TOWN BOARD WORK SESSION

October 16, 2023 - 5:30 PM
1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

To view Town Board meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

WORK SESSION AGENDA ITEMS

1. Non-profit Funding Discussion
2. 2024 Utility Rate Study Update - Jess Humphries, Administrative Services Director
3. Revision to Municipal Code, Chapter 10, Article IX - Park Ordinance - Wade Willis, Open Space and Trails Manager
4. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

MEMORANDUM

Date: October 16, 2023
To: Mayor and Town Board
From: Tara Fotsch, Deputy Director of PRC
Re: Non-profit Funding Discussion
Item #: 1.

Background / Discussion:
Staff will present on all of the 2024 community partnership and sponsorship requests.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

MEMORANDUM

Date: October 16, 2023
To: Mayor and Town Board
From: Jessica Humphries, Admin Services Director
Re: 2024 Utility Rate Study Update - Jess Humphries, Administrative Services Director
Item #: 2.

Background / Discussion:

Water Rates

Annually, staff evaluates the water rate structure during the budgeting process. For the last five years, Stantec Consulting has worked with staff to develop a rate model to evaluate all the variables required to provide a secure and resilient water supply for residents and businesses. The intent of the model is to provide Town staff and the Town Board with long-range financial planning tools to ensure growth pays for growth; services are appropriately funded long-term; mandates are addressed, and infrastructure is updated and maintained in a timely manner.

Stantec and staff will present a recommendation to increase rates by a total of 10.5% to fund operations and maintenance of the current system, as well as fund the capital improvements required to continue securing our water supply for the future. Using our established rate model, the monthly water rate will be effective February 1, 2024, and will be reflected on the March 1, 2024, utility bills.

Sewer Rates

Annually, staff evaluates the sewer rate structure during the budgeting process. For the last four years, Stantec Consulting has assisted in updating rates/fees for the sewer fund. The intent of the model is to provide Town staff and the Town Board with long-range financial planning tools to ensure growth pays for growth; services are appropriately funded long-term; mandates are addressed, and infrastructure is updated and maintained in a timely manner.

Stantec and staff will be providing a presentation on two different rate scenarios for consideration. These scenarios reflect an increase in the flat rate/base fee and the commodity charge per 1000 gallons for the sewer system. Using the established rate model, the rate increase (either scenario) would be reflected on the February 1, 2024 utility bills.

Stormwater Rates

For the second year in a row, staff engaged Stantec Consulting to assist with updating the rate model for stormwater. The intent of the model is to provide Town staff and the Town Board with long-range financial planning tools to ensure growth pays for growth; infrastructure is updated and maintained in a timely manner; mandates are addressed, and services are appropriately funded long-term.

Stantec and staff will be providing a presentation on two different rate scenarios for consideration. These scenarios reflect an increase in the Operations and Maintenance Rate as well as the Monthly Basin Improvement Rate under the Monthly Basin User Fee. Using the established rate model, the rate increase (either scenario) would be reflected on the February 1, 2023, utility bills.

Plant Investment Fees (Water & Sewer)

This year staff requested Stantec to do a separate analysis of each plant investment fee—water and sewer. The reason is to ensure our current fees are accurate and that the rate models for each utility are reflected as such. Stantec and staff will present recommendations for each plant investment fee.

Attached you will find the workbooks associated.

Water and Sewer Board recommendations

The same presentation and recommendations were given to the Water Sewer Board on October 11th. Unanimously, the Water Sewer Board voted to recommend the following to the Town Board:

- Increase water rates by 10.5% as presented.
- Increase sewer rates by 8% (scenario #2) as presented.
- Increase stormwater rates by 20%.
- Increase water and sewer plant investment fees as presented.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. Utility Rate Presentation
2. Sewer Plant Investment Fee Workbook
3. Water Plant Investment Fee Workbook

Stantec

Town of Windsor, CO

Town Board

2024 Rate Study Update

October 16, 2023

Agenda

1. Water Fund
2. Sewer Fund
3. Storm Drainage Fund
4. Plant Investment Fees

What Has Changed Since Last Rate Study?

For the water and sewer funds,

- Updated 2022 actual revenues and expenses and ending fund balances
- Updated from 2023 original budget to 2023 year-end projections
- Incorporated 2024 proposed budget

- Updated to most recent 5-year Capital Improvement Plan for FY 2023-2027
- Validated key assumptions with staff
- Evaluated plant investment fee charges

Utility's Financial Goals

- Maintain debt service coverage at target level – 120%
- Maintain adequate reserve requirements
  - 90 days cash on hand to maintain bond ratings
  - Additional 90 days cash for depreciation of assets
- Minimize rate impacts to rate payers
- Growth pays for growth
- Adequately fund water resource needs

Water Fund

Key Drivers of the Water Fund Balance

Operating	• *$4.8M for potable water purchases in FY24* • *Operating capital including water line replacements and non-potable projects*
Growth	Growth projection equal to *90%* of expected new permits • *New treatment plant to cost $13M through FY 2027* • *$15.1M in PIF payments for current capacity to Greeley & NWCWD for FY23* • *$1M paid annually beginning in 2025*
NISP	Timing of NISP project, currently beginning debt service payments in 2026 • *Project cost increased to over $2B* • *Estimated annual payment of $10.9M* • *$400k in new rental agreements with Loveland, Greeley, and Fort Collins*

Account Growth Projections

- Growth estimates updated to be consistent with economic development reports
- Growth applies for water, sewer, and storm drainage funds

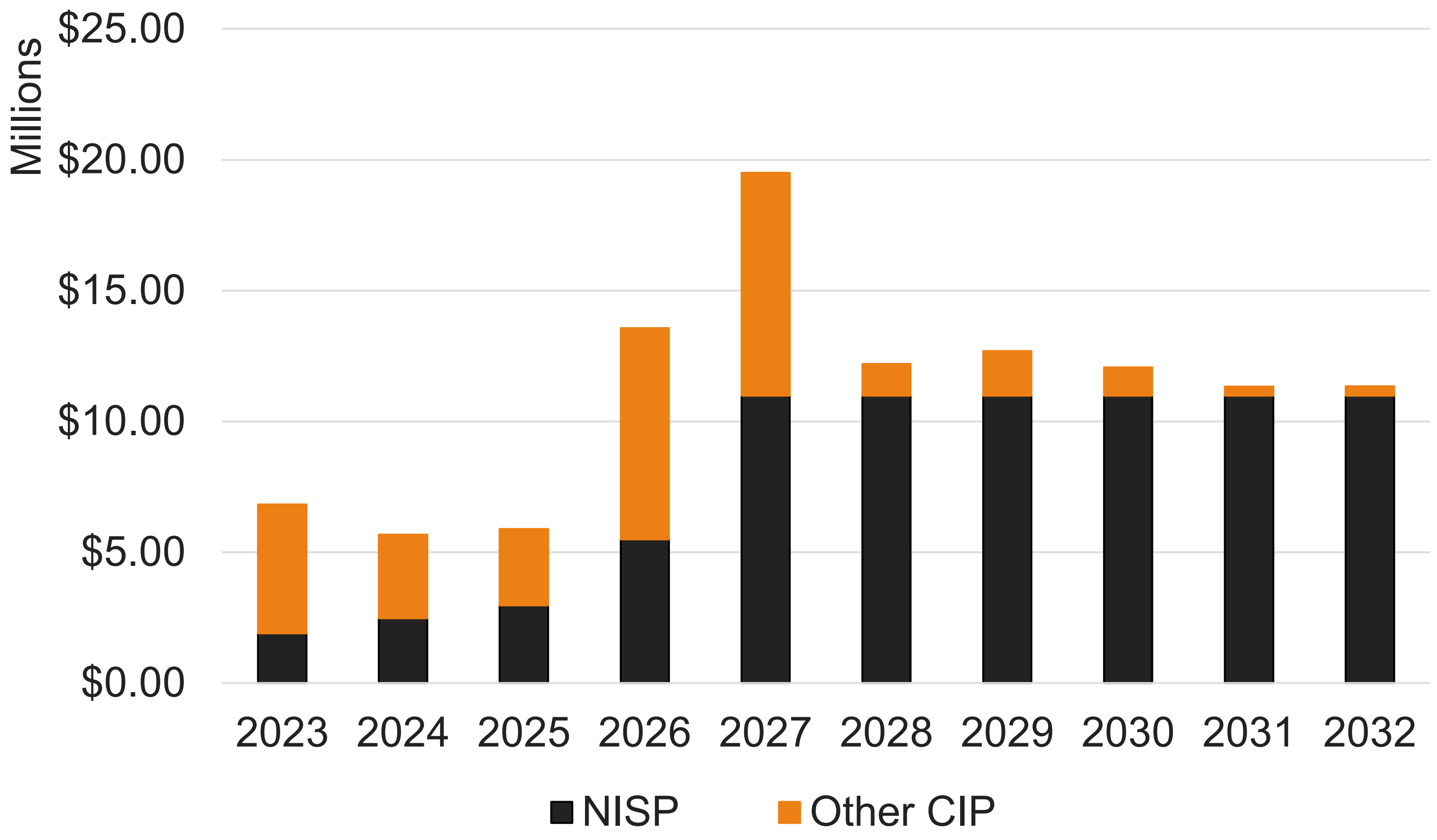
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Raindance - 249	49	50	50	50	50							
Ptarmigan - 16	16											
Windsor West - 229			70	70	89							
Water Valley - 89	0	22	22	22	23							
Highland Meadows - 48		24	24									
Greenspire - 495 x Multi					99	99	99	99	99			
Great Western						200	200	200	200	200		
Poudre Heights - 226	40	40	40	40	40	26						
Trautman - 229 lots (Journey Homes)		100	129									
Prairie Song - 1,742 x SF & 550 x Multi	50	97	240	218	131	84	84	84	96	150	195	152
Overland - 691 x Mixed Use						100	100	100	100	100	100	91
Total Permits	155	333	575	400	432	509	483	483	495	450	295	243
90% of new permits	140	300	518	360	389	458	435	435	446	405	266	219

***Note**: 90% growth execution is applied through 2034*

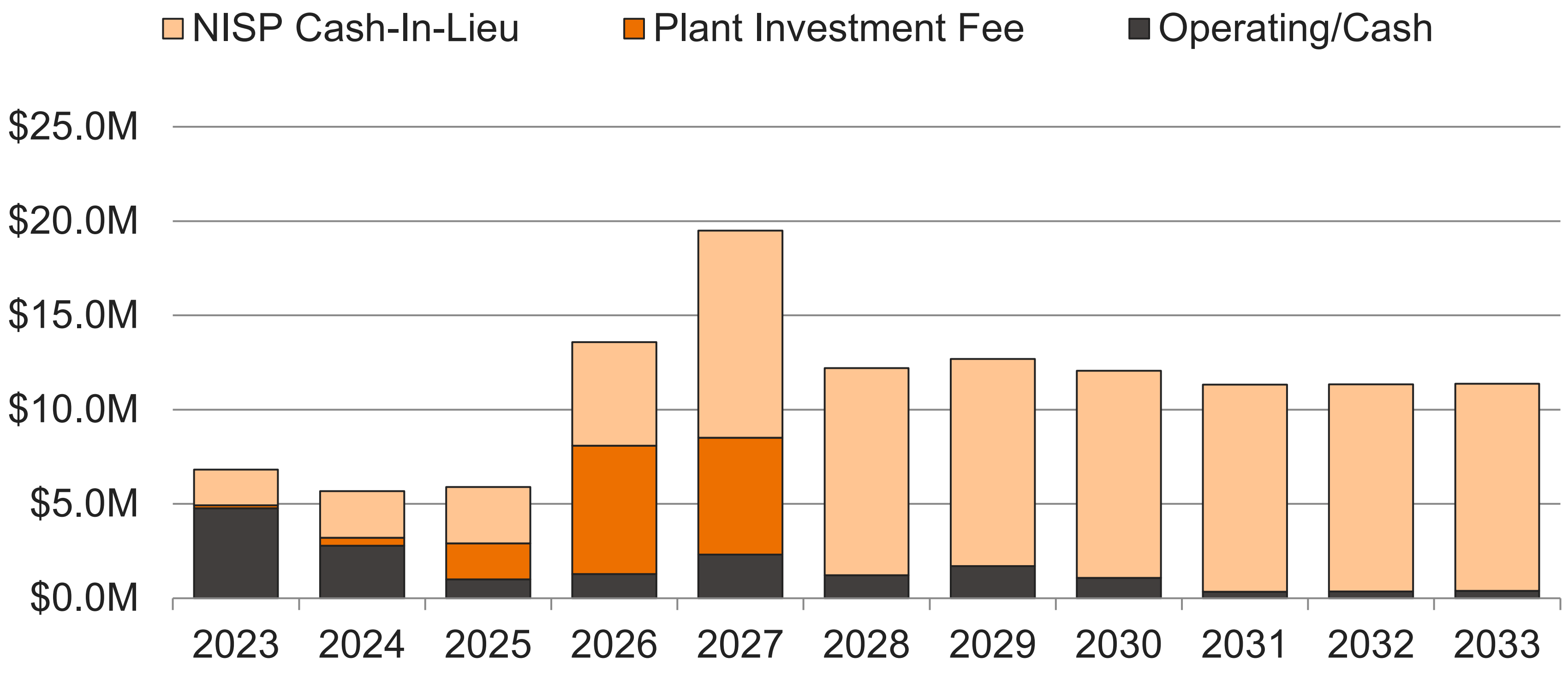
Water

NISP/Capital Project Costs Projection

- FY 2023 - 2025 NISP costs are for design & engineering
- Other CIP includes Water Line Replacement and other R&R projects
- $13.05M Regional Water Treatment Plant in 2026-2027
- NISP debt service payments begin in 2026

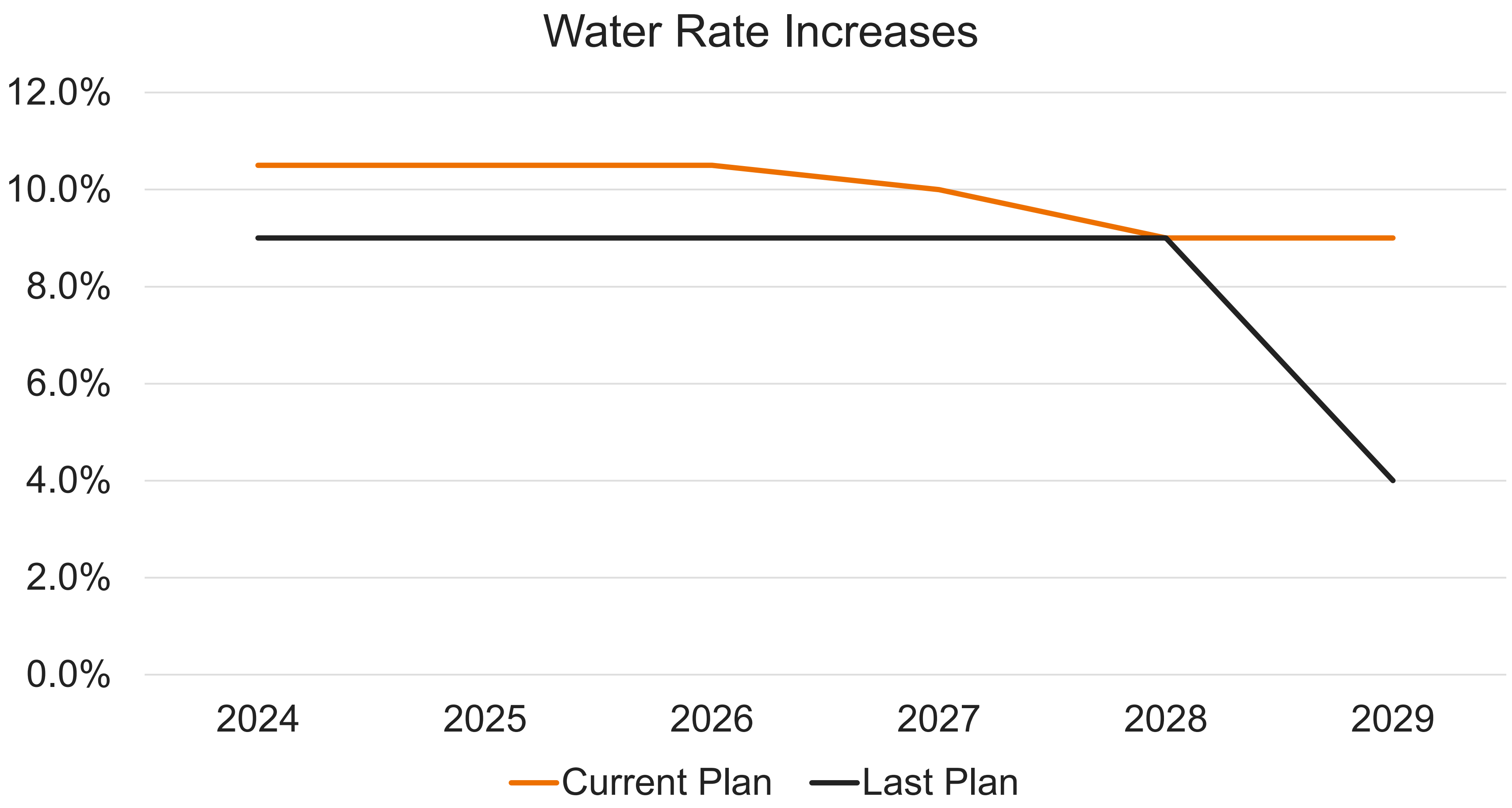


CIP Funding by Type



Note: 5% annual cost escalation is applied to budgeted capital project costs

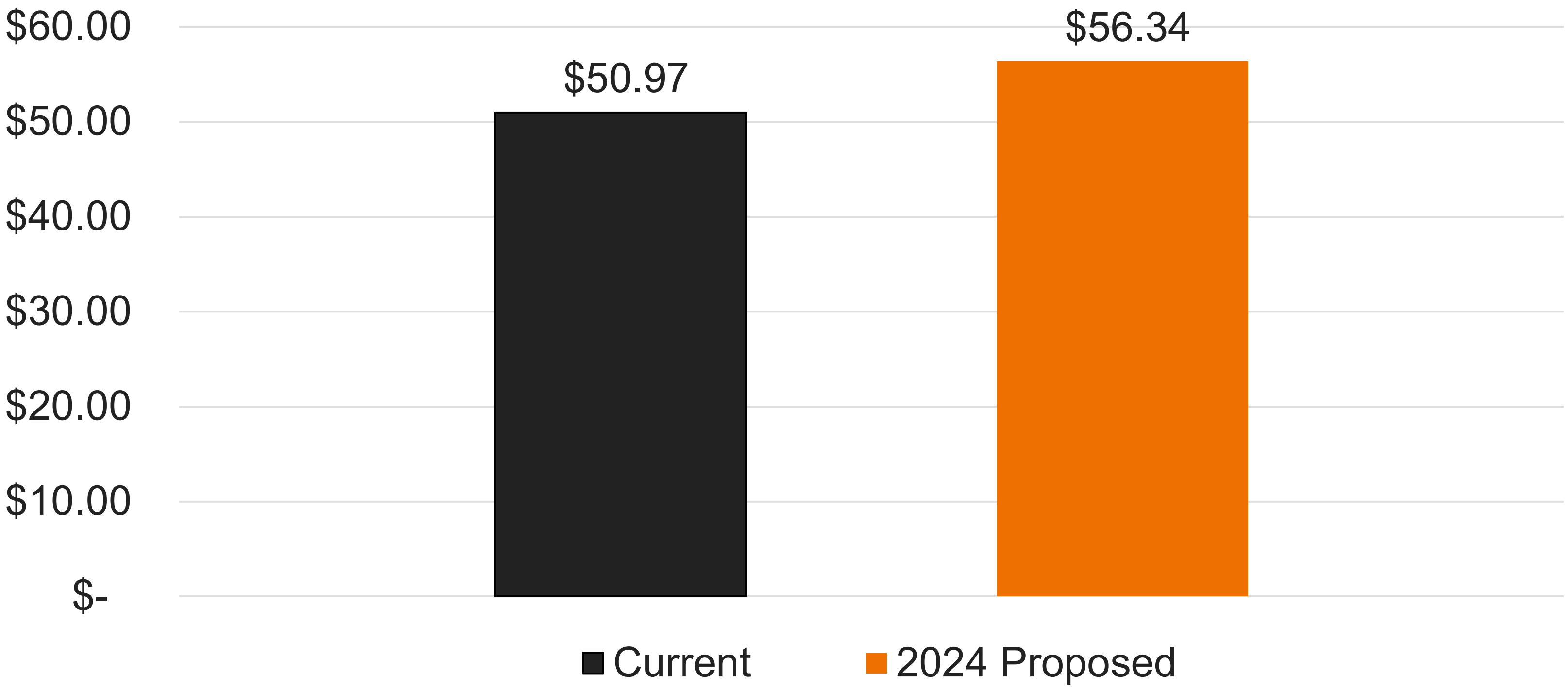
Water Fund Rate Projection



Water Fund Scenario Summary

	Prior Update	Current Update
Rates	9.0% annual rate increases from 2024-2028 4.0% inflationary increases from 2029-2032	10.5% annual rate increases from 2024-2026 10% rate increase in 2027 9% rate increases in 2028 & 2029 Anticipated inflationary increases in 2030-2032
Growth Execution	80% Growth Execution	90% Growth Execution
NISP	NISP all debt financed	NISP all debt financed, recovered in cash-in-lieu funds

Single Family Monthly Bill Impacts



- $5.37 monthly change

Note: Assumes 5 kgal of usage

Sewer Fund

Key Drivers of the Sewer Fund Balance

Capital Plan

New Wastewater Treatment Plant design and construction begins in FY 2023

- *$82M*[1] spend over 10-year CIP plan, PIF funded through 2028, revenue bonds to be issued in FY 2029, debt service partially covered by PIFs.

