requested to be provided by BlueWater will be considered and additional service.
5. The Town will provide WTP operational data in sortable electronic format consisting of daily flows, raw and settled water quality, filtered water turbidity, and finished (disinfected) water quality.
6. The Town will provide complete water meter data and/or other demand records for the in
an agreed sortable electronic format for documenting existing water use throughout the
system and required by BlueWater for updating the demand analysis.
7. The Town will provide the distribution system GIS mapping information as referenced in
the RFP including valves, hydrants, etc.
8. The Town will provide information and location for areas to be irrigated or otherwise
served with non-potable water.
9. The Town to provide available maintenance information on existing distribution, storage
and pumping systems.
10. The Town will provide reports, GIS (parcel) mapping and arrange for interviews of Town
planning staff for identifying ongoing and potential development information to be
included in the master planning analysis.
11. The Town will provide its most current Comprehensive Plan and/or update to provide the
basis for evaluating parcel development zoning and development density for existing,
planned and future developments.
12. The Town will provide the most current information documentation detailing existing,
planned or potential interconnection agreements.
13. The Town will complete review of Project deliverables within five (5) to ten (10) business
days of receipt from BlueWater.
14. The Town will prepare for and participate in facilitated Workshops and/or progress
meetings with review comments, questions, general discussion and direction to
BlueWater for finalizing the deliverables to maintain progress.
15. The Town will advise BlueWater with policy and fiscal decisions and priorities for allowing
timely completion of the Project.

Exclusions:

1) Site, feature and elevation field surveys including valves, hydrant and existing
pipe locations and/or elevations.
2) GIS mapping of existing system assets.
3) Destructive or non-destructive testing of buried or abovegrade pipe, valves,
facilities, etc.
4) Geotechnical subsurface investigations.
5) Engineering design services.
6) Construction materials testing during construction.
## Town of Lochbuie | Water System Master Plan

### Level of Effort and Fee Estimate

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Description</th>
<th>Total Hours</th>
<th>Total Labor Hours</th>
<th>Total Labor Cost</th>
<th>Total Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Kickoff/Records Review</td>
<td>48</td>
<td>48</td>
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<td>$160</td>
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<td>2</td>
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<td>3</td>
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<td>4</td>
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<td>5</td>
<td>Alternatives Evaluation</td>
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<td>6</td>
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<tr>
<td>7</td>
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<td>37</td>
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<td>11</td>
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<td>14</td>
<td>Total</td>
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<td>986</td>
<td>$159,470</td>
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### Project Fee Summary

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<th>Total Labor Hours</th>
<th>Total Labor Cost</th>
<th>Total Expenses</th>
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</thead>
<tbody>
<tr>
<td>14</td>
<td>Total</td>
<td>986</td>
<td>986</td>
<td>$159,470</td>
<td>$3,030</td>
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### Rate

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<td>Water Demand Analysis</td>
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<td>Hydraulic System Modeling</td>
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<td>Existing Infrastructure Assessment</td>
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<td>5</td>
<td>Alternatives Evaluation</td>
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<td>Trigger Points for Expansion</td>
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<td>Water Storage Needs</td>
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<td>Non-Potable Water Evaluation</td>
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<td>Implementation Strategies</td>
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<tr>
<td>10</td>
<td>Meetings/Updates</td>
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<tr>
<td>11</td>
<td>WSMP Report</td>
<td>$95/hr</td>
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Section 5 - MANAGEMENT CONTROL PROGRAM

We bear the responsibility and accountability to the Town to effectively manage our team’s scope, budget, and schedule and the quality of deliverables prepared for the Town. We understand that schedule and cost management begin with Project initiation in order align the team’s efforts with against the approved budget and schedule. BlueWater uses Earned Value Management methods to assess the project budget and schedule status at regular intervals, as well as monitor progress and take appropriate corrective action as required.

Written monthly reports with our invoice will provide each month with the following information for the Town’s review:

- **SCOPE UPDATE.** A progress report of task-by-task activities, problems encountered or anticipated, and work scheduled for the next reporting period.

- **COST REPORT.** A summary of the current period and accumulated expenditures to-date, compared against the approved not-to-exceed fee and the estimated cost for completion, with a comparison of the latter two to evaluate discrepancies. This cost report includes a task percent complete versus the task budget along with overall costs against the total budget.

- **SCHEDULE REPORT.** A report metric evaluating actual progress to planned performance. Progress will be monitored to identify potential schedule impacts and updates on status of deliverable submittal dates.
Section 6 – EXPERIENCE AND REFERENCES

Brief resumes for Brian Daw, PE, Project Manager, and Bill Willis, PE, Project Engineer, provide a selection of relevant project experience. We welcome the opportunity to discuss these projects further as they relate to the scope of this project.

Below are project references for each key Project Team member below for the Town’s use.

**Project Team Member References**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Team Member</th>
<th>Reference</th>
</tr>
</thead>
</table>
| Water Supply Due Diligence                       | Brian Daw                   | Trish Stiles  
|                                                 | Process Lead                | Town of Bennett  
|                                                 |                              | (303) 644-3249  
|                                                 |                              | tstiles@bennett.co.us                                                        |
| Raw Water Supply Master Plan and Distribution/Collection System Evaluations* | Brian Daw                   | Scott O’Brien  
|                                                 | Project Manager              | Town of Dillon  
|                                                 |                              | (970) 468-5100  
|                                                 |                              | sobrien@townofdillon.com                                                     |
| Non-Potable Water Quality and Treatment Evaluation | Brian Daw                   | Richard Finlon  
|                                                 | Project Manager and Process Lead | Polo Club Homeowner’s Association  
|                                                 |                              | (303) 733-5841  
|                                                 |                              | Rfinlon@comcast.net                                                           |
| Town of Johnstown Water Treatment Plant Expansion | Brian Daw                   | Doug Gossett, PE  
|                                                 | Project Manager             | Town Engineer  
|                                                 |                              | (970) 829-7878  
|                                                 |                              | dgossett@johnstownco.gov                                                      |
| City of Boulder Betasso Water Treatment Facility Capital Improvements* | Brian Daw                   | Stephen Grooters, PE  
|                                                 | Project Manager and Process Lead | Utilities Engineering Services Manager  
|                                                 |                              | (303) 441-3242  
|                                                 |                              | grooterss@bouldercolorado.gov                                                  |
| High View Water District                         | Bill Willis                  | Aj Beckman  
|                                                 | Principal                   | District Manager  
|                                                 |                              | 303.987.0835  
|                                                 |                              | abeckman@sdmsi.com                                                            |
| Project: Arvada Water Distribution Master Plan   | Bill Willis                  | Chris “Buzz” Redding  
|                                                 | Principal                   | President, Diamond Contracting Corporation  
|                                                 |                              | (303) 456.7666  
|                                                 |                              | buzz.dcc@gmail.com                                                            |
| Town of Lochbuie On-Call Services                | Bill Willis                  | Wayne Ramey  
|                                                 | Principal                   | President, Ramey Environmental Compliance  
|                                                 |                              | (303) 833.5505  
|                                                 |                              | wayner@recinc.net                                                             |
| Mount Carbon Metropolitan District               | Bill Willis                  | Tom Clark  
|                                                 | Principal                   | Program Manager  
|                                                 |                              | TerraVisions  
|                                                 |                              | (303) 468-6700  
|                                                 |                              | tclark@terravisionsllc.com                                                    |
| Alameda Water and Sanitation District            | Bill Willis                  | Karen Byrd  
|                                                 | Principal                   | District Principal  
|                                                 |                              | 303.936.5313  
|                                                 |                              | alamedawater@hotmail.com                                                      |
Brian brings 27 years of engineering and project management experience in the evaluation, planning, design, and construction administration of conventional and advanced water and wastewater treatment and infrastructure projects for municipal and industrial clients.

Brian’s experience includes detailed evaluations and design of pretreatment, filtration, and disinfection processes; advanced oxidation processes; residuals handling systems; chemical feed systems; and transmission and distribution system modeling, distribution system, pump station, and storage designs.

**Water Supply and Treatment Planning Due Diligence, Town of Bennett (CO).** Responsible for evaluating water quality and treatment alternatives for the client's first surface water supply, focused on treated WQ to match the Town's existing drinking water quality, with emphasis on using softening technologies including reverse osmosis (RO) membranes, pellet softening, cyclic ion exchange and closed-circuit RO.

**Raw Water Master Plan and Distribution/Collection System Evaluations, Town of Dillon (CO).** Led the requirements evaluation and development of the Town's Raw Water Master Plan. The plan included developing a useful GIS decision-support tool incorporating water rights information and identifying approaches for managing the Town’s raw water supplies and their conditional uses and augmentation sources and distribution assets to accommodate continued growth.

**Water Quality and Treatment Evaluation, Polo Club Homeowner’s Association, Denver (CO).** Principal for technical evaluation of alluvial groundwater quality and treatment requirements for continued use for landscaping throughout the client’s irrigation service area.

**Water Treatment Plant Expansion, Town of Johnstown (CO).** Providing project management and technical review engineering expertise assisting the Town with oversight of 12 mgd capacity expansion. Primary responsibilities are to oversee design engineering and other professional services; monitor progress of scope, schedule and budget; provide technical review of engineering evaluations and design of improvements; and facilitating coordination with Town administration, engineering and operations staff and the design engineering consultant.

**Betasso Water Treatment Facility Capital Improvements, City of Boulder (CO).** Responsible for developing and coordinating a multi-disciplined engineering assessment of existing 40-mgd conventional treatment plant and developing decision-support analysis to evaluate options to increase pretreatment capacity, update or replace aging filter equipment and media, implement residuals handling (dewatering) improvements, increase reliability and redundancy of the facility’s electrical service and electrical distribution system, and migrate existing equipment from motor control centers exceeding their useful lives.
BILL WILLIS, PE  
PRINCIPAL, CIVIL ENGINEERING

Bill is principal-in-charge of infrastructure and water/wastewater, including master planning, municipal services, utilities, and on-call services. Bill has extensive municipal capital improvement experience including water treatment systems, water supply, storage, booster pumping, raw water supply, modeling, master planning, GIS mapping, asset management, grants and financing, quality control, and public meetings.

KEY PROJECTS

**Lochbuie On-Call General Engineering**  Lochbuie, CO  
Principal assisting with utility projects and principal-in-charge of construction administration for the Town of Lochbuie including water distribution and sanitary sewer collection, utility system analysis, wastewater master plan, modeling, and opinion of estimated costs, as well as completion of several capital improvement utility designs.

