



Jay Miller, Mayor
Alan Lambert, Mayor Pro Tem
Richard Carter, Councilor
Keith Lambert, Councilor
Jonathan Rice, Councilor
Jennifer Sanborn, Councilor
Randy Winkler, Councilor

City Hall
City Council Chambers
202 Railroad Avenue
Rifle, CO

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Comcast Channel 10

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**REGULAR MEETING
November 7, 2012**

**WORKSHOP 6:00 P.M.
COUNCIL CHAMBERS**

6:00 P.M. Discuss residential fire sprinkler requirement (Matt Sturgeon)

**REGULAR MEETING 7:00 P.M.
COUNCIL CHAMBERS**

The City Council may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

- 7:00 p.m. 1. Regular Meeting Call to Order and Roll Call
- 7:03 p.m. 2. Consent Agenda – consider approving the following items:
 A. Minutes from the October 17, 2012 Regular Meeting
 B. Liquor License Renewals – Jon’s Liquors; Creekbend Coffee Inc.
 C. City Hall Heating/Ventilation/Air Conditioning repairs and
 upgrades
 D. Consider Rifle Housing Authority request to waive building permit
 fee for 183 new windows
 E. Change Order Request for 5th Street Improvements
 F. Accounts Payable
- 7:08 p.m. 3. Citizen Comments and Live Call-In ((970) 665-6406)
 (For issues NOT on the Agenda. Please limit comments to 3 minutes.)
- 7:11 p.m. 4. Action, if any, on Workshop Items (Mayor Miller)

- 7:15 p.m. 5. Public Hearing – Appeal 2012-1 (Robert Howard)
- 8:00 p.m. 6. Public Hearing - 2013 Proposed Budget (John Hier)
 - Consider request for use of capital funds for New Ute Theatre
- 9:00 p.m. 7. Administrative Reports
- 9:10 p.m. 8. Comments from Mayor and Council

The order and times of agenda items listed above are approximate and intended as a guideline for the City Council.

Next Regular Meeting of Council: November 19, 2012 at 7:00 p.m.





Glenwood Springs Association of REALTORS®

City of Rifle, CO
City Council
202 Railroad Ave
Rifle, CO

Re: Requirement for Automatic Fire Sprinkler Systems in one and two family dwellings.

September 6, 2012

Dear Mayor Miller and Council Members,

On behalf of the Glenwood Springs Association of REALTORS®, we are writing in support of consumers and homebuilders in our local towns. Specifically, we are asking that you consider a *permanent* “opt out” of provisions contained in the International Building Code (IBC) that would require Automatic Fire Sprinkler Systems in new construction and remodels of one and 2 family homes. The Glenwood Springs Association of REALTORS® (GSAR) represents more than 280 REALTORS® and Affiliates throughout our communities in Garfield County.

The issue before you from our perspective would seem to be a perceived tradeoff between health and safety on the one hand, and cost on the other. There is no question that fire safety is of major concern with regard to the homes we live in and REALTORS® know this well, as we help the public every day in making informed decisions as to the homes they buy. In recent decades, the housing industry has made enormous strides in home construction in ways that have significantly lowered the risk of fire. Much of this lowered risk has come from improved building codes adopted by our towns and counties, and we, as REALTORS®, have applauded these efforts. For the most part, these improvements have been cost effective and well received by the buying public. In addition, code compliant safety features such as smoke detectors, egress for sleeping areas, fire resistant assembly’s, electrical, and other features, have proven to save many lives and have provided excellent tools for building officials to serve the public health and safety without adding undue consumer cost.

We support our local building officials in the valuable work they do in serving the public. It is for this reason that we support the “opt out” from the mandate contained in the International Building Code (IBC). Building officials should not be required to make choices for the buying public and in this case, a choice is being offered in the IBC and the Code update before you. Given the very significant up-front costs of these systems along with the high ongoing maintenance cost, which can add tens of thousands of dollars to the cost of buying and owning a home, we believe that consumers demand should drive the need for sprinklers systems, not regulation.

As consumer advocates, the Glenwood Springs Association of REALTORS® supports the efforts of the building community to educate the public as to the pros and cons of these systems. There appear to be very real tradeoffs that may only be resolved through personal choice.

In addition, it may be that the debate does not take into account the very real possibility that other outside interests stand to disproportionately benefit from this mandate. Lack of statistical evidence, coupled with lack of consumer demand and the high cost to the homeowner, we ask you, and support you, in opting out of the section of the IBC that would require Automatic Fire Sprinkler Systems in new construction and remodels of one and two family dwellings.

If you have any questions or would like to discuss this further, please contact Sarah Thorsteinson, our Government Affairs Director, at (970) 393-3939 or sarah@coloradorealtors.com.

Sincerely,



John Wendt
Chair

Home Fire Sprinkler Cost Assessment

Final Report

Prepared by:
Newport Partners

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THE
FIRE PROTECTION
RESEARCH FOUNDATION

FIRE RESEARCH

THE FIRE PROTECTION RESEARCH FOUNDATION
ONE BATTERYMARCH PARK
QUINCY, MASSACHUSETTS, U.S.A. 02169
E-MAIL: Foundation@NFPA.org
WEB: www.nfpa.org/Foundation

FOREWORD

Residential fire sprinkler ordinances have been adopted by several hundred U.S. communities for use in single-family dwellings. Such systems have been shown to provide significant life safety benefits, however the installed cost of these systems remains as a point of uncertainty and a potential barrier to broader adoption. Informal estimates of typical installation costs can vary widely, and influence decision makers' views on the viability of sprinkler systems in new homes.

In order to provide information on this topic, and to understand the factors that may influence the costs and hence impede the widespread use of residential fire sprinklers, the Foundation undertook this study to provide a national perspective on the cost of home fire sprinklers by developing data on installation costs and cost savings for ten communities distributed throughout the United States. The study also explores the range of insurance premium discounts which are available to home owners with sprinkler systems in their houses.

The Research Foundation expresses gratitude to the National Fire Protection Association for its sponsorship of the project, and to the project technical panelists listed on the following page.

The content, opinions and conclusions contained in this report are solely those of the authors.

Home Fire Sprinkler Cost Assessment Research Project

Technical Panel

David Butry, National Institute of Standards & Technology

Mike Chapman, Chapman Homes

Keith Covington, Third Coast Design Studio, LLC

Paul Emrath, National Association of Home Builders

Jeff Feid, State Farm Insurance

Tony Fleming, Metropolitan Fire Protection

J. Dennis Gentzel, Office of the State Fire Marshal (MD)

Michael Kebles, Las Vegas Valley Water District

Ron Murray, UA Local 290, Portland, OR

Peg Paul, Home Fire Sprinkler Coalition

James Tidwell, International Code Council

Paul Valentine, Mt. Prospect (IL) Fire Department

Keith Zaccard, Hanover Park (IL) Fire Department

Gary Keith, NFPA liaison

Principal Sponsor

National Fire Protection Association



THE
FIRE PROTECTION
RESEARCH FOUNDATION
Research in support of the NFPA mission

Home Fire Sprinkler Cost Assessment



Prepared by:
Newport Partners
Davidsonville, MD

Fire Protection Research Foundation
Home Fire Sprinkler Cost Assessment

Final Report
September 10, 2008

Acknowledgements

This research project was performed for the Fire Protection Research Foundation (FPRF) under the direction of Kathleen Almand, by Newport Partners LLC of Davidsonville, MD. While these two groups oversaw and conducted the research, respectively, many of the project's findings were made possible only through the cooperation of homebuilders, sprinkler contractors, local fire bureaus, and city officials. The design of this work called for a great deal of information gathering on the state of fire sprinklers in residential construction, and these groups helped to provide that information in the form of extensive documentation and responding to many requests for additional data. The authors of this report wish to gratefully acknowledge the contributions of dozens of individuals for their assistance.

This project was also guided by the FPRF's technical review panel, which provided valuable direction and feedback throughout the course of the project. The project authors wish to recognize this group and thank them for their participation and input:

David Butry, National Institute of Standards and Technology
Mike Chapman, Chapman Homes
Keith Covington, Third Coast Design Studio
Paul Emrath, National Association of Home Builders
Jeff Feid, State Farm Insurance
Tony Fleming, Metropolitan Fire Protection
Dennis Gentzel, Maryland State Fire Marshal's Office
Michael Kebles, Las Vegas Valley Water District
Ron Murray, UA Local 290
James Tidwell, International Code Council
Paul Valentine, Mt. Prospect Fire Department
Kenneth Zaccard, Hanover Park Fire Dept, Representing IAFC

Liaison
Peg Paul, Home Fire Sprinkler Coalition
Gary Keith, National Fire Protection Association

Executive Summary

Residential fire sprinkler ordinances have been adopted by several hundred United States communities for use in single-family dwellings. Such systems have been shown to provide significant life safety benefits, however the installed cost of these systems remains as a point of uncertainty and a potential barrier to broader adoption. Informal estimates of typical installation costs can vary widely and influence decision makers' views on the viability of sprinkler systems in new homes. Accordingly, the purpose of this study is to provide a national perspective on the cost of home fire sprinklers by developing data on installation costs and cost savings for ten communities distributed throughout the United States. The study also explores the range of insurance premium discounts which are available to homeowners with sprinkler systems in their houses.

To obtain information on the cost of installing residential sprinkler systems, ten case study communities were selected: nine in the United States, and one in Canada. The ten communities offer diversity in terms of sprinkler ordinance status, geographic location, housing style, and sprinkler system variables such as the type of piping material and the water supply source (municipal or on-site). For each of these communities, three building plans were collected from builders and sprinkler installers, along with sprinkler system cost data and other related cost and system information.

The term "sprinklered square feet" (sprinklered SF) reflects the total area of sprinklered spaces, including basements, garages, and attics when applicable. This term is used to better characterize the cost of sprinklers per unit of space which is covered by the system, especially since many of the homes have sprinklers in spaces beyond the normal living space, such as a garage. In terms of absolute costs, the total sprinkler system costs to the homebuilder ranged from \$2,386 to \$16,061 for the 30 houses.

The cost of sprinkler systems to the homebuilder, in dollars per sprinklered SF, ranged from \$0.38 to \$3.66. This range represents the 30 different house plans, with the average cost being \$1.61 per sprinklered SF. The low end of this range

(\$0.38/sprinklered SF) represents a California house in a community with a long-standing ordinance, sprinklers in the attic and the garage (in addition to the living space), and some potential pricing benefits from a volume relationship with the sprinkler contractor. The high end of this cost range (\$3.66/sprinklered SF) represents a Colorado house on well water and a system constructed with copper piping which utilized anti-freeze for freeze protection during the winter. These costs include all costs to the builder associated with the sprinkler system including design, installation, and other costs such as permits, additional equipment, and increased tap and water meter fees – to the extent that they apply. When accounting for any available credits given for the use of residential sprinklers (as was the case in Wilsonville, OR), the total sprinkler system costs to the builder averaged \$1.49 per sprinklered SF.

Variables associated with higher cost systems included extensive use of copper piping (instead of CPVC or PEX), an on-site water supply (instead of municipal water), local requirements to sprinkler additional areas like garages or attics, and higher local sprinkler permit fees. The cost data also support the concept that communities with sprinkler ordinances in effect for more than five years tend to experience market acceptance and increased competition leading to lower system costs.

Credits or “trade-offs,” which could include incentives like greater fire hydrant spacing in a community with sprinklers, were also investigated in each of the ten communities. While trade-offs may be used in communities as part of the zoning approval process for specific developments, just one of the ten communities had a credit or trade-off that applied to the houses which were analyzed. Wilsonville, OR, offers a credit of \$1.21 per square foot of living space in an effort to partially offset the costs of sprinklers.

As complementary data to the cost analysis, a survey of available insurance premium discounts for homeowners with sprinkler systems was conducted. For each of the ten communities where sprinkler cost data was analyzed, the average insurance premium discount (as a percentage) was obtained from five insurers with significant market share

in the state. Discount savings percentages ranged from 0 to 10% among all companies and agencies surveyed, with an average premium discount of 7%. Related issues such as limits on the overall discount allowed for protective devices, sprinkler system requirements, and any potential insurance penalties for sprinklers were also explored. There were no instances discovered of insurance penalties or extra fees associated with the use of residential sprinkler systems due to concerns such as system leakage.

Insurance quotes for a theoretical prototype house were also obtained for the nine United States communities and one Canadian community. Quotes were obtained with and without a sprinkler system in an effort to estimate the discount that may result from having a sprinkler system. Annual discount savings averaged \$22, or 3.42% of the annual premium. The difference in this discount compared to the average percentage discount found in the survey is likely due to the disconnect between generally quoted ranges and the real discounts allowed on real policies. As sprinkler systems become more common in given areas and this discount becomes a more common topic in the consumer-insurance agent dialogue, it is anticipated that actual discounts would more closely track with general ranges.

Table of Contents

- I. Introduction 1
- II. Cost Analysis of Residential Sprinkler Systems 2
 - A. Criteria for Community Selection 2
 - B. Community Overview 3
 - C. Selection of House Plans and Obtaining Cost Data 4
 - D. Sprinkler System Costs 5
 - E. Sprinkler System Variables 9
 - F. Individual Community Analysis 13
 - G. Credits and Trade-Offs 26
- III. Insurance Discounts for Residential Sprinkler Systems 28
 - A. Methodology for Estimating Insurance Premium Reductions 28
 - B. Insurance Premium Discounts for Residential Sprinkler Systems 29
 - C. Related Issues Affecting the Magnitude and Availability of Discounts 34
 - D. Home Insurance Quotes for a Sample Home 34
- Appendix A – Sprinkler System Costs by Community 36

I. Introduction

In 1975 the National Fire Protection Association (NFPA) introduced Standard 13D: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Mobile Homes.¹ Since that time there have been approximately ten updates to the standard to reflect practical experience and to accommodate such things as nonmetallic piping and multipurpose systems. NFPA Standard 13D and related standard NFPA 13R² have evolved and been balanced to optimize system costs and fire safety for specific types of residential occupancy buildings.