Sewer Plant Biosolids Handling Improvements in process

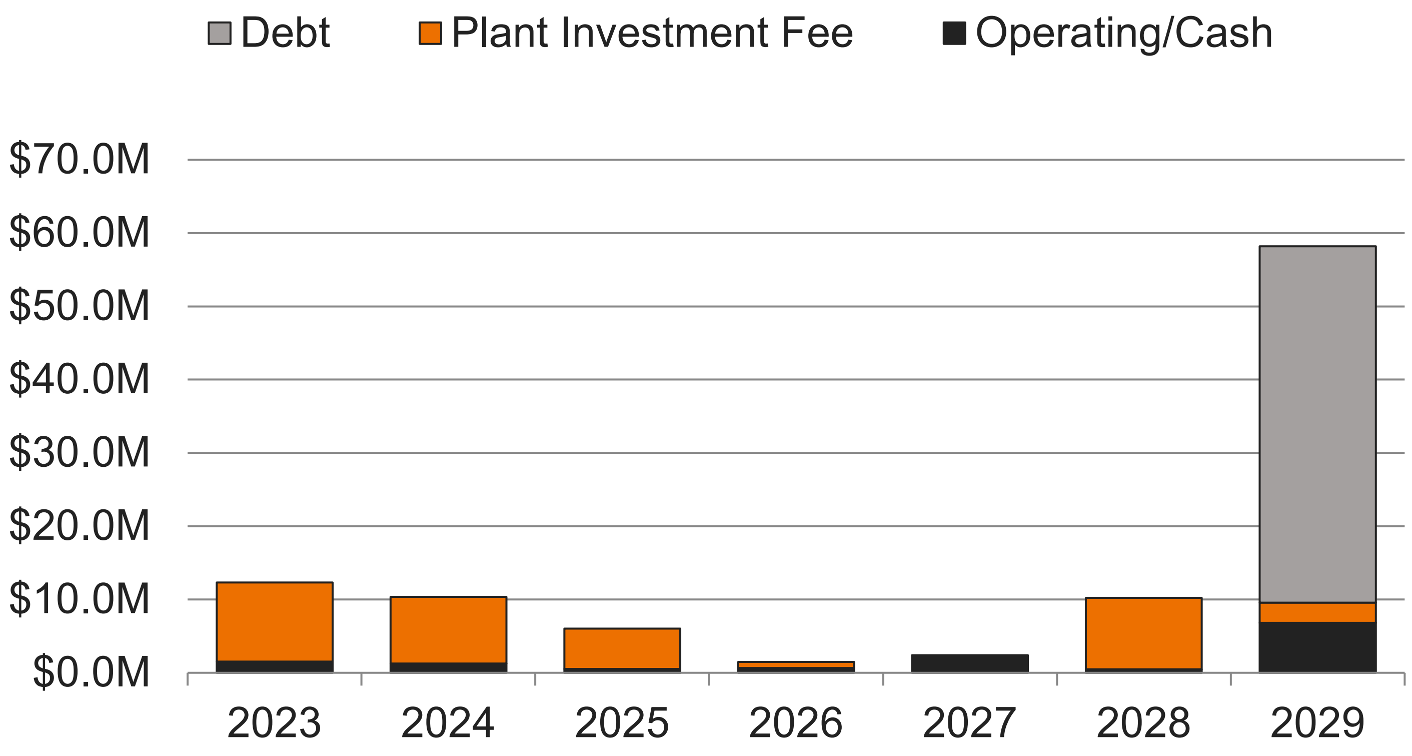
- *$6.75M* spend in 2023, funded by 2022 revenue bond
- Operating capital, including sewer line rehab, lift station rehab, central sewer upgrades

Growth

- Growth projection equal to *90%* of expected new permits

1. Annual cost escalation of 5% applied

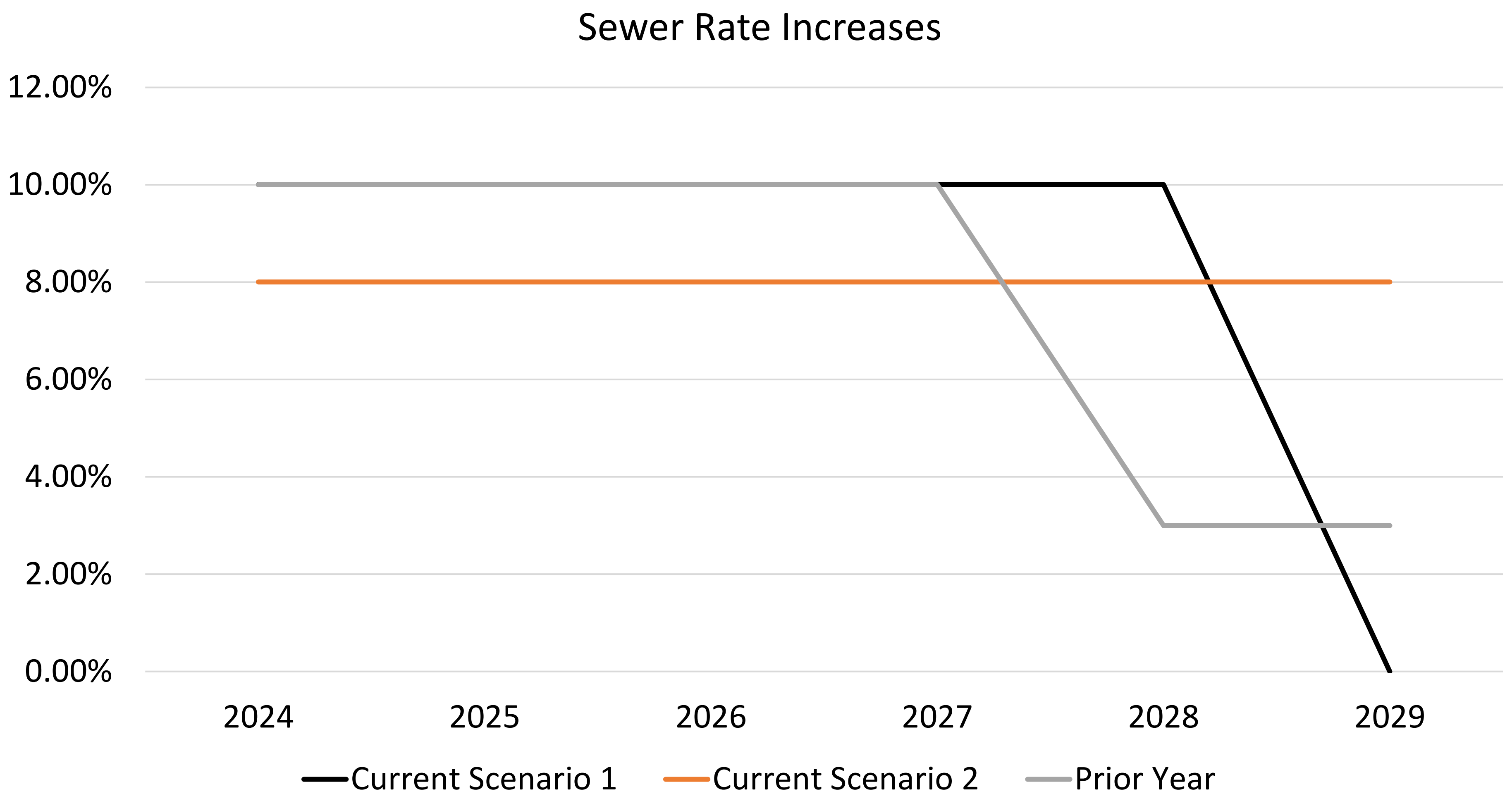
CIP Funding Sources



Note: Cost escalation of 5% is applied to budgeted capital project costs

Sewer

Sewer Fund Rate Projection

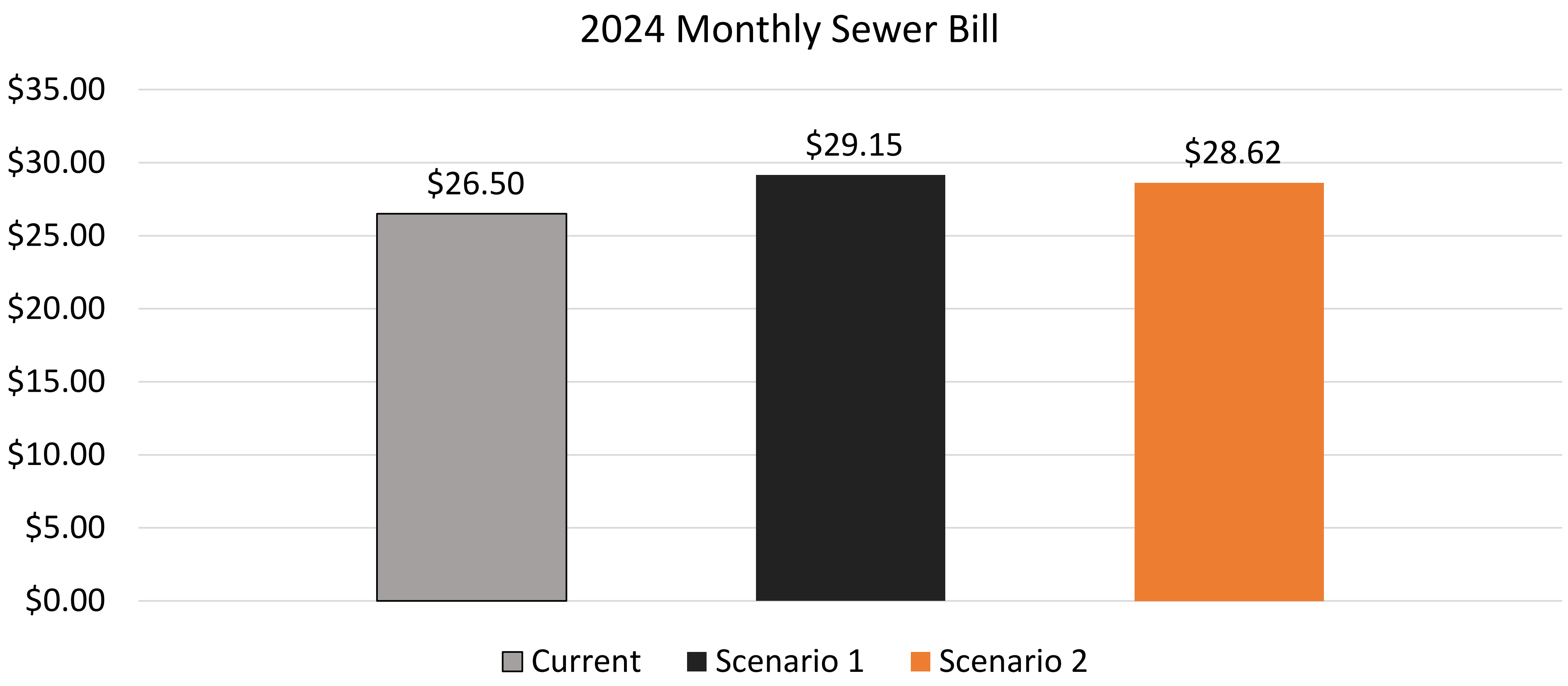


Sewer Fund Scenario Summary

	Prior Update	Current Update
Rates	10.0% annual rate increases from FY 2023-2027 3.0% inflationary increases from FY 2028-2032	8.0% annual rate increases from 2024-2029, or 10% annual rate increase 2024-2028 Anticipated inflationary increases through 2032
Growth Execution	80% Growth Execution	90% Growth Execution

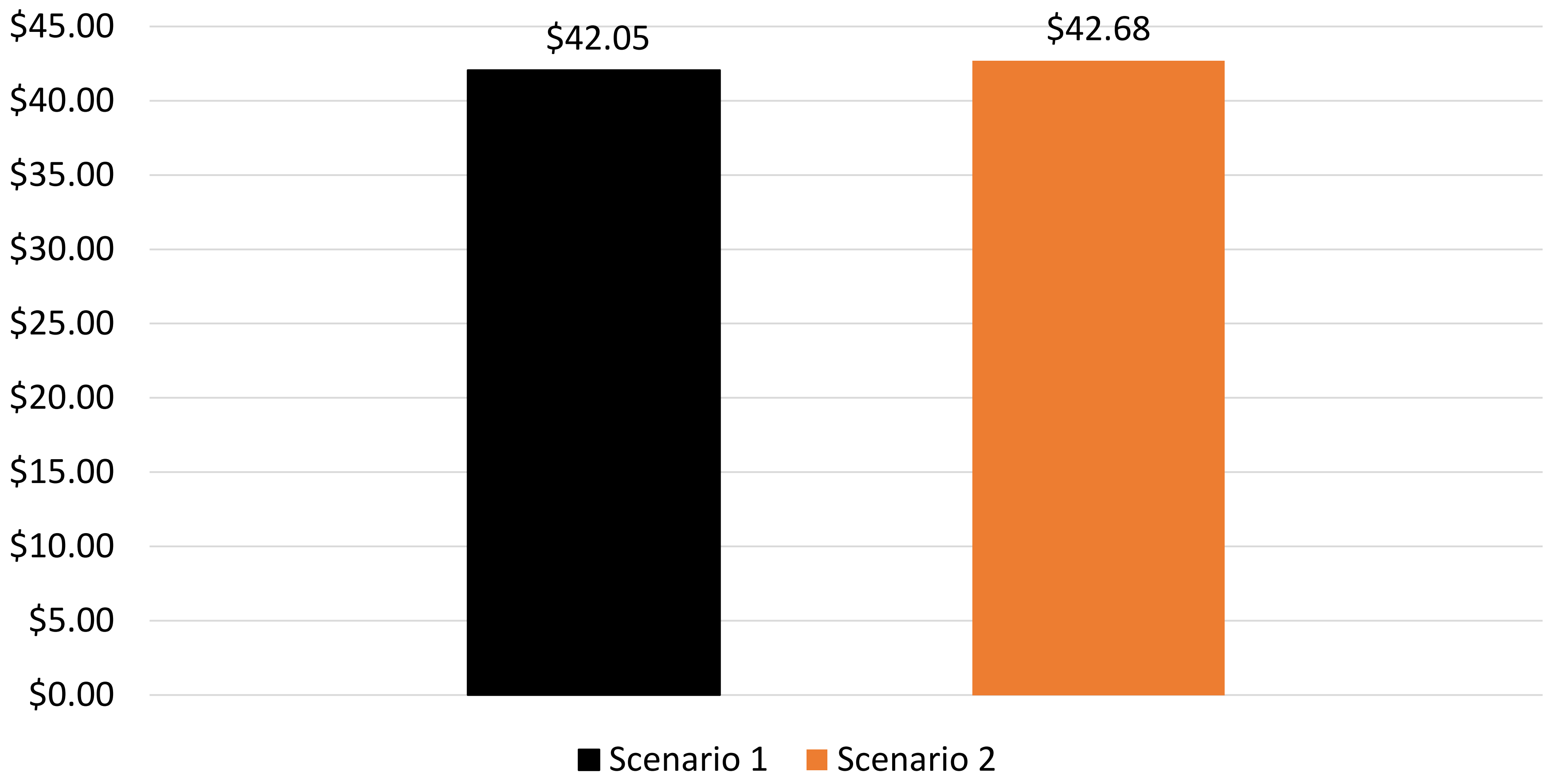
Sewer

Single Family Monthly Bill Impacts

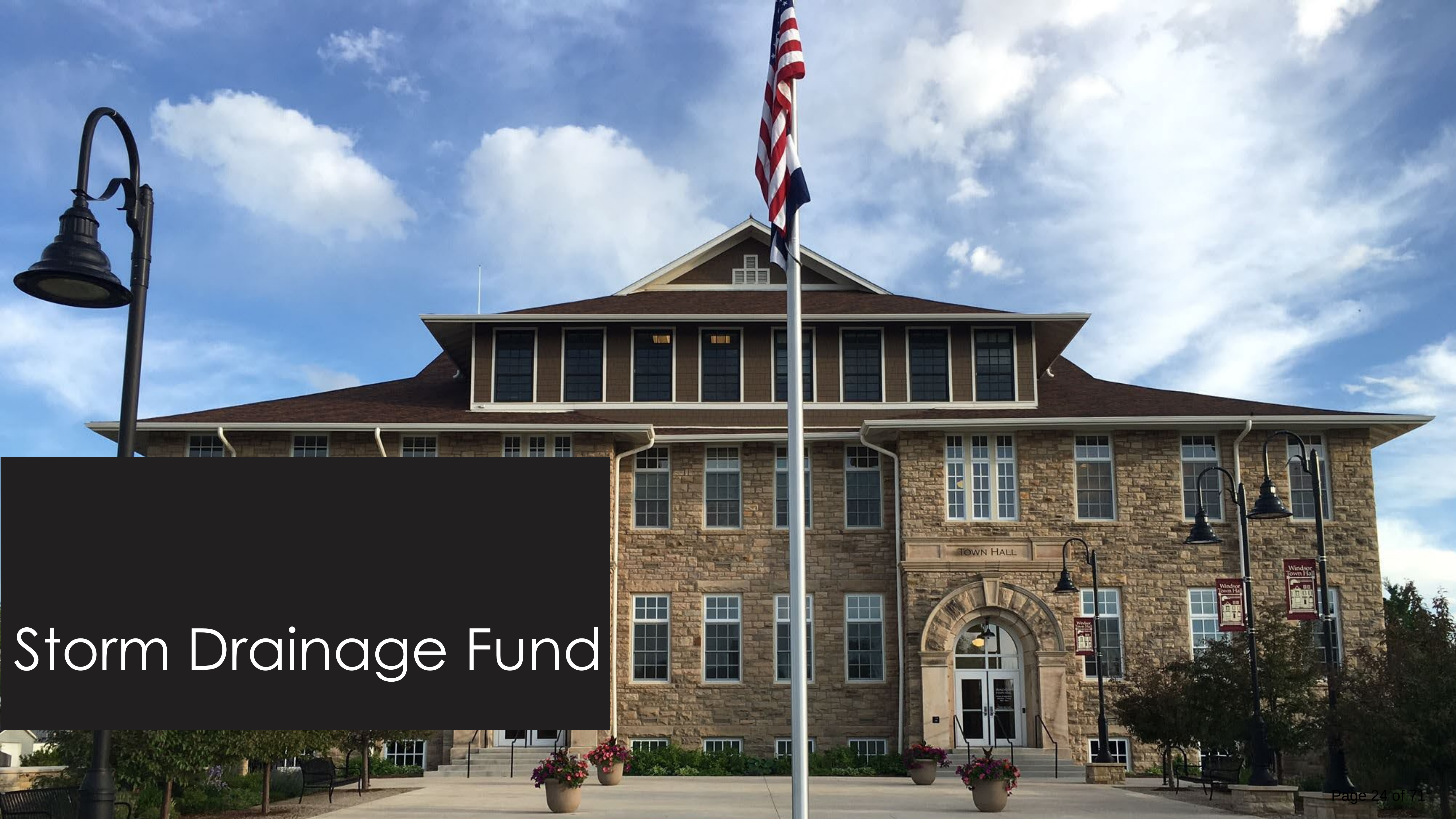


Sewer

Single Family Monthly Bill Impacts - 2029



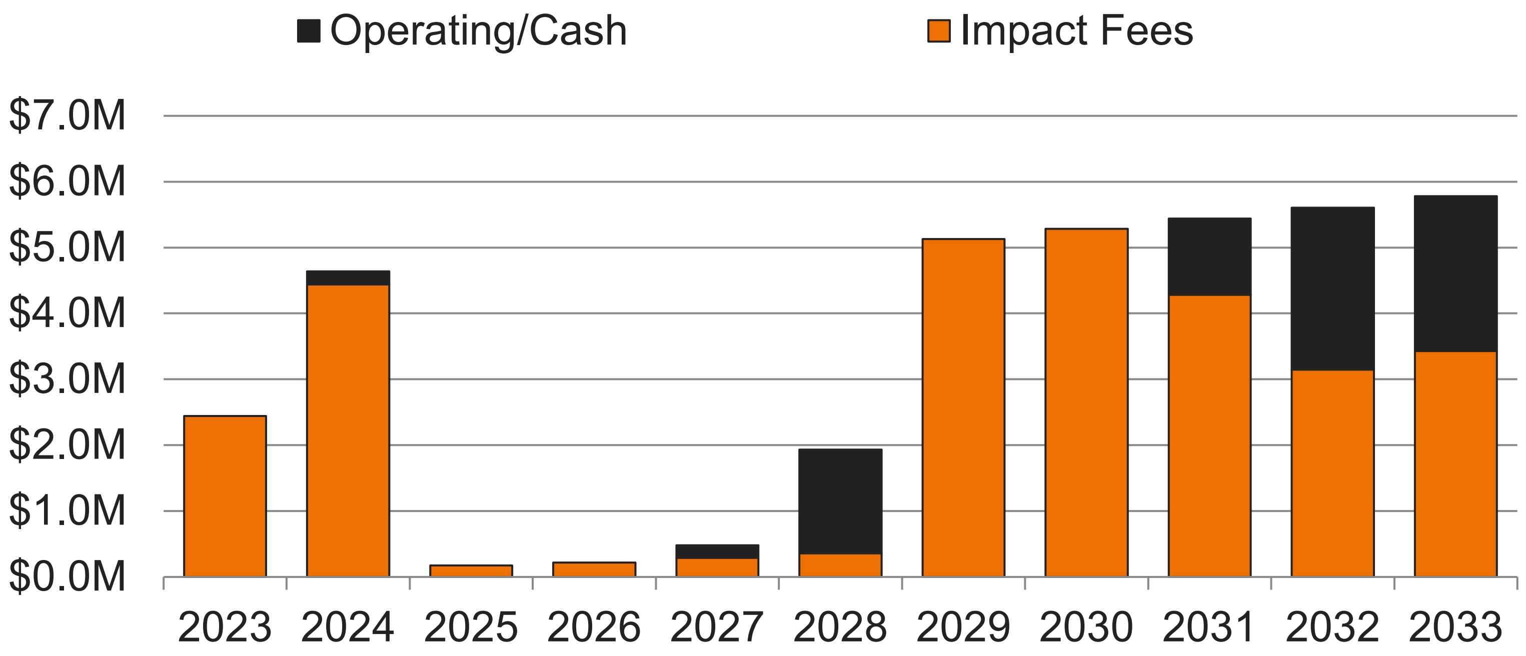
Storm Drainage Fund



Key Drivers of the Storm Drainage Fund Balance

Pay As You Go	• The storm drainage fund pays for capital projects using reserves; avoids debt
O&M	• Additional 0.5 FTE starts in 2024 • Salary reclass $30k for additional FTE
Growth	Growth for the storm drainage fund is tied to growth of the Water Fund accounts • *90% of projected growth through 2032*