**Arvada Water Distribution Master Plan**  Arvada, CO  
Principal for water master plan, including hydraulic model analysis, optimizing pumping and power consumption, minimizing potential for disinfection by-products, and water distribution to serve existing and future demands. The City’s existing hydraulic model was converted to a new model that reflects the daily operation of the water distribution system. The analysis incorporated 12 pressure zones, booster pumping, multiple storage tanks, raw water supply, and treatment capacity.

**High View Water District**  Lakewood, CO  
District Engineering services including GIS mapping and system water modeling to develop a water master plan. Distribution system consists of multiple pressure zones, two booster pump stations, storage reservoir, and three interconnects with other municipalities. Evaluation of existing conditions, calibrating the model, identification of deficiencies, water quality, fire service, opinion of cost, and prioritizing CIP improvements.

**Alameda Water and Sanitation District**  Lakewood, CO  
Providing water system modeling and master planning to accommodate increased growth and density, including capital improvements, funding, Master Meter locations, annual budget, and overall facility planning.

**Mount Carbon Metropolitan District**  Jefferson County, CO  
On-call services including authoring multiple master plans for the metropolitan district and the Town of Morrison, including water treatment, cost estimating, capital improvements, prioritizing improvements, potential for raw water storage and irrigation, re-use, water source and supply alternatives, and hydraulic modeling for peak usage and fire demands.

Experience

39 Years in Industry  
39 Years with Martin/Martin

Education

BS, Civil Engineering  
Colorado State University, 1983

Registrations

Professional Engineer  
CO No. 25803  
9 additional states – IN, MO, MT, ND, NJ, NM, OK, SD, LA

Additional Water System Projects

Buckley Air Force Base Base-Wide Water Distribution System Master Plan  
Berkeley Water and Sanitation District  
Town of Buena Vista  
Fort Logan Water System Master Plan  
Ash Mountain Sequoia and Kings Canyon National Park
Section 7 – TERMS AND CONDITIONS

BlueWater Engineering acknowledges the terms and conditions set forth in the RFP.

Section 8 – OTHER

BlueWater Engineering is not involved in any current or pending legal actions. BlueWater Engineering has not been involved in any legal actions for the past three (3) years.
ATTACHMENT A – Fee Schedule
### ATTACHMENT A
### FEE SCHEDULE

**Firm:** BlueWater Engineering Ltd.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Hours</th>
<th>Direct costs</th>
<th>Total Cost</th>
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<td>Records and facilities review</td>
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<td>--</td>
<td>$8,510</td>
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<tr>
<td>2</td>
<td>Determine current and future water demands</td>
<td>104</td>
<td>--</td>
<td>$15,460</td>
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<tr>
<td>3</td>
<td>Hydrologic / hydraulic system analyses and modeling</td>
<td>84</td>
<td>--</td>
<td>$12,160</td>
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<td>4</td>
<td>Assess existing infrastructure</td>
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<td>$19,490</td>
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<tr>
<td>5</td>
<td>Evaluate alternatives and necessary improvements</td>
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<td>$34,830</td>
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<tr>
<td>6</td>
<td>Determine trigger points for water system expansion</td>
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<td>$12,570</td>
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<tr>
<td>7</td>
<td>Determine future water storage needs</td>
<td>37</td>
<td>--</td>
<td>$5,430</td>
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<tr>
<td></td>
<td>Determine cost and feasibility of dual non potable water system</td>
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<td>8</td>
<td>Advise on implementation and procurement strategies</td>
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<td>9</td>
<td>Attend meetings and provide updates</td>
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<tr>
<td></td>
<td><strong>Total</strong></td>
<td>986</td>
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<td><strong>$162,500</strong></td>
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ATTACHMENT B – Supplemental Project Descriptions
Arvada Water Distribution Master Plan
Arvada, CO

Martin/Martin led the development of a water system master plan for the City’s water distribution system. The City operates two water treatment plants (64 MGD capacity), 12 pressure zones, 10 existing water supply storage tanks (35 MG capacity), and more than 630 miles of water mains. The existing distribution system serves an approximate population of 120,000 and is expected to ultimately serve a population of 150,000 at projected buildout of the City. Martin/Martin updated the City’s previously developed hydraulic model as a basis to build and calibrate a model that reflects the real-world daily operation of the City’s water distribution system. The model had not been updated to reflect development within the City and continuous GIS mapping updates for more than five years. Martin/Martin assisted with providing these updates and integration of the GIS data into the analysis software, InfoWater. Where missing information or conflicts were identified within the model, these areas were coordinated with the City’s GIS personnel. Existing system documentation was obtained and analyzed to establish the current system operation for winter and summer water supply (Raw Water availability, Treatment Capability, Storage Reservoirs, Distribution system including prv settings, pump curves and control settings, specialty valves and intended operation, system pressure requirements, and system demands). Planning conditions included summarizing City design standards for water system operation, establishing water system demands for a 25-year timeframe and buildout conditions using zoning and land-use plans, comprehensive plan, and known development throughout the City. Hydraulic modeling used the City’s GIS database, software model analysis, and SCADA data to provide calibration. Innovyze InfoWater modeling software was used to provide the analysis including optimization of pumping and water distribution storage, minimizing the potential to develop disinfection by-products while providing adequate storage to service peaks and fire demands, and hydraulic analysis under existing and projected future water demand conditions including seasonal, daily, and hourly variation and fire flow plus peak day. This project culminated in a master plan report that incorporated descriptions of the existing water distribution system, results and recommended improvements from the hydraulic model analysis, water supply and treatment evaluation, as well as cost estimating and phasing of recommended improvements.

RELEVANT PROJECT EXPERIENCE

Town of Lochbuie On-Call General Engineering Services
Lochbuie, CO

Martin/Martin is providing general engineering services for the Town of Lochbuie including development reviews, transportation construction plan reviews, on-site construction observation, water distribution and sanitary sewer collection, utility system modeling, survey, and managing and implementing a pavement management program. Significant project work associated with the Town of Lochbuie includes the design review, bid support, and construction observation and administration for the I-76 Frontage Road/County Road 2 roundabout; and the recently completed wastewater master plan including water use estimating, system survey, re-establishment of Town service area, sanitary modeling, projections and growth phasing, opinion of estimated costs, future expansion needs and summary master plan report.
High View Water District  Lakewood, CO

District Engineering services including GIS mapping with attribute information and system water modeling to develop a water master plan for the municipality. Distribution system and modeling consists of multiple pressure zones, two booster pump stations, storage reservoir, and three interconnects with other municipalities. The study evaluates existing conditions, calibrates the model, identifies current deficiencies with opinion of cost along with prioritizing CIP improvements. The model also looks further to identify possible density growth within the community and what improvements maybe needed to facilitate capacity needs. Water quality, storage, pumping, demands, system looping and fire service are primary characteristics evaluated. Additional duties include design, construction documents (plans and specifications), bidding coordination and construction observation for 8-inch through 12-inch PVC piping to replace deteriorating watermains throughout the District. Jurisdictional submittal reviews are also facilitated by Martin/Martin. Martin/Martin also provided full GIS and maintenance programming to facilitate maintaining records and establish prioritization of system improvements. As District Engineer, reviews of development plans and construction observation of watermain installation was a part of our responsibility.

Mount Carbon Metropolitan District  Jefferson County, CO

Serving as district engineer for more than 15 years, Martin/Martin provides on-call engineering services including master planning and alternatives evaluation of water and wastewater systems to accommodate proposed development within the 345-acre metropolitan district area and the Town of Morrison.

Martin/Martin authored multiple master plans for the District including one for the evaluation of the Town of Morrison’s water and wastewater treatment facilities. The existing 0.5 MGD WTP was investigated for an expansion to 1.0 MGD. The WTP consists of pretreatment and microfiltration membranes. Master planning efforts determined CDPHE regulatory requirements, costs of capital improvements, project implementation and scheduling, and assisted the District in prioritizing expenditure. Evaluation of water use and potential for raw water storage and irrigation use, re-use, water source and supply alternatives were provided. Hydraulic modeling to verify working conditions of the proposed development(s) was evaluated for flow and pressure capability to service peak usage and fire demands.

Final solicitation and request for proposals with construction oversight were provided for both the water and wastewater treatment and water system infrastructure.
**ALAMEDA WATER AND SANITATION DISTRICT**  
**LAKewood, CO**

Martin/Martin has provided water and sanitary system modeling and master planning to accommodate increase growth and density increases throughout the community. Modeling has assisted to define needed existing improvements while identifying future growth improvements needed. Funding for several of the water system improvements was applied for and administered through the WRF through the Colorado Department of Health. Design/construction management of Capital Improvement Projects consisting of approximately 55,000 LF of water distribution lines within the Total Service and Master Meter locations throughout the District. Services are entwined with the client’s objective to continue uninterrupted water service to customers while taking into account annual budget. Duties involve engineering, rules and regulations creation, facility planning/construction management, investigation and observation for waterline repairs projects as well as daily engineering services.

**BUCKLEY AIR FORCE BASE BASE-WIDE WATER DISTRIBUTION SYSTEM MASTER PLAN**  
**AURORA, CO**

Civil engineering master plan services in connection with the evaluation of domestic and fire water systems for a government-secured area inclusive of valve locations and operation, fire hydrant locations, pipe size verification, and pipe materials. The project encompasses approximately 120,000 LF of water main, 600 valves, and 280 fire hydrants. Initial efforts included information and documentation gathering including as-constructed drawings, maintenance and testing records, and several interviews with maintenance personnel. Field survey was provided for water system features, including utility locates, with conventional techniques. GIS mapping was then produced based on the information gathered and field survey data. Mapping was created to coincide with the facility’s existing GIS ArcView system. Extensive on-site field investigation was required to verify water and fire system appurtenances and piping alignments. Field investigations included valve and hydrant operation to identify if maintenance or repair was necessary.

Following field work, a water network model was developed from the mapping as well as estimated water consumption-calculated peak flows and fire flow demands and future water demands. A calibration of the network model was performed using fire hydrant tests to compare assumed roughness and operation of the existing water system. We modeled several scenarios to identify potential capacity and/or water quality issues leading to identification of areas potentially requiring improvements now and in the future. We also provided an analysis of the water supply from an adjacent municipality. An evaluation of potential storage and booster pumping to allow for downtime associated with the municipal system was considered. Existing fire demand was accommodated using a booster pump system. This system was evaluated within the model as well as field investigations to determine if improvements were necessary.