Although residential sprinklers have been adopted by many communities, only 2% of all existing one- and two-family homes included a sprinkler system as of 2003.³ Although the life safety benefit of home fire sprinklers is well validated, installed cost remains a major barrier to their acceptance by homebuilders and local regulators. In 1986, the City of Scottsdale commissioned an independent study of the cost to install an NFPA 13D compliant system in an average single-family residence in that city. The study reviewed installation and related costs associated with sprinklers, as well as where sprinklers would result in cost savings.

In September 2007, the National Institute of Standards and Technology (NIST) released a cost benefit analysis that concluded the multipurpose residential sprinkler systems are economical across three housing types: townhouse, colonial style two-story, and a ranch design. Multipurpose systems (a system integrated with the home plumbing system) are allowed in some locations but were not used as the basis of the Scottsdale study, as it was completed prior to the updates in the 13D standard which permitted multipurpose systems.

Since 1986, the number of communities in the United States with sprinkler ordinances has increased, resulting in increased efficiencies in design, manufacturing and installation, as well as greater regulatory, insurance and builder acceptance. Further, the more widespread installation of these

¹ "Mobile Homes" was replaced with "Manufactured Homes" in the 1994 edition.

² Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, NFPA 13R.

³ www.usfa.fema.gov/downloads/pdf/nrfsi-03report.pdf

systems provides the opportunity to take a broader look at the costs and cost savings associated with home fire sprinklers in today's housing industry. A broader range of cost data will be of value to local communities considering sprinkler ordinances, homebuilders and homeowners considering the installation of sprinklers, and other industry stakeholders.

The purpose of this study is to provide a national perspective on the cost of home fire sprinklers by developing data on installation costs and cost savings for ten communities, distributed throughout the United States.

II. Cost Analysis of Residential Sprinkler Systems

A. Criteria for Community Selection

To obtain information on the cost of installing residential sprinkler systems, ten case study communities were selected. The selection of the communities was based on the status of a local sprinkler ordinance, geography, availability of data, and other factors. In an effort to obtain a cross-section of jurisdictions with varied experiences, the communities selected include five that have had an ordinance in effect for more than five years, two that have had an ordinance in effect for five years or less, two that have never had an ordinance, and one that had an ordinance which has subsequently been repealed. The basis for these criteria was to capture potential cost differences that exist between regions with high rates of sprinkler regulation and those with lower rates of regulation (and presumably lower frequency of installations).

The broad geographic spread of the case study communities, as seen in the following section, provides variation which reflects different local circumstances. Such differences may include the type of installer, materials used, and specific system requirements – which all contribute to the cost of the system. The geographic spread also allowed for a variety of housing types to be analyzed. For example, while basement foundations are typical in the Northeast, slab foundations are more typical in places like California.

While the status of the local sprinkler ordinance and the geographic location of communities were the primary selection criteria, several other factors were evaluated with the intent of gaining a diverse set of data. For instance, communities which allow the use of multipurpose systems were sought to be included in the sample. And in fact, two communities that commonly install multipurpose systems were included in the cost analysis. Likewise, the selected communities cover a range of sprinkler piping materials, with CPVC (most common), copper, and PEX.

An effort was also made to select communities which would provide a mix of housing types in terms of the number of stories and foundation system. These housing features can significantly impact the extent and cost of a sprinkler system. The selection process also took into consideration the typical sprinkler installer in a community (sprinkler contractor or plumber), in an effort to include communities with both models.

As a result of the varied technical requirements between sprinkler systems installed in areas with and without a municipal water supply, building plans connected to non-municipal (on-site) water supplies were also captured in the selection. The study includes two communities where the building plans analyzed were on well water systems, allowing the characterization of the associated costs.

B. Community Overview

The ten communities selected for the cost analysis are shown below:



The selection of communities satisfies the various criteria and overall provides a diverse mix of sprinkler systems in terms of type of system, house, piping material, installer, water supply, etc. A Canadian community with a well established ordinance was also included to add more diversity to the community mix.

C. Selection of House Plans and Obtaining Cost Data

Within each case study community, the selection of house plans for obtaining cost data was typically based on builder or sprinkler contractor recommendations from local fire departments or local homebuilder associations. Nearly all builder and contractor participants were generally quite willing to share house plans and cost data documentation on sprinkler systems, as well as responding to a wide range of related questions.

All of the house plans and associated cost data obtained for this study were for homes that have been built since 2005, allowing for the analysis of recent cost figures. Three house plans were requested from each builder in an effort to obtain a broader sample. Actual house plans were obtained from the builder or sprinkler contractor with sprinkler system information, installation costs to the builder, and any additional costs to the builder not included in the installation cost. In cases where the builder could not provide additional cost information, local government offices were consulted on items such as permit fees or increased tap fee charges.

Overall, the thirty house plans reflect a cross-section of housing types nationwide, including one- and two-story homes; basement, slab, and crawl space foundations; and custom, semi-custom, and production homes. House sizes, measured in terms of “sprinklered square feet”, averaged 4,118 sprinklered SF, ranging from 1,913 to 6,542 sprinklered SF. Throughout this report, the term “sprinklered SF” is frequently used, and reflects the total area of sprinklered spaces, including basements, garages, and attics when applicable. This term is used to better characterize the cost of sprinklers per unit of space, especially since many of the homes have sprinklers in spaces beyond the normal living space, such as a garage. For the sake of comparison, the thirty houses averaged 3,660 square feet living space, ranging from 1,723 to 6,360 sf. For the houses with basement

foundations, the area of the basement (unfinished or finished) was included in calculating the house's living space square footage.

House Size for 30-Home Sample

(Square feet)

	Sprinklered Area*	Living Area**
Mean	4,118	3,660
Median	4,124	3,441
Minimum	1,913	1,723
Maximum	6,542	6,360

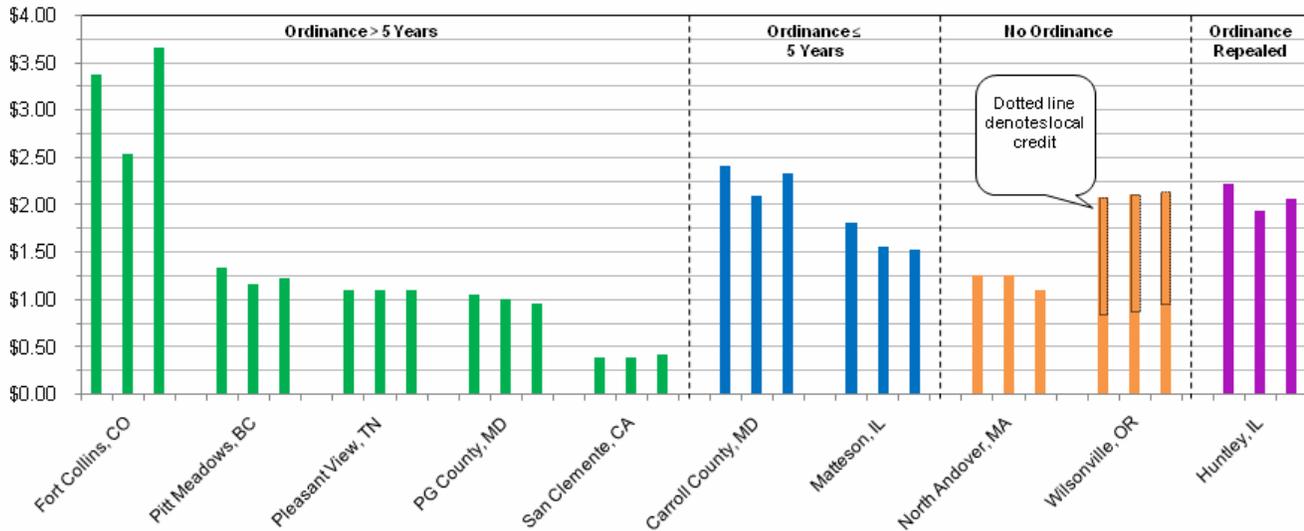
* Sprinklered SF includes all spaces with sprinkler coverage

**Living area SF includes all livings spaces including basements (unfinished or finished)

D. Sprinkler System Costs

The cost of sprinkler systems to the homebuilder, in dollars per sprinklered SF, ranged from \$0.38 to \$3.66. This range represents the thirty different house plans, with the average cost being \$1.61 per sprinklered SF. This figure includes all costs associated with the sprinkler system including design, installation, and other costs such as permits, additional equipment, increased tap and water meter fees – to the extent they apply. When accounting for any additional costs and any available credits (Wilsonville, OR), the total sprinkler system costs to the builder averaged \$1.49 per sprinklered SF. Sprinkler system costs to the homebuilder are shown in the graph and table below, with more detailed cost data included in Appendix A.

Sprinkler System Costs to the Homebuilder (\$/Sprinklered SF)



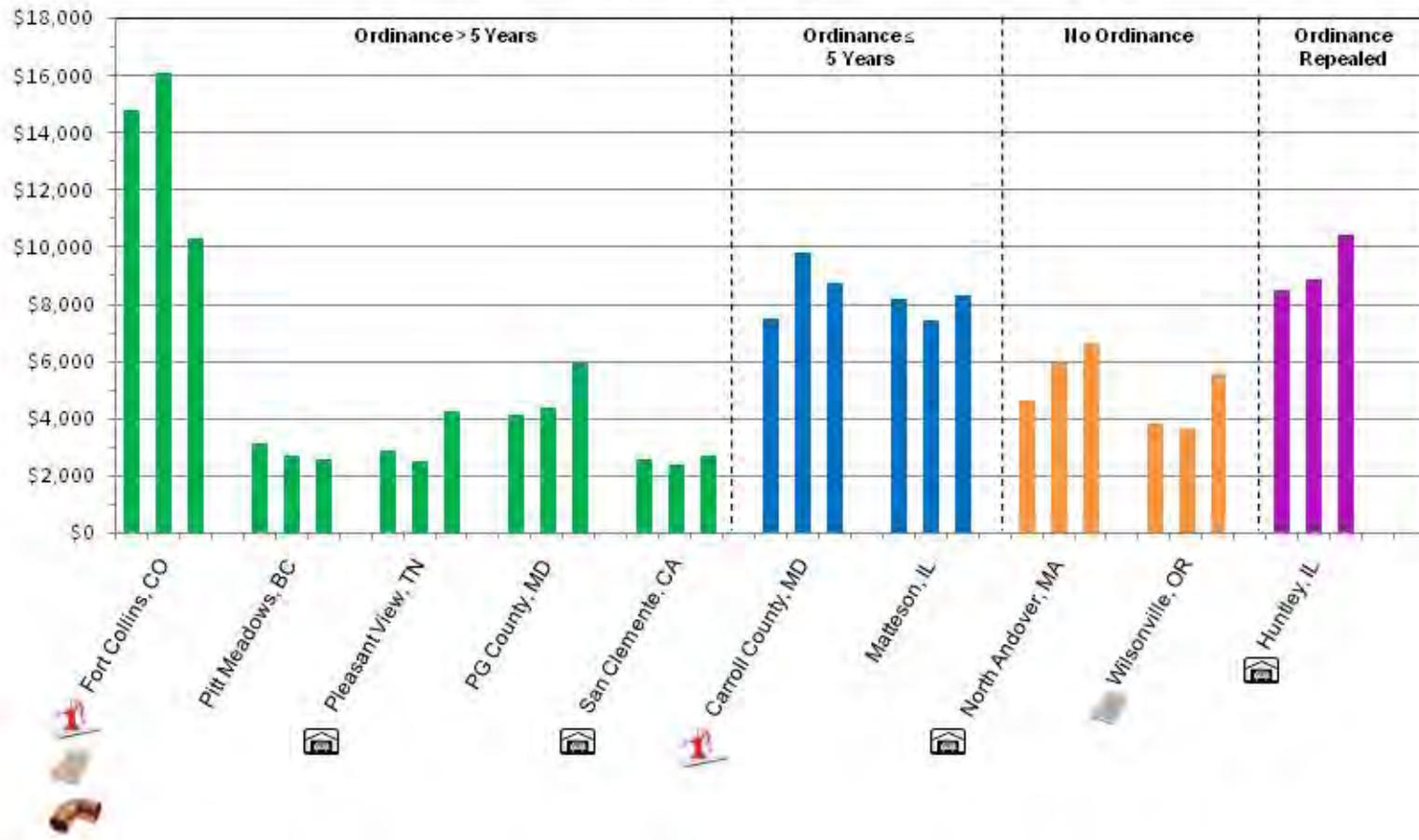
Sprinkler System Costs to the Homebuilder

	Cost (\$/sprinklered SF)	Cost (\$/living space SF)	Cost With Available Credits (\$/sprinklered SF)	Cost with Available Credits (\$/living space SF)
Mean	\$1.61	\$1.72	\$1.49	\$1.60
Median	\$1.42	\$1.49	\$1.23	\$1.38
Minimum	\$0.38	\$0.74	\$0.38	\$0.74
Maximum	\$3.66	\$3.66	\$3.66	\$3.66

The data above reflects the sprinkler system bid price plus all associated costs for the system which were not included in the bid (e.g. permit fee, increase in water service line, increase in tap fee). In several of the case study communities, these additional costs were already included in the contractor's bid price (like a permit fee) or these cost impacts did not apply (like an increased tap fee). One case study community, Wilsonville, OR, offers a \$1.21 per square foot credit in an effort to partially offset the costs of sprinklers. When accounting for this credit across the entire 30-home sample, the total sprinkler system costs to the builder averaged \$1.49 per sprinklered SF.

In addition to the cost of sprinklers per unit of space, the total cost per house is also an important metric. The following graph relates the total cost of the sprinkler system to the builder for all thirty house plans, with price-influencing variables noted for each community.