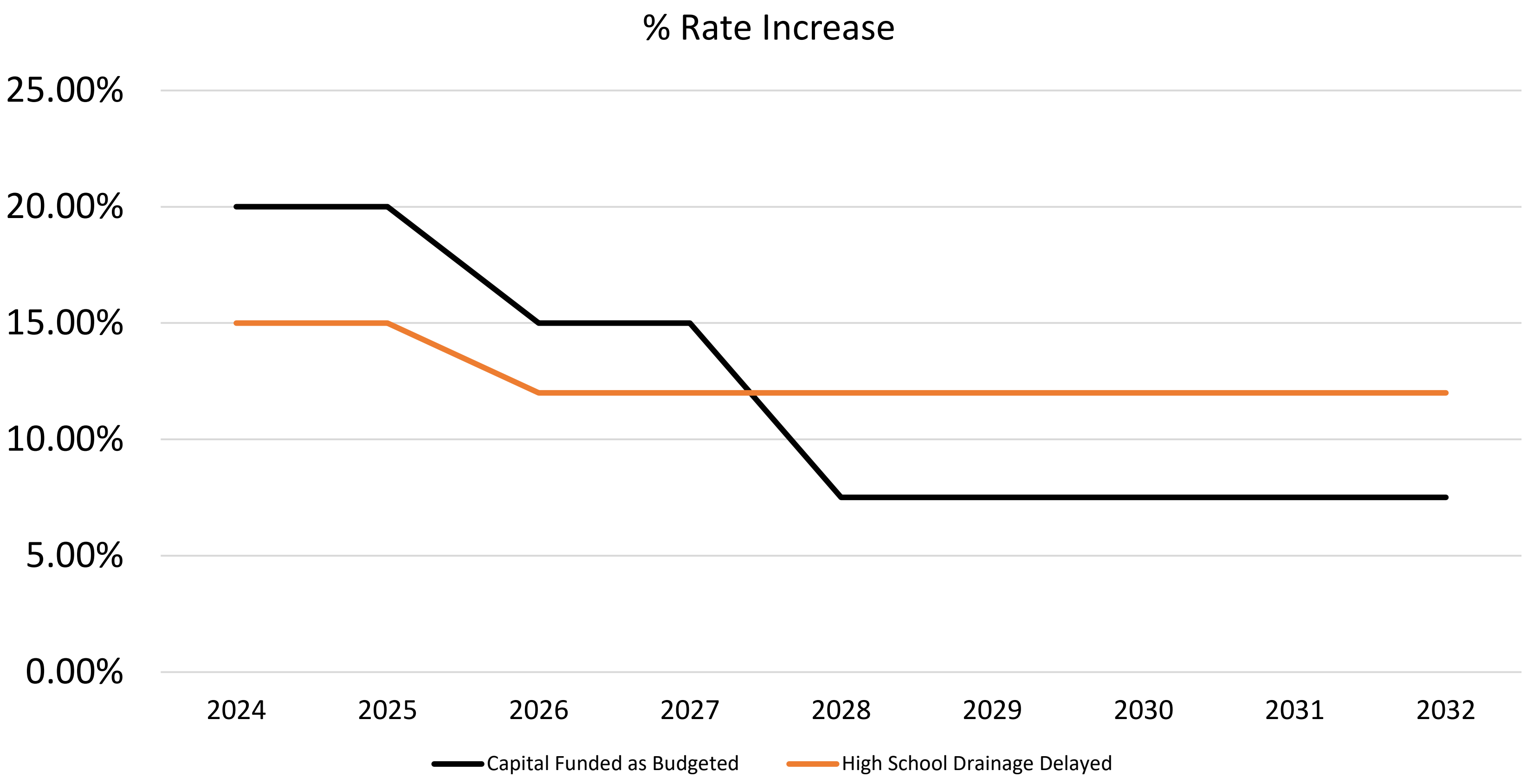
CIP Funding Sources



Note: Annual cost escalation of 5% is applied to budgeted capital project costs

Storm Drainage

Storm Drainage Fund Rate Alternatives



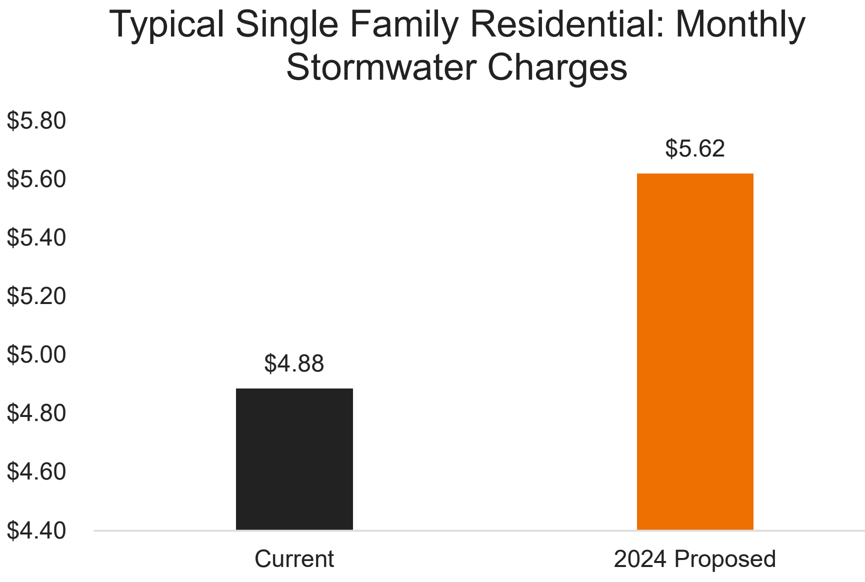
* For typical residential customer, 6,600 sf, 40% impervious area

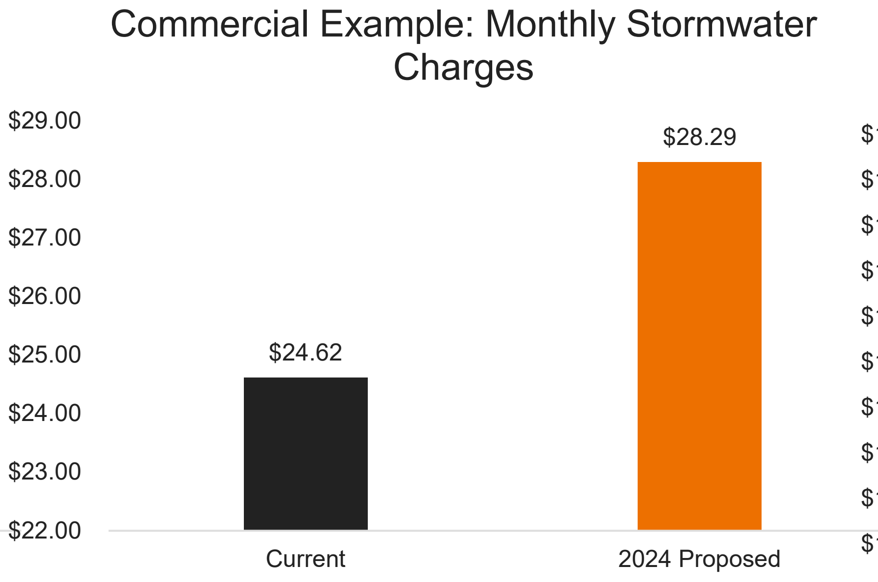
Storm Drainage Fund Scenario Summary

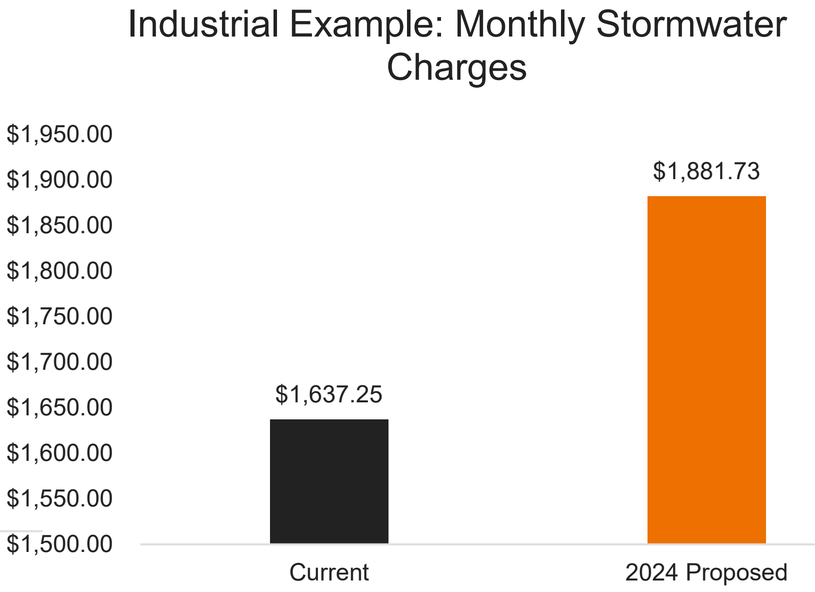
	Prior Update	Current Update
Rates	Account for inflation in operating costs	Fund full capital program
Capital Program	Cash funded 58.4%,$19.6M over 10-year projection	Cash funded 100% of $37.1M over 10-year projection.
Growth	Growth for the storm drainage fund is tied to growth of the water fund accounts	Growth for the storm drainage fund is tied to growth of the water fund accounts

Storm Drainage

Bill Impacts – High School Drainage Delayed







$0.74 monthly change

$3.68 monthly change

$244.48 monthly change

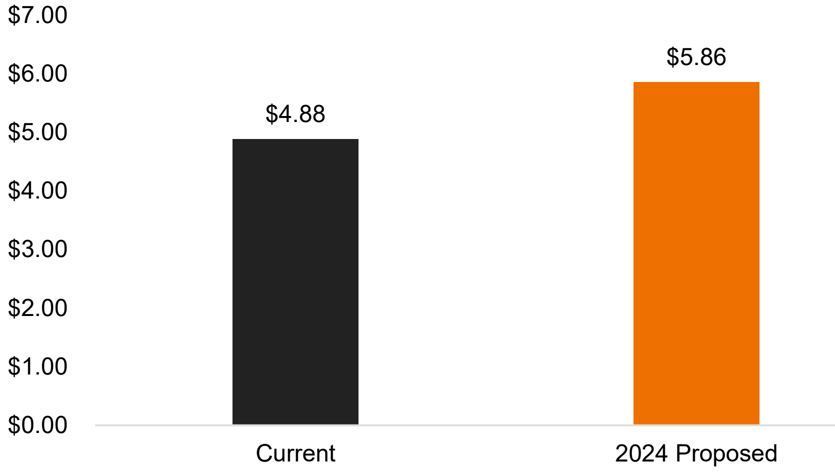
Note:

- Residential assumes 6,600 sf, 40% impervious area
- Commercial assumes 35,201 sf, 64% impervious area
- Industrial assumes 3,169,900 sf, 52% impervious area

Storm Drainage

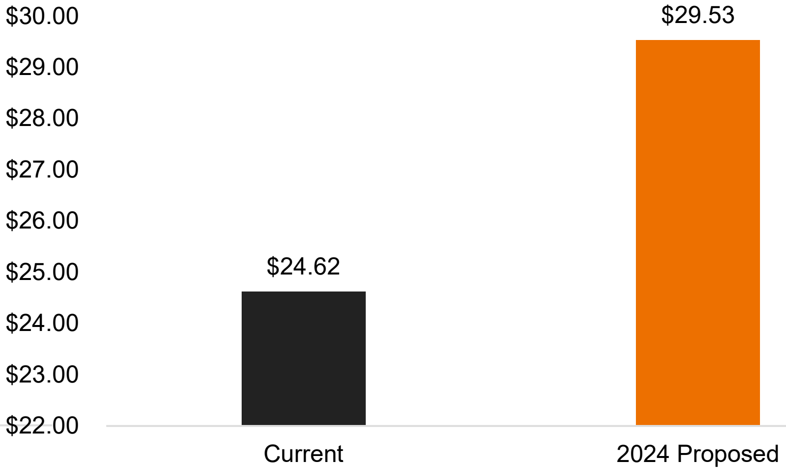
Bill Impacts – Capital Spent as Budgeted

Typical Single Family Residential: Monthly Stormwater Charges



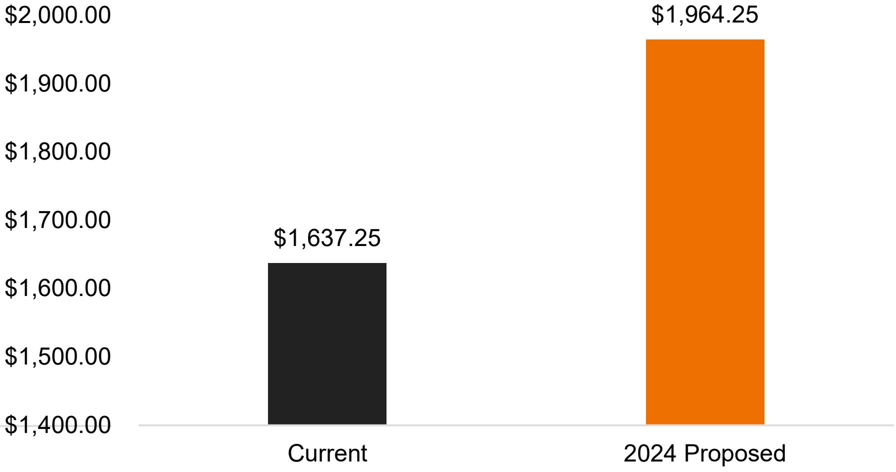
$0.98 monthly change

Commercial Example: Monthly Stormwater Charges



$4.91 monthly change

Industrial Example: Monthly Stormwater Charges



$327.00 monthly change

Note:
- Residential assumes 6,600 sf, 40% impervious area
- Commercial assumes 35,201 sf, 64% impervious area
- Industrial assumes 3,169,900 sf, 52% impervious area

Plant Investment Fees

Plant Investment Fee Calculation

$$\text{Plant Investment Fee} = \frac{\text{Value of System - Credit}}{\text{System Capacity}}$$

1) Value of Utility System
   - Depreciated value escalated to current replacement cost, and/or
   - Future capital investment
2) Credit
   - Outstanding principal on existing utility debt, grants, contributions
3) System Capacity
   - Total capacity in utility system, and/or
   - Future capacity

Acronyms & Definitions

Acronym	Definitions
PIF	Plant Investment Fee
MGD	Millions of Gallons
GPD	Gallons per Day
ERU	Equivalent Residential Unit
LOS	Level of Service

Water & Sewer Plant Investment Fee

	Water	Sewer
Net System Value	$233,973,363	$117,089,352
MGD at Capacity	6.00	5.00
Level of Service (GPD)	196	203
ERUs at LOS	30,549	24,668
Calculated Fee	$7,659	$4,747
Current Fee for Dual System Users	$6,088*	$4,499
Adopt Calculated Fee?	Implementation recommended	Implementation recommended

* ¾” residential dual-system user fee

Plant Investment Fee

Water & Sewer Recommended Plant Investment Fee

Meter Size	Water	Sewer
¾”	$7,659	$4,747
1”	$20,175	$7,626
1.5”	$47,572	$18,133
2”	$78,332	$29,202
3”	$172,605	$65,793
4”	$297,264	$113,311

Board Discussion & Feedback

Town of Windsor - Sewer Plant Investment Fee Analysis

Assumptions & Results Workbook

Prepared by Stantec Consulting Services Inc.