The evaluation culminated in a Master Plan/Study that documented existing GIS mapping, identified existing conditions of the water system, and identified proactive, priority-phased improvements recommended for the system. Recommendations addressed existing needs as well as support of a proposed future build-out of the Base. The master plan allows for easy identification of critical problem areas noted within the water network while providing a dynamic document that can easily be updated. An engineer’s opinion of estimated construction cost for recommended improvements was also provided to facilitate establishment of a budget while providing a prioritized phased plan for implementation.
REFERENCES

AJ BECKMAN
District Manager
High View Water and Sanitation District
303.987.0835
abeckman@sdmsi.com
Project: High View Water District District Engineering

CHRIS “BUZZ” REDDING
President
Diamond Contracting Corporation
303.456.7666
buzz.dcc@gmail.com
Project: Arvada Water Distribution Master Plan

WAYNE RAMEY
President
Ramey Environmental Compliance
303.833.5505
wayner@recinc.net
Project: Town of Lochbuie On-Call General Engineering Services

TOM CLARK
Program Manager
TerraVisions
303.468.6700
tclark@terravisionsllc.com
Project: Mount Carbon Metropolitan District

KAREN BYRD
District Principal
Alameda Water and Sanitation District
303.936.5313
alamedawater@hotmail.com
Project: Alameda Water and Sanitation District
AQUA worked collaboratively with the Town and Operations Staff to develop the Town’s Wastewater Utility Master Plan, which details the Town’s growth projections, service area, existing WWTF conditions, proposed WWTF improvements, operating plan, and financial plan. AQUA performed a Comprehensive Performance Evaluation of the WWTF to identify capacity and performance issues and associated improvements needed to service to current and projected flows and loadings within the 20-year planning period. AQUA also completed regional analyses, planning, and consolidations discussions with neighboring communities to support the Town’s proposal for expanding the wastewater utility service area. Collection system, lift station, and WWTF improvements were evaluated and recommended in the Wastewater Utility Master Plan to service the expanded service area.

Service Performed:

- Service area planning and expansion, which required consolidation discussions with North Front Range Water Quality Planning Association (NFRWQPA) and neighboring communities. This planning also included growth projections, hydraulic projections and modelling, and cost analyses of potential collection system and lift station infrastructure to serve the current and expanded wastewater utility service areas
- Comprehensive Performance Evaluation of the Town’s existing 2.0-mgd wastewater treatment facility, and development of capital improvements plan to satisfy current and projected flows and loadings and anticipated discharge limitations
- Assisted with Financial Plan Rate Study
- Utility Plan development and associated coordination with NFRWQPA

Client: Town of Lochbuie
Reference: Brian McBroom, Town Administrator and Wayne Ramey, ORC
P: 303-655-9308 | E: BMcBroom@Lochbuie.org
Size: Current: 2.0 MGD, Proposed: 4.0 MGD
Dates: Q1 2021 – On-going | Construction Completion estimated 2027
Costs: Planning: $155,500 fee | Design: Estimated Construction cost $35M
Through a competitive RFP process, the Town of Bennett selected AQUA to plan and design a high-quality, affordable, and easy to operate and maintain Water Reclamation Resource Recovery Facility (WRRRF). The WRRRF will meet current and future discharge limitations, while also providing Category 3+ (Regulation 84) reclaimed water for beneficial reuse. The Town through this project is positioning itself to use the reclaimed effluent for direct or indirect potable reuse in the future (Regulation 11). Other facility elements include a self-cleaning wet well, fine screen and grit removal headworks, 4-stage Bardenpho secondary treatment, membrane bioreactor, in-line UV disinfection, non-potable water reuse, reclaimed water pumping and storage, and surface water discharge.

Client: Town of Bennett
Reference: Daymon Johnson, Capital Improvement Project Director
P: 303.644.3249 ext. 1005 | E: Djohnson@bennett.co.us
Size: 0.40-mgd expansion to 0.99-mgd
Location: Bennett, CO
Dates: May 2022 – Current
Costs: $748,920

AQUA services provided as part of this project include:

- Capacity and performance evaluation
- Secondary treatment process alternatives analyses
- Membrane Bioreactor equipment preselection
- Site Location Application
- Design (current)
- Construction engineering and oversight (future)
- Design Services of the Water Reclamation Facility
AQUA over the last several years has assisted JRW and the Pine Canyon Water and Sanitation District with planning, permitting and design engineering services for a new Water Reclamation Facility (WRF) to serve the Pine Canyon Development, including:

- Wastewater Reclamation Facility (WRF) Preliminary design
- WRF Site Application
- Reclaimed Water Permitting Regulation 84 - Land Application Management Plan
- Water Use Efficiency Plan
- Wastewater Nutrient Management – Phosphorus Trade Application and Engineering Report
- Financial Analysis and Rate Study
- WRF Permitting and Final Design Services

The Pine Canyon Water Reclamation Facility (PCWRF) will practice 100% reclaimed water use and thus the facility will have no groundwater or surface water effluent discharge. Rather, the District’s wastewater will be treated to the highest quality reclaimed water category in Colorado (Category 3 plus) under Colorado Regulation 84. Reclaimed water uses will include construction water, residential and commercial landscape irrigation, agricultural irrigation, and toilet flushing. Practicing reclaimed water will conserve and preserve the District’s groundwater supplies for potable use. Potable water and reclaimed water use will follow a Water Efficiency Plan with detailed planning and design guidelines for the Development and a Land Application Management Plan will be used to protect the Chatfield Watershed responsibly manage nitrogen and phosphorus. AQUA prepared both the Water Efficiency Plan and the reclaimed water Land Application Management Plan. AQUA also performed a water and wastewater utilities rate study to establish plant investment fees and user rates. AQUA is currently providing final design services for the 0.405-mgd Water Reclamation Facility and will be provide construction engineering services.
AQUA will perform similar services for the Central WWTP as Low Point, including Utility Plan update, additional water quality sampling, design phase services, and construction phase services for expansion and upgrade of the lagoon facility to an A2/O treatment process for biological nutrient removal with MBR.

**Client:** Town of Johnstown  
**Reference:** Matt LeCerf, Town Manager  
P: 970.587.4664 | E: mlecerf@townofjohnstown.com  
**Location:** Johnstown, Colorado  
**Capacity:** 0.99 to 2.5 MGD Expansion  
**Dates:** Engineering: August 2021 - Est. 2022  
**Engineering:** $1M

**The new upgrade and expansion will include the following components:**

- New influent self-flushing pumping station.
- New headworks building with preliminary screening, grit removal, and flow monitoring.
- Flow equalization.
- Advanced biological treatment processes capable of secondary treatment and biological nutrient removal (BNR, nitrogen and phosphorus removal).
- Membrane bioreactor (MBR).
- UV disinfection system.
- Biosolids handling improvements for treatment and storage.
- Upgraded electrical and instrumentation and controls systems.
- Repurposed lagoons into a resource recovery facility.
AQUA Engineering, the Town of Johnstown, and the Town’s operations specialist Ramey Environmental Compliance formed a cohesive team to plan, design, and construct a high-quality, affordable, and easy to operate and maintain WWTF expansion that meets current and future regulations.

AQUA facilitated a water quality sampling program and Comprehensive Performance Evaluation (CPE) for both of the Town’s Low Point WWTP and Central WWTP to satisfy the Town’s Notice of Violation/Cease and Desist Orders (NOV/CDO).

AQUA also wrote the Town’s approved Utility Plan through the North Front Range Water Quality Planning Association (NFRWQPA) for expansion and upgrade of the Low Point WWTP’s 0.5-mgd SBR facility to a 1.5-mgd facility with new screening, grit, equalization, A2/O (anaerobic-anoxic-oxic) treatment process for biological nutrient removal, Membrane Bioreactor (MBR), UV disinfection, and solids dewatering system. A Construction Manager at Risk (CMAR) was used for design phase services to assist with constructability reviews and construction cost estimating. This project is currently in the construction phase.

Client: Town of Johnstown
Reference: Matt LeCerf, Town Manager
P: 970.587.4664 | E: mlecerf@townofjohnstown.com
Location: Johnstown, Colorado
Capacity: 0.5 to 1.5 MGD Expansion
Dates: Engineering: 2021 | Construction: Current
Costs: Engineering: $2M | Construction: $23M

Features

- Wastewater Facility Retrofit
- Reuse
- Instrumentation and Controls
- SBR to MBR Retrofit
- Self-Cleaning Wet Well
- Solids Handling
- Design and Planning
- Master Plan
- Alternative Project Delivery Options
- Funding and Finance Support
- Project Management
- Regulatory Planning and Compliance
- CMAR Project Delivery
- Construction Engineering
ATTACHMENT C – Project Team Resumes
Principal Engineer

Brian brings 27 years of engineering and project management experience in the evaluation, planning, design, and construction administration of conventional and advanced water and wastewater treatment and infrastructure projects for municipal and industrial clients.

A registered professional civil engineer, Brian’s experience includes evaluation and design of pretreatment, filtration, and disinfection processes; advanced oxidation processes; residuals handling systems; chemical feed systems; and transmission and distribution system modeling, distribution system and pump station design, and storage tank design. Brian also provides valuable experience with project management, planning and guidance to utilities implementing long-term capital and operations planning efforts to address common and challenging concerns that utilities manage for meeting their water quality, treatment, regulatory compliance, distribution system and general facility improvement level of service goals.

Brian’s technical and management experience includes:

- Collaborating with owners to define project service-level goals and technical requirements
- Providing technical expertise to identify preferred treatment and distribution system improvements
- Facilitating staff and stakeholder engagement and decision-making
- Successfully developing, leading, and mentoring multi-disciplined engineering teams
- Managing large project scopes, budgets, schedules, and risks; and coordinating change management based on best industry practices and experience
Project-Specific Experience

Project Manager | Water Supply and Treatment Planning Due Diligence, Town of Bennett (CO). Brian was responsible for leading the evaluation of water quality and treatment alternatives for the client’s first surface water supply. The evaluation focuses on treating the supply to match the Town’s existing drinking water quality, with the emphasis on using softening technologies including reverse osmosis (RO) membranes, pellet softening, cyclic ion exchange and closed-circuit RO to remove primary and secondary regulatory parameters mainly consisting of turbidity, total organic carbon (TOC), microbial pathogens, uranium, total dissolved solids (TDS), hardness, sulfate, iron and manganese, and bromide. The evaluation identified RO membrane softening with pretreatment using membrane or conventional filtration, followed by UV and chlorine disinfection. Treatment alternatives to reduce scaling potential of the RO membranes were identified for further pilot testing for improving overall process recovery (efficiency).

Project Manager | Raw Water Master Plan and Distribution/Collection System Evaluations, Town of Dillon (CO). Brian led the requirements evaluation and development for the Town’s Raw Water Master Plan emphasizing the preparation of useful tools for the Town to manage its water supply portfolio. The plan including developing a GIS decision-support tool incorporating updated water rights information and identifying approaches for managing the Town’s raw water supplies and their conditional uses, its augmentation sources and its distribution assets as it plans for continued growth consistent with its master plan vision and addresses potential concerns within the systems. Alternatives were identified for implementing supply and augmentation rights and planning for potential capital projects to meet the Town’s needs. In addition, evaluations were conducted using hydraulic modeling to:

- Evaluate near-term needs to resolve distribution system bottlenecks; and identify recommended improvements to meet anticipated changes in land use or planned development.
- Develop a base sewer collection system model and evaluate the capacity of the main sewer interceptor and combine with available asset management data and inspections to identify hydraulic limitations.