Total Installation Cost



-  Well water community
-  "High" Permit/Inspection Fees
-  Sprinklers in Garage and/or Attic
-  Copper System

It should be noted that the variables identified in the graph above, such as the use of copper piping, were identified as significant factors in the overall price of the sprinkler system through discussions with the builder or contractor, and more detailed cost data in some cases. However, given the small size of the data set and other limitations, this research did not attempt to specifically quantify the pricing influence of variables like copper piping or well water systems for use on a broader basis. Several system variables, including those identified on the graph, are discussed and summarized below. Many of these factors are discussed further in the Individual Community Analysis section of this report.

E. Sprinkler System Variables

Sprinkler System Requirements and Extent of Coverage

Sprinkler systems provisions which go beyond NFPA 13D minimum requirements are sometimes found in local ordinances. Such modifications may require additional types of spaces to be sprinklered, such as garages. In the ten communities analyzed, local modifications include requiring all bathrooms (regardless of size) to have fire sprinklers (Matteson, IL); requiring fire sprinklers in garages (Huntley, IL, North Andover, MA, Pleasant View, TN, and San Clemente, CA); and requiring fire sprinklers in attics (San Clemente, CA).

Since adding sprinkler coverage to spaces like garages necessitates additional piping, sprinkler heads, and in some cases systems which can be used in areas reaching freezing temperatures, this factor is significant to note when assessing system costs.

Type of Pipe Used

Systems in the study used a mix of metallic (copper) and nonmetallic (CPVC or PEX) pipe. In communities using solely nonmetallic pipe, installation costs averaged \$1.18 per sprinklered square foot. Several communities used CPVC piping in unexposed areas and copper in exposed areas like unfinished basements. In such cases, installation costs averaged \$1.56 per sprinklered square foot. The houses analyzed in Fort Collins, CO, used exclusively copper piping, with an average installation cost of \$3.19 per sprinklered square foot. This suggests that the type of piping used in systems can substantially impact the overall job cost.

Sprinkler System Costs by Type of Pipe

	CPVC	CPVC/ Copper	Copper	CPVC	CPVC/ Copper	Copper
	\$/Sprinklered SF			\$/Living Space SF		
Mean	\$1.18	\$1.56	\$3.19	\$1.30	\$1.65	\$3.19
Median	\$1.10	\$1.56	\$3.37	\$1.24	\$1.56	\$3.37
Minimum	\$0.38	\$0.95	\$2.53	\$0.74	\$0.95	\$2.53
Maximum	\$2.40	\$2.21	\$3.66	\$2.40	\$2.49	\$3.66

Water Source

While most of the houses assessed rely on municipal water sources, two of the communities (Carroll County, MD, and Fort Collins, CO) included homes reliant on well water. Sprinkler systems of this type require a booster pump, which according to estimates from sprinkler contractors, can add roughly \$2,000 to \$3,600 to the overall system cost. Installation costs in dollars per sprinklered square foot for these two communities ranged from \$2.09 to \$3.66. This results in an average of \$2.73 per sprinklered square foot, compared to the \$1.18 average for houses in those communities with a municipal water supply. Consequently, it is evident that a home's water supply source can be a significant factor in increasing price.

Sprinkler System Costs by Water Source

	Municipal	Non- Municipal	Municipal	Non- Municipal
	\$/Sprinklered SF		\$/Living Space SF	
Mean	\$1.18	\$2.73	\$1.31	\$2.73
Median	\$1.10	\$2.47	\$1.24	\$2.47
Minimum	\$0.38	\$2.09	\$0.74	\$2.09
Maximum	\$2.21	\$3.66	\$2.49	\$3.66

Permit and Inspection Fees

Communities often have a combined permit and inspection fee for the installation of sprinkler systems. While two of the case study communities do not have any fee for sprinkler permit and

inspection (Pleasant View, TN, and San Clemente, CA), the other eight communities do have such fees. In these communities, those permit and inspection fees which were identified ranged from \$50 to just under \$800, although in some of the case studies the permit fees were layered into the overall system bid and were not identifiable as single line item costs. While some of the ten communities have a flat fee, others calculate permit and inspection fees based on the size of the house or valuation of the construction. In determining which communities should be classified as having “high” permit and inspection fees, a threshold amount of \$350 was set as a “high” based on the limited data available on the range of fees.

System Design Type

Multipurpose systems combine plumbing and sprinklers into one system and piping network, resulting in continuous flow of water circulating in the system. Conversely, a standalone sprinkler system uses dedicated sprinkler piping supply, with water flowing only when a sprinkler is activated. In analyzing the system type used, data was obtained for multipurpose systems (six homes) and standalone sprinkler systems (twenty-four homes). In communities where multipurpose systems are used, installation costs in dollars per sprinklered square foot averaged \$1.04. In communities where standalone systems were used, installation costs averaged \$1.61 per sprinklered SF.

Sprinkler System Costs by Design Type

	Multipurpose (6 Homes)	Standalone (24 Homes)	Multipurpose (6 Homes)	Standalone (24 Homes)
	\$/Sprinklered SF		\$/Living Space SF	
Mean	\$1.04	\$1.61	\$1.04	\$1.73
Median	\$1.02	\$1.39	\$1.02	\$1.49
Minimum	\$0.81	\$0.38	\$0.81	\$0.74
Maximum	\$1.32	\$3.66	\$1.32	\$3.66

Type of Foundation

House foundation types in the study varied depending on geographic location. While basement foundations were the prevalent foundation type in the eastern communities, slab or crawl space

foundations were more common in the western communities of the study. The following table depicts house foundation types by region, based on U.S. Census Bureau data:

2007 Foundation Type Market Shares

	Nationwide (U.S.)	Northeast	Midwest	South	West
Full/Partial Basement	27.7%	73.6%	73.7%	10.6%	18.6%
Crawl Space	18.4%	10.5%	6.2%	19.2%	27.3%
Slab	52.7%	14.0%	19.7%	68.7%	53.5%
Other	0.6%	0.7%	0.1%	0.9%	0.4%
Not Reported	0.5%	1.2%	0.3%	0.6%	0.2%

For houses in the study with basement foundations, sprinkler system costs averaged \$1.81 per sprinklered square foot. System costs for houses with slab foundations averaged \$0.81 per sprinklered square foot, while houses with crawl spaces had an average cost of \$0.92 per sprinklered square foot.

Sprinkler System Costs by Foundation Type

	Basement (20 homes)	Slab (6 homes)	Crawl Space (4 homes)	Basement (20 homes)	Slab (6 homes)	Crawl Space (4 homes)
	\$ / Sprinklered SF			\$ / Living Space SF		
Mean	\$1.81	\$0.81	\$0.92	\$1.90	\$0.99	\$1.00
Median	\$1.68	\$0.78	\$0.88	\$1.68	\$0.97	\$0.88
Minimum	\$0.95	\$0.38	\$0.81	\$0.95	\$0.74	\$0.81
Maximum	\$3.66	\$1.12	\$1.10	\$3.66	\$1.32	\$1.44

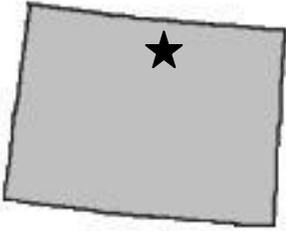
It should be noted that these costs, when presented in terms of dollars per sprinklered square foot, reflect the cost impacts of the foundation system but simultaneously incorporate the impacts of installing sprinklers in garages and attics in some cases. In other words, the limited data set and number of variables involved with each particular data point do not allow a more thorough analysis of this issue within this research.

F. Individual Community Analysis

The following table summarizes the communities, research houses, and sprinkler systems analyzed within each of the ten communities, followed by more detailed summaries of each jurisdiction. Note that for information such as pipe type, system type, and several other categories, the data in the table refers specifically to the 30 homes analyzed in the study, not community requirements.

Community	Sprinkler Ordinance Information	Year of Ordinance Adopted	Local Modifications to 13D	System Type	Pipe Type	Sprinkler Head Type	Water Supply	Foundation Type
Fort Collins, CO	13D > 5 years	1986	None	standalone	Copper	concealed; semi-recessed in exposed areas	Well water	Basement
Pitt Meadows, BC	13D > 5 years	1998	None	multipurpose	CPVC	semi-recessed	Municipal	Slab
Pleasant View, TN	13D > 5 years	2002	Sprinklers or a 1-hour rated assembly required in garage	standalone	CPVC	concealed	Municipal	2 Basement 1 Crawl Space
Prince George's County, MD	13D > 5 years	1992	None	standalone	CPVC; copper in basements	concealed; semi-recessed in exposed areas	Municipal	Basement
San Clemente, CA	13D > 5 years	1980	Sprinklers required in garages and attics	standalone	CPVC	concealed	Municipal	Slab
Carroll County, MD	13D < 5 years	2006	None	standalone	CPVC	concealed; semi-recessed in exposed areas	Well water	Basement
Matteson, IL	13D < 5 years	2004	All bathrooms must have sprinklers, regardless of size	standalone	CPVC; copper in basements	concealed; semi-recessed in exposed areas	Municipal	Basement
North Andover, MA	no ordinance	N/A	Sprinklers in garages	standalone	CPVC	concealed	Municipal	Basement
Wilsonville, OR	no ordinance	N/A	None	multipurpose	PEX	semi-recessed	Municipal	Crawl Space
Huntley, IL	13D repealed	2005	2 Sprinkler heads required in garages	standalone	CPVC; copper in basements	concealed; semi-recessed in exposed areas	Municipal	Basement

Fort Collins, Colorado



Fort Collins, Colorado has mandated NFPA 13D since 1986. The community is served by the Poudre Fire Authority. Residential sprinkler systems are typically installed by sprinkler contractors, but the installation may also be done by a plumber. Both standalone and multipurpose systems have been installed in homes in Fort Collins, and pipe type is typically plastic (CPVC or PEX), but may also be metallic (copper). The housing styles in Fort Collins range from manufactured housing to custom homes larger than 5,000 square feet, typically with basement foundations.

In the case study of Fort Collins, three house floor plans were obtained from a local sprinkler contractor. All three homes were built on a basement foundation, thus requiring sprinkler heads in the basement in addition to the main living areas per NFPA 13D. Including the basement area, the three homes had living space ranging from 2,797 to 6,360 square feet. In sprinklered square footage, the three homes ranged from 2,797 to 6,360 square feet (sprinklered area = living space area). The cost of the systems to the builder ranged from \$10,250 to \$16,061. The cost of the systems ranged from \$2.53 to \$3.66 per sprinklered SF.

Fort Collins – Sprinkler System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$14,745	4,373	\$3.37	4,373	\$3.37
House 2	\$16,061	6,360	\$2.53	6,360	\$2.53
House 3	\$10,250	2,797	\$3.66	2,797	\$3.66

In each home, the sprinkler contractor installed a standalone system using copper piping.⁴ Concealed sprinkler heads were used in the main living area, while semi-recessed sprinkler heads

⁴ The sprinkler contractor has traditionally used only copper for sprinkler systems, believing it to be superior to plastic both in performance and longevity. The contractor is considering switching to plastic on their larger projects to remain competitive in the local market.

were used in areas where piping is exposed. Design fee, inspection fee, and permit fee were included in the sprinkler contractor's installation price. It is important to note, however, that the permit fee varies depending on the valuation of the individual home. Thus, permit fees for the three case study homes ranged from \$510.46 to \$799.83. The contractor's installation price also included an anti-freeze system, a system flow switch and alarm, and a backflow preventer. Because all three homes rely on well water, a booster pump and tank was required for the sprinkler system, which was also included in the contractor's installation price.

A supplemental bid for the sprinkler system installations in Fort Collins may help to characterize the relatively high system costs which were obtained for the homes. A second residential sprinkler contractor in the Fort Collins area quoted the system installations on the same three homes with a range of \$8,000 to \$12,500. This difference from the actual contractor bid range (\$10,250 to \$16,061) may be heavily influenced by the type of pipe used for the systems. PEX was used in the supplemental system bid design, while copper was used in the actual plans. PEX pipe is flexible tubing that is significantly less expensive than copper.

Pitt Meadows, British Columbia



Pitt Meadows, British Columbia has mandated NFPA 13D since 1998. The community is served by the Pitt Meadows Fire Department. There are no specific requirements for residential sprinkler systems beyond those of NFPA 13D. Residential sprinkler systems are typically installed by sprinkler contractors. Both standalone and multipurpose systems have been installed in homes in Pitt Meadows, and pipe is typically CPVC. Typical housing type in Pitt Meadows is two-story, 2,500 square feet in living space, with a crawl space or slab foundation.

In the case study of Pitt Meadows, three house floor plans were obtained from a semi-custom builder. All three homes were built on a slab foundation. The three homes had living space (and sprinkler square footage space) ranging from 2,109 to 2,342 square feet. The cost of the systems to the

builder ranged from \$2,560 to \$3,090.⁵ When considered in terms of dollars per unit of space, the cost of the systems ranged from \$1.15 to \$1.32 per sprinklered SF (U.S. dollars).

Pitt Meadows – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$3,090	2,342	\$1.32	2,342	\$1.32
House 2	\$2,690	2,336	\$1.15	2,336	\$1.15
House 3	\$2,560	2,109	\$1.21	2,109	\$1.21

The sprinkler contractor installed a standalone system using CPVC piping and standard white semi-recessed sprinkler heads were used. Design fee, inspection fee, and permit fee were included in the sprinkler contractor’s installation price. It is important to note, however, that the permit fee is calculated as 0.95% of the sprinkler system construction value. Thus, permit fees for the three case study homes ranged from \$24.32 to \$29.35. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

Pleasant View, Tennessee



Pleasant View, Tennessee has mandated NFPA 13D since 2002. The community is served by the Pleasant View Volunteer Fire Department. In addition to the requirements of NFPA 13D, Pleasant View requires sprinkler coverage in the garage of homes. Standalone systems are the more common system used in Pleasant View, with CPVC pipe typically used. Typical housing type in Pleasant View ranges from 1,200 to 4,000 square feet of living space, both one- and two-story homes, with differing foundation types.