10/12/2023

Fixed Assets Listing and Functional Allocations

Schedule 1

Asset Number	Asset Description	Original Cost	Life of Asset (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	RCN	Gross Asset Value	% of Asset Contributed or Excluded	Allocation of Assets by System Function	
											Collection	Treatment
00-02-03	Sewer Systems /50	$ 434,605	50	$ 7,271	$ 159,970	$ 274,635	2.09	$ 908,645	$ 908,645	0%	$ 908,645	$ -
01-02-01	Mchnry S /10	$ 7,665	10	$ 365	$ 7,665	$ -	2.05	$ 15,720	$ 15,720	0%	$ -	$ 15,720
01-02-03	Sewer Systems /50	$ 1,792,762	50	$ 40,343	$ 847,194	$ 945,568	2.05	$ 3,676,737	$ 3,676,737	0%	$ 3,676,737	$ -
01-02-04	Mchnry S /50	$ 1,129	37	$ 37	$ 768	$ 361	2.05	$ 2,316	$ 2,316	0%	$ -	$ 2,316
02-02-01	Mchnry S /10	$ 23,456	10	$ 1,173	$ 23,456	$ -	1.99	$ 46,664	$ 46,664	0%	$ -	$ 46,664
02-02-03	Sewer Systems /50	$ 1,744,342	50	$ 44,456	$ 889,117	$ 855,225	1.99	$ 3,470,232	$ 3,470,232	0%	$ 3,470,232	$ -
03-02-03	Sewer Systems /50	$ 1,523,257	50	$ 30,470	$ 578,929	$ 944,329	1.94	$ 2,959,521	$ 2,959,521	0%	$ 2,959,521	$ -
03-02-04	Bldg S /50	$ 67,605	39	$ 2,135	$ 40,567	$ 27,038	1.94	$ 131,349	$ 131,349	0%	$ 131,349	$ -
04-02-03	Sewer Systems /50	$ 2,379,436	50	$ 47,597	$ 856,739	$ 1,522,697	1.83	$ 4,349,765	$ 4,349,765	0%	$ 4,349,765	$ -
05-02-01	Sewer Systems /5	$ 11,923	5	$ 701	$ 11,923	$ -	1.75	$ 20,827	$ 20,827	0%	$ 20,827	$ -
05-02-03	Sewer Systems /50	$ 852,520	50	$ 17,053	$ 289,908	$ 562,612	1.75	$ 1,489,183	$ 1,489,183	0%	$ 1,489,183	$ -
05-02-04	Mchnry S /5	$ 581,540	0	$ 34,208	$ 581,540	$ -	1.75	$ 1,015,836	$ 1,015,836	0%	$ -	$ 1,015,836
06-02-01	Sewer Systems /10	$ 15,443	10	$ 965	$ 15,443	$ -	1.68	$ 25,913	$ 25,913	0%	$ 25,913	$ -
06-02-03	Sewer Systems /50	$ 940,159	50	$ 18,807	$ 300,907	$ 639,252	1.68	$ 1,577,616	$ 1,577,616	0%	$ 1,577,616	$ -
06-02-04	Mchnry S /10	$ 15,621	2	$ 976	$ 15,621	$ -	1.68	$ 26,213	$ 26,213	0%	$ -	$ 26,213
07-02-01	Sewer Systems /10	$ -	10	$ -	$ -	$ -	1.63	$ -	$ -	0%	$ -	$ -
07-02-03	Sewer Systems /50	$ 4,184,907	50	$ 83,715	$ 1,255,722	$ 2,929,185	1.63	$ 6,832,234	$ 6,832,234	0%	$ 6,832,234	$ -
08-02-01	Mchnry S /10	$ 27,124	10	$ 1,937	$ 27,124	$ -	1.57	$ 42,455	$ 42,455	0%	$ -	$ 42,455
08-02-03	Sewer Systems /50	$ 2,455,942	50	$ 49,129	$ 687,811	$ 1,768,132	1.57	$ 3,844,088	$ 3,844,088	0%	$ 3,844,088	$ -
09-02-01	Sewer Systems /10	$ 16,619	10	$ 1,278	$ 16,619	$ -	1.52	$ 25,223	$ 25,223	0%	$ 25,223	$ -
09-02-03	Sewer Systems /50	$ 2,030,955	50	$ 41,395	$ 538,138	$ 1,492,817	1.52	$ 3,082,386	$ 3,082,386	0%	$ 3,082,386	$ -
10-01-09	Headworks - Upgrade	$ 5,702,641	50	$ 122,826	$ 1,596,740	$ 4,105,902	1.52	$ 8,654,914	$ 8,654,914	0%	$ -	$ 8,654,914
10-05-02	Sewer Insituform Lines 2010	$ 91,980	50	$ 1,934	$ 23,210	$ 68,770	1.48	$ 135,968	$ 135,968	0%	$ 135,968	$ -
10-07-03	Manhole Rehabilitation 2010	$ 22,650	50	$ 470	$ 5,638	$ 17,012	1.48	$ 33,482	$ 33,482	0%	$ 33,482	$ -
10-07-04	Sewer WAS Pump	$ 11,462	50	$ 239	$ 2,872	$ 8,590	1.48	$ 16,943	$ 16,943	0%	$ 16,943	$ -
11-04-01	Sewer Ras Pump	$ 20,423	10	$ 1,857	$ 20,423	$ -	1.43	$ 29,288	$ 29,288	0%	$ 29,288	$ -
11-05-03	Sewer Line Insituform 2011	$ 73,512	50	$ 1,553	$ 17,088	$ 56,424	1.43	$ 105,421	$ 105,421	0%	$ 105,421	$ -
11-06-02	Manhole Rehabilitation 2011	$ 46,135	50	$ 974	$ 10,709	$ 35,426	1.43	$ 66,160	$ 66,160	0%	$ 66,160	$ -
11-07-02	Sewer Line Oversizing 2011	$ 16,498	50	$ 346	$ 3,804	$ 12,694	1.43	$ 23,659	$ 23,659	0%	$ 23,659	$ -
12-03-09	Sewer UV System	$ 76,864	50	$ 1,604	$ 16,041	$ 60,824	1.40	$ 107,407	$ 107,407	0%	$ -	$ 107,407
12-03-10	Sewer Lift Station/Forcemain Elimination Proje	$ 330,694	50	$ 6,274	$ 50,195	$ 280,499	1.33	$ 438,615	$ 438,615	0%	$ 438,615	$ -
12-05-02	2012 Chevrolet Colorado 4X4 Pickup #17	$ 18,467	5	$ 1,847	$ 18,467	$ -	1.40	$ 25,805	$ 25,805	0%	$ 25,805	$ -
12-06-03	Density Baffles on Clarifiers	$ 25,117	10	$ 2,512	$ 25,117	$ -	1.40	$ 35,097	$ 35,097	0%	$ -	$ 35,097
12-08-02	2013 John Deere 7330 Tractor #89	$ 32,463	5	$ 3,246	$ 32,463	$ -	1.40	$ 45,363	$ 45,363	0%	$ 45,363	$ -
13-02-01	Sewer Service Mp2020 Mini Push Camera Sys	$ 8,540	10	$ 937	$ 8,435	$ 105	1.36	$ 11,635	$ 11,635	0%	$ 11,635	$ -
13-03-04	Manhole Rehabilitation 2013	$ 17,990	50	$ 391	$ 3,518	$ 14,472	1.36	$ 24,510	$ 24,510	0%	$ 24,510	$ -
13-04-04	Replace Lift Station #4 pumps & generator	$ 30,684	10	$ 3,308	$ 29,772	$ 912	1.36	$ 41,805	$ 41,805	0%	$ 41,805	$ -
13-05-02	Suction/Discharge Hose-8"" Portable Pump Sf	$ 7,460	10	$ 800	$ 7,198	$ 263	1.36	$ 10,164	$ 10,164	0%	$ -	$ 10,164
13-06-01	Scada Improvements at WWTP	$ 27,669	10	$ 3,007	$ 27,061	$ 608	1.36	$ 37,698	$ 37,698	0%	$ -	$ 37,698
13-09-06	Lift Station #6 Baldor Generator Brunner Frm	$ 17,697	10	$ 1,821	$ 16,393	$ 1,304	1.36	$ 24,112	$ 24,112	0%	$ 24,112	$ -
13-12-05	Great Western/Bro Sewer Line Oversizing	$ 114,000	50	$ 2,309	$ 20,784	$ 93,216	1.36	$ 155,319	$ 155,319	0%	$ 155,319	$ -
13-12-06	Sewer Line Insituform 2013	$ 77,090	50	$ 1,542	$ 13,881	$ 63,209	1.36	$ 105,031	$ 105,031	0%	$ 105,031	$ -
14-03-04	2014 New Holland Work Master 6T Tractor #3	$ 31,475	5	$ 3,934	$ 31,475	$ -	1.33	$ 41,746	$ 41,746	0%	$ -	$ 41,746
14-12-03	WEMCO-Hidrosal RASP Pump and motor	$ 22,249	10	$ 2,250	$ 17,996	$ 4,253	1.33	$ 29,510	$ 29,510	0%	$ 29,510	$ -
14-12-05	Sewer Nutrient Project Grant	$ 840,058	50	$ 7,322	$ 58,577	$ 781,480	1.33	$ 1,114,209	$ 1,114,209	0%	$ -	$ 1,114,209
15-04-06	2015 Ford Super Duty F-350 #98 Repl#13	$ 43,749	5	$ 6,250	$ 43,749	$ -	1.30	$ 56,700	$ 56,700	0%	$ 56,700	$ -
15-06-08	2015 Godwin Pump #127-Repl Unit #40/Trade	$ 37,525	5	$ 5,361	$ 37,525	$ -	1.30	$ 48,634	$ 48,634	0%	$ 48,634	$ -
15-11-02	Manhole Replacement	$ 81,123	50	$ 1,623	$ 11,362	$ 69,761	1.30	$ 105,138	$ 105,138	0%	$ 105,138	$ -
15-12-03	Sewer Line Oversizing-Falcon Pt Sub	$ 167,919	50	$ 3,360	$ 23,519	$ 144,400	1.30	$ 217,629	$ 217,629	0%	$ 217,629	$ -
16-03-06	Sewer Lift Station #4 Repl	$ 508,360	10	$ 23,093	$ 138,555	$ 369,805	1.26	$ 639,546	$ 639,546	0%	$ 639,546	$ -
16-05-05	WWTP UV System Expansion	$ 43,392	10	$ 4,706	$ 28,235	$ 15,157	1.26	$ 54,590	$ 54,590	0%	$ -	$ 54,590
16-06-05	PW Maint Fac - SF	$ 3,465,894	50	$ 82,328	$ 329,312	$ 3,136,583	1.18	$ 4,074,005	$ 4,074,005	0%	$ -	$ 4,074,005
16-08-01	Chemical Treatment Facility	$ 414,874	50	$ 6,919	$ 41,511	$ 373,363	1.26	$ 521,935	$ 521,935	0%	$ -	$ 521,935
16-11-04	Sewerline Oversizing Wintr Frm	$ 81,805	50	$ 1,660	$ 9,961	$ 71,844	1.26	$ 102,915	$ 102,915	0%	$ 102,915	$ -
16-12-02	Ash St & 2nd St Sewerline Repl	$ 15,048	50	$ 305	$ 1,832	$ 13,216	1.26	$ 18,932	$ 18,932	0%	$ 18,932	$ -
16-12-09	Manhole Rehab 2016	$ 31,400	50	$ 646	$ 3,875	$ 27,525	1.26	$ 39,503	$ 39,503	0%	$ 39,503	$ -
16-12-12	Sewerline Oversizing Vill East	$ 4,537	50	$ 91	$ 545	$ 3,992	1.26	$ 5,707	$ 5,707	0%	$ 5,707	$ -
17-03-01	S Lift Station #5	$ 561,922	10	$ 53,066	$ 212,263	$ 349,659	1.18	$ 660,514	$ 660,514	0%	$ 660,514	$ -
17-06-10	Sewer Plant Storage Building	$ 47,775	50	$ 988	$ 4,940	$ 42,835	1.21	$ 57,877	$ 57,877	0%	$ -	$ 57,877
17-06-17	Sewer Lift Station #7	$ 403,481	10	$ 40,371	$ 201,855	$ 201,625	1.21	$ 488,795	$ 488,795	0%	$ 488,795	$ -
17-08-03a	PW Main Fac Off-Site Imprv-SF	$ 258,216	50	$ 4,835	$ 19,341	$ 238,874	1.18	$ 303,521	$ 303,521	0%	$ 303,521	$ -
17-08-03b	PW Main Fac Off Site Imprv-SF	$ 258,216	50	$ 6,455	$ 25,822	$ 232,394	1.18	$ 303,521	$ 303,521	0%	$ 303,521	$ -
17-12-04	Sewerline Rehab Insitu 2017	$ 78,065	50	$ 1,562	$ 7,811	$ 70,254	1.21	$ 94,571	$ 94,571	0%	$ 94,571	$ -
18-06-04	Hwy 257 Sewer Line Extension	$ 22,503	50	$ 516	$ 2,065	$ 20,437	1.18	$ 26,451	$ 26,451	0%	$ -	$ 26,451
18-06-05	Sewer Lift Station #7 Balance	$ 7,581	10	$ 854	$ 3,417	$ 4,164	1.18	$ 8,911	$ 8,911	0%	$ 8,911	$ -
19-04-15	WWTP Blower Replacement	$ 465,368	10	$ 23,332	$ 46,664	$ 418,703	1.13	$ 527,762	$ 527,762	0%	$ -	$ 527,762
20-10-01	Sewerline Rehab	$ 99,039	50	$ 2,209	$ 4,418	$ 94,621	1.13	$ 112,318	$ 112,318	0%	$ -	$ 112,318
20-12-05	Manhole Rehab	$ 21,985	50	$ 440	$ 881	$ 21,104	1.13	$ 24,932	$ 24,932	0%	$ 24,932	$ -
20-12-08	Sewerline Oversizing - Raindance	$ 914,891	50	$ 27,272	$ 54,543	$ 860,347	1.13	$ 1,037,555	$ 1,037,555	0%	$ 1,037,555	$ -
21-04-05A	Manhole Rehab	$ 3,362	50	$ 107	$ 107	$ 3,255	1.07	$ 3,604	$ 3,604	0%	$ 3,604	$ -
21-06-04A	Sewerline Rehab	$ 113,918	50	$ 2,659	$ 2,659	$ 111,259	1.07	$ 122,116	$ 122,116	0%	$ 122,116	$ -

Fixed Assets Listing and Functional Allocations

Schedule 1

Asset Number	Asset Description	Original Cost	Life of Asset (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	RCN	Gross Asset Value	% of Asset Contributed or Excluded	Allocation of Assets by System Function: Collection	Treatment
21-12-02	Sewerline Oversizing - Intersand	$ 260,000	50	$ 5,214	$ 5,214	$ 254,786	1.07	$ 278,710	$ 278,710	0%	$ 278,710	$ -
22-04-07	Sewer Line Rehab	$ 108,881	50	$ -	$ -	$ 108,881	1.00	$ 108,881	$ 108,881	0%	$ 108,881	$ -
22-09-04	Access Rd at Southgate	$ 17,374	50	$ -	$ -	$ 17,374	1.00	$ 17,374	$ 17,374	0%	$ 17,374	$ -
22-12-09	Sewer Line Oversizing - South Hill	$ 266,171	50	$ -	$ -	$ 266,171	1.00	$ 266,171	$ 266,171	0%	$ 266,171	$ -
70-01-01	Sewer Land 1970-1993	$ 84,083	9999	$ -	$ -	$ 84,083	9.42	$ 791,929	$ 791,929	0%	$ 791,929	$ -
70-02-01	Mchnry S /20	$ 150	20	$ 3	$ 150	$ -	9.42	$ 1,413	$ 1,413	0%	$ 1,413	$ -
71-02-03	Sewer Systems /50	$ 777,787	7	$ 15,251	$ 777,787	$ -	8.23	$ 6,398,828	$ 6,398,828	0%	$ 6,398,828	$ -
71-02-04	Bldg S /50	$ 102,825	7	$ 2,016	$ 102,825	$ -	8.23	$ 845,937	$ 845,937	0%	$ 845,937	$ -
74-02-03	Sewer Systems /50	$ 116,414	50	$ 2,328	$ 111,764	$ 4,650	6.44	$ 749,595	$ 749,595	0%	$ 749,595	$ -
75-02-03	Sewer Systems /50	$ 88,404	50	$ 1,768	$ 83,104	$ 5,299	5.88	$ 519,824	$ 519,824	0%	$ 519,824	$ -
75-02-04	Bldg S /50 Lift Station	$ 27,698	11	$ 589	$ 27,698	$ -	5.88	$ 162,868	$ 162,868	0%	$ 162,868	$ -
77-02-03	Sewer Systems /50	$ 13,952	50	$ 279	$ 12,558	$ 1,394	5.05	$ 70,448	$ 70,448	0%	$ 70,448	$ -
78-02-03	Sewer Systems /50	$ 31,553	50	$ 631	$ 27,769	$ 3,785	4.69	$ 147,842	$ 147,842	0%	$ 147,842	$ -
79-02-03	Sewer Systems /50	$ 53,720	50	$ 1,074	$ 46,202	$ 7,518	4.33	$ 232,676	$ 232,676	0%	$ 232,676	$ -
80-02-03	Sewer Systems /50	$ 113,056	50	$ 2,480	$ 104,175	$ 8,881	4.02	$ 454,278	$ 454,278	0%	$ 454,278	$ -
80-02-04	Bldg S /50	$ 17,000	16	$ 405	$ 17,000	$ -	4.02	$ 68,309	$ 68,309	0%	$ 68,309	$ -
83-02-03	Sewer Systems /50	$ 21,625	50	$ 433	$ 16,869	$ 4,756	3.20	$ 69,177	$ 69,177	0%	$ -	$ 69,177
85-02-03	Sewer Systems /50	$ 110,156	50	$ 2,203	$ 81,522	$ 28,634	3.10	$ 341,544	$ 341,544	0%	$ 341,544	$ -
86-03-02	Sewer Systems /50	$ 5,458	50	$ 109	$ 3,930	$ 1,528	3.03	$ 16,529	$ 16,529	0%	$ 16,529	$ -
87-02-03	Sewer Systems /50	$ 188,153	50	$ 3,763	$ 131,718	$ 56,435	2.95	$ 555,441	$ 555,441	0%	$ 555,441	$ -
87-02-04	Bldg S /50	$ 3,350	23	$ 96	$ 3,350	$ -	2.95	$ 9,889	$ 9,889	0%	$ 9,889	$ -
88-02-03	Sewer Systems /50	$ 664	50	$ 13	$ 451	$ 212	2.88	$ 1,910	$ 1,910	0%	$ 1,910	$ -
89-02-03	Sewer Systems /50	$ 8,217	50	$ 164	$ 5,424	$ 2,793	2.82	$ 23,159	$ 23,159	0%	$ 23,159	$ -
90-02-03	Sewer Systems /50	$ 11,929	50	$ 239	$ 7,635	$ 4,294	2.75	$ 32,790	$ 32,790	0%	$ 32,790	$ -
91-02-01	Sewer Systems /15	$ 3,468	15	$ 112	$ 3,468	$ -	2.69	$ 9,329	$ 9,329	0%	$ -	$ 9,329
91-02-03	Sewer Systems /50	$ 4,950	50	$ 99	$ 3,069	$ 1,881	2.69	$ 13,316	$ 13,316	0%	$ 13,316	$ -
91-02-04	Mchnry S /15	$ 6,362	0	$ 205	$ 6,362	$ -	2.69	$ 17,115	$ 17,115	0%	$ 17,115	$ -
92-02-03	Sewer Systems /50	$ 68,286	50	$ 1,366	$ 40,975	$ 27,310	2.61	$ 178,176	$ 178,176	0%	$ 178,176	$ -
93-02-03	Sewer Systems /50	$ 52,945	50	$ 1,059	$ 30,711	$ 22,234	2.50	$ 132,167	$ 132,167	0%	$ 132,167	$ -
94-02-03	Sewer Systems /50	$ 121,177	50	$ 2,424	$ 67,867	$ 53,311	2.41	$ 291,467	$ 291,467	0%	$ 291,467	$ -
95-02-03	Sewer Systems /50	$ 610,362	50	$ 12,209	$ 329,632	$ 280,730	2.38	$ 1,451,041	$ 1,451,041	0%	$ 1,451,041	$ -
96-02-01	Sewer Systems /20	$ 3,474,680	20	$ 133,642	$ 3,474,680	$ -	2.31	$ 8,038,646	$ 8,038,646	0%	$ 8,038,646	$ -
96-02-02	Sewer Systems /25	$ 45,742	25	$ 1,759	$ 45,742	$ -	2.31	$ 105,824	$ 105,824	0%	$ 105,824	$ -
96-02-03	Sewer Systems /50	$ 420,040	50	$ 8,402	$ 218,446	$ 201,594	2.31	$ 971,759	$ 971,759	0%	$ 971,759	$ -
96-02-04	Bldg S /20 Plant Construction	$ 505,516	2	$ 19,443	$ 505,516	$ -	2.31	$ 1,169,507	$ 1,169,507	0%	$ -	$ 1,169,507
97-02-01	Sewer Systems /20	$ 140,648	20	$ 5,626	$ 140,648	$ -	2.23	$ 314,052	$ 314,052	0%	$ -	$ 314,052
97-02-03	Sewer Systems /50	$ 1,482,960	50	$ 29,663	$ 741,568	$ 741,392	2.23	$ 3,311,304	$ 3,311,304	0%	$ 3,311,304	$ -
97-02-04	Bldg S /50	$ 117,400	33	$ 3,945	$ 98,623	$ 18,777	2.23	$ 262,144	$ 262,144	0%	$ 262,144	$ -
98-02-01	Sewer Systems /20	$ 298,542	20	$ 12,439	$ 298,542	$ -	2.20	$ 655,882	$ 655,882	0%	$ 655,882	$ -
98-02-03	Sewer Systems /50	$ 970,309	50	$ 19,409	$ 465,806	$ 504,503	2.20	$ 2,131,717	$ 2,131,717	0%	$ 2,131,717	$ -
98-02-04	Bldg S /50	$ 34,869	34	$ 1,162	$ 27,897	$ 6,972	2.20	$ 76,605	$ 76,605	0%	$ 76,605	$ -
99-02-01	Sewer Systems /20	$ 173,983	20	$ 7,564	$ 173,983	$ -	2.15	$ 373,458	$ 373,458	0%	$ 373,458	$ -
99-02-02	Sewer Systems /10	$ 3,500	10	$ 152	$ 3,500	$ -	2.15	$ 7,513	$ 7,513	0%	$ 7,513	$ -
99-02-03	Sewer Systems /50	$ 216,792	50	$ 4,336	$ 99,737	$ 117,055	2.15	$ 465,349	$ 465,349	0%	$ 465,349	$ -
99-02-04	Mchnry S /10	$ 26,219	0	$ 1,140	$ 26,219	$ -	2.15	$ 56,279	$ 56,279	0%	$ 56,279	$ -
99-02-05	Mchnry S /20	$ 65,227	5	$ 2,836	$ 65,227	$ -	2.15	$ 140,010	$ 140,010	0%	$ 140,010	$ -
99-10-05	2010 Sewer Final Acceptance	$ 74,400	50	$ 1,490	$ 17,877	$ 56,523	1.48	$ 109,980	$ 109,980	100%	$ -	$ -
99-11-03	2011 Sewer Final Acceptance	$ 540,003	50	$ 11,486	$ 126,349	$ 413,654	1.43	$ 774,406	$ 774,406	100%	$ -	$ -
99-12-20	2012 Sewer Final Acceptance	$ 221,823	50	$ 4,869	$ 48,693	$ 173,130	1.40	$ 309,966	$ 309,966	100%	$ -	$ -
99-13-03	2013 Sewer Final Acceptance	$ 237,413	50	$ 5,157	$ 46,409	$ 191,004	1.36	$ 323,463	$ 323,463	100%	$ -	$ -
99-14-05	Windsor Meadows Apartmetns Windshire Parl	$ 38,173	50	$ 798	$ 6,387	$ 31,787	1.33	$ 50,631	$ 50,631	100%	$ -	$ -
99-14-09	Great Western Industrial Park Sub 7th Filing L	$ 34,000	50	$ 711	$ 5,689	$ 28,311	1.33	$ 45,096	$ 45,096	100%	$ -	$ -
99-15-06	Water Valley South Sub 15th Filing	$ 190,131	50	$ 4,032	$ 28,223	$ 161,908	1.30	$ 246,416	$ 246,416	100%	$ -	$ -
99-15-12	Water Valley South Sub 16th Filing	$ 282,947	50	$ 5,730	$ 40,111	$ 242,835	1.30	$ 366,708	$ 366,708	100%	$ -	$ -
99-16-02	Great Western Ind. Pk 8th Filing, Lot 3-Cargill	$ 7,537	50	$ 172	$ 1,031	$ 6,506	1.26	$ 9,482	$ 9,482	100%	$ -	$ -
99-16-07	Water Valley South Sub 18th Filing, Ph 1	$ 165,269	50	$ 3,630	$ 21,780	$ 143,489	1.26	$ 207,918	$ 207,918	100%	$ -	$ -
99-16-11	Jacoby Farm Sub 5th Filing Ph 1	$ 65,127	50	$ 1,430	$ 8,583	$ 56,544	1.26	$ 81,933	$ 81,933	100%	$ -	$ -
99-16-17	Gr West Ind Pk 4th Filing, Lots1&2 Blue Wate	$ 15,750	50	$ 342	$ 2,050	$ 13,700	1.26	$ 19,814	$ 19,814	100%	$ -	$ -
99-16-21	Great West Ind Pk 9th Fil Lot 2-Schlumberger	$ 11,833	50	$ 247	$ 1,480	$ 10,352	1.26	$ 14,886	$ 14,886	100%	$ -	$ -
99-17-04	Jacoby Farm 2nd Ph 2-4	$ 150,866	50	$ 4,342	$ 17,369	$ 133,497	1.18	$ 177,336	$ 177,336	100%	$ -	$ -
99-17-10	Westwood Village 6th - Site Plan	$ 15,000	50	$ 325	$ 1,627	$ 13,373	1.21	$ 18,172	$ 18,172	100%	$ -	$ -
99-17-15	Winter Farm 3rd Filing Phases 1 & 2	$ 736,576	50	$ 15,233	$ 76,164	$ 660,412	1.21	$ 892,321	$ 892,321	100%	$ -	$ -
99-17-19	Jacoby Farm 2nd Ph 2-6	$ 76,538	50	$ 1,532	$ 7,658	$ 68,880	1.21	$ 92,722	$ 92,722	100%	$ -	$ -
99-18-05	Village East Ph 1&2	$ 868,746	50	$ 21,362	$ 85,447	$ 783,299	1.18	$ 1,021,172	$ 1,021,172	100%	$ -	$ -
99-18-09	Water Vly So Sub 18 Ph 2	$ 236,437	50	$ 5,724	$ 22,894	$ 213,543	1.18	$ 277,922	$ 277,922	100%	$ -	$ -
99-18-13	Winter Farm 3rd Ph 3	$ 225,251	50	$ 5,264	$ 21,058	$ 204,193	1.18	$ 264,772	$ 264,772	100%	$ -	$ -
99-18-18	South Hill 2nd Ph 1-6	$ 1,979,351	50	$ 44,605	$ 178,420	$ 1,800,931	1.18	$ 2,326,639	$ 2,326,639	100%	$ -	$ -
99-18-23	South Hill 1st Blk 2 Lots 1-34	$ 143,631	50	$ 3,115	$ 12,459	$ 131,172	1.18	$ 168,832	$ 168,832	100%	$ -	$ -
99-18-29	Greenspire 1st Ph 1	$ 686,495	50	$ 14,606	$ 58,423	$ 628,073	1.18	$ 806,945	$ 806,945	100%	$ -	$ -
99-19-04	Windshire Park Subdivision 3rd Filing, Phases	$ 1,574,493	50	$ 37,530	$ 112,591	$ 1,461,902	1.15	$ 1,815,304	$ 1,815,304	100%	$ -	$ -
99-19-10	South Hill 4th Filing - Pelican Bluff Apartments	$ 64,450	50	$ 1,443	$ 4,330	$ 60,120	1.15	$ 74,307	$ 74,307	100%	$ -	$ -