Project Manager/Technical Lead | Water Quality and Treatment Evaluation, Polo Club Homeowner’s Association, Denver (CO). Brian provided technical expertise for evaluating the client’s alluvial groundwater quality and treatment requirements for its continued use for landscaping irrigation. The client has observed steady increases in total dissolved solids and salinity in its source water that is impacting the health of landscaping throughout the client’s irrigation service area. The evaluation focused on providing treatment alternatives for softening using reverse osmosis (RO) membrane softening and other innovative desalination technologies for the client to maintain use of its groundwater rights.

Owner’s Representative/Project Manager | Treatment Plant Expansion, Town of Johnstown (CO). Brian is providing project management and technical engineering expertise assisting the Town with oversight of the project’s administration and technical scope delivery. Primary responsibilities are to oversee design engineering and other professional services contracts; monitor progress of the project’s scope, schedule and budget; provide technical review of engineering evaluations and design of the facility improvements; assist with developing the project’s construction delivery approach; and facilitate communication and coordination with Town
administration, engineering and operations staff and the design engineering consultant. The expansion consists of increasing capacity to a nominal 12.5 MGD capacity using membrane ultrafiltration and GAC for taste-and-odor control, along with other improvements for residuals handling, increasing chlorine disinfection and high-service pumping capacity.

**Project Manager | River Water Treatment and Pump Station Evaluation and Design, Confidential Client (WY).** Brian was responsible for leading the evaluation and alternatives analysis for a river water intake and treatment system that was subject to high particle loads from colloidal materials that had compromised an existing multimedia filtration and ion-exchange resin treatment system, resulting in the client’s long-term lease of RO membrane filtration and ion-exchange equipment to meet treated water goals. The team analyzed ten (10) alternatives consisting of advanced treatment approaches to successfully identify a recommended treatment train incorporating ultrafiltration downstream of the media filters, purchase of a permanent RO membrane system and addition of an electrodeionization polisher to target remaining mineral contaminants.

**Project Manager | Betasso Water Treatment Facility Capital Improvements, City of Boulder (CO).** Brian was responsible for developing and coordinating a multi-disciplined engineering assessment of the City’s existing 40-mgd conventional surface water treatment plant and developing decision-support analysis to evaluate options to increase pretreatment capacity, update or replace aging filter equipment and media, implement residuals handling (dewatering) improvements, increase reliability and redundancy of the facility’s electrical service and electrical distribution system, and migrate existing equipment from motor control centers exceeding their useful lives. A decision-support matrix was used to prioritize capital and maintenance improvements including new pretreatment basins using high-rate clarification modules; filtration upgrades including replacing existing filter multimedia with dual media, new surface wash systems, new filter valves and actuators, and new backwash troughs; and the implementation of a residuals dewatering system using a combined gravity belt thickener and belt filter press to achieve 16% to 18% solids and reduce the sludge hauling requirements for the City’s operations. Brian led the multi-disciplined preliminary design, final design, bidding and construction administration of the $32M project that was successfully completed in 2019 with <3% change orders and 10% under the engineering budget.

**Project Manager | WTF and Distribution System Improvements Project, Town of Georgetown (CO).** Brian developed, planned and completed a facility siting and treatment selection evaluation using decision-support analysis tools to identify preferred capital improvements for replacing an existing diatomaceous earth filtration system with updated filtration technology. The project included distribution system hydraulic modeling and an alternatives analysis of treatment facility and storage tank sites, conventional and membrane treatment processes, and pump station and distribution system improvements to replace outdated treatment processes and provide reliable potable water service. The evaluation led to the planning and design for a new membrane microfiltration facility; microhydroelectric facility; rehabilitation of an existing 1.5-mg storage tank and foundation; and a new pump station and 400,000-gallon storage tank with a 2,200-lf water main extension. The design phase was completed under strict deadline requirements enabling Town to secure loans made available through the American Recovery and Reinvestment Act.
BILL WILLIS, PE

PRINCIPAL, CIVIL ENGINEERING

Bill is principal-in-charge for many of the firm’s infrastructure, water/wastewater projects, master planning, municipal services, utilities, and on-call services. He has acted as town engineer and district engineer for more than thirty municipalities over the past 39 years. Bill has extensive municipal capital improvement experience including water treatment systems, water supply, storage, booster pumping, raw water supply, water and sanitary modeling, master planning, feasibility studies, GIS mapping, asset management, municipal/ special district grants and financing, design services, quality control, program management, alternatives analysis, jurisdictional coordination, construction administration, and public meetings.

KEY PROJECTS

TOWN OF LOCHBOUIE ON-CALL GENERAL ENGINEERING SERVICES
LOCHBOUIE, CO

Principal assisting with utility projects and principal-in-charge of construction administration for the Town of Lochbuie including water distribution and sanitary sewer collection, utility system analysis, wastewater master plan, sanitary sewer modeling, and assistance with rate study and opinion of estimated costs, as well as completion of several capital improvement utility designs.

ARVADA WATER DISTRIBUTION MASTER PLAN
ARVADA, CO

Principal-in-charge for water master planning work, including analysis of a system hydraulic model to optimize pumping and power consumption, minimize the potential for disinfection by-products, and provide robust water distribution to serve existing and future water demands. Martin/Martin used the City of Arvada’s existing hydraulic model as a basis to build a new model that reflects the daily operation of the water distribution system. The system analysis incorporated 12 pressure zones, booster pumping, multiple storage tanks, raw water supply, and treatment capacity.

BUCKLEY AIR FORCE BASE BASE-WIDE WATER DISTRIBUTION SYSTEM MASTER PLAN
AURORA, CO

Civil engineering services for documentation of the existing water system with complete GIS mapping. Work included development of both a base-wide water distribution system master plan to identify areas of improvements, repair, and expansion to facilitate Base growth, a water network model to identify fire flow rates and pressures with analysis of interconnects with City of Aurora, and evaluation of fire pumping including alternatives evaluation for storage.

EXPERIENCE

39 Years in Industry
39 Years with Martin/Martin

EDUCATION

BS, Civil Engineering
Colorado State University, 1983

REGISTRATIONS

Professional Engineer
CO No. 25803
9 additional states – IN, MO, MT, ND, NJ, NM, OK, SD, LA

ADDITIONAL WATER SYSTEM PROJECTS

High View Water District
Berkeley Water and Sanitation District
Town of Buena Vista
Alameda Water and Sanitation District
Fort Logan Water System Master Plan
Ash Mountain Sequoia and Kings Canyon National Park
Mount Carbon Metropolitan District
Membrane Technology Specialist

Karla is a globally recognized specialist in membrane filtration (MF/UF and high pressure membranes (NF/RO). Over 28 years, she has led pilot studies, design, construction, and operations support for dozens of plants, and has experience in multiple drinking water treatment technologies. She has been a global leader for membranes at two major consulting firms and worked for two membrane manufacturers. She is a licensed operator in the State of Colorado.

Highlights of Karla’s experience includes:

- Author of over 100 publications and presentations globally advancing the state of membrane technology including:
  - Chair of update to AWWA Manual of Practice M46: Reverse Osmosis and Nanofiltration and lead for Operations Guide Chapter, forthcoming 2023
  - “Expanding MF/UF Plants: Should you cut the cord with your manufacturer?”, Membrane Technology Conference, West Palm Beach, 2021

- Former Global Membrane Practice Leader and Practice Founder, MWH (now Stantec)
- Former Product Director for Membranes, Pall Corporation
- Board Member and Executive Committee Member, American Membrane Technology Association
- Former Chair and Founding Member, AWWA Membrane Systems Subcommittee
Project-Specific Experience

**Project Manager and Technical Lead* | Alternative Membrane Pilot and Plant Optimization, Wes Brown Water Treatment Plant, City of Thornton (CO).** Karla led an alternate membrane demonstration pilot and numerous ultrafiltration system optimization evaluations. The City of Thornton evaluated Scinor membranes as a proposed alternative to the existing Zenon 500D membranes which have been installed at the WTP since 2005. The year-long pilot involved retrofit of the one train of the plant with new racks and membranes, startup, stress testing, fiber integrity evaluation, and permeability reviews of a full-scale train of the Scinor membranes versus a new train of the Zenon 500D membranes. In addition, Karla led a complex UF system evaluation of the controls program, operations (backwash and cleaning protocols), and established a preliminary program to schedule membrane replacement. The evaluations included modifications to the maintenance cleans to improve efficiency, implementation of a new type of backwash method, and trials of advanced recovery cleans to restore permeability and life of older trains fouled with ferric coagulant.

**Technical Lead and Quality Control* | WTP Expansion and System Performance Evaluation, Lynn R Morgan WTP, Town of Erie (CO).** Karla performed quality control for the expansion of the pretreatment and submerged ultrafiltration system, which increased the treatment capacity to 20 MGD. The upgrade included addition of pretreatment with flocculation and lamella plate settler sedimentation, expansion of ultrafiltration trains, and a high service pump station expansion. An evaluation was performed for the expansion of the ultrafiltration system to consider multiple membrane manufacturers to provide the Town the ability to procure from alternate sources. Karla was the technical lead for the multi-year evaluation to compare the performance of the pressure and submerged membrane systems and evaluate several cost saving measures plant staff wished to consider. Finally, she performed the final bench-marking of the performance of the new submerged membranes installed as part of the expansion. The bench-marking will aid the plant in determining if fouling is occurring and establish a firm understanding of electrical and chemical costs annually.

**Technical Advisor* | Montevina Water Treatment Facility, San Jose Water Company, San Jose (CA).** Karla supported the design-build team to evaluate performance issues of the newly installed 30 mgd ultrafiltration treatment plant. The new construction consists of modification of the existing conventional flocculation/sedimentation, new Inge ultrafiltration membranes, and a small nanofiltration (NF) system to process spent UF cleaning solutions. The plant was not meeting production due to issues with fouling of the UF, ancillary equipment limitations, and excessive fouling of the NF system. Karla worked with the engineer, owner, and vendors to diagnose the source of the fouling, establish a recovery plan for the plant, evaluate and modify setpoints for backwash, upgrade backwash pumps, and modify the pretreatment system, and modify cleaning procedures.
**Project Engineer** | **Council Point UF/RO Water Treatment Plant Expansion**, *Council Bluffs Water Works, Council Bluffs (IA).* Karla was the project engineer for the facility expansion of an integrated submerged ultrafiltration and reverse osmosis water treatment plant that treats water from ground water wells near the Missouri River in western Iowa. Due to increases in industrial demands, the capacity was increased in incremental phases to the ultimate 10 MGD capacity. Karla led the procurement of the UF and RO membranes for the expansion and provided operational input for modifications to the plant to minimize impacts between the original and new membranes. Karla also performed an operation evaluation on both the UF and RO systems. Both major systems were underperforming due to fouling, higher than anticipated pressures, and fiber breaks on the UF. As a part of this evaluation, she determined the membranes were eligible for a warranty claim due to fiber breaks.