⁵ The original prices were in Canadian dollars (CAN). Amounts were converted to USD (U.S. dollars) based on currency exchange rates of \$1.00 CAN to \$1.0099 USD as of March 2008 (when the costs were incurred).

In the case study of Pleasant View, three house floor plans were obtained from a semi-custom builder. Two of the homes were built with a basement foundation; the other home had a crawl space. The three homes had living space ranging from 1,723 to 3,326 square feet. In addition to sprinkler coverage in the living space, sprinklers were also installed in the garages. Thus, total sprinklered space in the three homes ranged from 2,612 to 3,826 sprinklered SF. The total cost of the sprinkler systems to the builder ranged from \$2,489 to \$4,208. When considered in terms of dollars per unit space, the cost of the system for each of the three homes was \$1.10 per sprinklered SF.

Pleasant View – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$2,872	2,612	\$1.10	2,112	\$1.36
House 2	\$2,489	2,273	\$1.10	1,723	\$1.44
House 3	\$4,208	3,826	\$1.10	3,326	\$1.27

The sprinkler contractor installed a standalone system using CPVC piping and concealed sprinkler heads. The design fee for the sprinkler system was included in the sprinkler contractor’s installation price. Pleasant View does not charge an inspection fee or permit fee for residential sprinkler systems. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

All three homes use a municipal water source. An increased water service line size is needed in Pleasant View to allow for the potential increase in water flow associated with the sprinkler system. This increase from ¾” to 1” does not result in an increase in price for the sprinkler system installation, as all building lots now come with this increased line size. Increases in water meter size or water tap fee were not required or incurred.

Prince George's County, Maryland



Prince George's County, Maryland phased in the requirement of NFPA 13D beginning in 1987, when county council approved the mandate of residential sprinklers. On January 1, 1992, the final stage of the law went into effect stating that from that point on all residential structures, including single-family homes, must be fully protected by a NFPA Approved 13-D residential sprinkler.⁶ The county is served by the Prince George's County Fire Department. There are no specific requirements for residential sprinkler systems beyond those of NFPA 13D. Residential sprinkler systems are typically installed by sprinkler contractors. Standalone systems are the common system used in Prince George's County, and pipe type is typically CPVC. Typical housing type in Prince George's County is two-story, roughly 3,000 square feet in living space, with a basement foundation.

In the case study of Prince George's County, three house floor plans were obtained from a regional production builder. All three homes were built on basement foundations. Including the basement area, the three homes had living space ranging from 3,903 to 6,170 square feet. The amount of sprinklered square footage ranged from 3,903 to 6,170 square feet. The cost of the systems to the builder ranged from \$4,100 to \$5,886. When considered as dollars per square foot of sprinkler coverage, the cost of the system ranged from \$0.95 to \$1.05 per square foot.

⁶ Ronald Jon Siarnicki, "*Residential Sprinklers: One Community's Experience Twelve Years after Mandatory Implementation*," January 2001.

Prince George's County – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$4,100	3,903	\$1.05	3,903	\$1.05
House 2	\$4,332	4,345	\$1.00	4,345	\$1.00
House 3	\$5,886	6,170	\$0.95	6,170	\$0.95

The sprinkler contractor installed a standalone system using CPVC piping, using both concealed and standard white semi-recessed sprinkler heads. Design fee, inspection fee, and permit fee were included in the sprinkler contractor's installation price. The contractor's installation price also included a system flow switch and alarm, and a backflow preventer.

San Clemente, California



San Clemente, California has mandated NFPA 13D since 1980. The community is served by the Orange County Fire Authority. In addition to the requirements for residential sprinkler systems stated by NFPA 13D, the community also requires sprinkler coverage in the garage and attic space of homes. Standalone systems are the common system used in San Clemente, with CPVC pipe typically used. Typical housing type in San Clemente ranges from 2,500 to 5,000 square feet with slab foundations.

In the case study of San Clemente, three house floor plans were obtained from a production builder. All of the homes were built on slab foundations with living space ranging from 3,214 to 3,482 square feet. With garage and attic space considered, sprinklered space ranged from 6,329 to 6,542 square feet. The cost of the systems to the builder ranged from \$2,386 to \$2,655. When considered in terms of dollars per square foot of sprinkler coverage, the cost of the systems ranged from \$0.38 to \$0.41 per square foot. These low costs for the sprinkler system are likely the result of volume pricing

(the builder indicated that the contractor does a large volume of work with them) and the competitive market as a result of the length of the ordinance's existence.

San Clemente – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$2,565	6,542	\$0.39	3,482	\$0.74
House 2	\$2,386	6,329	\$0.38	3,214	\$0.74
House 3	\$2,655	6,448	\$0.41	3,358	\$0.79

The sprinkler contractor installed a standalone system using CPVC piping and concealed sprinkler heads. The design fee and inspection fee for the sprinkler system was included in the sprinkler contractor's installation price. San Clemente does not charge a permit fee for residential sprinkler systems—the city promotes the use of residential sprinkler systems by eliminating such a fee. The contractor's installation price also included a system flow switch and alarm, and a backflow preventer.

All three homes use a municipal water source. There is no need for an increased water service line size, water meter size, or tap fee as a result of the sprinkler system installation.

Carroll County, Maryland



Carroll County, Maryland has mandated NFPA 13D since 2006. The county is served by local paid and volunteer fire departments. There are no specific requirements for residential sprinkler systems above and beyond those of NFPA 13D. Standalone systems are the common system used in Carroll

County, although multipurpose systems may also be used. CPVC pipe is typically used in finished areas of homes, with copper used in unfinished areas. Typical housing in Carroll County is about 1,800 square feet for one-story ranches, and 3,500 square feet for two-story homes, with basement foundations.

In the case study of Carroll County, three house floor plans were obtained from a semi-custom builder. All three homes were built with a basement foundation, with living space (including basement) ranging from 3,131 to 4,686 square feet. The cost of the systems to the builder ranged from \$7,499 to \$9,800. When considered in terms of dollars per square foot of sprinkler coverage, the cost of the systems ranged from \$2.09 to \$2.40 per sprinklered square foot.

Carroll County – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$7,499	3,131	\$2.40	3,131	\$2.40
House 2	\$9,800	4,686	\$2.09	4,686	\$2.09
House 3	\$8,750	3,772	\$2.32	3,772	\$2.32

Because all three homes rely on well water, a booster pump and tank was required for the sprinkler system, which was included in the contractor’s installation price. The sprinkler contractor installed a standalone system using CPVC piping. Concealed sprinkler heads were used in unexposed areas and semi-recessed sprinkler heads were used in exposed areas. The design fee, inspection fee, and permit fee for the systems were included in the sprinkler contractor’s installation price. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

Matteson, Illinois



Matteson, Illinois has mandated NFPA 13D since 2004. The community is served by the Matteson Fire Department. There are no specific requirements for residential sprinkler systems beyond those of NFPA 13D. Standalone systems are the more common system used in Matteson, with CPVC pipe typically used. Typical housing type in Matteson is about 3,000 square feet, both one- and two-story homes, usually with basement

foundations.

In the case study of Matteson, three house floor plans were obtained from a semi-custom builder. All three homes were built with a basement foundation, with living space (including the basement area) and sprinklered space ranging from 4,562 to 5,478 square feet. The cost of the systems to the builder ranged from \$7,407 to \$8,329, or \$1.52 to \$1.80 per sprinklered square foot.

Matteson – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$8,198	4,562	\$1.80	4,562	\$1.80
House 2	\$7,407	4,740	\$1.56	4,740	\$1.56
House 3	\$8,329	5,478	\$1.52	5,478	\$1.52

The sprinkler contractor installed a standalone system using CPVC piping. Concealed sprinkler heads were used in unexposed areas and semi-recessed sprinkler heads were used in exposed areas. The design fee for the sprinkler system was \$50, and the inspection fee and permit fee were a combined \$150. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

All three homes use a municipal water source. An increase in water service line size is needed in Matteson to accommodate the potential increase in water flow associated with the sprinkler system. This increased service line cost the builder an additional \$700. Increase costs for a larger water meter or water tap fee were not incurred.

North Andover, Massachusetts



North Andover, Massachusetts does not require residential sprinklers by law, but instead has implemented NFPA 13D through local zoning. Sprinklers are a part of the zoning approval process, as discussed in a later section of the report. The community is served by the North Andover Fire Department. In addition to the requirements for residential

sprinkler systems stated by NFPA 13D, the North Andover Fire Department requires sprinkler coverage in the garage. Standalone systems are the common system used in North Andover, with CPVC pipe typically used. Typical housing type in North Andover is about 2,000 to 3,500 square feet, both one- and two-story homes, usually with basement foundations.

In the case study of North Andover, three house floor plans were obtained from a local developer in the community. All three homes were built with a basement foundation, with living space (including the basement area) ranging from 3,084 to 5,422 square feet. With garage square footage considered, the three homes ranged from 3,568 to 5,906 sprinklered square feet. The cost of the sprinkler systems to the builder ranged from \$4,500 to \$6,500, or \$1.10 to \$1.26 per sprinklered square foot.

North Andover – System Costs

	System Cost	Sprinklered Space		Living Space	
		Size	\$/SF	Size	\$/SF
House 1	\$4,500	3,568	\$1.26	3,084	\$1.46
House 2	\$5,800	4,632	\$1.25	4,148	\$1.40
House 3	\$6,500	5,906	\$1.10	5,422	\$1.20

The sprinkler contractor installed a standalone system using CPVC piping. Concealed sprinkler heads were used in unexposed areas and semi-recessed sprinkler heads were used in exposed areas of the home. The design fee and inspection fee were included in the cost to the builder, while the permit fee was a separate cost at \$50 per home. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

All three homes use a municipal water source. An increase in water service line size was needed to accommodate the potential increased water flow associated with the sprinkler system. This increase cost the builder an additional \$450. An increase in tap fee at a cost of \$500 was also incurred. There was no additional cost incurred related to the water meter size.

Wilsonville, Oregon



Wilsonville, Oregon does not require residential sprinklers by law, but has required NFPA 13D in the planned community of Villebois. The community is served by Tualatin Valley Fire and Rescue. There are no specific requirements for residential sprinkler systems beyond those of NFPA 13D. System installations are typically done by a plumber; thus a multipurpose system is the most common system used in the area. Typical housing type in Wilsonville is between 2,000 to 3,000 square feet, often with a crawl space foundation.

In the case study of Wilsonville, three house floor plans were obtained from a developer in the region. All three homes were on a crawl space, with living space (and sprinklered square footage) ranging from 1,913 to 2,917 square feet. The total cost of the systems to the builder (before any credit is applied) ranged from \$4,014 to \$5,892, or \$2.02 to \$2.10 per sprinklered square foot

The City of Wilsonville offers a \$1.21 per square foot of living space credit to the builder to offset the costs associated with sprinklers. This is a one-time credit, offered at the time of system installation. The credit cannot be any greater than the water meter system development charge for a 3/4" meter, which is currently \$4,436 – regardless of the size of the home. In rare situations, a large home requiring a 1" water meter may receive a greater credit, but only if proof is shown that this increased water meter size is directly a result of water flow requirements for the sprinkler system.

When accounting for the impact of this credit, the sprinkler system costs for the three Wilsonville homes range from \$0.81 to \$0.89 per sprinklered square foot, as shown in the table below.

Wilsonville – System Costs

	System Cost	Sprinklered Space			Living Space		
		Size	Credit (\$/SF)	\$/SF	Size	Credit (\$/SF)	\$/SF
House 1	\$4,178	2,005	\$1.21	\$0.87	2,005	\$1.21	\$0.87
House 2	\$4,014	1,913	\$1.21	\$0.89	1,913	\$1.21	\$0.89
House 3	\$5,892	2,917	\$1.21	\$0.81	2,917	\$1.21	\$0.81

The plumber installed a multipurpose system using PEX piping and standard white semi-recessed sprinkler heads. The design fee was included in the cost to the builder, while the inspection and permit fee was a separate cost to the builder, at \$360 per home. The system did not feature a flow switch and alarm, but a required backflow preventer was included in the installation cost. All three homes use a municipal water source. An increase in water service meter size from 5/8” to 3/4” was needed to accommodate the increased water flow associated with the sprinkler system.

Huntley, Illinois



Huntley, Illinois mandated NFPA 13D in 2005, and the mandate was repealed by the Village of Huntley in 2007. Residential sprinkler systems are currently a “mandatory option” in the Village of Huntley—builders must offer homeowners the option to install a residential sprinkler system. While 13D is not required in the village itself, sprinkler systems are still required in the county portion of the fire district. When NFPA 13D was required, sprinkler coverage was also required in the garages of homes. System installations are typically done by a sprinkler contractor, using CPVC pipe. Typical housing in Huntley ranges from 2,000 to 4,500 square feet, usually with basement foundations.

In the case study of Huntley, three house floor plans were obtained from a local sprinkler contractor. All three homes were built with a basement foundation, with living space (including the basement area) ranging from 3,400 to 4,560 square feet. With garage areas considered, the three homes ranged from 3,835 to 5,045 sprinklered square feet. The cost of the sprinkler systems to the builder ranged from \$8,476 to \$10,406, or \$1.93 to \$2.21 per sprinklered square foot.

Huntley – System Costs

	System Cost	<i>Sprinklered Space</i>		<i>Living Space</i>	
		<i>Size</i>	<i>\$/SF</i>	<i>Size</i>	<i>\$/SF</i>
House 1	\$8,476	3,835	\$2.21	3,400	\$2.49
House 2	\$8,851	4,575	\$1.93	4,030	\$2.20
House 3	\$10,406	5,045	\$2.06	4,560	\$2.28

The sprinkler contractor installed a standalone system using CPVC pipe in all areas except the basement, where copper was used. Concealed sprinkler heads were used in unexposed areas and semi-recessed sprinkler heads were used in exposed areas. The design fee for the system was included in the sprinkler contractor’s installation price, while the inspection fee and permit fee were a combined \$300, an additional cost outside of the sprinkler contractor’s installation price. The contractor’s installation price also included a system flow switch and alarm, and a backflow preventer.