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99-19-13	South Hill 5th Filing (Phase II)- Pelican Bluff A	$ 132,865	50	$ 2,796	$ 8,387	$ 124,478	1.15	$ 153,186	$ 153,186	100%	$ -	$ -
99-19-17	Windshire Park Subdivision 5th Filing (formall	$ 288,395	50	$ 6,053	$ 18,158	$ 270,237	1.15	$ 332,504	$ 332,504	100%	$ -	$ -
99-19-20	River Valley Crossing Lot 4 (Burger King)	$ 31,580	50	$ 639	$ 1,916	$ 29,664	1.15	$ 36,410	$ 36,410	100%	$ -	$ -
99-19-23	Greenspire Subdivision 1st Filing, Phase 2	$ 98,346	50	$ 2,003	$ 6,009	$ 92,337	1.15	$ 113,388	$ 113,388	100%	$ -	$ -
99-19-27	Raindance Subdivision 1st Filing & Major Infra	$ 965,837	50	$ 20,164	$ 60,491	$ 905,346	1.15	$ 1,113,557	$ 1,113,557	100%	$ -	$ -
99-20-03	East Pointe Subdivision (Private Street)	$ 31,580	50	$ 941	$ 1,883	$ 29,697	1.13	$ 35,814	$ 35,814	0%	$ 35,814	$ -
99-20-07	Jacoby Farm 7th Subdivision, Phase 1	$ 31,952	50	$ 892	$ 1,784	$ 30,168	1.13	$ 36,236	$ 36,236	0%	$ 36,236	$ -
99-20-10	Raindance Subdivision 2nd & 3rd Filing, Phas	$ 1,125,422	50	$ 29,970	$ 59,941	$ 1,065,481	1.13	$ 1,276,314	$ 1,276,314	0%	$ 1,276,314	$ -
99-20-16	Windshire Park Subdivision 5th Filing, Phase	$ 259,089	50	$ 6,772	$ 13,545	$ 245,544	1.13	$ 293,827	$ 293,827	0%	$ 293,827	$ -
99-20-19	Greenspire Subdivision 1st Filing, Phases 3 &	$ 146,978	50	$ 3,387	$ 6,773	$ 140,205	1.13	$ 166,684	$ 166,684	0%	$ 166,684	$ -
99-20-25	Raindance Subdivision 3rd Filing, Phases 2 &	$ 595,600	50	$ 12,712	$ 25,424	$ 570,176	1.13	$ 675,455	$ 675,455	0%	$ 675,455	$ -
99-20-29	Raindance Subdivision 5th Filing, Phases 1 &	$ 45,357	50	$ 956	$ 1,911	$ 43,446	1.13	$ 51,439	$ 51,439	0%	$ 51,439	$ -
99-20-34	Greenspire Subdivision 1st Filing, Phase 5	$ 195,005	50	$ 3,959	$ 7,918	$ 187,087	1.13	$ 221,150	$ 221,150	0%	$ 221,150	$ -
99-22-15	Raindance - 8th Filing	$ 733,643	50	$ -	$ -	$ 733,643	1.00	$ 733,643	$ 733,643	0%	$ 733,643	$ -
99-22-16	Raindance - 9th Filing	$ 831,388	50	$ -	$ -	$ 831,388	1.00	$ 831,388	$ 831,388	0%	$ 831,388	$ -
99-22-17	Raindance - 10th Filing	$ 15,982	50	$ -	$ -	$ 15,982	1.00	$ 15,982	$ 15,982	0%	$ 15,982	$ -
99-22-18	Raindance - 11th Filing - Phases 1, 2 & 3	$ 240,058	50	$ -	$ -	$ 240,058	1.00	$ 240,058	$ 240,058	0%	$ 240,058	$ -
99-22-19	Raindance - 12th Filing - Phases 1, 2 & 3	$ 243,532	50	$ -	$ -	$ 243,532	1.00	$ 243,532	$ 243,532	0%	$ 243,532	$ -
99-22-20	Great Western Industrial Park Subdivision - 10	$ 196,635	50	$ -	$ -	$ 196,635	1.00	$ 196,635	$ 196,635	0%	$ 196,635	$ -
99-22-30	Raindance 15th Filing - Phase 1	$ 574,823	50	$ -	$ -	$ 574,823	1.00	$ 574,823	$ 574,823	0%	$ 574,823	$ -
99-22-34	Raindance 15th Filing - Phase 2	$ 574,823	50	$ -	$ -	$ 574,823	1.00	$ 574,823	$ 574,823	0%	$ 574,823	$ -
999-21-09	Jacoby Farm 7th Subdivision, Phase 2	$ 63,905	50	$ 1,814	$ 1,814	$ 62,091	1.07	$ 68,504	$ 68,504	0%	$ 68,504	$ -
999-21-12	Raindance Subdivision 6th Filing, Phases 1 &	$ 349,309	50	$ 9,322	$ 9,322	$ 339,987	1.07	$ 374,446	$ 374,446	0%	$ 374,446	$ -
999-21-16	Falcon Point Subdivision, 2nd Filing, Lot 1 (60	$ 82,800	50	$ 2,073	$ 2,073	$ 80,727	1.07	$ 88,758	$ 88,758	0%	$ 88,758	$ -
999-21-17	Raindance North Major Infrastructure	$ 937,027	50	$ 23,465	$ 23,465	$ 913,561	1.07	$ 1,004,456	$ 1,004,456	0%	$ 1,004,456	$ -
999-21-18	Poudre Heights Sewer Trunk Line	$ 706,495	50	$ 17,692	$ 17,692	$ 688,802	1.07	$ 757,335	$ 757,335	0%	$ 757,335	$ -
A18-03-05	Sewer Interceptor 257-Hrmny Rd	$ 617,813	50	$ 12,493	$ 37,478	$ 580,336	1.15	$ 712,305	$ 712,305	0%	$ 712,305	$ -
A19-07-03	Install Ceiling & Insulate Storage Building / Re	$ 38,500	50	$ 818	$ 2,453	$ 36,047	1.15	$ 44,388	$ 44,388	0%	$ 44,388	$ -
Total		**$ 64,992,347**		**$ 1,560,470**	**$ 20,156,688**	**$ 44,835,659**			**$ 108,316,835**		**$ 77,983,202**	**$ 18,087,443**

Summary of System Fixed Assets & Administration Cost Allocation

Schedule 2

System	Function	Gross RCN Asset Value	Net RCN Asset Value	% of Total	Net Asset Value + Allocated Admin
Wastewater	Collection	$ 87,902,752	$ 77,983,202	81.17%	$ 77,983,202
Wastewater	Treatment	$ 20,414,082	$ 18,087,443	18.83%	$ 18,087,443
Total Costs		**$ 108,316,835**	**$ 96,070,645**	**100%**	**$ 96,070,645**

Capital Improvement Program Listing and Allocations

Schedule 3

														Allocation of Expansionary CIP to Functions Sewer System	
Project Name	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**	**FY 2033**	**Total Project Costs**	**Growth %**	**Collection**	**Treatment**
Biosolids Handling Improvements	$ 6,750,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,750,000	100%	$ 6,750,000	$ -
2023 CIP	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -	$ -
Headworks Design at WWTP	500,000	-	-	-	-	-	-	-	-	-	-	500,000	100%	$ 500,000	$ -
New Water, Gas and Fiber Utilities to WWTF	1,981,611	-	-	-	-	-	-	-	-	-	-	1,981,611	100%	$ 1,981,611	$ -
Rehab Lift Station # 6 - Carryover Project plus $350k	1,100,000	-	-	-	-	-	-	-	-	-	-	1,100,000	0%	$ -	$ -
Sewer Line Rehab	175,000	-	-	-	-	-	-	-	-	-	-	175,000	0%	$ -	$ -
Sewer Interceptor - North Extension Easements	105,361	-	-	-	-	-	-	-	-	-	-	105,361	0%	$ -	$ -
Northwest Sewer Master Plan Update	100,000	-	-	-	-	-	-	-	-	-	-	100,000	0%	$ -	$ -
Manhole Rehab	50,000	-	-	-	-	-	-	-	-	-	-	50,000	0%	$ -	$ -
Sewer Line Oversizing	1,541,566	-	-	-	-	-	-	-	-	-	-	1,541,566	100%	$ 1,541,566	$ -
DDA Backlots Sewer Line upgrade	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -	$ -
Lift Station #8 Rehab	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -	$ -
2024+ CIP	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -	$ -
Rehab Lift Station # 6	-	220,000	-	-	-	-	-	-	-	-	-	220,000	0%	$ -	$ -
New Wastewater Treatment Facility	-	9,000,000	5,250,000	750,000	-	8,000,000	44,600,000	-	-	-	-	67,600,000	100%	$ 67,600,000	$ -
Central Sewer System Upgrades	-	800,000	100,000	175,000	890,000	400,000	-	-	-	-	-	2,365,000	0%	$ -	$ -
Sewer Line Rehab	-	195,000	225,000	245,000	265,000	-	-	-	-	-	-	930,000	0%	$ -	$ -
Manhole Rehab	-	60,000	50,000	69,000	55,000	-	-	-	-	-	-	234,000	0%	$ -	$ -
Sewer Line Oversizing	-	50,000	-	-	-	-	-	-	-	-	-	50,000	100%	$ 50,000	$ -
Kyger Pump Station Drainage Improvements	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -	$ -
Lift Station #8 Rehab	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000	0%	$ -	$ -
Lift Station #5 (Re-route under river)	-	-	100,000	100,000	850,000	-	-	-	-	-	-	1,050,000	0%	$ -	$ -
Total	**$ 12,303,538**	**$ 10,325,000**	**$ 5,725,000**	**$ 1,339,000**	**$ 2,060,000**	**$ 8,400,000**	**$ 45,600,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 85,752,538**		**$ 78,423,177**	**$ -**

Note: All capital is shown in 2023 dollars

Capital Improvement Summary

Schedule 4

System	Function	Allocated Growth CIP
Wastewater	Collection	$ 78,423,177
Total Expansion Related CIP		**$ 78,423,177**
Excluded Non Expansion Related CIP		$ 7,329,361
Total System		**$ 85,752,538**

Level of Service Used in Fee Calculation

Schedule 5

Wastewater Level of Service	**FY 2019**	**FY 2020**	**FY 2021**	**FY 2022**	**Average**
Average Monthly Flow per ERU (kgal)	6,106	6,225	6,197	6,136	**6,166**

Number of Current ERUs	8,947
Average Monthly Plant Flow per ERU (kgal)	6.08
Daily Plant Flow per ERU (gpd)	**203**
Peaking Factor	1.06
Peak Plant Flow (gpd)	216

Water and Sewer System Capacity

Schedule 6

Sewer Collection	Existing Capacity (MGD)	Incremental Capacity (MGD)
Equal to Treatment Plant	2.80	2.20
Total	**2.80**	**2.20**

FY 2023 Wastewater Plant Investment Fee - Combined Method

Schedule 7

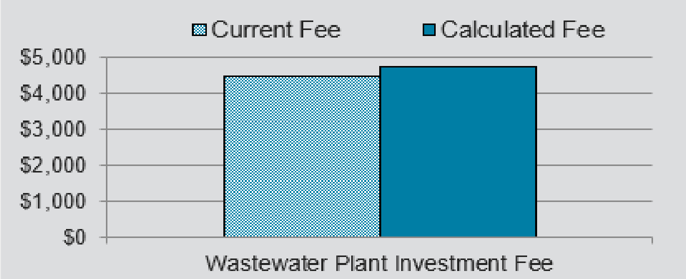
Functional Component		Collection	Treatment	Total
Gross Plant in Service Value		$ 87,902,752	$ 20,414,082	$ 108,316,835
Gross System Value		$ 87,902,752	$ 20,414,082	$ 108,316,835
Less:				
Principal Credit		$ (51,129,117)	$ (6,275,353)	$ (57,404,470)
Specific Asset Contributions/Exclusions		(9,919,550)	(2,326,639)	(12,246,189)
Net System Value		$ 26,854,086	$ 11,812,089	$ 38,666,175
Capital Improvement Cost		$78,423,177	$0	$78,423,177
Total Net Asset and Capital Valuation		$105,277,263	$11,812,089	$117,089,352
Fee Calculation:				
Capacity				
Million Gallons Per Day (MGD)		5.00	5.00	
Level of Service (gpd)		203	203	
Equivalent Residential Units @ Plant LOS		24,668	24,668	
Calculated Fee per ERU		$4,268	$479	$4,747
Percentage of Full Cost Recovery	100%	$4,268	$479	$4,747
Calculated Fee per ERU		**$4,268**	**$479**	**$4,747**

Wastewater System

Wastewater Plant Investment Fee

Net Plant In Service	$	96,070,645
Expansion Capital Costs	$	78,423,177
Construction Work in Progress	$	-
(Less: Principal Credit)	$	(57,404,470)
Total Costs Combined Method	**$**	**117,089,352**
Cost Recovery Percentage		100%
Total Calculated Fee per ERU:	**$**	**4,747**
Current Fee:	$	4,499
Dollar Change:	$	248
Percentage Change:		6%

Wastewater



Wastewater Calculation Methodology	**Combined**

Calculated Fee Summary

Schedule 9

Wastewater

Meter Size	Windsor Existing Fee	Current Plant Investment Fee	Calculated Plant Investment Fee
3/4"	1.0	$ 4,499	$ 4,747
1"	1.6	$ 7,228	$ 7,626
1.5"	3.8	$ 17,186	$ 18,133
2"	6.2	$ 27,676	$ 29,202
3"	13.9	$ 62,356	$ 65,793
4"	23.9	$ 107,391	$ 113,311