**Technical Lead** | **Plant Performance Evaluation and Retrofit Design**, *Buchanan Mine Water Treatment Plant, Consol Energy, Oakwood (WV).* Karla led a swat-team condition assessment and performance evaluation of a two-year old zero liquid discharge plant treating coal mine wastewater. The plant consisted of lime softening, two pass reverse osmosis, evaporators, crystallizers, and a salt handling system to recover magnesium chloride. The plant was experiencing excessive corrosion and a reduction in performance of the ultrafiltration, RO, and crystallizer systems. Karla led a multi-disciplinary team to assess, design, and supervise installation of upgrades to several pumping systems as well as modify the operational setpoints of the membrane systems. Blowdown setpoints and upgrades to metals within the crystallizer system were also instituted.

**Senior Process Lead** | **Plant Evaluation and Modification**, *Talinga Water Treatment Facility, Origin Energy, Chinchilla, Queensland (AU).* Karla performed an operation and performance evaluation on a 20 MLD water treatment facility which processes coal seam gas produced water. The plant consists of microfiltration, cation ion exchange, two pass reverse osmosis, and solids handling which was built under a fast-track design/build program to meet coal seam gas demands and did not meet performance goals. The project involved substantial review and upgrade of equipment, modification of backwash, cleaning, and solids handling systems, and modification of the membranes on the second pass reverse osmosis system. In addition, upgrades to the SCADA and HMI were implemented to enhance monitoring, trending, and controls of the system.

**Senior Process Engineer** | **Boiler Feed Optimization Project.** Responsible for evaluating an underperforming boiler feed water system composed of two ion exchange (IX) trains and one reverse osmosis (RO) train. The 50 year-old IX system was meeting water quality but could not meet nameplate production. The two year-old RO system was not meeting water quality and the refinery was replacing membranes yearly, spending more than anticipated on cleaning and membranes. Karla reviewed the installation, evaluated performance data and autopsies, and worked with refinery operations staff on equipment testing to troubleshoot the IX and RO systems. Modifications to the pretreatment and operations of the RO to avoid high differential pressures which deformed the membranes were implemented to correct the system. The IX modifications are still underway.

*Projects completed with prior employer(s)*
Craig Matsuda, PE | Project Manager, Project Engineer

Phone: 720.667.1255 | Email: craig.matsuda@aquaeng.com

Craig has 12 years of project management and technical experience in water and wastewater engineering including facilities planning, permitting, sanitary collection system and lift station modeling and design, water conveyance modeling and design, facility design, construction, capacity and performance evaluations, rate studies, and State and Federal grant and loan funding. His strengths include hydraulics and process engineering. Craig's responsibilities include project management, facility evaluations, master and utility planning, engineering reports, process design and equipment layouts, design efficiency, construction drawing and specification development of water and wastewater conveyance and treatment facilities, and construction engineering.

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**Project Experience**

**Lochbuie Wastewater Utility Master Plan and Financial Plan**
Project Manager. Led team in development of the Town's Wastewater Utility Master Plan. Project includes service area and collection system planning and expansion, wastewater treatment facility Comprehensive Performance Evaluation, North Front Range Water Quality Planning Association (NFRWQPA) Utility Planning, and assistance with financial analyses and capital improvement budgeting.

**Pine Canyon Water Reclamation Facility**
Project Engineer. Developed Water Efficiency Plan that documents the aggressive planning and design guidelines for the development which will reduce overall water demands and extend the available water supply. Completed the District's rate study, establishing plant investment fees and user rates. Assisted with the Facility's Site Location application and approval through the County and State. Facility will be an 100% reclaimed water facility, requiring no surface water discharge permit. Reclaimed water uses include construction water, irrigation, agriculture, and other non-consumptive uses within the requirements of Regulation 84. Contributing to design services of the proposed 0.405-mgd Water Reclamation Facility.

**Bennett Water Reclamation and Resource Recovery Facility**
Project Manager and Lead Design Engineer. Leading multi-disciplinary engineering and construction team through planning, design, and construction of the 0.99-mgd Membrane Bioreactor (MBR) system upgrades to the existing Sequencing Batch Reactor (SBR) system. Project includes Construction Manager at Risk (CMAR), equipment pre-selection, permitting, and Comprehensive Performance Evaluation. Design elements include raw water coarse mechanical screening, influent pump station expansion, fine-screening and grit removal headworks improvements, activated sludge secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and reclaimed water (irrigation and construction) per Regulation 84.

**Town of Johnstown Central WWTP Project**
Project Manager and Lead Design Engineer. Leading multi-disciplinary engineering and construction team through planning, design, and construction of the 2.5-mgd Membrane Bioreactor (MBR) system. Project includes Construction Manager at Risk (CMAR), equipment pre-selection, permitting, NFRWQPA Utility Planning and 208 Planning Agency reviews, and Comprehensive Performance Evaluation. Design elements include self-cleaning wet well, fine-screening and grit removal headworks, equalization, A2O/UCT secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and onsite reuse of non-potable water.

**Town of Johnstown Low Point WWTP Expansion Project**
Project Manager and Lead Design Engineer. Led multi-disciplinary engineering and construction team through planning, design, and construction of the 1.5-mgd Membrane Bioreactor (MBR) upgrades to the existing SBR system. Project included Construction Manager at Risk (CMAR), equipment pre-selection, permitting, NFRWQPA Utility Planning and 208 Planning Agency reviews, and Comprehensive Performance Evaluation. Design elements included self-cleaning wet well, fine-screening and grit removal headworks, equalization, A2O secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and onsite reuse of non-potable water. Equipment Pre-Selection, Construction Manager at Risk (CMAR) pre-qualification and selection; Development of design plans and specifications; Construction; Commissioning.

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**Education**

BS Environmental Engineering, Colorado School of Mines, 2010
MS Environmental Sciences and Engineering, Colorado School of Mines, 2011

**Registration**
Professional Engineer: CO

**Work Experience**
12 Years

**Affiliations**
RMSAWWA/RMWEA
WEF
AWWA

**Expertise**
- Project Management
- Hydraulics
- Pump Design
- Pipeline Design
- Facility Planning & Design
- Capacity and Performance Evaluations
Craig Matsuda, PE  |  Project Engineer

Project Experience (continued)

**Dillon, CO Water Treatment Plant Improvements (Dillon Valley District)**
Project Engineer. Responsible for design of water treatment plant upgrades replacing existing plate settlers and dual media filter basins with two-stage MF membranes. Project included planning, design, construction, and start-up assistance. Performed membrane alternatives analyses, hydraulic profile calculations, and iron and manganese planning, and designed the two-stage MF membrane system, building expansion, and chemical feed and storage.

**City of Wray, CO Wastewater Treatment Facility Improvements**
Project Manager and Lead Design Engineer. Led multi-disciplinary engineering and construction team through planning, design, and construction of 0.5-mgd mechanical wastewater treatment facility upgrades to the existing lagoon system. Project included State Revolving Fund loan, contractor pre-qualification, equipment pre-selection, and permitting.

**Spring Valley Metropolitan District W/WW Capital Improvements and Financial Planning**

**Baseline Lift Station No. 3 Project**
Project Manager and Lead Design Engineer. Developed Basis of Design Memorandum for proposed lift station, obtained Site Location Application State and local (City and County of Broomfield) review agencies approval, designed lift station, and provided construction engineering assistance. Construction engineering submittal reviews, construction observations, commissioning.

**Horizon Hills Stormwater Pump Station**
Project Manager and Lead Design Engineer. Developed Basis of Design Memorandum for proposed stormwater pump station, designed pump station, and provided construction engineering assistance.

**City of Fort Lupton, CO Wastewater Treatment Facility Expansion Study**
Project Engineer. Performed the Comprehensive Performance Evaluation of the 2.75 mgd oxidation ditch wastewater treatment facility, which included population, flows, and loadings projections, regionalization and consolidation, siting study, alternatives evaluation, and funding investigation into the development of a Facility Plan. Alternatives were evaluated for the following unit processes: mechanical screening, grit removal, chemical and biological nutrient removal via oxidation ditch and membrane biological reactors, secondary clarification, tertiary filtration, aerobic digestion, drying beds, sludge thickening and dewatering, ultraviolet disinfection, and influent, return, and waste activated sludge pumping.

**Brighton, CO RO Water Treatment Plant Concentrate Disposal Feasibility Study**
Project Engineer. Assisted with the treatment and disposal alternatives evaluation for RO concentrate. Project included Comprehensive Performance Evaluation of the City’s 3.0 mgd WWTF, 6.0 mgd Greensand WTP, and 6.7 mgd RO WTP. Project also included source water management review, evaluation of nitrate removal alternatives, development of capital and operation and maintenance cost estimates, and regulatory assistance with the RO WTP discharge permit and compliance schedule.

**Box Elder / Rapid City, SD Ellsworth Development Authority Regional Wastewater Treatment Facility**
Project Engineer. Assisted with new 4.2 mgd Regional Wastewater Treatment Facility, which included planning, design, construction administration, lagoon decommissioning, preparation of facility O&M manual, and startup assistance. Treatment processes included mechanical screening, grit removal and classification, ICEAS SBR secondary treatment, aerobic digestion, screw press dewatering, chemical feed addition, wastewater and grit pumping, and UV disinfection.
SEAN PEARSON

DESIGNER/GIS SPECIALIST, CIVIL ENGINEERING

Sean specializes in GIS design, asset management, and online GIS services, including ArcGIS Online web maps. He manages GIS features, including utility data, parcel data, easements, and aerial imagery for several municipalities. He is certified in Innovyze InfoWater, InfoSewer, and InfoAsset Manager and has years of experience using modeling software for public water and sanitation districts.

KEY PROJECTS

FORT LOGAN WATER MODELING AND MASTER PLAN
DENVER, CO

Martin/Martin was selected by Fort Logan to provide master plan analysis and recommendations for improvement to the on-site water and sanitation infrastructure. Sean was responsible for water network modeling of the entire Fort Logan area to evaluate peak flows, existing pipe conditions, and propose necessary infrastructure improvements to accommodate both water demand expansion and fire flow safety needs on the campus. The water infrastructure analysis was also used to identify problem areas such as bad or partially closed valves for further system improvement. Results were used to replace the campus water system.