All three homes use a municipal water source. An increase in water service line size from 1” to 1 ½” was required to accommodate the increased water flow associated with the sprinkler system. This increase in water line size cost the builder an additional \$821.

G. Credits and Trade-Offs

Trade-offs is a general term for allowances that can be made in the building construction or the development planning when sprinkler systems will be used in the houses. At the house level, a trade-

off could be a waiver of using fire-rated drywall in attached garages when the garage will be sprinklered. At the development level, trade-offs can include greater spacing of fire hydrants, narrower road widths, reduced water main sizes, relaxed requirements for the number of neighborhood exits, and others.



Arial View of North Andover Subdivision Illustrating Cluster Zoning

Potential trade-offs at the development level and the house level were investigated for all ten communities. Possible trade-offs were particularly scrutinized in North Andover, Massachusetts and Wilsonville, Oregon. Neither community has a mandated residential sprinkler ordinance, so incentives of some type could be reasonable tools to encourage the use of sprinklers.

North Andover has experienced tremendous growth in the past thirty-five years and has implemented cluster zoning as a way to preserve open space in the community. In subdivisions such as Hickory Hills, several additional building lots have been made available through cluster zoning, while still allowing for a large amount of open space in the development. Cluster zoning involves smaller lots and tighter setbacks, with larger parcels of dedicated open space nearby. The former North Andover Fire Chief viewed cluster zoning as a potentially greater fire risk (as homes are built closer together), resulting in a requirement for residential sprinklers for such developments as an additional safety measure. Additionally, because North Andover lacks the manpower for a new fire station, residential sprinkler systems can buy the fire department time in the event of an emergency. As a result, the town planning board created cluster-zoned subdivisions in North Andover as specially permitted lots, where developers and builders are required to install residential sprinkler systems in homes. Although the planning board does sometimes offer a decrease in the width of streets, increased spacing between fire hydrants, and the elimination of a turnaround for cluster developments, none of these trade-offs were offered in Hickory Hills.

Wilsonville, OR provides a per-house credit intended to help cover the cost to install a residential sprinkler system. The credit is limited to the current water meter system development charge. Thus, the one-time credit changes as the system development charge changes. Beyond this credit offered

by the City of Wilsonville, there were no documented development-level or house-level trade-offs in the ten communities.

For communities where garages are sprinklered, there were no trade-offs identified related to drywall specifications. For each of the four communities in the study with sprinklered garages, the additional coverage is treated as an added safety measure, to be implemented in addition to the traditional fire-rated drywall required by building codes. In many cases, local jurisdictions will require sprinkler coverage in the garage when there are bedrooms and/or other living areas above the garage.

Although evidence of trade-offs was not found in the case study communities, there is a general knowledge in the industry that trade-offs may be implemented on more of a case-by-case basis integrated with the zoning approval process for developments, rather than as a standard community policy. Negotiations are often made between a developer and the Authority Having Jurisdiction (AHJ). Such agreements may be made in order for a developer to avoid penalty for not installing sprinklers.

III. Insurance Discounts for Residential Sprinkler Systems

A. Methodology for Estimating Insurance Premium Reductions

A 2007 study conducted by the National Association of Home Builders (NAHB) economics department showed that insurers do offer meaningful discounts for residential sprinkler systems, but that the discounts varied from state to state. For this study, an insurance survey was created to examine insurance companies and local agencies in the nine states where case study communities were located. This survey was both quantitative and qualitative, gathering not only average insurance premium discounts, but also information on insurance company categorization and/or requirements for discounts, and the familiarity of consumers with such discounts. This information is intended to help round out the case studies and provide meaningful data on actual insurance incentives and policies.

For each community, the average insurance premium discount (as a percentage) was obtained from five insurance companies. The National Association of Insurance Commissioners (NAIC) 2007 Market Share Reports for Property/Casualty Insurance Groups and Companies were used to identify the top five insurance companies in each state. In cases where insurance discounts could not be obtained from a top-five company, discounts were obtained from subsequent companies from the NAIC report list. In cases where information could not be obtained directly from an insurance company, local insurance agencies were contacted.

B. Insurance Premium Discounts for Residential Sprinkler Systems

Discount savings percentages are derived from the whole annual homeowner's insurance premium (rather than just a portion of the premium). Discount savings percentages ranged from 0 to 10% among all companies and agencies surveyed, with an average discount savings percentage premium of 7%.

In California, annual homeowner's insurance premium discount percentages were obtained from Allstate, State Farm, Farmers, Auto Club Enterprises, and Nationwide. Discounts ranged from 0 to 10%.

In Colorado, annual homeowner's insurance premium discount percentages were obtained from State Farm, Farmers, American Family, Allstate, and Travelers. Discounts ranged from 3 to 10%.

In Illinois, annual homeowner's insurance premium discount percentages were obtained from Allstate, State Farm, Country Financial, Farmers, and American Family. Discounts ranged from 5 to 10%.

In Maryland, annual homeowner's insurance premium discount percentages were obtained from Allstate, State Farm, Travelers, Nationwide, and Erie. Discounts ranged from 4 to 10%.

In Massachusetts, annual homeowner's insurance premium discount percentages were obtained from Commerce, Andover, Chubb & Son, Travelers, and Liberty Mutual. Discounts ranged from 5 to 10%.

In Oregon, annual homeowner's insurance premium discount percentages were obtained from State Farm, Farmers, Allstate, Country Financial, and American Family. Discounts ranged from 5 to 10%.

In Tennessee, annual homeowner's insurance premium discount percentages were obtained from State Farm, Tennessee Farmers, Allstate, Travelers, and Nationwide. Discounts ranged from 0 to 10%.

In British Columbia, annual homeowner's insurance premium discount percentages were obtained from Aviva, Canadian Northern Shield, Economical Insurance, Dominion of Canada, and Gore Mutual. Discounts ranged from 0 to 12%.

These findings are summarized in the table below.

State	Insurance Company	Market Share in State/Province	Percentage Discount for Residential Sprinklers
Maryland	Allstate	21.06%	4%
	State Farm	16.61%	10%
	Travelers	13.01%	10%
	Nationwide	11.12%	5%
	Erie	8.38%	5%
Tennessee	State Farm	26.54%	10%
	Tennessee Farmers	18.30%	5%
	Allstate	11.43%	10%
	Travelers	5.58%	10%
	Nationwide	5.24%	0%
Illinois	State Farm	32.66%	10%
	Allstate	16.29%	10%
	Country Insurance	8.09%	5%
	Farmers	6.60%	6%
	American Family	5.28%	10%
Massachusetts	Commerce	10.02%	5%
	Andover Companies	8.45%	5%
	Chubb & Son Inc.	7.98%	10%
	Travelers	7.65%	7%
	Liberty Mutual	7.08%	8%
Colorado	State Farm	23.82%	10%
	Farmers	15.45%	5%
	American Family	12.42%	10%
	Allstate	10.28%	5%
	Travelers	3.96%	3%
California	State Farm	20.23%	10%
	Farmers	17.03%	10%
	Allstate	13.33%	10%
	Auto Club Enterprises	4.33%	0%
	Nationwide	3.58%	6%
Oregon	State Farm	25.26%	10%
	Farmers	19.09%	5%
	Allstate	10.66%	10%
	American Family	4.17%	10%
	Country Insurance	4.07%	5%
British Columbia	Aviva	8.05%	5%
	Canadian Northern Shield	6.23%	13%
	Economical Insurance	6.10%	0%
	Dominion of Canada	3.11%	0%
	Gore Mutual	1.96%	0%

Categorization of Sprinkler Systems

Many insurance companies classify the discount offered for residential sprinkler systems by the extent of sprinkler coverage in the home. While these exact categories and their specific requirements differ between companies, most insurers typically classify system types into “partial” or “full” systems. A partial system generally means sprinkler coverage in the main living area only. In a few instances, partial may be defined as sprinkler coverage in the utility room only. A full system often means sprinkler coverage in all areas of the home, including the basement or crawl space, all bathrooms, closets, and hallways. In some instances, a full system classification may also require sprinkler coverage in garages. Furthermore, several companies required the sprinkler system to be monitored with an alarm. For the purposes of this insurance survey, the discount percentage offered by an insurer that most closely aligned with the fire sprinkler ordinance requirements for the particular case study community being assessed was used.

Most insurance companies consider a residential sprinkler system to be a protective device. Other protective devices warranting homeowner’s insurance discounts include a monitored fire alarm connected to the sprinkler system (which may range from a 3 to 5% discount based on limited feedback from insurance agents), smoke detector, fire extinguisher, security system, deadbolt locks, and home location in a gated community. The majority of insurance companies place a cap on the maximum discount percentage offered for all protective devices. This cap ranged from 10 to 20% in the survey, with an average protective device discount cap of 14%.

Penalties/Fees as a result of System Leakage

The presence of a residential sprinkler system can raise concern about the risk of accidental water leakage from the system. According to the Insurance Services Office, Inc. (ISO) standard “Homeowners 3—Special Form” policy provides for coverage due to damages from residential fire sprinkler system leakage provided that reasonable care has been taken to maintain heat in the building to prevent freezing of the residential fire sprinkler system. Essentially residential fire sprinkler piping is treated the same as regular household plumbing as far as coverage and pricing for ISO's

standard Homeowners program. Thus, there is no extra charge for the coverage of the peril of fire sprinkler leakage.⁷

This issue was probed in the insurance survey to see if the homeowner's insurance policy typically covers sprinkler system leakage. Insurers interviewed in the study echoed the preceding ISO recommendations. Insurance companies routinely treat sprinkler system piping the same as a plumbing system. Sprinkler system leakage is reported as a loss. Accidental sprinkler system leakage is most likely covered under the homeowner's insurance policy, whereas sprinkler system leakage as a result of a maintenance issue may not be covered by the policy. Claims adjusters determine whether or not sprinkler system leakage is covered under the homeowner's policy, often on a case by case basis.

Document Requirements for Discounts

For those insurance companies offering premium discounts for residential sprinkler systems, many require proof of the system's installation or existence. Methods of providing proof to insurance company underwriters vary among companies. However, the most common include an interior inspection of the home, a copy of the installation certificate and/or receipt, submitting pictures of the actual system, and providing the name of the sprinkler contractor. In some instances, one or more of these may be required by an insurer. In other cases, an insurer may not require any proof at all—the homeowner would simply be required to notify the insurer of the system installation upon application. It is important to note that misrepresentation in the application could put the homeowner in breach and possibly void parts or all of the policy.

Homeowner Awareness of Discounts

Homeowners are often informed of possible insurance savings for sprinklers by their insurance agent. An insurance agent typically gathers fact-finding information about the homeowner and the property in an initial or renewal appointment with the homeowner purchasing insurance. It is common for an insurance agent to ask the homeowner at this time if the property being insured has certain protective devices, including a residential sprinkler system.

⁷ Fire Sprinkler System Leakage in ISO Homeowners Policy, Insurance Services Office, 2008.
September 10, 2008

C. Related Issues Affecting the Magnitude and Availability of Discounts

The level of insurance discount knowledge varied greatly, which was particularly evident in comparing a region where residential sprinkler systems are very common to a region where residential sprinkler systems are not common. This often resulted in varying levels of an agent's familiarity with residential sprinkler systems and the insurance premium discount offered by their insurance company. Insurance agents with modest familiarity with residential sprinkler systems typically referred to the insurance company manual to obtain insurance premium discount information.

In obtaining information on possible penalties as a result of sprinkler system leakage, many agents were unsure of or unfamiliar with such penalties. Agents explained that insurance company underwriters deal with the claims process that would result if a sprinkler system were to accidentally leak.

D. Home Insurance Quotes for a Sample Home

As a separate part of the insurance study to complement the information obtained from the insurance survey, insurance policy quotes were obtained for the nine United States communities and one Canadian community using a theoretical prototype house. For the United States communities, the prototype house was a two-story 2,500 square foot colonial with an unfinished basement and one-car attached garage. Quotes were obtained with and without a sprinkler system in an effort to estimate the discount that may result from having a sprinkler system. Discount savings in dollars ranged from \$5 in Huntley, IL to \$53 in North Andover, MA, with an average savings of \$22. As a percentage from the quoted price without a sprinkler system, savings ranged from 1.14% to 6.68%, with an average of 3.42%.

For the Canadian community, the prototype house was a two-story 2,300 square foot home with crawl space, located in Pitt Meadows, British Columbia. Similar to the United States communities, quotes were obtained with and without a sprinkler system. Discount savings in dollars was \$55, and the percentage discount from the quoted price without a sprinkler system was 4.83%.

Community	Actual Residence Value	Quoted Residence Value	Premium without Sprinklers	Premium with Sprinklers (all areas)	Discount Savings(\$)	Discount Savings (%)
PG County (Bowie), MD	\$244,836	\$245,000	\$970	\$919	\$51	5.26%
Pleasant View, TN	\$223,612	\$224,000	\$600	\$588	\$12	2.00%
Matteson, IL	\$294,414	\$294,000	\$455	\$443	\$12	2.64%
Huntley, IL	\$282,051	\$282,000	\$438	\$433	\$5	1.14%
San Clemente, CA	\$316,172	\$316,000	\$674	\$661	\$13	1.93%
Fort Collins, CO	\$228,639	\$229,000	\$411	\$404	\$7	1.70%
Carroll County (Finksburg), MD	\$243,361	\$243,000	\$519	\$485	\$34	6.55%
Wilsonville, OR	\$274,138	\$274,000	\$342	\$332	\$10	2.92%
North Andover, MA	\$285,162	\$285,000	\$794	\$741	\$53	6.68%
Pitt Meadows, BC	--	\$305,000	\$1,139	\$1,084	\$55	4.83%

As noted in the above table, the average discount in all the communities when using a prototype home to get actual bids was less than the percentage range found in the insurance survey. This shows that there is variance in the discount percentage offered which can be best attributed to competitive market pricing.