Town of Windsor - Water Plant Investment Fee

Assumptions & Results Workbook

Stantec

Prepared by Stantec Consulting Services Inc. 10/12/2023

Fixed Assets Listing and Functional Allocations

Schedule 1

											Allocation of Assets by System Function
Asset Number	Asset Description	Original Cost	Life of Asset (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	RCN	Gross Asset Value	% of Asset Contributed or Excluded	Water
00-01-01	Mchnry W /10	$ 166,656	10	$ 7,571	$ 166,556	$ 100	2.09	$ 348,434	$ 348,434	0%	$ 348,434
00-01-02	Water Systems /15	$ 80,014	15	$ 3,637	$ 80,014	$ -	2.09	$ 167,288	$ 167,288	0%	$ 167,288
00-01-04	Water Systems /50	$ 1,343,252	35	$ 44,853	$ 986,763	$ 356,489	2.09	$ 2,808,390	$ 2,808,390	0%	$ 2,808,390
01-01-01	Water Systems /15	$ 79,424	15	$ 3,782	$ 79,424	$ -	2.05	$ 162,890	$ 162,890	0%	$ 162,890
01-01-04	Water Systems /50	$ 1,526,929	50	$ 35,969	$ 755,350	$ 771,579	2.05	$ 3,131,545	$ 3,131,545	0%	$ 3,131,545
01-01-05	Mchnry W /50	$ 425	37	$ 14	$ 289	$ 136	2.05	$ 872	$ 872	0%	$ 872
02-01-01	Water Systems /15	$ 57,589	15	$ 2,879	$ 57,589	$ -	1.99	$ 114,569	$ 114,569	0%	$ 114,569
02-01-04	Water Systems /50	$ 461,643	50	$ 9,344	$ 186,883	$ 274,760	1.99	$ 918,402	$ 918,402	0%	$ 918,402
03-01-01	Water Systems /15	$ 70,813	15	$ 3,727	$ 70,813	$ -	1.94	$ 137,581	$ 137,581	0%	$ 137,581
03-01-04	Water Systems /50	$ 1,890,104	50	$ 38,286	$ 727,436	$ 1,162,668	1.94	$ 3,672,264	$ 3,672,264	0%	$ 3,672,264
04-01-04	Water Systems /50	$ 746,080	50	$ 15,125	$ 272,250	$ 473,830	1.83	$ 1,363,883	$ 1,363,883	0%	$ 1,363,883
05-01-01	Water Systems /5	$ 42,832	5	$ 2,520	$ 42,832	$ 0	1.75	$ 74,818	$ 74,818	0%	$ 74,818
05-01-02	Mchnry W /5	$ 401,016	10	$ 23,589	$ 401,016	$ -	1.75	$ 700,496	$ 700,496	0%	$ 700,496
05-01-04	Water Systems /50	$ 1,538,334	50	$ 31,214	$ 530,646	$ 1,007,688	1.75	$ 2,687,166	$ 2,687,166	0%	$ 2,687,166
06-01-01	Mchnry W /5	$ 16,463	5	$ 1,029	$ 16,463	$ -	1.68	$ 27,625	$ 27,625	0%	$ 27,625
06-01-04	Water Systems /50	$ 2,455,262	50	$ 49,870	$ 797,928	$ 1,657,334	1.68	$ 4,120,005	$ 4,120,005	0%	$ 4,120,005
07-01-01	Water Land Rights 2007	$ 67,955	9999	$ -	$ -	$ 67,955	1.63	$ 110,943	$ 110,943	0%	$ 110,943
07-01-02	Mchnry W /5	$ 29,125	5	$ 1,942	$ 29,125	$ -	1.63	$ 47,549	$ 47,549	0%	$ 47,549
07-01-04	Water Systems /50	$ 4,484,295	50	$ 90,373	$ 1,355,592	$ 3,128,703	1.63	$ 7,321,012	$ 7,321,012	0%	$ 7,321,012
08-01-04	Water Systems /50	$ 1,943,419	50	$ 34,092	$ 477,288	$ 1,466,131	1.57	$ 3,041,876	$ 3,041,876	0%	$ 3,041,876
09-01-02	Mchnry W /5	$ 40,072	5	$ 3,082	$ 40,072	$ -	1.52	$ 60,818	$ 60,818	0%	$ 60,818
09-01-03	Non-Potable Water 2009	$ 130,080	50	$ 2,933	$ 38,126	$ 91,954	1.52	$ 197,423	$ 197,423	0%	$ 197,423
09-01-04	Water Systems /50	$ 32,456	50	$ 1,796	$ 23,348	$ 9,108	1.52	$ 49,259	$ 49,259	0%	$ 49,259
09-03-01	Kern Reservoir	$ 4,500,000	9999	$ -	$ -	$ 4,500,000	1.52	$ 6,829,662	$ 6,829,662	0%	$ 6,829,662
10-04-02	Water Rights	$ 42,000	9999	$ -	$ -	$ 42,000	1.48	$ 62,086	$ 62,086	0%	$ 62,086
10-04-03	Water Meter Reading Equipment	$ 28,918	5	$ 2,410	$ 28,918	$ -	1.48	$ 42,748	$ 42,748	0%	$ 42,748
10-07-05	Nonpotable Decree Improvements	$ 349,860	50	$ 7,306	$ 87,667	$ 262,193	1.48	$ 517,174	$ 517,174	0%	$ 517,174
10-08-02	Water Scada Telemetry Untis	$ 19,546	5	$ 1,629	$ 19,546	$ -	1.48	$ 28,894	$ 28,894	0%	$ 28,894
10-08-03	Windsor Lake Rip Rap	$ 168,337	50	$ 3,490	$ 41,879	$ 126,458	1.48	$ 248,841	$ 248,841	0%	$ 248,841
10-10-05	2010 Dun-Rite Trailer #54	$ 5,625	5	$ 469	$ 5,625	$ -	1.48	$ 8,315	$ 8,315	0%	$ -
10-13-01	Water Rights thru 2010	$ 15,628,085	9999	$ -	$ -	$ 15,628,085	1.48	$ 23,101,933	$ 23,101,933	0%	$ 23,101,933
11-05-02	Water Shares	$ 254,586	9999	$ -	$ -	$ 254,586	1.43	$ 365,095	$ 365,095	0%	$ 365,095
11-10-02	Alden Hill Permanent Easement	$ 15,800	9999	$ -	$ -	$ 15,800	1.43	$ 22,658	$ 22,658	0%	$ 22,658
11-10-03	Alden Hill Temporary Easement	$ 29,400	50	$ 599	$ 6,586	$ 22,814	1.43	$ 42,162	$ 42,162	0%	$ 42,162
11-10-04	Alden Hill Permanent Easement 2nd Payment	$ 15,800	9999	$ -	$ -	$ 15,800	1.40	$ 22,078	$ 22,078	0%	$ 22,078
12-02-02	Windsor Lake Rip Rap Remainder	$ 10,808	50	$ 235	$ 2,349	$ 8,459	1.40	$ 15,102	$ 15,102	0%	$ 15,102
12-03-08	Mic Leak Detector	$ 6,010	10	$ 601	$ 6,010	$ -	1.40	$ 8,398	$ 8,398	0%	$ 8,398
12-03-12	2011 Int'l Tandem Axle Dump Truck #21	$ 186,306	5	$ 18,631	$ 186,306	$ -	1.40	$ 260,336	$ 260,336	0%	$ -
12-04-04	2012 Ford 4-150 4X4 Pickup #08	$ 23,369	5	$ 2,337	$ 23,369	$ -	1.40	$ 32,654	$ 32,654	0%	$ -
12-04-06	Non-Potable Scada	$ 117,394	50	$ 2,533	$ 25,332	$ 92,062	1.40	$ 164,041	$ 164,041	0%	$ 164,041
12-09-02	3-Mg Water Storage Tank #2	$ 3,313,737	50	$ 49,837	$ 498,365	$ 2,815,372	1.40	$ 4,630,476	$ 4,630,476	0%	$ 4,630,476
13-03-06	Windsor Lake Flow Controls	$ 110,135	50	$ 2,415	$ 21,733	$ 88,402	1.36	$ 150,053	$ 150,053	0%	$ 150,053
13-04-08	Pipe Encasement Thru Universal Forest Products	$ 19,999	50	$ 434	$ 3,909	$ 16,090	1.36	$ 27,248	$ 27,248	0%	$ 27,248
13-06-03	Boardwalk Park Redrill Well	$ 35,142	50	$ 750	$ 6,750	$ 28,392	1.36	$ 47,879	$ 47,879	0%	$ 47,879
13-12-04	Water Line Replacement 4th St (Main to Walnut)	$ 86,216	50	$ 1,745	$ 15,704	$ 70,511	1.36	$ 117,464	$ 117,464	0%	$ 117,464
14-03-02	Windsor Lake Flow Controls 2013 Balance	$ 2,881	50	$ 63	$ 506	$ 2,375	1.33	$ 3,821	$ 3,821	0%	$ 3,821
14-04-05	Kyger Reservoir Pump Construc	$ 2,677,202	50	$ 53,582	$ 214,329	$ 2,462,873	1.18	$ 3,146,932	$ 3,146,932	0%	$ 3,146,932
14-04-08	2015 Ford F-250 3/4 Ton Pickup # 47	$ 34,196	5	$ 4,275	$ 34,196	$ -	1.33	$ 45,356	$ 45,356	0%	$ -
14-04-09	2015 Ford F-350 1 Ton Truck #74	$ 37,889	5	$ 4,736	$ 37,889	$ -	1.33	$ 50,254	$ 50,254	0%	$ -
14-08-05	Covenant Park Groundwater Pump System	$ 39,709	50	$ 695	$ 5,562	$ 34,148	1.33	$ 52,668	$ 52,668	0%	$ 52,668
14-09-02	Water Line Replacements 2014 Projects-Woodbine-S	$ 589,122	50	$ 12,449	$ 99,594	$ 489,528	1.33	$ 781,381	$ 781,381	0%	$ 781,381
14-10-03	Pipe Encasement through Universal Forest Products	$ 201,269	50	$ 4,154	$ 33,233	$ 168,035	1.33	$ 266,953	$ 266,953	0%	$ 266,953
14-11-03	25 Units Water Shares	$ 487,500	9999	$ -	$ -	$ 487,500	1.33	$ 646,595	$ 646,595	0%	$ 646,595
15-02-02	Pipe Encasement through Universal Forest Products	$ 310,637	50	$ 6,811	$ 47,679	$ 262,958	1.30	$ 402,596	$ 402,596	0%	$ 402,596
15-02-04	SCADA Update - Water	$ 15,530	10	$ 1,740	$ 12,178	$ 3,352	1.30	$ 20,127	$ 20,127	0%	$ 20,127
15-02-05	SCADA Update - Non-Potable for Kern Ditch	$ 10,737	10	$ 885	$ 6,192	$ 4,545	1.30	$ 13,916	$ 13,916	0%	$ 13,916
15-05-01	6 shares North Poudre Irrigation Company stocks	$ 432,100	9999	$ -	$ -	$ 432,100	1.30	$ 560,016	$ 560,016	0%	$ 560,016
15-07-02	2016 Int'l 7600 6x4 Dump Truck #43 to repl #43	$ 256,123	5	$ 36,589	$ 256,123	$ -	1.30	$ 331,944	$ 331,944	0%	$ -
15-10-01	21 units CBT water rights @ $26,000/unit	$ 546,150	9999	$ -	$ -	$ 546,150	1.30	$ 707,829	$ 707,829	100%	$ -
15-10-04	Water Line Oversizing-Falcon Pt Sub	$ 62,240	50	$ 1,290	$ 9,031	$ 53,208	1.30	$ 80,664	$ 80,664	0%	$ 80,664
15-11-03	4 units CBT water rights @ $24,500/unit	$ 98,000	9999	$ -	$ -	$ 98,000	1.30	$ 127,011	$ 127,011	100%	$ -
15-12-05	Trimble Ranger meter readers w/Orion Laptop	$ 22,125	10	$ 2,213	$ 15,494	$ 6,631	1.30	$ 28,675	$ 28,675	0%	$ 28,675
15-12-06	16" Water Line Repl S Riverbend	$ 684,047	50	$ 11,732	$ 82,126	$ 601,922	1.30	$ 886,548	$ 886,548	0%	$ 886,548
16-04-06	Vacant Land (Hollister)	$ 493	9999	$ -	$ -	$ 493	1.26	$ 620	$ 620	0%	$ 620
16-05-04	Water Leak Detection Equipment	$ 24,538	10	$ 2,695	$ 16,169	$ 8,369	1.26	$ 30,870	$ 30,870	0%	$ 30,870
16-06-04	PW Maint Fac - WF	$ 3,464,394	50	$ 51,748	$ 206,993	$ 3,257,402	1.18	$ 4,072,242	$ 4,072,242	0%	$ 4,072,242
16-06-06	water 32 units CBT Alan Farms	$ 858,080	9999	$ -	$ -	$ 858,080	1.26	$ 1,079,514	$ 1,079,514	100%	$ -
16-07-02	Waterline Oversize Ridge @Hrmny	$ 157,118	50	$ 3,363	$ 20,180	$ 136,938	1.26	$ 197,664	$ 197,664	0%	$ 197,664
16-07-03	Chimney Pk N to NP Construction	$ 75,929	50	$ 1,394	$ 8,363	$ 67,566	1.26	$ 95,523	$ 95,523	0%	$ 95,523
16-09-03	water 1 unit CBT Bundy	$ 26,800	9999	$ -	$ -	$ 26,800	1.26	$ 33,716	$ 33,716	100%	$ -
16-09-04	water 1 unit CBT Mathews	$ 26,800	9999	$ -	$ -	$ 26,800	1.26	$ 33,716	$ 33,716	100%	$ -
16-09-05	water 1 unit CBT Tregoning	$ 26,800	9999	$ -	$ -	$ 26,800	1.26	$ 33,716	$ 33,716	100%	$ -
16-10-01	New Liberty Water Line Extension	$ 372,960	50	$ 7,777	$ 46,660	$ 326,301	1.26	$ 469,206	$ 469,206	0%	$ 469,206
16-11-03	Waterline Oversizing Winter Farrm	$ 69,218	50	$ 1,405	$ 8,428	$ 60,790	1.26	$ 87,080	$ 87,080	0%	$ 87,080
16-12-07	water 37 units CBT Bromley	$ 971,250	9999	$ -	$ -	$ 971,250	1.26	$ 1,221,889	$ 1,221,889	100%	$ -
16-12-11	Waterline Oversizing Village East	$ 82,667	50	$ 1,654	$ 9,925	$ 72,742	1.26	$ 104,000	$ 104,000	0%	$ 104,000
16-12-14	Automate Splitter Box E of Chmny Pk	$ 24,000	50	$ 454	$ 2,724	$ 21,276	1.26	$ 30,193	$ 30,193	0%	$ 30,193
17-02-04	NP water 56 shares Broe II	$ 1,839,648	9999	$ -	$ -	$ 1,839,648	1.21	$ 2,228,632	$ 2,228,632	0%	$ 2,228,632
17-03-02	2017 Interstate Camera Tr #137	$ 93,220	5	$ 18,644	$ 93,220	$ -	1.21	$ 112,931	$ 112,931	0%	$ -
17-06-01	16" Water Line Riverbend balance COMP	$ 16,660	50	$ 367	$ 1,835	$ 14,825	1.21	$ 20,183	$ 20,183	0%	$ 20,183
17-06-09	2 Units CBT water shares Hamann Estate	$ 54,000	9999	$ -	$ -	$ 54,000	1.21	$ 65,418	$ 65,418	100%	$ -
17-08-02a	PW Main Fac Off-Site Imprv-WF	$ 257,472	50	$ 4,821	$ 19,286	$ 238,186	1.18	$ 302,647	$ 302,647	0%	$ 302,647
17-08-02b	PW Main Fac Off Site Imprv - WF	$ 257,472	50	$ 6,437	$ 25,747	$ 231,725	1.18	$ 302,647	$ 302,647	0%	$ 302,647
17-08-05	5 Units CBT water shares St Louis Real Estate	$ 135,000	9999	$ -	$ -	$ 135,000	1.21	$ 163,545	$ 163,545	100%	$ -
17-09-01	2 Units CBT water shares M Freund	$ 54,000	9999	$ -	$ -	$ 54,000	1.21	$ 65,418	$ 65,418	100%	$ -
17-11-02	6 Units CBT water shares V Akin Blasé Estate	$ 166,200	9999	$ -	$ -	$ 166,200	1.21	$ 201,342	$ 201,342	100%	$ -
17-11-03	10 Units CBT water shares - R Hornung	$ 277,000	9999	$ -	$ -	$ 277,000	1.21	$ 335,570	$ 335,570	100%	$ -
17-12-01	1/2 Acre Foot CBT 8101 Frontage LLC	$ 13,850	9999	$ -	$ -	$ 13,850	1.21	$ 16,779	$ 16,779	100%	$ -
17-12-02	1/2 Acre Foot CBT DFG Properties LLC	$ 13,850	9999	$ -	$ -	$ 13,850	1.21	$ 16,779	$ 16,779	100%	$ -

Fixed Assets Listing and Functional Allocations

Schedule 1

Asset Number	Asset Description	Original Cost	Life of Asset (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	RCN	Gross Asset Value	% of Asset Contributed or Excluded	Allocation of Assets by System Function: Water
18-03-04	Easemnt Water Line to N Weld Co	$ 22,387	9999	$ -	$ -	$ 22,387	1.18	$ 26,315	$ 26,315	0%	$ 26,315
18-04-15	9 Units CBT Viv Akin Blase Est	$ 252,000	9999	$ -	$ -	$ 252,000	1.18	$ 296,215	$ 296,215	100%	$ -
18-06-03	Waterline Nantuckt +5	$ 867,767	50	$ 18,093	$ 72,374	$ 795,394	1.18	$ 1,020,022	$ 1,020,022	0%	$ 1,020,022
18-06-07	15 Units CBT John Lucken Trust	$ 424,500	9999	$ -	$ -	$ 424,500	1.18	$ 498,981	$ 498,981	100%	$ -
18-11-03	1 Unit CBT Jim/Diana Newton	$ 32,800	9999	$ -	$ -	$ 32,800	1.18	$ 38,555	$ 38,555	100%	$ -
18-11-04	Osterhout Improvements	$ 21,775	10	$ 2,179	$ 8,716	$ 13,059	1.18	$ 25,596	$ 25,596	0%	$ 25,596
18-11-05	Windsor Lake Rip Rap N Shore	$ 49,842	50	$ 1,019	$ 4,075	$ 45,767	1.18	$ 58,586	$ 58,586	0%	$ 58,586
18-12-09	Waterline Oversize Hrmny Rdg	$ 332,122	50	$ 6,647	$ 26,589	$ 305,533	1.18	$ 390,394	$ 390,394	0%	$ 390,394
19-01-06AA	Water Shares - 12 CBT Units	$ 441,600	9999999999	$ -	$ -	$ 441,600	1.15	$ 509,141	$ 509,141	100%	$ -
20-03-09	SCADA Computer System	$ 39,863	10	$ 5,133	$ 10,266	$ 29,597	1.13	$ 45,208	$ 45,208	0%	$ 45,208
20-06-02	Water Line Oversizing	$ 35,476	50	$ 710	$ 1,421	$ 34,055	1.13	$ 40,232	$ 40,232	0%	$ 40,232
20-07-02	Water Line Replacement	$ 614,431	50	$ 12,306	$ 24,611	$ 589,819	1.13	$ 696,811	$ 696,811	0%	$ 696,811
20-07-03	Non-Potable Water	$ 6,565	50	$ 136	$ 273	$ 6,292	1.13	$ 7,445	$ 7,445	0%	$ 7,445
20-09-02	Town Potable Water System Model	$ 39,087	50	$ 783	$ 1,566	$ 37,522	1.13	$ 44,328	$ 44,328	0%	$ 44,328
21-04-04A	Acquisition of Hydraulic Pump	$ 13,616	10	$ 2,276	$ 2,276	$ 11,340	1.07	$ 14,595	$ 14,595	0%	$ 14,595
21-04-17	Windsor Water Model and Master PLan	$ 68,607	50	$ -	$ -	$ 68,607	1.00	$ 68,607	$ 68,607	0%	$ -
21-05-03A	Water Line Replacement	$ 411,246	50	$ 9,600	$ 9,600	$ 401,646	1.07	$ 440,840	$ 440,840	0%	$ 440,840
21-05-04	Two Inch Wash Bay Water line	$ 9,475	50	$ 190	$ 190	$ 9,285	1.07	$ 10,157	$ 10,157	0%	$ 10,157
21-10-03	Land Purchase with School District	$ 1,627,786	999	$ -	$ -	$ 1,627,786	1.07	$ 1,744,924	$ 1,744,924	0%	$ -
21-12-04	Kern Splitter Box Repair	$ 57,700	10	$ 5,786	$ 5,786	$ 51,914	1.07	$ 61,852	$ 61,852	0%	$ 61,852
22-09-01	Waterline Oversizing at SGate	$ 124,895	50	$ -	$ -	$ 124,895	1.00	$ 124,895	$ 124,895	0%	$ 124,895
22-12-13	Water Line Oversizing	$ 363,395	50	$ -	$ -	$ 363,395	1.00	$ 363,395	$ 363,395	0%	$ 363,395
223-12-05	Water Line Oversizing - Raindance	$ 175,259	50	$ -	$ -	$ 175,259	1.00	$ 175,259	$ 175,259	0%	$ 175,259
55-01-02	Water Systems /50	$ 186,432	50	$ 2,783	$ 186,432	$ -	19.71	$ 3,674,084	$ 3,674,084	0%	$ 3,674,084
75-01-02	Water Systems /50	$ 300,932	50	$ 6,028	$ 283,294	$ 17,638	5.88	$ 1,769,517	$ 1,769,517	0%	$ 1,769,517
76-01-02	Water Systems /50	$ 10,834	50	$ 217	$ 9,986	$ 848	5.42	$ 58,691	$ 58,691	0%	$ 58,691
77-01-02	Water Systems /50	$ 25,874	50	$ 519	$ 23,339	$ 2,535	5.05	$ 130,645	$ 130,645	0%	$ 130,645
78-01-02	Water Systems /50	$ 136,976	50	$ 2,747	$ 120,851	$ 16,125	4.69	$ 641,794	$ 641,794	0%	$ 641,794
79-01-02	Water Systems /50	$ 1,454,895	50	$ 29,183	$ 1,254,867	$ 200,028	4.33	$ 6,301,560	$ 6,301,560	0%	$ 6,301,560
80-01-02	Water Systems /50	$ 83,610	50	$ 1,672	$ 70,237	$ 13,373	4.02	$ 335,959	$ 335,959	0%	$ 335,959
80-01-03	Water Buildings /50	$ 11,050	50	$ 221	$ 9,283	$ 1,767	4.02	$ 44,401	$ 44,401	0%	$ 44,401
80-01-04	Mchnry W /50	$ 490	16	$ 12	$ 490	$ -	4.02	$ 1,969	$ 1,969	0%	$ 1,969
81-01-02	Water Systems /50	$ 434,819	50	$ 8,727	$ 357,819	$ 77,000	3.68	$ 1,599,892	$ 1,599,892	0%	$ 1,599,892
83-01-02	Water Systems /50	$ 11,160	50	$ 224	$ 8,741	$ 2,419	3.20	$ 35,700	$ 35,700	0%	$ 35,700
84-01-02	Water Systems /50	$ 15,986	50	$ 321	$ 12,204	$ 3,782	3.14	$ 50,151	$ 50,151	0%	$ 50,151
85-01-02	Water Systems /50	$ 43,737	50	$ 879	$ 32,519	$ 11,217	3.10	$ 135,609	$ 135,609	0%	$ 135,609
86-01-02	Water Systems /50	$ 2,293	50	$ 46	$ 1,659	$ 634	3.03	$ 6,944	$ 6,944	0%	$ 6,944
87-01-02	Water Systems /50	$ 237,100	50	$ 4,767	$ 166,862	$ 70,238	2.95	$ 699,938	$ 699,938	0%	$ 699,938
88-01-02	Water Systems /50	$ 30,696	50	$ 617	$ 20,992	$ 9,704	2.88	$ 88,350	$ 88,350	0%	$ 88,350
89-01-02	Water Systems /50	$ 294,311	50	$ 5,922	$ 195,413	$ 98,898	2.82	$ 829,481	$ 829,481	0%	$ 829,481
90-01-03	Water Systems /50	$ 63,990	50	$ 1,288	$ 41,213	$ 22,777	2.75	$ 175,893	$ 175,893	0%	$ 175,893
91-01-03	Water Systems /50	$ 583	50	$ 12	$ 364	$ 219	2.69	$ 1,567	$ 1,567	0%	$ 1,567
92-01-03	Water Systems /50	$ 73,191	50	$ 1,474	$ 44,224	$ 28,967	2.61	$ 190,976	$ 190,976	0%	$ 190,976
93-01-03	Water Systems /50	$ 29,599	50	$ 596	$ 17,295	$ 12,304	2.50	$ 73,888	$ 73,888	0%	$ 73,888
94-01-03	Water Systems /50	$ 80,760	50	$ 1,628	$ 45,579	$ 35,181	2.41	$ 194,252	$ 194,252	0%	$ 194,252
95-01-01	Water Systems /15	$ 145,447	15	$ 5,387	$ 145,447	$ -	2.38	$ 345,777	$ 345,777	0%	$ 345,777
95-01-02	Mchnry W /15	$ 5,510	0	$ 204	$ 5,510	$ -	2.38	$ 13,099	$ 13,099	0%	$ 13,099
95-01-03	Water Systems /50	$ 347,706	50	$ 7,011	$ 189,305	$ 158,401	2.38	$ 826,617	$ 826,617	0%	$ 826,617
96-01-01	Water Systems /15	$ 48,375	15	$ 1,861	$ 48,375	$ -	2.31	$ 111,914	$ 111,914	0%	$ 111,914
96-01-03	Water Systems /50	$ 599,307	50	$ 12,090	$ 314,339	$ 284,969	2.31	$ 1,386,493	$ 1,386,493	0%	$ 1,386,493
97-01-01	Water Systems /15	$ 101,003	15	$ 4,040	$ 101,003	$ -	2.23	$ 225,529	$ 225,529	0%	$ 225,529
97-01-02	Mchnry W /15	$ 40,659	0	$ 1,626	$ 40,659	$ -	2.23	$ 90,788	$ 90,788	0%	$ 90,788
97-01-03	Water Systems /50	$ 1,586,322	50	$ 32,403	$ 810,066	$ 776,255	2.23	$ 3,542,101	$ 3,542,101	0%	$ 3,542,101
97-01-04	Water Bldgs /50	$ 152,269	33	$ 5,002	$ 125,042	$ 27,227	2.23	$ 340,002	$ 340,002	0%	$ 340,002
98-01-01	Water Systems /15	$ 144,624	15	$ 6,026	$ 144,624	$ -	2.20	$ 317,731	$ 317,731	0%	$ 317,731
98-01-03	Water Systems /50	$ 746,138	50	$ 15,066	$ 361,594	$ 384,544	2.20	$ 1,639,225	$ 1,639,225	0%	$ 1,639,225
99-01-01	Water Systems /15	$ 115,753	15	$ 5,033	$ 115,753	$ -	2.15	$ 248,466	$ 248,466	0%	$ 248,466
99-01-02	Water Systems /20	$ 11,938	20	$ 519	$ 11,938	$ -	2.15	$ 25,625	$ 25,625	0%	$ 25,625
99-01-03	Water Systems /50	$ 170,387	50	$ 3,442	$ 79,175	$ 91,213	2.15	$ 365,739	$ 365,739	0%	$ 365,739
99-01-04	Mchnry W /20	$ 175	5	$ 8	$ 175	$ -	2.15	$ 376	$ 376	0%	$ 376
99-10-01	2010 Water Rights Final Acceptance	$ 454,650	9999	$ -	$ -	$ 454,650	1.48	$ 672,078	$ 672,078	0%	$ 672,078
99-10-04	2010 Water Final Acceptance	$ 228,230	50	$ 4,703	$ 56,433	$ 171,798	1.48	$ 337,378	$ 337,378	0%	$ 337,378
99-11-02	2011 Water Final Acceptance	$ 552,686	50	$ 11,756	$ 129,317	$ 423,370	1.43	$ 792,595	$ 792,595	0%	$ 792,595
99-11-05	2011 Water Rights Final Acceptance	$ 392,000	9999	$ -	$ -	$ 392,000	1.43	$ 562,158	$ 562,158	0%	$ 562,158
99-12-19	2012 Water Final Acceptance	$ 231,156	50	$ 5,074	$ 50,742	$ 180,414	1.40	$ 323,008	$ 323,008	0%	$ 323,008
99-12-22	2012 Water Rights Final Acceptance	$ 95,000	9999	$ -	$ -	$ 95,000	1.40	$ 132,749	$ 132,749	0%	$ 132,749
99-12-23	2012 Water Rights Final Acceptance	$ 475,000	9999	$ -	$ -	$ 475,000	1.40	$ 663,745	$ 663,745	0%	$ 663,745
99-12-25	2012 Water Final Acceptance	$ 28,550	50	$ 577	$ 5,775	$ 22,775	1.40	$ 39,895	$ 39,895	0%	$ 39,895
99-13-02	2013 Water Final Acceptance	$ 214,900	50	$ 4,668	$ 42,008	$ 172,892	1.36	$ 292,790	$ 292,790	0%	$ 292,790
99-13-05	2013 Water Rights Final Acceptance	$ 54,000	9999	$ -	$ -	$ 54,000	1.36	$ 73,572	$ 73,572	0%	$ 73,572
99-14-01	Water Valley South Dedicated 3 Shares CBT	$ 57,000	9999	$ -	$ -	$ 57,000	1.33	$ 75,602	$ 75,602	100%	$ -
99-14-02	Water Valley South Dedicated 10 shares North Poudr	$ 60,000	9999	$ -	$ -	$ 60,000	1.33	$ 79,581	$ 79,581	0%	$ 79,581
99-14-04	Windsor Meadows Apartmetns Windshire Park Sub T	$ 58,410	50	$ 1,222	$ 9,773	$ 48,638	1.33	$ 77,472	$ 77,472	0%	$ 77,472
99-14-08	Great Western Industrial Park Sub 7th Filing Lot 2	$ 124,800	50	$ 2,610	$ 20,880	$ 103,920	1.33	$ 165,528	$ 165,528	0%	$ 165,528
99-15-03	Westwood Village Sub 3rd Filing Lt 2 replatd 5th/1	$ 36,673	50	$ 787	$ 5,506	$ 31,166	1.30	$ 47,529	$ 47,529	0%	$ 47,529
99-15-05	Water Valley South Sub 15th Filing	$ 207,722	50	$ 4,405	$ 30,834	$ 176,887	1.30	$ 269,214	$ 269,214	0%	$ 269,214
99-15-11	Water Valley South Sub 16th Filing	$ 247,725	50	$ 5,017	$ 35,118	$ 212,607	1.30	$ 321,060	$ 321,060	0%	$ 321,060
99-15-16	Windshire Pk 3rd Filing Dedicated 40 shares CBT	$ 1,040,000	9999	$ -	$ -	$ 1,040,000	1.30	$ 1,347,875	$ 1,347,875	100%	$ -
99-15-17	620/636 Southwood Ln Dedicated 2 shares CBT	$ 52,000	9999	$ -	$ -	$ 52,000	1.30	$ 67,394	$ 67,394	100%	$ -
99-15-18	Windsor Commons 3rd L1B1 Dedicated 1 share NPII	$ 72,000	9999	$ -	$ -	$ 72,000	1.30	$ 93,314	$ 93,314	0%	$ 93,314
99-15-19	Water Valley South Dedicated 4 shares NPI	$ 288,000	9999	$ -	$ -	$ 288,000	1.30	$ 373,258	$ 373,258	0%	$ 373,258
99-15-20	Water Valley South Dedicated 1 share NPI	$ 72,000	9999	$ -	$ -	$ 72,000	1.30	$ 93,314	$ 93,314	0%	$ 93,314
99-15-21	Water Valley South Dedicated 2 shares NPI	$ 144,000	9999	$ -	$ -	$ 144,000	1.30	$ 186,629	$ 186,629	0%	$ 186,629
99-16-01	Great Western Ind. Pk 8th Filing, Lot 3-Cargill	$ 118,585	50	$ 2,704	$ 16,226	$ 102,359	1.26	$ 149,187	$ 149,187	0%	$ 149,187
99-16-06	Water Valley South Sub 18th Filing, Ph 1	$ 200,352	50	$ 4,401	$ 26,403	$ 173,949	1.26	$ 252,055	$ 252,055	0%	$ 252,055
99-16-10	Jacoby Farm Sub 5th Filing Ph 1	$ 130,328	50	$ 2,863	$ 17,175	$ 113,152	1.26	$ 163,960	$ 163,960	0%	$ 163,960
99-16-14	Jacoby Farm Sub 5th Filing Ph 3	$ 61,392	50	$ 1,348	$ 8,091	$ 53,301	1.26	$ 77,235	$ 77,235	0%	$ 77,235
99-16-16	Gr West Ind Pk 4th Filing, Lots1&2 Blue Water Res	$ 12,378	50	$ 268	$ 1,611	$ 10,767	1.26	$ 15,572	$ 15,572	0%	$ 15,572
99-16-18	Greenspire Sub 2nd Filing, Lot 1 ? LDS Church	$ 87,503	50	$ 1,873	$ 11,239	$ 76,264	1.26	$ 110,084	$ 110,084	0%	$ 110,084