ARVADA WATER DISTRIBUTION MASTER PLAN
ARVADA, CO

The City of Arvada selected Martin/Martin to provide a system-wide update to the existing InfoWater model, existing infrastructure demand and fire flow safety analysis, and a master planning analysis for demand increase in 5-year increments to full build out. After completion of this project, the City of Arvada water model was also utilized to assess overall capacity needs and development pipe sizing requirements for new developments within the City. The evaluation included 12 pressure zones, multiple storage tanks, and multiple booster pump stations.

HIGH VIEW WATER DISTRICT
JEFFERSON COUNTY, CO

High View Water District approached Martin/Martin as the District’s Consulting Engineers to provide analysis on the existing water infrastructure supply needs and fire flow safety requirements. The water modeling is based on an existing model developed by Denver Water, updated to more accurately reflect demand throughout the District, as well as better calibration of District pumps. Ongoing work includes assessing the supply needs of the District from internal/external water sources and evaluating how those supply sources will affect the fire flow safety requirements of the District.
Mitchell Weldon, EIT  |  Project Engineer

Phone: 720.667.1244  |  Email: mitchell.weldon@aquaeng.com

Mr. Weldon is a focused and driven Engineer-in-Training who joined AQUA’s Colorado Branch in early 2021. Mitchell has 4 years of progressive experience in water and wastewater engineering. He is an established technical writer who enjoys delivering high-quality reports to clients that convey information in an effective and accessible manner.

Mitchell’s experience includes hydraulic modeling, pump station design, wastewater utility planning, collection system analysis, and wastewater process design.

Project Experience

**Wastewater Treatment Design**

**Johnstown Low Point Wastewater Plant Expansion, Ongoing**
Expansion of Town of Johnstown’s existing Low Point Wastewater Treatment Plant to increase design capacity from 0.5 MGD to 1.5 MGD. Facility will be converted from Sequencing Batch Reactor to Membrane Bioreactor activated sludge treatment, including a new influent pump station, new headworks building, and new dewatering equipment.


**Wastewater Treatment Design**

**Johnstown Central Wastewater Plant Expansion, 2021-Ongoing**
Redesign of Town of Johnstown’s Central Wastewater Treatment Plant to increase treatment capacity from 1.5 MGD to 2.5 MGD. This aged facility will be reconstructed around a Membrane Bioreactor activated sludge system to ensure compliance with current and future permit requirements, particularly strict nutrient removal limits.


**Water Treatment Planning**

**Town of Bennett Water Supply Planning Due Diligence, 2021**
Analyzed water quality samples from potential new water supply source to characterize degree of treatment required for potable use.

Investigated water treatment alternatives for reliability of treatment, resulting in the production of conceptual treatment process flow schematics.

Solicited proposals from equipment manufacturers and evaluated proposed designs for treatment performance, reliability, and capital and operational costs.

Prepared an AACE Class 4 cost estimate for conceptual water treatment facility.

Developed memorandum to recommend a treatment approach and summarize other key findings. Produced GIS figures to support memorandum.

Key Disciplines: Water Treatment Design, Water Quality Analysis, Cost Estimation, GIS

**Wastewater Master Planning**

**Lochbuie Wastewater Utility Master Plan Update, 2021-Ongoing**
Analyzed wastewater flow and population data to project future wastewater flows in a high-growth municipality.

Performed Comprehensive Performance Evaluation of Town of Lochbuie’s Wastewater Treatment Facility to identify capacity and performance deficiencies.

Utility plan update is in progress to document future wastewater upgrade needs and provide financial planning for those upgrades.

Key Disciplines: Wastewater Utility Planning, Wastewater Data Analysis, Wastewater Performance Evaluation, Cost Estimation

Education

BS Environmental Engineering
Yale University, 2017

Affiliations

Rocky Mountain Water Environment Association
Rocky Mountain Virtual Water Summit, October 2020

Work Experience

4 Years

Expertise

- Lift Station and Force Main Design
- Wastewater Process Design
- Wastewater Utility Planning
- Hydraulic Modeling
- Technical Writing
- ArcGIS
- WaterCAD
- InfoSewer
Mitchell Weldon, EIT | Project Engineer

Project Experience (continued)

**Water Engineering Services**

**Robinson Mine, Ely, Nevada, 2019 - Ongoing**
- Performed extensive hydraulic calculations to characterize hydraulic losses in multiple miles-long pipelines subject to severe elevation changes.
- Conducted several site trips to verify installed equipment, identify pipeline and equipment deficiencies, and provide input regarding system modifications.
- Delivered several memoranda to summarize aspects of pipeline performance and recommend changes to increase system performance.
- Delivered basis of design memorandum and calculation package for new 2,500-gpm mine impacted water pumping system.
- Provided on-call engineering support to advise client as needed.
- Key Disciplines: Hydraulic Calculations, Pump Analysis, Pump Station Design, Pipeline Design, Site Observation, Project Management

**Wastewater Treatment**

**Ventana Capital, 2021-Ongoing**
- Developed conceptual design memorandum for a new wastewater treatment facility in Douglas County, Colorado.
- Facility design incorporated key treatment provisions related to state regulation of Chatfield Watershed dischargers.
- Conducted preliminary facility sizing calculations and prepared AACE Class 4 Cost Estimate to reflect this design.
- Produced a memorandum summarizing basis of design, regulatory requirements, selected treatment approach, and estimated facility costs.
- Key Disciplines: Wastewater Treatment Design, Permitting and Regulatory Analysis, Cost Estimation

**Previous Experience:**

**Lamp Rynearson, Project Engineer 12/2017- Present | Lakewood, CO**
- Under direction, prepared design calculations and specifications for water/wastewater projects.
- Utilized water distribution and sewer hydraulic modeling software to determine capacity of existing systems or appropriate sizing for future infrastructure.
- Analyzed meter data to isolate areas with potential sewer infiltration and inflow sources.
- Produced and executed a sampling plan for treated acid mine drainage.
- Analyzed wastewater facility data to quantify process performance and develop improvements.
- Prepared memoranda and technical reports for submission to clients and regulatory agencies.
- Under direction, provided construction phase services including observation, submittal review, and issuance of change orders.
- Coordinated with federal, state, and local agencies during design and construction phases.
- Generated the project scope, engineer’s fee estimate, subconsultant RFP, and letter proposal for a wastewater treatment facility assessment.
MARK THORNBROUGH, PE

PRINCIPAL, CIVIL ENGINEERING

Mark has 32 years of experience designing a variety of small- and large-scale land development projects, primarily for municipal and private community or recreation centers, police and fire stations, and higher education projects. He is well versed with infrastructure design and entitlement of projects throughout the Colorado Front Range communities. He also has expertise in major drainageway planning, hydraulic design, and floodplain permitting, and has been a certified floodplain manager.

KEY PROJECTS

TOWN OF LOCHBUIE ON-CALL GENERAL ENGINEERING SERVICES
LOCHBUIE, CO

Project manager and point of contact for the Town of Lochbuie. Mark is primarily responsible for design review of new development projects, infrastructure, updating design standards for future public and private projects, and assisting with the engineering manager’s general operations. Provided update and calibrated existing water model to help planning for ongoing development.

BUENA VISTA TOWN ENGINEER BUENA VISTA, CO

Civil engineering including special projects, subdivision code review, water and sanitary evaluation, trails and vehicular circulation, street and pavement evaluation and design, park planning and design, traffic circulation, and subdivision infrastructure review.

UNIVERSITY OF COLORADO CAMPUS BOULDER, CO

Campus standards development including water main requirements and interconnects with City of Boulder. Work has also included multiple water main replacement projects involving phasing, financial estimates and public safety.

MEDTRONICS LOUISVILLE SITE PLANNING LOUISVILLE, CO

Over several years working on the campus, Mark provided water master planning for development including previous existing booster pumping, storage, RO treatment, demand analysis, and interconnect to City of Louisville alternatives.

EXPERIENCE

32 Years in Industry
24 Years with Martin/Martin

EDUCATION

BS, Civil Engineering
Metropolitan State University of Denver, 1992

REGISTRATIONS

Professional Engineer
CO No. 33322
NM No. 26874

AFFILIATIONS

Association of State Floodplain Managers
Colorado Association of Stormwater and Floodplain Managers
Bob Frachetti, PE  |  Principal

Phone: 303.995.7800  |  Email: bob.frachetti@aquaeng.com

Bob has over 30 years of project management and technical experience in virtually all areas of water and wastewater engineering including facilities planning, permitting, design, construction, facility commissioning, performance evaluations, and energy efficiency audits. His strengths include process modeling and design, technology and equipment selection, detailed design engineering, energy efficiency upgrades, hydraulics, and construction engineering and management. He also has significant experience with integrated project delivery methods including design-build, CMAR, and performance contracting.

Project Experience

SELECT WATER ENGINEERING EXPERIENCE

Bennett On Call Engineering Services, 2017 - Current

Indian Hill Water District On Call Engineering, Current
Engineering Analysis, Hydraulic Modeling, Water Master Planning, Project Management

Lochbuie Wastewater Utility Master Plan and Financial Plan, Current

Pine Canyon Water Reclamation Facility
Principal in Charge. Development of Water Efficiency Plan that documents the aggressive planning and design guidelines for the development which will reduce overall water demands and extend the available water supply. Completed the District's rate study, establishing plant investment fees and user rates. Assisted with the Facility’s Site Location application and approval through the County and State. Facility will be an 100% reclaimed water facility, requiring no surface water discharge permit. Reclaimed water uses include construction water, irrigation, agriculture, and other non-consumptive uses within the requirements of Regulation 84. Contributing to design services of the proposed 0.405-mgd Water Reclamation Facility.

Bennett Water Reclamation and Resource Recovery Facility
Principal in Charge. Leading the multi-disciplinary engineering and construction team through planning, design, and construction of the 0.99-mgd Membrane Bioreactor (MBR) system upgrades to the existing Sequencing Batch Reactor (SBR) system. Project includes Construction Manager at Risk (CMAR), equipment pre-selection, permitting, and Comprehensive Performance Evaluation. Design elements include raw water coarse mechanical screening, influent pump station expansion, fine-screening and grit removal headworks improvements, activated sludge secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and reclaimed water (irrigation and construction) per Regulation 84.

Town of Johnstown Central WWTP Project
Principal in Charge. Leading multi-disciplinary engineering and construction team through planning, design, and construction of the 2.5-mgd Membrane Bioreactor (MBR) upgrades to the existing lagoon wastewater treatment system. Project includes Construction Manager at Risk (CMAR), equipment pre-selection, permitting, NFRWQPA Utility Planning and 208 Planning Agency reviews, and Comprehensive Performance Evaluation. Design elements include self-cleaning wet well, fine-screening and grit removal headworks, equalization, A2O/JCT secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and onsite reuse of non-potable water.