Appendix A – Sprinkler System Costs by Community

Community and House Plan	Area of Sprinklered Spaces (SF)	Living Space (SF)	TOTAL COST	Local Sprinkler Credit	Net Cost (contractor + additional + credits) in \$/SF of Sprinklered SF	Net Cost (contractor + additional + credit) in \$/SF of Living Space
Fort Collins, CO - House 1	4,373	4,373	\$14,745	0	\$3.37	\$3.37
Fort Collins, CO - House 2	6,360	6,360	\$16,060	0	\$2.53	\$2.53
Fort Collins, CO - House 3	2,797	2,797	\$10,250	0	\$3.66	\$3.66
Pitt Meadows, BC - House 1	2,342	2,342	\$3,090	0	\$1.32	\$1.32
Pitt Meadows, BC - House 2	2,336	2,336	\$2,690	0	\$1.15	\$1.15
Pitt Meadows, BC - House 3	2,109	2,109	\$2,5600	0	\$1.21	\$1.21
Pleasant View, TN - House 1	2,612	2,112	\$2,872	0	\$1.10	\$1.36
Pleasant View, TN - House 2	2,273	1,723	\$2,489	0	\$1.10	\$1.44
Pleasant View, TN - House 3	3,826	3,326	\$4,208	0	\$1.10	\$1.27
Prince George's County, MD - House 1	3,903	3,903	\$4,100	0	\$1.05	\$1.05
Prince George's County, MD - House 2	4,345	4,345	\$4,332	0	\$1.00	\$1.00
Prince George's County, MD - House 3	6,170	6,170	\$5,886	0	\$0.95	\$0.95
San Clemente, CA - House 1	6,542	3,482	\$2,565	0	\$0.39	\$0.74
San Clemente, CA - House 2	6,329	3,214	\$2,386	0	\$0.38	\$0.74
San Clemente, CA - House 3	6,448	3,358	\$2,655	0	\$0.41	\$0.79
Carroll County, MD - House 1	3,131	3,131	\$7,499	0	\$2.40	\$2.40
Carroll County, MD - House 2	4,686	4,686	\$9,800	0	\$2.09	\$2.09
Carroll County, MD - House 3	3,772	3,772	\$8,750	0	\$2.32	\$2.32
Matteson, IL - House 1	4,562	4,562	\$8,198	0	\$1.80	\$1.80
Matteson, IL - House 2	4,740	4,740	\$7,407	0	\$1.56	\$1.56
Matteson, IL - House 3	5,478	5,478	\$8,329	0	\$1.52	\$1.52
North Andover, MA - House 1	3,568	3,084	\$4,500	0	\$1.26	\$1.46
North Andover, MA - House 2	4,632	4,148	\$5,800	0	\$1.25	\$1.40
North Andover, MA - House 3	5,906	5,422	\$6,500	0	\$1.10	\$1.20
Wilsonville, OR - House 1	2,005	2,005	\$4,178	(\$1.21)	\$0.87	\$0.87
Wilsonville, OR - House 2	1,913	1,913	\$4,014	(\$1.21)	\$0.89	\$0.89
Wilsonville, OR - House 3	2,917	2,917	\$5,892	(\$1.21)	\$0.81	\$0.81
Huntley, IL - House 1	3,835	3,400	\$8,476	0	\$2.21	\$2.49
Huntley, IL - House 2	4,575	4,030	\$8,851	0	\$1.93	\$2.20
Huntley, IL - House 3	5,045	4,560	\$10,406	0	\$2.06	\$2.28

LOCAL

Residential fire sprinklers save lives

SAFETY FIRST

In 2009, only 20 percent of reported fires occurred in single-family homes or duplexes, but these fires caused 70 percent (2,107) of all fire deaths. Home fires also account for the largest share of injuries and direct property damage.

These figures are an improvement over the last 30 years, but such losses are unacceptable.

The Building and Fire Research Laboratory at the National Institute of Standards and Technology has studied the impact of smoke alarms and fire sprinklers in homes.

The laboratory's research has found that smoke alarms cut the chance of death by 63 percent, sprinklers cut chances of death by 69 percent, and the combined use of smoke alarms and sprinklers cut the risk of dying in a fire by 82 percent.

While smoke alarms can alert residents to a home fire, they cannot extinguish a fire. Fire sprinkler systems can. What are the benefits?

Safer fire service: The risk for firefighters decrease. Sprin-

klers reduce the intensity of the fire by dousing the flame earlier.

Fast response: Modern residential fire sprinklers are designed to respond to fire faster than commercial or industrial sprinkler systems because they are more sensitive to heat.

Aesthetically pleasing: Residential fire sprinklers are smaller and less conspicuous than commercial or industrial types. Color variations are available and some can be installed flush with the ceiling.

Reliable: Fire sprinkler systems exceed a 95 percent "fail-safe" status in laboratory testing. Sprinklers individually activate only if there is a fire in which the heat escalates past the sprinkler's trigger point.

Investment protection: Fire sprinklers can prevent devastating home damage by extinguishing flames quickly. Sprinklers can limit the damage caused by smoke and fire and are less damaging than water damage caused by firefighting hose lines.

Simple installation: Installing a fire sprinkler system in a home that is under construction or being remod-

eled requires minimal extra piping and labor.

Low water requirement: Residential fire sprinklers can be connected to the domestic water supply and require less water than commercial and industrial systems.

Low cost: Residential fire sprinklers cost about \$1.61 per square foot. This cost is about the same as upgraded cabinets or carpet.

Lower insurance: Installing a fire sprinkler system has the potential to lower insurance rates 5 to 15 percent by meeting code requirements.

The U.S. Fire Administration wants all residents to be protected against death, injury, and property loss resulting from fire in their residence.

The agency's policy is that all homes should be equipped with smoke alarms and automatic fire sprinklers. The agency also recommends that all families should have and practice an emergency escape plan.

Only fire sprinklers can detect fire and automatically control it, affording residents the time needed to make a safe escape and protect valuables and property.

September 26, 2012

To the City of Rifle,

We are writing in regards to the planned discussion regarding the requirement of an automatic fire sprinkler system in one and two family dwellings, effective January 1, 2013 per a current amendment to the adopted International Building Code in Rifle. This discussion is slated for November 6th.

As a home builder in Rifle and surrounding areas for 30 years, we feel that we have a vested interest in the safety of the homes we are constructing in our local community. We also feel that, as a local builder, we have a responsibility to act as a consumer advocate when it comes to proposed changes in the building codes that are used to govern the homes built in our community. As such, we are adamantly opposed to the idea of **MANDATING** automatic fire sprinkler systems in all one to two family dwellings starting January 1, 2013 for several reasons.

The issue of installing fire sprinklers in one to two family homes raises a number of questions. Do the fire sprinkler systems add value? Do fire sprinkler systems provide the intended safety measures to support a **MANDATE**? Does the current market place even look at justifying fire sprinkler systems on any new builds? **The answer to every question is no.** As a home builder we understand current codes as well as the way that codes have changed over the years. We want to bring our understanding to the table to assist in the code adoption process that will affect our industry as well as our local economy.

What is the impact on housing affordability, and are there any factors that can help offset the added cost of fire sprinklers and also provide a safe living environment? To examine the answers to these questions, we'd like to address some common "misconceptions" about fire sprinklers and residential house fires.

Misconception #1: The Magnitude of Death and Injuries from House Fires: Injuries and death from residential fires continue to decline without the installation of fire sprinklers or the need to mandate sprinklers in new homes. Due to already improved residential construction technology and improved building code requirements, the number of fires has dropped dramatically in the last 20 years. According to NFPA (National Fire Protection Association) data, from 1980 to 2005, while the existing nationwide 1 and 2 family housing stock grew by more than 45 percent, the number of 1 and 2 family house fires decreased by more than 51 percent. ***This was without a fire sprinkler requirement instituted into the code.*** In the same time period, while the population grew by over 30 percent, fire fatalities in 1 to 2 family homes decreased by over 38 percent. In 2005, fires occurred in less than four tenths of one percent (0.35%) of existing 1 and 2 family homes. Of those fires, substantially less than 1 percent (0.86%) resulted in fatalities. According to the National Center for Health Services(NCHS), a part of the Centers for Disease Control and Prevention(CDC), in 1999, the latest year for which data is available, Colorado was ranked 6th best in the nation for number of house

fire fatalities, only 18 in that year, or 4.4 for every million people in population. The conclusion is that the fire safety features now required in our building codes will adequately protect the home throughout its life without the need for fire sprinklers.

Misconception #2: Fire sprinklers are the best way to save lives and mitigate house fires: The effectiveness of fire sprinklers cannot be proven based on historical data. According to NFIRS data collected in 1998, sprinklers were reported to have been present in 3,892 (approx 2.5%) of the total 156,661 reported fires. **The sprinklers operated in 1,246 (32%) and failed to operate in 2,646 (68%), because the fires were too small to activate the sprinkler system.** Since that time, the number of fires where sprinklers were present have been so miniscule, they have not been reported. The USFA reported similar findings, showing that in 57% of the reported fires, the fire was too small to activate the fire sprinklers.

So what is the best way to mitigate fire danger? There is a strong argument that the most “value-added” way to mitigate fire danger is simply the use of smoke alarms, something that is already mandated in the current code system. The NFPA estimates that over 890 lives could be saved annually if every home had working smoke alarms. 65% of fire fatalities reported from 2000-2004 occurred in homes where smoke alarms were not present or did not operate correctly. However in that same time period, over 90% of occupants survived fires that were reported to have occurred in homes equipped with hard-wired, interconnected smoke alarms, which are required in the current IRC.

Misconception #3: The General Public wants fire sprinklers. To the contrary, it seems that the general public does not want fire sprinklers. Public Opinion Strategies asked 800 likely voters if fire sprinklers should be required in new homes and 89 percent said that smoke detectors do an adequate job of protecting their families. In fact, 28 percent would not want sprinklers in their homes at all, even if they were provided *free of charge*. In a Harris public opinion poll, 55 percent of those surveyed responded that a home with fire sprinklers was *less* desirable than a home with fire sprinklers.

It doesn't stop there. Already 34 states have defeated the fire sprinkler mandate, meaning that either through legislation or code adoption revisions, the fire sprinkler mandate has been eliminated either as a state or in every local jurisdiction in these 34 states. In Colorado, although there is no state-wide residential building code, in January of 2012, a Senate Bill (12-081) has been introduced to prohibit Jurisdictions from requiring Sprinklers in one- and two- family dwellings.

Misconception #4: Fire Sprinklers are technically sound. But why would anyone find a house with a fire sprinkler system *less* desirable than a house with a fire sprinkler system? Because significant technical problems still exist with the systems, and the systems require consistent expensive maintenance. Unlike smoke alarms, there is no way to test sprinklers other than applying heat. Accordingly, defects with the sprinkler usually do not turn up until the sprinkler fails to activate in an actual fire and reports are issued later for the recall of the defective sprinkler. Fire sprinkler valves must be checked periodically to verify the system is activated. Sprinkler heads must be checked

to make sure they are clear of obstacles. Homeowners must be careful not to block the heads or paint over them. Home flooding risks arise due to the vulnerability of the pressurized sprinkler heads, which can activate if they are dislodged or disturbed. To make matters worse, the heads are not aesthetically pleasing and must be located every so often throughout the house.

Misconception # 5: Fire sprinklers are cost effective: Although no one wants to put a price on saving one human life, the fact remains that cost must play a factor into deciding whether fire sprinklers are the “best” way of mitigating fire danger. Proponents of fire sprinklers will use the Scottsdale Study to cite fire sprinkler costs, but the study was done in one of the lowest cost areas of the country and is not representative of the nation average and especially not representative for the Roaring Fork Valley where costs of living are exceptionally higher. The NAHB Research Center conducted a survey in jurisdictions where fire sprinklers have already been mandated. The results were that fire sprinklers cost an average of \$2.66 per square foot, but ranged as high as \$6.88 per square foot (\$6.88 being much more representative of the Roaring Fork Valley). For a 2500 square foot home, the cost to install a sprinkler system using NAHB’s average is \$6,650, the cost using the \$6.88 high range is \$16,512. Consider that for every \$1,000 added to the price of a home, another 217,000 potential home buyers are forced to remain on the sidelines. In an area where housing affordability is already a major concern for so many, is adding this cost truly worth the benefit? Here’s another astonishing statistic: if all new homes built in 2005 were required to have sprinklers, the installation cost would have been \$10,183,118,400 across the nation (using the lowest range of \$2.66/sq ft). The NFPA reported property loss due to fire in 2005 was \$5,781,000,000. That means that installation costs born by homebuyers would have been nearly *double* the loss.

The facts are clear. Fire Sprinklers are not the most effective way of mitigating residential house fires in one to two family dwellings and should certainly not be **mandated** in every new home in Rifle. We are not disputing the fact that fire sprinklers can be a useful way of preventing residential fires, but let each individual home owner decide if they want the system or not as well as the ongoing maintenance and repairs of a system in their home. Let us continue to use the hard wired smoke alarms and upgraded fire blocking and fire barrier systems that are already mandated in the local codes to mitigate fire danger. Do not increase the cost of living in an area where affordable housing is such a huge issue. Do not increase the strain on our water supply in an area where water is so valuable. Vote no to mandated fire sprinklers.