Fixed Assets Listing and Functional Allocations **Schedule 1**

Asset Number	Asset Description	Original Cost	Life of Asset (Years)	Annual Depreciation	Accumulated Depreciation	Net Book Value	ENR Escalation Factor	RCN	Gross Asset Value	% of Asset Contributed or Excluded	Allocation of Assets by System Function: Water
99-16-20	Great West Ind Pk 9th Fil Lot 2-Schlumberger Lift	$ 79,905	50	$ 1,666	$ 9,997	$ 69,908	1.26	$ 100,525	$ 100,525	0%	$ 100,525
99-16-23	Martin Lind 5 units CBT	$ 134,000	9999	$ -	$ -	$ 134,000	1.26	$ 168,580	$ 168,580	100%	$ -
99-16-24	Water Valley South 3 shares NPI	$ 270,000	9999	$ -	$ -	$ 270,000	1.21	$ 327,090	$ 327,090	0%	$ 327,090
99-16-25	Village East (Phase 1) 5.75 shares NPI	$ 517,500	9999	$ -	$ -	$ 517,500	1.26	$ 651,045	$ 651,045	0%	$ 651,045
99-16-26	Winter Farm 3rd 13.5 shares NPI	$ 1,215,000	9999	$ -	$ -	$ 1,215,000	1.26	$ 1,528,540	$ 1,528,540	0%	$ 1,528,540
99-16-27	Village East (Phase 1) 2 shares NPI	$ 180,000	9999	$ -	$ -	$ 180,000	1.26	$ 226,450	$ 226,450	0%	$ 226,450
99-16-28	Village East (Phase 2) 1 share NPI	$ 90,000	9999	$ -	$ -	$ 90,000	1.26	$ 113,225	$ 113,225	0%	$ 113,225
99-16-29	Village East (Phase 2) 1 share NPI	$ 90,000	9999	$ -	$ -	$ 90,000	1.26	$ 113,225	$ 113,225	0%	$ 113,225
99-16-30	Water Vallley South 5 shares NPI	$ 450,000	9999	$ -	$ -	$ 450,000	1.26	$ 566,126	$ 566,126	0%	$ 566,126
99-16-31	Village East (Phase 2) 10 shares NPI	$ 900,000	9999	$ -	$ -	$ 900,000	1.26	$ 1,132,252	$ 1,132,252	0%	$ 1,132,252
99-16-32	Village East (Phase 2) 1.5 shares NPI	$ 135,000	9999	$ -	$ -	$ 135,000	1.26	$ 169,838	$ 169,838	0%	$ 169,838
99-16-33	Village East (Phase 2) 1 share NPI	$ 90,000	9999	$ -	$ -	$ 90,000	1.26	$ 113,225	$ 113,225	0%	$ 113,225
99-16-34	Water Valley South 1 share NPI	$ 90,000	9999	$ -	$ -	$ 90,000	1.26	$ 113,225	$ 113,225	0%	$ 113,225
99-16-35	Water Valley South 2 shares NPI	$ 180,000	9999	$ -	$ -	$ 180,000	1.26	$ 226,450	$ 226,450	0%	$ 226,450
99-16-36	Rocky Ridge Land Co 8 shares NPI	$ 720,000	9999	$ -	$ -	$ 720,000	1.26	$ 905,802	$ 905,802	0%	$ 905,802
99-16-37	Rocky Ridge Land Co 8 shares NPI	$ 720,000	9999	$ -	$ -	$ 720,000	1.26	$ 905,802	$ 905,802	0%	$ 905,802
99-17-03	Jacoby Farm 2nd Ph 2-4	$ 258,880	50	$ 5,961	$ 29,805	$ 229,075	1.21	$ 313,619	$ 313,619	0%	$ 313,619
99-17-09	Westwood Village 6th - Site Plan	$ 52,800	50	$ 1,145	$ 5,726	$ 47,074	1.21	$ 63,964	$ 63,964	0%	$ 63,964
99-17-14	Winter Farm 3rd Filing Phases 1 & 2	$ 607,771	50	$ 12,569	$ 62,845	$ 544,926	1.21	$ 736,281	$ 736,281	0%	$ 736,281
99-17-18	Jacoby Farm 2nd Ph 2-6	$ 197,981	50	$ 3,962	$ 19,810	$ 178,172	1.21	$ 239,843	$ 239,843	0%	$ 239,843
99-17-20	Windsor Commons 3rd Lot 1 Blk1 1 share NPI	$ 95,000	9999	$ -	$ -	$ 95,000	1.21	$ 115,087	$ 115,087	0%	$ 115,087
99-17-21	Rocky Ridge Land Co 8 shares NPI	$ 760,000	9999	$ -	$ -	$ 760,000	1.21	$ 920,698	$ 920,698	0%	$ 920,698
99-17-22	Rocky Ridge Land Co 8 shares NPI	$ 760,000	9999	$ -	$ -	$ 760,000	1.21	$ 920,698	$ 920,698	0%	$ 920,698
99-17-23	Rocky Ridge Land Co 8 shares NPI	$ 760,000	9999	$ -	$ -	$ 760,000	1.21	$ 920,698	$ 920,698	0%	$ 920,698
99-17-24	Grasslands Park Sub Tract C 1 share NPI	$ 95,000	9999	$ -	$ -	$ 95,000	1.21	$ 115,087	$ 115,087	0%	$ 115,087
99-17-25	South Hill Sub 6th Filing 16 shares CBT	$ 443,200	9999	$ -	$ -	$ 443,200	1.21	$ 536,912	$ 536,912	100%	$ -
99-18-04	Village East Ph 1&2	$ 1,160,718	50	$ 28,541	$ 114,165	$ 1,046,554	1.18	$ 1,364,373	$ 1,364,373	0%	$ 1,364,373
99-18-08	Water Vly So Sub 18 Ph 2	$ 129,351	50	$ 3,131	$ 12,525	$ 116,826	1.18	$ 152,046	$ 152,046	0%	$ 152,046
99-18-12	Winter Farm 3rd Ph 3	$ 255,863	50	$ 5,980	$ 23,919	$ 231,944	1.18	$ 300,756	$ 300,756	0%	$ 300,756
99-18-17	South Hill 2nd Ph 1-6	$ 1,319,653	50	$ 29,739	$ 118,955	$ 1,200,699	1.18	$ 1,551,194	$ 1,551,194	0%	$ 1,551,194
99-18-22	South Hill 1st Blk 2 Lots 1-34	$ 176,298	50	$ 3,823	$ 15,293	$ 161,005	1.18	$ 207,230	$ 207,230	0%	$ 207,230
99-18-26	Windsor Commons 2nd Lot 3	$ 51,936	50	$ 1,126	$ 4,505	$ 47,431	1.18	$ 61,049	$ 61,049	0%	$ 61,049
99-18-28	Greenspire 1st Ph 1	$ 400,762	50	$ 8,527	$ 34,106	$ 366,656	1.18	$ 471,078	$ 471,078	0%	$ 471,078
99-18-33	Rocky Rdg Land Co 8units NPI	$ 232,304	9999	$ -	$ -	$ 232,304	1.18	$ 273,063	$ 273,063	0%	$ 273,063
99-18-34	Greenspire Ph 2 & 3	$ 47,100	9999	$ -	$ -	$ 47,100	1.18	$ 55,364	$ 55,364	0%	$ 55,364
99-18-35	Rocky Rdg Land Co 8unts NPI	$ 251,200	9999	$ -	$ -	$ 251,200	1.18	$ 295,274	$ 295,274	0%	$ 295,274
99-18-36	Brunner Farm 10th 3units CBT	$ 82,563	9999	$ -	$ -	$ 82,563	1.18	$ 97,049	$ 97,049	100%	$ -
99-18-37	Burger King/1615 Main 4 CBT	$ 116,152	9999	$ -	$ -	$ 116,152	1.18	$ 136,532	$ 136,532	100%	$ -
99-18-38	Chimney Park 4th10units CBT	$ 314,000	9999	$ -	$ -	$ 314,000	1.18	$ 369,093	$ 369,093	100%	$ -
99-18-39	Windshire Pk 3rd&5th 6units CBT	$ 198,000	9999	$ -	$ -	$ 198,000	1.18	$ 232,740	$ 232,740	100%	$ -
99-18-40	Windshire Pk 3rd&5th16units CBT	$ 528,000	9999	$ -	$ -	$ 528,000	1.18	$ 620,640	$ 620,640	100%	$ -
99-18-41	Jacoby Farms 7th 8units CBT	$ 264,000	9999	$ -	$ -	$ 264,000	1.18	$ 310,320	$ 310,320	100%	$ -
99-19-02	Windshire Park Subdivision 3rd Filing, Phases 1,2,	$ 1,123,702	50	$ 26,785	$ 80,355	$ 1,043,347	1.15	$ 1,295,567	$ 1,295,567	0%	$ 1,295,567
99-19-03AA	Windshire Park Subdivision	$ 750,534	9999999999	$ -	$ -	$ 750,534	1.15	$ 865,325	$ 865,325	0%	$ 865,325
99-19-09	South Hill 4th Filing - Pelican Bluff Apartments	$ 104,531	50	$ 2,341	$ 7,022	$ 97,509	1.15	$ 120,519	$ 120,519	0%	$ 120,519
99-19-12	South Hill 5th Filing (Phase II)- Pelican Bluff Ap	$ 260,006	50	$ 5,471	$ 16,413	$ 243,593	1.15	$ 299,773	$ 299,773	0%	$ 299,773
99-19-16	Windshire Park Subdivision 5th Filing (formally 3r	$ 233,812	50	$ 4,907	$ 14,721	$ 219,091	1.15	$ 269,572	$ 269,572	0%	$ 269,572
99-19-22	Greenspire Subdivision 1st Filing, Phase 2	$ 175,003	50	$ 3,564	$ 10,693	$ 164,310	1.15	$ 201,769	$ 201,769	0%	$ 201,769
99-19-26	Raindance Subdivision 1st Filing & Major Infrastru	$ 1,144,824	50	$ 23,900	$ 71,701	$ 1,073,123	1.15	$ 1,319,920	$ 1,319,920	0%	$ 1,319,920
99-20-02	East Pointe Subdivision (Private Street)	$ 107,884	50	$ 3,216	$ 6,432	$ 101,452	1.13	$ 122,349	$ 122,349	0%	$ 122,349
99-20-06	Jacoby Farm 7th Subdivision, Phase 1	$ 3,700	50	$ 103	$ 207	$ 3,493	1.13	$ 4,196	$ 4,196	0%	$ 4,196
99-20-09	Raindance Subdivision 2nd & 3rd Filing, Phase 1	$ 1,223,330	50	$ 32,578	$ 65,156	$ 1,158,174	1.13	$ 1,387,348	$ 1,387,348	0%	$ 1,387,348
99-20-12	Westwood Subdivision 8th Filing (1385 Main Street)	$ 18,800	50	$ 493	$ 987	$ 17,813	1.13	$ 21,321	$ 21,321	0%	$ 21,321
99-20-15	Windshire Park Subdivision 5th Filing, Phase 5	$ 177,520	50	$ 4,640	$ 9,280	$ 168,240	1.13	$ 201,322	$ 201,322	0%	$ 201,322
99-20-18	Greenspire Subdivision 1st Filing, Phases 3 & 4	$ 241,330	50	$ 5,766	$ 11,531	$ 229,799	1.13	$ 273,686	$ 273,686	0%	$ 273,686
99-20-24	Raindance Subdivision 3rd Filing, Phases 2 & 3	$ 658,880	50	$ 14,063	$ 28,125	$ 630,755	1.13	$ 747,220	$ 747,220	0%	$ 747,220
99-20-28	Raindance Subdivision 5th Filing, Phases 1 & 2	$ 59,743	50	$ 1,259	$ 2,518	$ 57,225	1.13	$ 67,753	$ 67,753	0%	$ 67,753
99-20-33	Greenspire Subdivision 1st Filing, Phase 5	$ 214,988	50	$ 4,365	$ 8,729	$ 206,259	1.13	$ 243,813	$ 243,813	0%	$ 243,813
99-22-09	Raindance - 8th Filing	$ 80,855	50	$ -	$ -	$ 80,855	1.00	$ 80,855	$ 80,855	0%	$ 80,855
99-22-10	Raindance - 9th Filing	$ 133,698	50	$ -	$ -	$ 133,698	1.00	$ 133,698	$ 133,698	0%	$ 133,698
99-22-11	Raindance - 10th Filing	$ 57,812	50	$ -	$ -	$ 57,812	1.00	$ 57,812	$ 57,812	0%	$ 57,812
99-22-12	Raindance - 11th Filing - Phases 1, 2 & 3	$ 58,800	50	$ -	$ -	$ 58,800	1.00	$ 58,800	$ 58,800	0%	$ 58,800
99-22-13	Raindance - 12th Filing - Phases 1, 2 & 3	$ 477,395	50	$ -	$ -	$ 477,395	1.00	$ 477,395	$ 477,395	0%	$ 477,395
99-22-14	Great Western Industrial Park Subdivision - 10th F	$ 98,805	50	$ -	$ -	$ 98,805	1.00	$ 98,805	$ 98,805	0%	$ 98,805
99-22-29	Raindance 15th Filing - Phase 1	$ 784,455	50	$ -	$ -	$ 784,455	1.00	$ 784,455	$ 784,455	0%	$ 784,455
99-22-33	Raindance 15th Filing - Phase 2	$ 784,455	50	$ -	$ -	$ 784,455	1.00	$ 784,455	$ 784,455	0%	$ 784,455
999-21-02	South Hill Subdivision: 6th Filing (55 Resorts Ap	$ 82,616	50	$ 2,897	$ 2,897	$ 79,718	1.07	$ 88,561	$ 88,561	0%	$ 88,561
999-21-05	Water Valley South Subdivision 25th Filing (1831 C	$ 4,000	50	$ 127	$ 127	$ 3,873	1.07	$ 4,288	$ 4,288	0%	$ 4,288
999-21-08	Jacoby Farm 7th Subdivision, Phase 2	$ 7,400	50	$ 210	$ 210	$ 7,190	1.07	$ 7,933	$ 7,933	0%	$ 7,933
999-21-11	Raindance Subdivision 6th Filing, Phases 1 & 2	$ 379,382	50	$ 10,124	$ 10,124	$ 369,258	1.07	$ 406,683	$ 406,683	0%	$ 406,683
999-21-15	Falcon Point Subdivision, 2nd Filing, Lot 1 (600 G	$ 26,400	50	$ 661	$ 661	$ 25,739	1.07	$ 28,300	$ 28,300	0%	$ 28,300
A17-07-03	Water Trans Line to N Weld Co	$ 1,996,281	50	$ 47,766	$ 143,299	$ 1,852,982	1.15	$ 2,301,604	$ 2,301,604	0%	$ 2,301,604
A19-04-16	Waterline Walnut/Cottonwood Ct	$ 613,118	50	$ 13,181	$ 39,544	$ 573,574	1.15	$ 706,891	$ 706,891	0%	$ 706,891
0	Treatment Capacity	$ 67,206,000	0	$ -	$ 67,206,000	$ -	1.00	$ 67,206,000	$ 67,206,000	0%	$ 67,206,000
Total		**$ 172,722,342**		**$ 1,348,342**	**$ 83,649,432**	**$ 89,072,910**			**$ 227,974,528**		**$ 215,911,337**

Summary of System Fixed Assets & Administration Cost Allocation

Schedule 2

System	Function	Gross RCN Asset Value	Net RCN Asset Value	% of Total	Allocated Admin Costs	Net Asset Value + Allocated Admin
Water	Water	$ 225,319,207	$ 215,911,337	100.00%	$ 2,655,321	$ 218,566,658
Total Costs		**$ 225,319,207**	**$ 215,911,337**	**100%**	**$ 2,655,321**	**$ 218,566,658**

Capital Improvement Program Listing and Allocations

Schedule 3

														Allocation of Expansionary CIP to Functions Water System
Project Name	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**	**FY 2033**	**Total Project Costs**	**Growth %**	**Water**
Water Line Oversizing - Prairie Song and Poudre Heights	$ 868,270	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 868,270	0%	$ -
Water System - South Pressure Zone Upgrades	-	-	-	-	-	-	-	-	-	-	-	-	100%	$ -
Water Line Oversizing	-	201,705	-	-	-	-	-	-	-	-	-	201,705	100%	$ 201,705
Windsor Water Model & Master Plan Update	-	-	-	-	-	-	-	-	-	-	-	-	100%	$ -
Northern Integrated Supply Project (NISP)	1,907,070	2,475,000	2,975,775	2,999,562	-	-	300,000,000	-	-	-	-	310,357,407	0%	$ -
Water Line Replacement - Colorado Blvd. to 17th Street	753,315	-	-	-	-	-	-	-	-	-	-	753,315	0%	$ -
Water Valve Replacement Project	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -
Central Irrigation Command	100,000	-	-	-	-	-	-	-	-	-	-	100,000	0%	$ -
Kyger Reservoir Rip Rap Repair	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -
Waterline Design @ WCR 72 from North Shores to Prairie Song	25,000	-	-	-	-	-	-	-	-	-	-	25,000	0%	$ -
Water Line Replacement	1,400,000	850,000	700,000	1,000,000	1,000,000	1,000,000	850,000	700,000	140,000	140,000	140,000	7,920,000	0%	$ -
Windsor/FCLWD Water System Interconnect	887,450	-	-	-	-	-	-	-	-	-	-	887,450	0%	$ -
Non-Potable Water Infrastructure	50,000	50,000	-	-	-	-	-	-	-	-	-	100,000	0%	$ -
Chlorine Booster Pump	3,000	250,000	-	-	-	-	-	-	-	-	-	253,000	0%	$ -
Kyger Reservoir (Windsor Lake) Rip Rap Repair	350,000	-	-	-	-	-	380,000	-	-	-	-	730,000	0%	$ -
Regional Water Treatment Plant	-	25,000	25,000	6,800,000	6,200,000	-	-	-	-	-	-	13,050,000	100%	$ 13,050,000
Smart Water Meters	325,000	100,000	-	-	-	-	-	-	-	-	-	425,000	0%	$ -
DDA BackLots Waterline Replacement	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -
Gold Hill Pressure Zone - Water System Improvements	155,000	-	-	-	-	-	-	-	-	-	-	155,000	100%	$ 155,000
Gold Hill Waterline	-	200,000	1,800,000	-	-	-	-	-	-	-	-	2,000,000	100%	$ 2,000,000
SCADA Modernization Audit	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -
Tank Hatch Replacement	-	85,000	-	-	-	-	-	-	-	-	-	85,000	0%	$ -
North Water Pressue Zone Supply Study	-	-	-	50,000	-	-	-	-	-	-	-	50,000	0%	$ -
Water Sampling Sites	-	-	-	-	-	-	-	-	-	-	-	-	0%	$ -
7th Street Water Line Replacement	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	0%	$ -
SCADA Moderniztion Audit	-	88,000	-	-	-	-	-	-	-	-	-	88,000	0%	$ -
New Liberty Road PRV Relocation	-	-	-	112,500	750,000	-	-	-	-	-	-	862,500	0%	$ -
SCADA Cellular Connections	-	-	-	-	-	-	15,000	15,000	15,000	15,000	15,000	75,000	0%	$ -
AI Leak Detection	-	-	-	-	-	-	40,000	40,000	40,000	40,000	40,000	200,000	0%	$ -
Total	**$ 6,824,105**	**$ 5,674,705**	**$ 5,750,775**	**$ 10,962,062**	**$ 8,200,000**	**$ 1,000,000**	**$ 301,335,000**	**$ 805,000**	**$ 245,000**	**$ 245,000**	**$ 245,000**	**$ 341,286,647**		**$ 15,406,705**