Town of Johnstown Low Point WWTP Expansion Project
Principal in Charge. Led the multi-disciplinary engineering and construction team through planning, design, and construction of the 1.5-mgd Membrane Bioreactor (MBR) upgrades to the existing SBR system. Project included Construction Manager at Risk (CMAR), equipment pre-selection, permitting,

Education

BS Civil and Environmental Engineering, Clarkson University Potsdam, New York, 1990

Graduate Level Coursework:
Syracuse University Environmental Chemistry and Analysis, 1992
SUNY Environmental Science and Forestry Water Pollution Engineering, 1992

Licensing

Professional Engineer Colorado, 1994
Professional Engineer, New Mexico, 2007 (inactive)

Work Experience

32 Years

Experience Highlights

• Project Manager/ Principal in Charge and Engineer of Record for numerous water and wastewater treatment facility projects
• Construction experience as a General Contractor and Resident Engineer
• Process design expertise and process equipment and technology specialist
• Alternative project delivery experience: design-build; CMAR; public private partnerships
Bob Frachetti, PE | Principal

**Project Experience (continued)**

NFRWQPA Utility Planning and 208 Planning Agency reviews, and Comprehensive Performance Evaluation. Design elements included self-cleaning wet well, fine-screening and grit removal headworks, equalization, A2O secondary biological treatment, MBR, UV disinfection, sludge dewatering and storage, and onsite reuse of non-potable water.

Equipment Pre-Selection, Construction Manager at Risk (CMAR) pre-qualification and selection; Development of design plans and specifications; Construction; Commissioning.

**Miller Ranch Pump Station Water Engineering, 2018, Current.** Principal in Charge/Project Manager

**Boulder County, CO San Souci Water Treatment Plant, 2020**
Surface Water Treatment, Facility Planning, Design, Permitting, Project Management

**Spring Valley Metro District #1, CO Arapahoe Well #2, 2020**
Groundwater Development, Hydraulic Analysis, Design

**Clear Water Metropolitan District, Water Treatment Storage & Distribution, 2018**
Principal in Charge/Project Manager

**Briggsdale Water Storage Tank and Booster Pump Station.** Project Manager and lead design engineer for design and construction of a new bolted steel water storage tank and booster pump station. Project was funded by the USDA grant. Prepared Final Design (plans and specifications) and managed office and field engineering.

**Gateway Village Water Storage Tank and Booster Pump Station.** Project Manager for design and construction of new 0.5 MG bolted steel water storage tank and booster pump station.

**United Water & Sanitation District / Brannan Pit Raw Water Pump Station.** Project Manager / lead design engineer for 25 cfs raw water pumping station. Vertical turbine pumps and controls. 36” DIP discharge piping.

**Lake Forrest Mutual Water Company.** Project Manager / lead design engineer for RO water treatment system for fluoride removal.

**Dukes West MHP Water System Improvements.** Project Manager/ lead design engineer for well upgrades, chlorination, and storage tanks.

**Henderson Mill Water WTP.** Project Manager/ lead design engineer for new 0.25 MGD membrane water treatment plant.

**Columbine Lake Water District.** Project Manager/ lead design engineer for water treatment system upgrade to remove iron and manganese.

**Town of Bennett Water System Improvements.** Principal-in-Charge/ Project Manager. Managed and performed engineering for multiple projects including complete water system infrastructure audit and assessment, capital improvement plan, water system hydraulic model, new storage tank alternatives evaluation, multiple well house upgrades (pumps and SCADA), new groundwater well drilling, permitting, treatment, and connection to distribution system. Engineer of Record for new 0.5 MG elevated water storage tank and distribution system improvements project including planning, permitting, design, construction engineering.

**Town of Georgetown WTF Improvements.** Principal-in-charge for a $3.6 million improvements project including a new 0.63 MGD membrane filtration facility; micro hydroelectric facility; replacement of an existing 1.5-mg storage tank; a new 1,500-gpm pump station; and a new 400,000-gallon welded steel storage tank with 2,000-ft distribution main extension. Design phase services were completed under strict deadline requirements enabling Town to secure $3.34 million of loan forgiveness and 0% loans made available through the American Recovery and Reinvestment Act (ARRA) and Colorado state revolving funds.

**Tabernash Meadows W&S District.** Project Manager for new ground water well permitting and chlorination project.

**Lookout Mountain Water District Membrane Filtration Upgrade.** Principal-in-Charge for membrane filtration CL2 disinfection upgrades including process improvements for pretreatment of iron, manganese, and total organic carbon; installation of three Siemens Memcor membrane units (total capacity of 550 gpm); design of chlorine disinfection facilities; preparing regulatory applications; and, providing construction engineering services. The total project cost was $1.25 million.
Section 4 - PERSONNEL EFFORT

Our fee estimate summary is provided on the following page and is organized by the tasks outlined in the RFP Attachment A - Fee Schedule. Also please refer to Attachment A of this proposal for the completed Fee Schedule. The basis of compensation for performing the proposed Scope of Services is on a time and materials basis for a not-to-exceed amount of $162,500. While providing our fee in this format, we anticipate reducing the number of Tasks to correspond with the 5-task series presented in our Project Roadmap presented under our Project Approach. Monthly invoices will be submitted based on the incurred labor costs during the period plus reimbursable expenses.

Reimbursable expenses (direct costs) incurred during our services may include, but are not limited to, travel mileage, shipping or delivery services, approved project related purchases, professional subconsultant or other outside services, travel, and reproduction costs of drawings, reports, etc. The fee estimate includes direct costs for travel to workshops, plus other incidental direct expenses that are anticipated.

- Project mileage will be charged at the current-year business mileage rate as issued by the Internal Revenue Service.
- Subconsultants will be invoiced at direct cost; all other reimbursable expenses will be invoiced as the direct cost plus an administration markup of 10 percent.
- Incidental expenses, e.g., miscellaneous copying, phone calls, and office supplies, necessary to complete the work are included in the fee.

Compensation for Additional Services will be agreed to prior to proceeding and will be based on incurred labor costs plus reimbursable expenses. Labor costs incurred during the execution of Additional Services will be calculated based on our current labor rate schedule for professional engineering services presented in the attached estimate.

The following assumptions and exclusion were used in developing the fee estimate:

Assumptions
1. The Town will provide information reasonably necessary for BlueWater to complete its services.
2. The Town will provide its most current water resources planning information.
3. The Town will provide electronic and/or paper copies of design reports, current as-constructed records and equipment specifications for the WTP, raw (well) water system, and other water system structures.
4. Well water quality analytical data and operator-collected data will be furnished by the Town. Additional sampling and analyses requested to be provided by BlueWater will be considered and additional service.
5. The Town will provide WTP operational data in sortable electronic format consisting of daily flows, raw and settled water quality, filtered water turbidity, and finished (disinfected) water quality.
6. The Town will provide complete water meter data and/or other demand records for the in an agreed sortable electronic format for documenting existing water use throughout the system and required by BlueWater for updating the demand analysis.

7. The Town will provide the distribution system GIS mapping information as referenced in the RFP including valves, hydrants, etc.

8. The Town will provide information and location for areas to be irrigated or otherwise served with non-potable water.

9. The Town to provide available maintenance information on existing distribution, storage and pumping systems.

10. The Town will provide reports, GIS (parcel) mapping and arrange for interviews of Town planning staff for identifying ongoing and potential development information to be included in the master planning analysis.

11. The Town will provide its most current Comprehensive Plan and/or update to provide the basis for evaluating parcel development zoning and development density for existing, planned and future developments.

12. The Town will provide the most current information documentation detailing existing, planned or potential interconnection agreements.

13. The Town will complete review of Project deliverables within five (5) to ten (10) business days of receipt from BlueWater.

14. The Town will prepare for and participate in facilitated Workshops and/or progress meetings with review comments, questions, general discussion and direction to BlueWater for finalizing the deliverables to maintain progress.

15. The Town will advise BlueWater with policy and fiscal decisions and priorities for allowing timely completion of the Project.

**Exclusions:**

1) Site, feature and elevation field surveys including valves, hydrant and existing pipe locations and/or elevations.

2) GIS mapping of existing system assets.

3) Destructive or non-destructive testing of buried or abovegrade pipe, valves, facilities, etc.

4) Geotechnical subsurface investigations.

5) Engineering design services.

6) Construction materials testing during construction.
## Town of Lochbuie | Water System Master Plan
### Level of Effort and Fee Estimate

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Agenda Item Summary

MEETING DATE: March 7, 2023

SUBJECT: Discussion Item – Infrastructure Financing Options

PRESENTED BY: Brian K. McBroom, Town Administrator

SUMMARY / BACKGROUND

Approximately five square miles on the east side of I-76 are being considered for annexation and development in the town, including a multi-modal rail facility, 30-50 million square feet of industrial space and several hundred residential dwellings.

The Town of Lochbuie cannot fund over $200 million of capital infrastructure improvements with the town’s annual budgeted revenues of $6.8 million. Key needs include road improvements, storm drainage facilities, and water and wastewater distribution and collection lines. The time to provide for the infrastructure funding is before the development begins.

The attached slide presentation will walk through key financing options at a high level with an opportunity for questions and, hopefully, some initial direction on how staff should proceed. Because of the lead time required for large scale infrastructure projects, including financing and design of specific projects, developing a sound financial plan now is critical to allow infrastructure construction to begin within the next 2-3 years.

PRESENTER INFORMATION

The town sought assistance from an expert, Roger Tinklenberg, with many years of experience financing large infrastructure projects and developing long range financial plans. Mr. Tinklenberg’s related professional biography is attached.

STAFF RECOMMENDATION / ACTION REQUIRED/DISCUSSION

No formal action is required. Staff will be seeking general direction after the presentation.
Board of Trustees Meeting
March 7, 2023
Development Funding Challenges

Approximately five square miles are being considered for annexation and development in the town, including a multi-modal rail facility and two logistics centers.

Lochbuie cannot fund over $200 million of capital infrastructure improvements with the town’s annual budgeted revenues of $6.8 million.

Needs include road widenings, interchange improvements, storm drainage facilities and water and wastewater trunklines.