Respectfully,

Jason M. Neuman
President - **Certified Green Professional**
D.M. Neuman Construction Company
310 19th Street GWS, CO 81601

FIRE SPRINKLER TALKING POINTS

An Overview of the Issues

- Because of changes in residential construction technology, improved building code requirements – especially for electrical and smoke alarm systems – consumer behavior and the concerted efforts of fire fighters, home builders and other safety advocates, the number of fatal fires has dropped dramatically in the last 20 years. This trend continues and the decline is even more impressive given the significant population growth and growth in housing stock our nation continues to see.
- Our population grew 36 percent between 1977 to 2006, according to the U.S. Census, while at the same time the rate of fires per 1,000 population fell 63 percent: from 14.9 in 1977 to 5.5 in 2006.
- Even more dramatic is the drop in the actual death rate per million persons from house fires. In fact, from 1979-2003, the rate dropped by more than 58 percent, based on data from the Centers for Disease Control. That trend will continue as more new housing stock is constructed and especially as the maintenance of smoke alarms by home occupants is improved. Furthermore, the fire safety features now required in our building codes will adequately protect the home throughout its life without the need for fire sprinklers.
- Proponents claim that a residential sprinkler system is reliable in 96-99 percent of the reported structure fires, where the fire was large enough to activate the system. But according to NFPA reports, the number of fires that occur in one- and two-family dwellings equipped with sprinklers are so few, that they are not shown in the studies.
- It is suggested that these sprinklered dwellings are built and maintained better than other one- and two-family dwellings and that the sprinklers often receive the credit for life saving when it was actually the result of the overall integrated system of balanced fire protection and preparedness.
- According to a national poll conducted by sprinkler advocates, 63 percent of participants indicated that they were aware of residential sprinkler systems that were available for one- and two- family dwelling. However, reports have indicated that there is a low market demand for residential sprinklers, except for those areas where sprinkler ordinances have been mandated. The number of homes built annually that are equipped with sprinklers continue to be less than 2 percent, many of which are required to be installed and not elected by the homebuyer.
- USFA and NFPA data continue to affirm that the vast majority of home fire fatalities occur when there are no operational smoke alarms.
- Thanks to widespread installation of residential smoke alarm systems in recent years, Americans are safer than they've ever been. A 2006 USFA study on the presence of working smoke alarms in residential fires from 2001-2004 showed that 88 percent of the fatal fires in single-family homes occurred where there were no working smoke alarms. The problem is not homes without sprinklers, **the problem is homes without working smoke alarms.**
- Home fire sprinklers are a significant expense. Mandates have an unreasonable impact on housing affordability and have not been demonstrated to be a practical, cost-effective assured means for reducing fire fatalities. More lives can be saved by education and other efforts to ensure every home has and maintains working smoke alarms than by mandates for home fire sprinklers.

- Most unintentional fatal residential fires can be prevented if occupants are careful of risky activities such as unattended cooking, candle burning, and smoking. Additionally, changes in smoking habits, fire-safe cigarettes and ignition resistant furnishings all help reduce the risk. As with smoke alarms, fire prevention education is a more practical, effective and proven approach to reducing home fire incidents, injury and fatalities than mandates for home fire sprinklers.
- Sprinklers are not likely to affect fire department staffing levels or the number of fire stations a community may need because in most jurisdictions, staff and facilities are necessary for quick response to EMS calls. Right now, fire fighters spend only about an average of 3 percent of their time on residential fire fighting activity. Adding fire sprinklers to new homes will not reduce fire departments' staffing or equipment needs.
- Not all fires benefit from the presence of a fire suppression system. Nearly half of all residential fires are confined fires that result in minimal smoke and fire damage and often self extinguish without any assistance from the fire department. Yet sprinklers activate at the presence of heat and cannot determine when a fire is confined or non-confined and will likely cause extensive water damage that could have been avoided.
- **Fire sprinkler mandates should remain an option for state and local jurisdictions.** The 2006 IRC Appendix-P adequately provides for this option and this approach was overwhelmingly endorsed by the ICC membership at the previous Final Action Hearings where inclusion of the appendix was approved.

Performance of Residential Sprinklers

- According to the NFIRS data collected in 1998, sprinklers were reported to have been present in 3,892 (roughly 2.5 percent) of the total 156,661 reported residential fires. The sprinklers operated in 1,246 (32 percent) and failed to operate in 2,646 (68 percent), because the fires were too small to activate the sprinkler system. Since that time the number of fires where sprinklers were present have been so miniscule, they have not been reported.
- USFA reported similar findings, showing that in 57 percent of the reported fires the fire was too small to activate the fire sprinklers in residential properties. In 39 percent of the reported fires, the sprinkler did operate and were effective, while in 3 percent the sprinkler activated and was not effective.

One- and two-family fire incidents, injuries and death continue to decline without the installation of fire sprinklers or the need to mandate fire sprinklers in new homes.

- Because of changes in residential construction technology, improved building code requirements - especially for electrical and smoke alarm systems, as well as consumer behavior and the concerted efforts of fire fighters, home builders and other safety advocates, the number of fatal fires has dropped dramatically in the last 20 years without the installation of sprinklers or the need to mandate them. This trend continues and the decline is even more impressive given the significant population growth and growth in housing stock our nation continues to see.
- In fact, the latest NFPA data clearly demonstrates this progressive annual decline.
- From 1980 to 2005, while the existing one- and two-family housing stock grew by more than 45 percent, the number of one- and two-family fires decreased by more than 51 percent.

1980: One- and two-family fires = 590,500
Existing one- and two-family homes in the U.S. = 58,255,000

2005: One- and two-family fires = 287,000
Existing one- and two-family homes in the U.S. = 84,749,000

- From 1980 to 2005, while the population grew by over 30 percent, fire fatalities in one- and two-family homes decreased by over 38 percent. The decline is actually greater as these fatalities include those that resulted from manufactured (HUD Code) home fires.

1980: Loss of life from one- and two-family fires = 4,175
U.S. population = 227,224,000

2005: Loss of life from one- and two-family fires = 2,570
U.S. population = 296,507,000

- In 2005, fires occurred in less than four tenths of one percent (0.35%) of the existing one- and two-family homes. Of those fires, substantially less than percent (0.86%) resulted in fatalities.
- Even more dramatic is the drop in the actual fire death rate per million persons from house fires. In fact, from 1979 to 2003, the rate dropped by more than 58 percent, based on data from the Centers for Disease Control. That trend will continue as more new housing stock is constructed and especially as maintenance of smoke alarms by home occupants is improved. Furthermore, the fire safety features now required by building codes will adequately protect the home throughout its life without the need for fire sprinklers.
- According to data in the U.S. Experience With Sprinklers, of all the reported fires in one- and two-family dwellings from 1980-2003, less than 1.3 percent were reported occurring in dwellings equipped with sprinklers. It was also reported that less than 2 percent of all new residences were equipped with sprinklers at the time. During that same time frame, the number of residential fires dropped by 50 percent and the number of fire fatalities dropped by 35 percent. This demonstrates that there were other contributing factors leading to the decrease in the number of fires and fire fatalities, such as improvements to the building code and the use of smoke alarms.

Smoke alarms work, consumers feel safe without sprinklers and demand is not there.

- According to the most recent NFPA report on smoke alarms, it is estimated that over 890 lives could be saved annually if every home had working smoke alarms. 65% of the fire fatalities reported from 2000- 2004 occurred in homes where smoke alarms were not present or smoke alarms were present and did not operate.
- The International Residential Code requires hard-wired, interconnected smoke alarms to be installed in all bedrooms, outside of them and on each additional story, including basements. When one alarm activates, all other alarms are activated as well. This effective early warning system is the most important way to protect occupants from fire. Over 90 percent of the occupants survived fires that were reported to have occurred in homes equipped with hard-wired, interconnected smoke alarms from 2000-2004.
- Smoke alarm technology is always changing and improving. Innovations in wireless technology and alternate signal noises that are easier for children and for seniors to hear will further improve the already overwhelming success of smoke alarm systems.

- Another study published in the Journal of the American Medical Association found that when public health strategies to reduce residential fire-related injuries and deaths include information about smoke alarm installation, monthly testing of smoke alarms, reduction of residential fire hazards, design and practice of fire escape plans, fire safety education, and implementation of smoke alarm ordinances, residential fire-related deaths will continue to decline. Again, resources should be focused on ensuring every home has and maintains working smoke alarms rather than pushing for mandatory home fire sprinklers.
- When the firm Public Opinion Strategies asked 800 likely voters if fire sprinklers should be required in new homes, an overwhelming 89 percent said that smoke detectors already do an adequate job of protecting them in their homes and 28 percent would not want sprinklers at all, even if they were provided *free of charge*.
- Sprinkler costs vary depending on the climate, whether the house is on a public water line, and of course by the size and layout of the house. A conservative cost of \$2 per square foot for the average 2,400-square-foot house means that a residential fire sprinkler system would cost \$4,800. The same survey results show that only 15 percent of consumers in the sample are willing to pay that much.
- According to a Harris public opinion poll, only 38 percent of those surveyed said they would likely purchase a home that included residential fire sprinklers, leaving 62 percent indicating they would likely not purchase one. The poll also showed that 55 percent of survey participants responded that a home with fire sprinklers was *less* desirable compared to the 45 percent who thought that a sprinklered home was more desirable.
- NFPA claims that it has no record of a fire killing more than two people in a completely sprinklered public assembly, educational, institutional, or residential building -- where the system was properly operating. This allows sprinkler proponents to exclude those fire fatalities that have occurred in sprinklered structures where the system failed due to an explosion, where the system was not properly maintained, or the system was rendered inoperable due to human intervention.
- In fact, multiple fire fatalities are rare regardless of the presence of sprinklers, and NFPA reports that most fire deaths occur in ones and twos both inside and outside of the home.
- According to NFIRS data collected for single-family dwellings equipped with fire sprinklers, 57 percent of reported fires were too small to cause the sprinkler to operate. In 39 percent of the reported fires the system operated and were effective, in 3 percent the system operated and was ineffective, and in the remaining 1 percent the system failed to operate.
- A 2004 USFA report lists situations when the sprinkler system will not be able to prevent the loss of life:
 - When the victim is too close to the source of ignition.
 - When the system is damaged by the fire or an accompanying explosion.
 - When the fire originates in concealed combustible locations.
 - When foreign objects shield the fire from the effective coverage area of the sprinkler.

The effectiveness of sprinklers is based on estimates from laboratory test data, a panel of fire researcher,s and statistics of various fire scenarios and the location of the fire victim in those fires.

Due to the rare presence of fire sprinklers in one- and two-family dwellings (less than 1 percent) and the few fires reported annually, researchers must use other methods to estimate the effectiveness that sprinklers would have in preventing the loss of life and damage.

New homes are safer than ever before.

- Technological innovations introduced in the last 50 years make homes far safer. Even as today's homes get older, they continue to offer fire protection because of previous code provisions for fire separation, fire blocking and draft stopping, emergency escape and rescue openings, electrical circuit breakers, capacity and outlet spacing, reduced need for space heaters in energy efficient homes, and many other improvements.
- These features will protect the home and occupants for the life of the home, unlike older homes that were not constructed with these important design features. New homes do not become more hazardous as they age.
- Little data is collected on the age of homes experiencing a fire, although there is anecdotal evidence that age of the structure is an important factor. Existing fire data showing the continued decline in the rate of fire incidents and fatalities is consistent with the retirement of homes not built to today's stringent code requirements. This trend continues.

Fire sprinklers are not cost effective, and costs are far greater than what advocates say they are.

- Proponents of mandatory requirements claim that cost concerns are exaggerated, often citing figures from Scottsdale, Ariz. ("the Scottsdale study"). However, these concerns are well founded and not exaggerated. Even in Scottsdale where installation costs are considered among the lowest, they are still more than what proponents say.
- There, builders told NAHB that typical costs were just under \$1 per square foot, much higher than that+ cited by some proponents. More importantly, the cost is in no way representative of the rest of the country where costs are substantially higher. It would be irresponsible for officials in jurisdictions around the country to rely upon Scottsdale costs as a determinant of what the true costs are to home buyers in their jurisdiction.
- In fact, in August 2006, the NAHB Research Center surveyed home builders in jurisdictions where fire sprinklers have been mandated. Survey results from over 1,500 installations in homes on public water systems in jurisdictions other than Scottsdale show that the costs are substantially higher than what proponents of mandatory fire sprinklers would lead you to believe. The truth? Builder costs of those installations were \$2.66 per square foot on average and ranged as high as \$6.88 per square foot. When overhead and any other factors are added in, installation costs to home buyers escalate further.
- For homes on wells, the results show that the typical costs are even higher because of the need for additional components such as storage tanks and larger pumps.
- Any jurisdiction considering mandatory sprinklers needs to determine and thoroughly consider what the true total cost to home buyers will be in their community (including additional fees that may be charged by water purveyors) and what their constituents will pay collectively, before making any decision to mandate sprinklers.

- Sprinkler costs do have a dramatic negative impact on housing affordability. For each \$1,000 added to the price of a home, another 217,000 potential home buyers are forced to remain on the sidelines. We cannot afford to deny needed housing for the sake of new requirements that are not necessary.
- Costs also vary significantly depending on a home's location, layout, number of stories, and other factors – especially access to water.
- Owners of homes on well water need to consider how the sprinklers will operate if the power goes out or if water pressure is a problem – and solutions, like extra water tanks, pumps and generators, are costly.
- Requiring fire sprinklers will not decrease taxes or fees and has a negligible effect on insurance rates, resulting in almost no payback, if any. For example, using conservative cost estimates of \$1.50 per sq/ft in a 2,300 sq/ft home with an annual property insurance premium of \$1,000, it would take approximately 35 years even for a 10 percent discount to pay for a system that will most likely never be needed. That does not take into account maintenance costs incurred over the same period.
- The average size of homes built in 2005 was 2,434 square feet, according to the U.S. Census Bureau. Even if an estimate of \$2 per square foot is used as the average price, which is conservative, fire sprinklers in that average-sized home would have cost more than \$4,800, which could hardly be characterized as inexpensive. Whole-house interconnected smoke alarm systems are now being installed for around \$50 per alarm.
- Fire sprinkler manufacturers state that the net cost may be very low per household and cite the possibility of development tradeoffs, like narrower streets and fewer fire hydrants. However, negotiating for those tradeoffs is difficult because local ordinances and planning rules are not consistent from community to community. Furthermore, allowing reductions in passive fire safety provisions if sprinklers are mandated is further evidence that fire safety provisions in building codes and planning are already adequate.
- There is no demonstrable savings in infrastructure costs for local jurisdictions. When as little as 3 percent of a fire fighter's time is spent battling house fires, installing fire sprinklers in new homes cannot have a significant impact.
- Annual sprinkler installation costs (not including maintenance costs) new homebuyers will be forced to pay will greatly exceed property loss nationwide or in any jurisdiction where they are required.
 - For example, if all new homes built in 2005 were required to have sprinklers, the installation cost to builders (would have been \$10,183,118,400 based the average square foot of those homes and the average cost of sprinkler installations in jurisdictions where they are currently required (\$2.66 sq. ft).
 - NFPA reported the total home property loss due to fire in 2005 was \$5,781,000,000. That means that installations costs born by homebuyers would have been nearly *double* the loss.
 - The difference between installation costs and property loss will continue to grow as the number of new homes built annually increases and the number of fires and property loss continues to decrease, which is not a result of sprinklers or sprinkler mandates.