Note:
All capital is shown in 2023 dollars

Capital Improvement Summary

Schedule 4

System	Function	Allocated Growth CIP
Water	Water	$ 15,406,705
Total Expansion Related CIP		**$ 15,406,705**
Excluded Non Expansion Related CIP		$ 325,879,942
Total System		**$ 341,286,647**

Level of Service Used in Fee Calculation

Schedule 5

Water Level of Service	FY 2019	FY 2020	FY 2021	FY 2022	Average
Average Monthly Flow per ERU (kgal)	5.63	5.96	6.16	6.55	**6.08**

Number of Current ERUs	9,642
Average Monthly Plant Flow per ERU (kgal)	5.85
Daily Plant Flow per ERU (gpd)	**196**
Peaking Factor	1.57
Peak Plant Flow (gpd)	306

Water and Sewer System Capacity — Schedule 6

Water System	Existing Capacity (MGD)	Incremental Capacity (MGD)
Water Sold	4.00	2.00
Total	**4.00**	**2.00**

FY 2023 Water Plant Investment Fee - Combined Method

Schedule 7

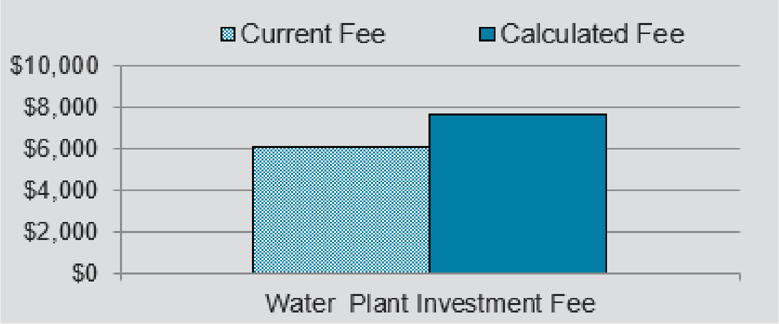
Functional Component			Water
Gross Plant in Service Value		$	227,974,528
Total System Value		$	227,974,528
Less:			
Specific Asset Contributions/Exclusions			(9,407,869)
Net System Value		$	218,566,658
Capital Improvement Cost			$15,406,705
Total Net Asset and Capital Valuation			$233,973,363
Fee Calculation:			
Capacity			
Million Gallons Per Day (MGD)			6.00
Level of Service (gpd)			196
Equivalent Residential Units @ Plant LOS			30,549
Initial Capacity Cost per ERU			$7,659
Percentage of Full Cost Recovery	100.00%		$7,659
Calculated Fee per ERU			**$7,659**

Water System

Water Plant Investment Fee

Net Plant In Service	$	218,566,658
Expansion Capital Costs	$	15,406,705
Construction Work in Progress	$	-
(Less: Principal Credit)	$	-
Total Costs Combined Method	**$**	**233,973,363**
Cost Recovery Percentage		100%
Total Calculated Fee per ERU:	**$**	**7,659**
Current Fee:	$	6,088
Dollar Change:	$	1,571
Percentage Change:		26%

Water



Water Calculation Methodology	**Combined**

Calculated Fee Summary

Schedule 9

Water

Meter Size	Windsor Existing Fee	Current Plant Investment Fee	Calculated Plant Investment Fee
3/4"	1.0	$ 6,088	$ 7,659
1"	1.6	$ 16,038	$ 20,175
1.5"	3.8	$ 37,817	$ 47,572
2"	6.3	$ 62,270	$ 78,332
3"	13.9	$ 137,212	$ 172,605
4"	23.9	$ 236,309	$ 297,264

MEMORANDUM

Date: October 16, 2023
To: Mayor and Town Board
From: Wade Willis, Open Space, Trails Manager
Re: Revision to Municipal Code, Chapter 10, Article IX - Park Ordinance - Wade Willis, Open Space and Trails Manager
Item #: 3.

Background / Discussion:
Staff recently identified a need to clarify the 2022 Parks, Open Space and Trails Ordinance as it relates to staff's authority to protect and preserve the Town's resources. The proposed revision authorizes the deputy director to modify or regulate allowed uses. This Ordinance is a housekeeping update to properly reflect the intent of Code to alleviate some inconsistencies in the application of the code. It also supports and allows enforcement of current signage regarding what is approved regarding e-bikes on trails as well as the ability of the Town to modify these regulations with signage if deemed necessary to protects the Towns property. These protections would extend to the Town Trails Systems, Parks, Facilities Open Space and Trails network. The proposed language is in bold in the attached proposed ordinance revision. This was presented to the Parks, Recreation and Culture Advisory Board and voted for approval to present to Town Board on October 3, 2023.

Financial Impact:
NA

Relationship to Strategic Plan:
Protects Town Resources.

Recommendation:
Direct staff to bring to the October 30th meeting for first reading.

CC:

Attachments:
1. 8-29-23 Clean up -Parks and Open Space regulations ordinance

TOWN OF WINDSOR
ORDINANCE NO. 2023– [##]

AN ORDINANCE AMENDING CERTAIN PORTIONS OF CHAPTER 10, ARTICLE IX OF THE *WINDSOR MUNICIPAL CODE* REGARDING REGULATIONS APPLICABLE TO THE ABILITY TO REGULATE, MODIFY AND POST SIGNAGE, AND ESTABLISH APPROVED E-BIKE TRAILS WITHIN TOWN-OWNED PARKS, OPEN SPACE, AND TRAILS IN THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town of Windsor ("Town") is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the residents of the Town consistently place high value on the availability of quality parks, trails and open space; and

WHEREAS, the Town adopted Ordinance No. 2022-1647 on April 11, 2022 codifying regulations applicable to conduct of persons in Town-owned parks, open space, and trails; and

WHEREAS, the Town has deemed it to be in the best interests of the health, safety and welfare of the residents of Windsor to keep the content of the *Windsor Municipal Code* ("*Code*") current by making certain corrections and amendments from time to time; and

WHEREAS, this Ordinance is a housekeeping update to properly reflect the intent of the *Code* to alleviate some inconsistencies in the application of the code and current signage, with respect to approved e-bike trails and the ability of the Town to modify these regulations with signage if deemed it is necessary to preserve the Town's property, trail system and/or ecosystems within the Town's Parks, Facilities, and Open Space and Trail network; and

WHEREAS, the Town Board has given due consideration to these proposed changes, and find the changes prudent to promote efficiency, protect the Town's natural resources and provide clarity on where e-bikes are allowed, and therefore finds that adoption of this Ordinance is necessary for the preservation of public health, safety and welfare.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Article IX of Chapter 10 of the *Windsor Municipal Code* is hereby amended by adding subparagraph (c) to Section 10-9-10 and shall read as follows [new language in bold]:

ARTICLE IX - Regulations Applicable to Conduct of Persons in Town-Owned Parks, Trails and Open Space

Sec. 10-9-10. Parks, Recreational Facilities, Trails and Open Space.

(a) Purpose and intent. The Town desires to actively manage, protect and enhance property within existing or potential parks, recreational facilities, trails, or open space value. The protection of natural habitats and features is the highest priority, while providing opportunities for education and appropriate recreation within the Town.

(b) Standards of Conduct. This Article establishes standards for conduct by the general public within Town-owned parks, recreational facilities, trails, and open space. The requirements and prohibitions of this Article shall not apply to emergency services or law enforcement operations, or to authorized Town management, its agents or assigns.

(c) **Authority to modify or regulate allowed uses. The Town shall have the authority to place regulatory signage at any trail, portion of trail, or other areas within the Town-owned parks, recreational facilities, trails and open space areas, if in the sole discretion of the Deputy Director of Parks, Recreation and Culture or their designee, it is necessary to preserve the Town's property, trail system and/or ecosystems within the Town's Parks, Facilities, and Open Space and Trail network.**

Section 2. Article IX of Chapter 10 of the Windsor Municipal Code is hereby amended by adding subparagraph A(5) to Section 10-9-40 and shall read as follows [new language in bold]:

Sec. 10-9-40. Prohibitions.

A. Except as allowed for Town programming purposes, and as authorized by the Deputy Director, it shall be unlawful for any person to commit one (1) or more of the following acts in any Town-owned park, trail, recreational facility, lake, or open space:

1) To be in or upon any Town-owned park, trail, recreational facility, lake, or open space between the hours of 10:00 pm and 5:00 am, unless otherwise authorized by the Deputy Director or designee.

    (a) Exception: *Night fishing on Windsor Lake*. Fishing on Windsor Lake may take place, subject to the following conditions, only from the shore, and only along the west edge of Windsor Lake adjacent to State Highway 257, between the southerly pavement edge of the Town's parking lot and the inlet bridge for the Greeley #2 Ditch.

    (b) *Fishing* is defined as efforts to take fish, amphibians or crustaceans by hook and line, from the shore only. The hook and line shall be under the immediate physical control of a person.

        (i) Crayfish traps may be set only in the water with buoys clearly marked with identifying and contact information on whose trap is set, or trap will be considered abandoned and confiscated. Traps are not allowed to be tethered to the shoreline.

        (ii) It is prohibited to fish off any bridge over navigable waters.

(iii) It is prohibited to take fish by handline, trotline, jug, seine, net, underwater spearfishing, bow fishing, snagging, or gigging, unless as otherwise stated herein.

(c) If not specifically prohibited or regulated herein, any fishing or hunting activity must comply with the Colorado Parks and Wildlife rules and regulations in effect at the time of activity.

2) To hitch, fasten, lead, drive, let loose or leave unattended, any animal, reptile, snake, alligator, crocodile, caiman, or fowl of any kind, provided that this shall not apply to dogs or domestic animals, when led by a leash not more than six (6) feet long, except in designated areas, or unless authorized by the Deputy Director or designee.

3) To allow a domestic animal or dog to defecate in the park without immediate removal and disposal of such feces in proper waste receptacles.

4) To ride or drive any horse, pony, donkey, or other animal, except in areas specifically designated for equestrian activities, or unless authorized by the Deputy Director or designee.

5) ~~To ride or drive any Class 1 or 2 e-bike on any park or open space surface other than multi-use trails and other areas that are open to non-motorized biking.~~ **Unless otherwise posted, it shall be prohibited to ride or drive any e-bike, e-scooter, or electric skateboard (including one-wheel boards) on any park or open space surface other than paved trails, (except by those individuals with a mobility disability).**

6) To ride or drive any Class 3 e-bike, **low-speed electric vehicles, low-power scooters, or any other low-speed conveyances, as defined in Colorado Revised Statutes ("CRS") Section 42-4-1412.5** on any park or open space surface other than on designated roadways and designated bike lanes.

7) To exceed any of the speed limits set forth in this sub-section applicable to any bicycle, e-bike, motorcycle, in-line or roller skates, skateboard, scooter, automobile, or any other vehicle whatsoever.

   i) Upon any parking lot or area, drive or street in any park: 10 mph unless otherwise posted.
   ii) Upon any trail: 15 mph unless otherwise posted.

8) To ride, drive or park any motorcycle, automobile, or other motorized vehicle, including but not limited to golf carts, motorized utility vehicles, all-terrain vehicles, snowmobiles, off-road vehicles, automobiles, trucks, motorcycles, motorbikes, motor scooters, go-carts or motor homes, upon, over or across any park, curb, sidewalk, grass, lawn, hiking or jogging trail or park land except in designated areas or unless authorized by the Deputy Director or designee.

Exceptions include:

(a) Town motor vehicles or emergency vehicles.

(b) Non-motorized bikes, skateboards, rollerblades, roller skates, and scooters are allowed on designated trails, unless otherwise posted (e.g. pedestrian only trails).

(c) Electronic Personal Assistance Mobility Devices (EPAMD's) are allowed pursuant to *Windsor Municipal Code*, Chapter 8, Article VII.

9) To openly carry or discharge any firearm, or to carry or discharge any pellet guns, air guns, slingshots, blowguns, rockets, illegal knives, javelins, machetes, spears, axes, or paint-ball guns, unless authorized by the Director or designee. The limitation set forth in this sub-section is in addition to the prohibitions under Article IV, Chapter 10 of the *Windsor Municipal Code*.

10) To drive or hit golf balls, unless specifically allowed in designated areas.

11) To fail to properly dispose of all trash generated by a person's usage of the park, recreational facility, trail, or open space. In the event no trash disposal receptacle is available, then such person shall carry away said trash and dispose thereof in a proper and legal manner. Failure to comply constitutes a prima facie case for Littering, under *Windsor Municipal Code* 7-2-30

12) To dump or place household trash or hazardous substances in park, recreational facility, trails or open space waste receptacles.

13) To damage, move, cut, break, injure, deface or disturb any tree, shrub, plant, rock, rip rap, building, monument, fence, bench, equipment or other structure, apparatus or property, or to pluck, pull up, cut, trim, take or remove any shrub, bush, plant or flower, wood, turf, grass, soil, rock, sand, gravel or fertilizer.

14) To mark or write upon, paint, or deface in any manner any pavement, building, monument, fence, bench, equipment or other object or structure (such as trees, rocks, or boulders).

15) To knowingly or intentionally climb or walk upon or knowingly or intentionally leap from, any bridge railing, structural support or abutment, light poles, signs, structure roofs or elements of play equipment not specifically designed to be climbed, or other public right-of-way in the Town.

16) To encroach upon any parks, trails or open space area with any road, fence, or structure, without written consent from the Deputy Director or designee.

17) To throw, discharge, or dispose of grass clippings, mulch, yard waste, animal waste, household waste, rock, soil, fabric, plastic or any other litter, onto any park, trail, floodway or open space

lands or onto, within or upon any of the waters of any pond, lake, rivers, irrigation ditches and canals or any streams or within the Poudre River Corridor.

18) To throw, discharge, or otherwise place or cause to be placed in the waters of any pond, lake, river, stream, irrigation ditches and canals, or other body of water in or adjacent to any park, including the Poudre River Corridor, any substance, matter or thing, liquid or solid, which will or may pollute such waters.

19) To remove, damage or disturb archeological, paleontological, or geologic materials or artifacts.

20) To plant or introduce trees, plants, or seed flowers or grasses, or to introduce animals, except as part of a Town sanctioned planting event, or as authorized by the Deputy Director or designee.

21) To collect plants, mushrooms, seeds, wildlife species, or eggs.

22) To enter any closed area.

23) To swim, bathe, wade in, pollute or illegally dump upon or into the waters or corridors of any pond, lake, rivers, irrigation ditches and canals or any streams; or to enter, go upon, walk or skate onto ice, except as otherwise posted or when authorized by the Director or designee.

24) To travel off trail, except where posted otherwise.

25) To make or kindle a fire, except in picnic stoves, braziers, fire pits or designated areas provided for that purpose.

26) To participate or engage in any activity or any public park area when such activity will create a danger to the public, a public nuisance, or cause damage to public park property.

27) To bring any portable cooking device into any park or open space within the Town which exceeds or conflicts with the following specifications:

    (a) Charcoal-fueled cooking devices;

    (b) Propane-fueled cooking devices with a total cooking surface exceeding three hundred (300) square inches; and

    (c) Propane fueled cooking devices served by a fuel tank exceeding sixteen and four-tenths (16.4) 16.4 ounces of capacity.

28) To erect a portable tent or shade structure between the hours of 6:00 pm and 5:00 am, unless otherwise authorized by the Deputy Director or designee. For any allowed portable tent or shade structure, it is prohibited to utilize stakes to stabilize such structure that exceed eight (8") inches.

29) To bring, or to possess, any glass beverage container in any park, recreational facility, trail or open space within the Town, unless otherwise authorized by the Deputy Director or designee.

30) To post, place or erect or leave any static or mobile advertising, handbill, circular bill, notice, paper or other advertising device upon any park property, except as authorized by the Deputy Director or designee.

31) To sell, advertise, or offer for sale any food, drinks, confections, merchandise or services except pursuant to a written agreement with the Town or by written permission from the Deputy Director or designee.

32) To practice, carry on, conduct or solicit for any trade, occupation, business or profession in any Town-owned park, recreational facility, trail or open space, except pursuant to a written agreement with the Town or by written permission from the Deputy Director or designee.

33) To sein minnows or fish from the creeks, rivers, ponds and lakes in any park or open space.

34) To feed wildlife, unless otherwise authorized by the Deputy Director or designee.

35) To personally cause or to allow another person or animal under that person's control, to abandon, place, remove, harass, injure, or kill any animal, domestic or wild, including but not limited to dogs, cats, cows, horses, birds, mammals, reptiles, including snakes, alligators, crocodiles, caimans, fowl, and livestock. Exceptions: Activities legally authorized with a valid hunting and fishing permit in authorized and designated areas.

36) To use or operate any motorboat, boat, or watercraft on any creek, river, pond, lake, or water within any Town-Managed park or open space, except as posted and authorized, or as approved by the Director or designee.

37) To use or operate any remote-controlled airplane, boat, car, or other motorized model device, including radio-controlled devices, or helicopter, parasail, hang glider, hot air balloon, model airplane, drone, or rocket except pursuant to a written agreement with the Town or by written permission from the Deputy Director or designee.

38) To fly kites, throw frisbees or similar activities within designated open space areas, unless posted otherwise.

39) To use mechanical loudspeakers or amplified music, sound, or voices except when authorized by the Deputy Director or designee, or in connection with use of the any amphitheater, special event or race, provided the amplified music or sound is within the prescribed levels governed by state or local law. Personal blue tooth speakers are allowed as long as noise levels comply with state or local law.

40) To conduct or participate in any commercial use, including tournaments, camps, or organized sporting activity which has not been specifically authorized by the Deputy Director or designee or which conflicts with a scheduled activity or event authorized by the Deputy Director or designee.

41) To park a commercial vehicle in any park, recreational area, trail, or open space parking lots except on Town business or when operating such vehicle for business purposes at a park or open space function. Overnight parking of a commercial vehicle is prohibited.

40) To park or operate any truck-tractor, trailer, boat trailers, semitrailer, pole-trailer, campers, recreational vehicles in a park facility parking lot at any time. Exceptions: Boat trailers may park in park facility parking lot while boat is being used pursuant to a validly issued boat permit; and campers or recreational vehicles may park during park hours if only utilizing one parking space.

41) To park any truck-tractor, trailer, boat trailer, semitrailer, pole-trailer, camper, recreational vehicle overnight, unless authorized by the Deputy Director or designee.

42) To construct, place or maintain any kind of road, trail, structure, fence (electrical or otherwise), enclosure, portable corral, geocache, communication equipment, or other improvement on Town properties without prior permission.

43) To leave any property unattended in excess of twenty-four (24) hours. Property left for 24 hours or longer shall be considered abandoned and subject to disposal.

44) To scatter, leave, dump or deposit cremation ashes upon any lake, park, or open space area within the Town.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance are hereby repealed, only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Introduced, passed on first reading and ordered published this 28th day of March, 2022.

TOWN OF WINDSOR, COLORADO

ATTEST:

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Paul Rennemeyer, Mayor

Karen Frawley, Town Clerk [Seal]

Introduced, passed on second reading and ordered published this 11th day of April, 2022.

TOWN OF WINDSOR, COLORADO

ATTEST:

Paul Rennemeyer, Mayor

[Seal]

Karen Frawley, Town Clerk

TOWN OF WINDSOR COLORADO

FUTURE TOWN BOARD MEETINGS

October 23, 2023 5:30 p.m.	Town Board Work Session CIP Follow-up Discussion
October 23, 2023 7:00 p.m.	Town Board Regular Meeting
October 30, 2023	Canceled – 5th Monday
November 6, 2023 5:30 p.m.	Town Board Work Session Joint with Planning Commission Land Use Code Updates Land Use Map Population Discussion Severance IGA
November 13, 2023 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Follow-up Budget Questions
November 13, 2023 7:00 p.m.	Town Board Regular Meeting
November 20, 2023 5:30 p.m.	Town Board Work Session
November 27, 2023 5:30 p.m.	Town Board Work Session Lodging Tax Discussion
November 27, 2023 7:00 p.m.	Town Board Regular Meeting
December 4, 2023 5:30 p.m.	Town Board Work Session
December 11, 2023 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Hauler Licensing Discussion
December 11, 2023 7:00 p.m.	Town Board Regular Meeting
December 18, 2023 5:30 p.m.	Town Board Work Session
December 25, 2023	Canceled – Christmas Holiday

Future Work Session Topics

- DDA Entertainment District
- Telecom Code (Pending FCC Rules)
- Weld RE-4 School Land Dedication/Cash in lieu of Land Update
- Smart Meter Project (Brian)