The time to provide for the infrastructure funding is before the development begins.
Infrastructure Financing Team

Denise Rademacher – Finance Director
Maureen Juran – Town Attorney
Roger Tinklenberg – Public Financing Expert
Grace Erickson – URA Implementation
Brian McBroom – Town Administrator
Bond Attorney – Future
URA Attorney – Future
Maureen Juran – Town Attorney
Roger Tinklenberg – Public Financing Expert
Options

- Ask the developers to fund all the needed infrastructure improvements.
- Allow developers to establish metropolitan districts to fund improvements.
- Establish general improvement district(s) to fund the improvements.
- Establish an urban renewal authority with one or more urban renewal areas.
- Some combination of the above.
Option 1, Developer Funding:

Benefits:

The developer funds the construction cost with no or limited risk to the community, and Town staff will not be burdened with the work of funding and overseeing construction.
Option 1, Developer Funding:

Risks:

- The developer controls the construction quality and timing,
- The infrastructure may be built piecemeal that limits benefits to the community,
- The development may not occur due to availability or cost of financing, and/or
- The built product’s purchase price may not be competitive in the market since developer must include the infrastructure cost in the lease/sale price.
Option 2, Developer Metro Districts:

Benefits:

The metro district funds the construction cost with no or limited risk to the community, and Town staff will not be burdened with the work of funding and overseeing construction.
Option 2, Developer Metro Districts:

Risks:

- Metropolitan districts can be misused to financially benefit a developer,
- The developer’s metro district controls the construction quality and timing,
- The infrastructure may be built piecemeal that does not benefit the community,
- The development may not occur due to availability or cost of financing, and/or
- The built product’s purchase price may not be competitive in the market.
Option 3, General Improvement District:

Benefits:

- Town Board serves as Board of Directors,
- The general improvement district (GID) funds the construction cost with no or limited risk to the community,
- Town staff will not be burdened with the work of funding and overseeing construction, unless GID uses town staff via IGA, and
- GID can fund ongoing operation and maintenance costs.
Option 3, General Improvement District:

Risks:
- The general improvement district controls the construction quality and timing,
- The infrastructure construction timing may not meet the developments' needs, and/or
- The development may not occur due to availability or cost of financing.
Option 4, Urban Renewal Authority:

- Benefits:
  - Town Board serves as URA Board of Directors, along with one representative each from the county, the school district, and special districts
  - The general improvement district funds the construction cost with no or limited risk to the community,
  - Allows access to tax revenue to borrow against that otherwise wouldn’t be available to the town, and
  - Provides a tool for redeveloping other areas in town.
Option 4, Urban Renewal Authority:

- **Risks**
  - The URA controls the construction quality and timing,
  - The infrastructure construction timing may not meet the developments' needs,
  - Infrastructure construction may not be able to be financed within the 25-year clock,
  - The URA’s capture of the tax increment may be problematic for other taxing jurisdictions, and/or
  - Agricultural land may be included in the URA only if all taxing jurisdictions agree in writing, and/or
  - Town must absorb the cost of maintaining infrastructure built by urban renewal authority.
Questions and Answers
Two Recommendations

• Direct Town staff to provide more information regarding the establishment of a general improvement district and an urban renewal authority, or

• Direct staff to initiate the steps to create a general improvement district and/or an urban renewal authority.
Thank you!
Roger Tinklenberg - Biographical Sketch of Financing Strategy Experience

Roger Tinklenberg is the owner/manager of Mountaintop Management Assistance, LLC, providing consulting services in development funding strategies such as general improvement districts and urban renewal. Previously he served Commerce City for 21 years as their Director of Finance, Administrative Services Officer, Deputy City Manager, and retired as Commerce City’s City Manager in August of 2022.

In addition to providing a wide range of general management services in Commerce City including providing collaborative management oversight for Community Development, Parks Recreation Golf, and Public Works Departments executing over $200 million of capital improvement projects under budget and on schedule with contract assistance, Tinklenberg was instrumental in refinancing the Northern Infrastructure General Improvement District’s debt to stabilize its financial condition; providing the financial and modeling information necessary for the City Council to approve two additional general improvement districts and several urban renewal areas.

Three urban renewal areas offer examples of different approaches and results. One urban renewal area is located in the area surrounding Dick’s Sporting Goods Park (stadium for the Colorado Rapids). The landowner invested in building the stadium and installing the surrounding public infrastructure. The City issued bonds to fund improving East 56th Avenue and Quebec Parkway with the landowner agreeing to pay a portion of the debt service for the bonds. Because no additional development has occurred on the surrounding land very little tax increment is being generated. The result is that the landowner is paying the City for its portion of the bond debt service out of the landowner’s operating revenue.

The second urban renewal area is for the Derby commercial area. The tax increment revenue has funded building façade improvements and some public improvements but without a business or a person to “drive” the area redevelopment it has not achieved the level of success possible.

The third urban renewal area is the former Mile High Greyhound Park. The Urban Renewal Authority purchased the dog racing facility and its 65 acres of land and demolished the dilapidated facility at a total cost of approximately $7 million. After 3.4 acres of land was donated to the Boys and Girls Club the remaining land was sold to a developer for $8 million. The $8 million was reinvested into on-site public infrastructure to leverage over $250 million of private investment into residential and commercial development.

Prior to joining Commerce City, Mr. Tinklenberg was the owner/manager of Mountaintop Management Assistance, LLC, providing consulting services and publisher of an internet website.
for local government officials. A significant project was establishing the Urban Renewal Authority in Brighton, CO. A notable accomplishment for the Brighton URA was the renovation of the former Armory building into a community center.

Tinklenberg previously served as the city administrator for the City of Federal Heights, Colo. and the Director of the Federal Heights Redevelopment Agency for five years. The Federal Heights Redevelopment Agency accomplished the redevelopment of an obsolete neighborhood grocery shopping center into a new Safeway anchored shopping center at the Southeast corner of West 104th Avenue and Federal Boulevard.

Tinklenberg was the city administrator, clerk and treasurer for the City of Eldora, Iowa for 10 years and directed energy management programs in St. Louis, Missouri and Iowa City, Iowa.

Tinklenberg has a master’s degree in public affairs from the University of Iowa and a bachelor’s degree in history from Dordt College (now University). He is a graduate of the University of Oklahoma’s Economic Development Institute.
Steps Necessary to Establish an Urban Renewal Authority

1. A petition stating that there is a need for an authority signed by a minimum of 25 electors in city/town must be submitted to the city council/town board.

2. Preliminary study of blight conditions.

3. Identify financial options.

4. The city council/town board then holds a public hearing to determine the need for an authority.

5. If the board/council finds that one or more slum or blighted areas exist, they shall adopt a resolution making such a finding and declaring it to be the public interest that an urban renewal authority is necessary.

6. Then the mayor shall appoint, subject to the approval of the board/council, an odd number of five to eleven commissioners to act as the authority.

7. A certificate signed by the commissioners must be filed with the Division of Local Government, Department of Local Affairs.

8. The urban renewal authority is then established in accordance with Colorado law and the certificate signed by the Director of the Division of Local Government is admissible in evidence in any suit, action or proceeding.
Urban Renewal Authority Powers in Colorado

1. Establish bylaws, orders, rules, and regulations.
2. To adopt or modify a seal.
3. To sue and be sued.
4. To undertake urban renewal projects.
5. To enter into contracts and other instruments.
6. To arrange for services, privileges, works, streets, roads, public utilities or educational or other facilities.
7. To dedicate property acquired or held for public works, improvements, facilities, utilities, and purposes.
8. To arrange with municipality or other public body to plan, replan, zone or rezone any part of the public body.
9. To enter, with the consent of the owner, upon any building or property in order to make surveys or appraisals and to obtain a court order for this purpose.
10. To acquire any property by purchase, lease, option, gift, grant, bequest, devise or otherwise acquire any interest in property by condemnation.
11. To prepare an urban renewal plan for approval by the governing body of the municipality where the property is located so that condemnation may be used.
12. To hold, improve, clear, or prepare for redevelopment any such property.
13. To dispose of property at fair market value.
14. To mortgage, pledge, hypothecate or otherwise encumber or dispose of its property.
15. To insure or provide for insurance of any property or operations of the authority.
16. To deposit or invest any of its funds.
17. To borrow money and to apply for and accept advances, loans, grants, and contributions from the federal government.
18. To make appropriations and expenditures of its funds.
19. To prepare proposed plans for submission to the governing body.
20. To make reasonable relocation payments to individuals, families and businesses displaced within an urban renewal area.
21. To develop, test and report methods and techniques and to carry out demonstrations and other activities for the prevention and elimination of slum and blighted areas within the municipality.
22. To rent or to provide by any other means suitable quarters for the use of the authority.
Steps Necessary to Establish a General Improvement District

1. A briefing for city council/town board and direction to staff to proceed.

2. A petition must be submitted to the city/town clerk stating that there is a need for a general improvement district (GID) signed by a minimum of:
   a. 30% or 200 of electors in proposed district, or
   b. One elector for each 5 acres of land to be included in the district, or
   c. 100% of the owners of taxable real property.

3. Determination of need for public hearing (if 100% of property owners signed petition, then no public hearing is necessary).

4. Preparation of ordinance.

5. Publication of notice of public hearing and mailing to each elector in proposed district (if necessary).

6. The city council/town board then holds a public hearing to determine the need for a district and clerk makes a record of the findings.

7. If the board/council determines it to be the public interest to establish a GID, then board/council acts on ordinance to establish GID.

8. If the board/council establishes a GID, then prepare an intergovernmental agreement (IGA) between city/town and GID to provide city/town resources and staff support to GID.

9. Determination of need for an IGA between GID and metropolitan district.

10. Draft GID bylaws.

11. Organizational meeting of GID board of directors (city council/town board serve as ex officio GID board of directors).

12. GID action on bylaws, IGA with city/town, and IGA with metropolitan district.
13. Court confirmation of GID board actions/powers.

14. GID board determination of inclusion area.

15. GID board determination of possible covenants and joinder requirements.

16. GID resolution setting ballot language:
   a. Mill levy
   b. Authorized uses of revenues
   c. Debt limit
   d. Debt authorization

17. Conduct election of electors within initial GID boundaries.

18. Staff establishment of administrative functions of GID.
General Improvement District Powers in Colorado

1. Municipality may establish districts to acquire, construct, install, operate and/or maintain services to be provided.
2. Municipality may establish a district partially within the boundaries of any other municipality or within the unincorporated territory of a county if such municipality or county consents by resolution.
3. Construct, install, operate, and maintain district improvements.
4. Exercise the power of eminent domain.
5. To construct and install improvements across or along any public street, alley, or highway in accordance with the municipal ordinances and regulations.
6. To fix and increase or decrease rates, tolls, or charges for facilities or services provided by the district and impose liens on property for non-payment.
7. To enter into contracts and other instruments.
8. To borrow money and incur general obligation indebtedness.
9. To refund any general obligation indebtedness, revenue bonds, or special assessment bonds without an election.
10. To exercise all rights and powers necessary to carry out its purposes.
11. To have and use a corporate seal.
12. To adopt bylaws.
13. To sue and be sued.
14. To conduct elections.