- Furthermore, NFPA has reported as little as an average of a 19 percent reduction in property loss in home fires with sprinklers vs. those without them. With this reduction or even a substantially higher reduction, total installation costs will always greatly exceed total property loss savings because the vast majority of homes where sprinklers are installed will never need them.

Significant technical problems still exist.

- Unlike smoke alarms, there is no way to test sprinklers other than applying heat. Occupants must press the test button or use products that simulate smoke to verify that the smoke alarm is properly functioning and ready to alert occupants. Sprinkler manufacturers must rely on test sampling to see if the sprinkler will react to the presence of heat and activate. Defects with the sprinkler will not be known until the sprinkler fails to activate in a fire and reports are issued later for the recall of the defective sprinkler.
- The fire sprinkler valves must be checked periodically to verify the system is activated. Sprinkler heads must be checked to make sure they are clear of obstacles. Homeowners must be careful not to block them or paint over them. Also, if a backflow prevention device is installed as can be required, an expensive annual inspection may be mandated by the local water purveyor. Standards also specify that sprinkler pipes in the antifreeze-type systems installed in colder climates should be emptied and then refilled with an antifreeze solution every winter, and that monthly inspections and tests of all the water flow devices, pumps, air pressure and water level be performed.
- Having sprinklers provides no guarantee that fire hoses will not be used, flooding even more water into the house. Sprinklers will discharge water until the fire department has been notified, arrives on the scene, evaluates and determines the structure is safe, and then locates and turns off the water supply. Claims that less damage will be caused by a sprinkler than a fire hose are unsubstantiated.
- Additional home flooding risks come from the vulnerability of the pressurized sprinkler heads. They can activate if they are dislodged or disturbed, when there's horseplay or other types of negligence. Local requirements for water storage tanks and additional plumbing in the home open up the specter of frozen, pressurized pipes in some parts of the country. Adequately protecting against these problems adds further to the cost of sprinkler systems.
- Studies have shown those at greatest risk of residential fire injury or death include those who live in substandard housing, where preventive maintenance is less likely. Poorer, less educated Americans are more likely to live in substandard housing than wealthier, educated Americans who are in a position to buy a new home. **Residential fire sprinklers mandated in wealthier communities where their cost is less of a barrier are least likely to protect those who could benefit by them the most.**
- The reliability of residential fire sprinklers is also questionable. There is no study that shows how long sprinkler systems will last. After smaller recalls by other companies in 1998 and 1999, a major fire sprinkler manufacturer recalled 35 million fire sprinkler heads in 2001. By now, any requirements that the manufacturer notify owners of homes where these defective heads have been installed have expired.
- Accidental discharge of sprinkler systems is another major concern. While accidental discharge due to a manufactured defect is rare, there have been several reported incidents where sprinklers

have discharged when fire was not present or the cause of the discharge. Typically the sprinkler activated due to overheating, freezing, mechanical damage, corrosion, and deliberate sabotage.

- Sprinkler systems are expected to work in the event of the fire, but like any system maintenance is required to ensure it will operate when a fire is detected. Proponents claim that a NFPA 13 D requires no maintenance and that the system can be installed and forgotten. The fact is that all sprinkler systems, whether they are commercial or residential, require routine maintenance and inspection. NFPA 13 D states that it is the responsibility of the installer to provide the owner all the maintenance information and educate the owner how the fire suppression system works. If homeowners are led to believe that no precautions are necessary and no preventive maintenance needs to be performed, this will lead to a false sense of security.

Fire sprinklers mandates should remain an option for state and local jurisdictions. This option is already adequately provided for in the appendix of the IRC.

- Should a jurisdiction wish to mandate residential sprinkler systems, a provision for them to do so is now available in the IRC via adoption of Appendix P. Allowing state and local jurisdictions to decide for themselves based on the specific needs and concerns of their communities is the most appropriate approach. That approach was overwhelmingly endorsed by the ICC at the previous Final Action Hearings, where inclusion of the appendix was approved for that very reason -- even by the building officials who do believe sprinklers should be mandated -- and that action should be honored and upheld.
- The IRC clearly states, “The purpose of this code is to provide minimum requirements to safeguard life or limb, health and public welfare.” The IRC Commentary states that the IRC is intended to provide reasonable minimum standards that reduce the factors of hazardous and substandard conditions that would otherwise put the public at risk to damaging their health, safety or welfare. Any imposition of a mandated sprinkler requirement is excessive and is not a reasonable minimum standard for meeting the “purpose” of the code. It is important to remember that the code is composed of many life-safety standards that have been proven to meet the “purpose” of the code. Proposals to mandate sprinklers as a requirement in the body of the IRC rather than an adoptable appendix exceed this “purpose” and should not approved.

These talking points are based on data from the U.S. Fire Administration (USFA), National Fire Protection Association (NFPA), National Association of Home Builders (NAHB), NAHB Research Center, Public Opinion Strategies, and the U.S. Census Bureau. Please contact NAHB Codes & Standards staff Steve Orłowski at sorłowski@nahb.com or 800-368-5242, ext. 8303, if you have questions on any of these talking points. Additional information is also available on www.nahb.org/sprinklers.

**Fire Marshal's Association of Colorado & Colorado Chapter, ICC
 Joint Ad-Hoc Residential Sprinkler Committee
 Meeting Minutes
 October 16, 2012**

Attendance was as follows:

Mike Dell'Orfano (co-chair)	South Metro Fire
Gerry George (co-chair)	Golden Bldg
Chad McCollum	Thornton Fire
Steve Stokes	Division of Fire Prevention & Control
Mike Campbell	TM Sales
Bob Bowell	HBA
Gary Goodell	Boulder Co.
Dave Horras	Westminster Bldg
Bob Hose	Westminster Fire
Mike Schafer	Westminster Fire
Andy Walsh	Westminster Public Works
Paul Banken	Westminster Bldg
Stu Feinglas	Westminster Public Works
Keith Dix	West Metro Fire
Ron Biggers	Glenwood Springs Fire
Dan Weed	Castle Rock Bldg
Steven Parker	Golden Fire
Kara Gerczynski (phone)	Elizabeth Fire
Steve Hebert (phone)	Lone Tree Community Development
Carol Gill-Mulson (phone)	Eagle River Fire
Rita Neiderheiser (phone)	Sprinkler Fitters Local 669

Purpose of Meeting

The purpose of the meeting was to provide the status of various efforts related to the IRC residential sprinkler requirements.

Summary of Topics Covered

Adoption Status

Based on recent surveys and information received from cities/counties, the committee believes that the following jurisdictions have adopted the IRC sprinkler requirements, generally with an effective date of 1/1/2013. Other jurisdictions (particularly mountain communities) may also require sprinklers over certain thresholds or for trade-offs.

- Morgan County (townhouses only)
- Longmont (expected to rescind the adoption but haven't heard for sure)
- Cherry Hills Village (already in effect)
- Greeley (townhouses only)

- Boulder Co. (also require additions/remodels over 4,800 sq. ft. to provide sprinklers)
- Federal Heights
- Glenwood Springs
- Rifle
- Golden
- Westminster
- Lone Tree (need an additional vote from city council before it goes into effect)

If you have any corrections or additions to this list, please let Mike Dell'Orfano know.

Since previous discussions, several jurisdictions have rescinded their adoption of the sprinkler requirement, including Denver, Thornton, Centennial, and Garfield Co.

Priority Projects

Cost

The Cost Work Group did some work earlier in the year to compile data on current costs of sprinklers in Colorado. That is a work in progress but some preliminary findings were shared. Most of the data appears to show the cost of sprinklers to be in the \$2.00 - \$2.50 per square foot range. Below are some averages where data has been collected. It should be noted that there is not enough data to make any big conclusions on various designs, types of pipe, or regional differences.

- North Metro Fire area: \$1.68
- CO Springs area (Falcon Fire): \$2.45
- Stapleton: \$2.63 (multipurpose); \$2.12 (stand-alone)
- Clear Creek: \$2.00
- South Metro Fire area:
 - Canterbury: \$2.01
 - Castle Pines Village: \$1.67
 - Cherry Hills Village: \$2.12
 - City of Castle Pines: \$1.93
 - CO Golf: \$1.74

A homebuilder representative on the cost work group estimated a 2,175 square foot production home with 854 sq. ft. basement to cost about \$1.62 for a stand-alone system. We are hoping for estimates for multipurpose.

The committee was asked for recommendations on any code amendments for the IRC that would provide a trade-off for sprinklers. No suggestions were made during the meeting, but all were encouraged to forward to Mike Dell'Orfano or one of the FMAC or COICC code committees. Code change proposals are due on January 3, 2013.

Regulation

A handout was provided that helps to explain the difference between multipurpose and stand-alone systems, along with the design standard options NFPA 13D and IRC P2904. The design standards don't define what type of system you're installing; in fact, they apply to both multipurpose and stand-alone. P2904 provides a prescriptive, or pipe-schedule, method of designing either type of system. 13D provides the same prescriptive method and the traditional hydraulically-calculated method.

The current State regulations were summarized as follows:

	Multipurpose	Stand-alone
Installers	Regulated by State Plumbing Board; follow rules for plumbers	Sprinkler Fitter certification
Inspectors	No requirements (this is being confirmed by attorney general's office but appears to be the interpretation)	Fire Suppression System Inspector certification

As stated before, the committee's desire has been to create a special "niche" for sprinklers in homes with a unique set of rules for installers and inspectors so that you don't have to be qualified to install/inspect a commercial or multifamily system. Steve Stokes has provided draft rules in order to accomplish that. Those were sent out on 10/16 with a request to provide Steve comments by the end of Wednesday, October 24, 2012.

The "2013 Focus Group" was a group of cities/counties that have adopted sprinklers (effective 2013) and were brought together in June to share best practices. Not a lot of feedback has been received since and several have rescinded their adoption, so that group will only be brought back together as necessary. The participants were invited to today's committee meeting.

Education

The main education discussion focused on plumbers and water districts. Potential plumber training included the March CO Chapter training and Joe Jaramillo provided an overview of classes he teaches. The group was asked for any suggestions on how to better reach the plumbers. Water departments are also in need of training, as several are wanting to charge extra tap fees or prohibit multipurpose systems. Mike Dell'Orfano will begin looking at options to reach that stakeholder group. The AWWA annual conference may be held in Denver in 2013.

The "Mandatory Option"

Many elected officials and stakeholders share the opinion that sprinklers should be an individual's choice. However, that choice may not be possible if sprinklers have not been

thought through for a particular development. When one random person shows up to request sprinklers, costs may be high due to the lack of forethought and competitive bidding, all design options may not be available, and some builders may deny the request due to the custom nature of the request.

The “mandatory option” requires a homebuilder to offer sprinklers to a homebuyer. Theoretically, this will ensure the builder has thought through the sprinkler process, including type of system, correct infrastructure, competitive bids, installation/design issues, and final cost to buyer. Then, the committee and local jurisdiction can be more targeted in its education to buyers, real estate agents, and sales reps in order to encourage sprinklers.

Generally, homebuilders have been receptive to this concept and it may be something for jurisdictions to pursue if the IRC mandate is not being supported. It may be a good way to get sprinklers in front of the public and get them educated without the overwhelming burden of having to convince millions that sprinklers are a good thing so that they will eventually demand them in their next home (which is what many elected officials expect us to do). The mandatory option also says to elected officials, if you think sprinklers are a good thing but it should be an individual’s choice, then prove it – make sure an individual can truly choose sprinklers for their next home.

A suggestion from a committee member was to pursue a state-wide mandate that would require all builders to offer sprinklers in new homes. Similar efforts have been successful with solar pre-wiring and water conservation. The pros and cons of this approach for sprinklers were discussed and Mike Dell’Orfano will have some discussions with our various legislative committee reps.

Other Items

NFPA has offered to sponsor the committee, as has been done in several other states. This may provide some additional administrative support and a web site. Mike Dell’Orfano will send out some additional information to get feedback from the committee.

A heads up was given to watch out for any state-wide anti-sprinkler legislation in the next session, as occurred in 2011/2012. Bob Bowell, HBA, was unaware of any intentions to introduce such legislation.

Meeting minutes submitted by:

Mike Dell’Orfano
Co-Chair

Glenwood removes home sprinkler requirement from code

Would have required sprinkler systems in new homes starting in 2013

OCTOBER, 19 2012

[JOHN STROUD](#)

POST INDEPENDENT STAFF

GLENWOOD SPRINGS, CO COLORADO

GLENWOOD SPRINGS, Colorado — Glenwood Springs City Council voted 4-3 on Thursday to remove a section of the 2009 residential building code that would have required sprinkler systems for fire protection in new homes starting in 2013.

Councilman Ted Edmonds was the swing vote in favor of removing the provision, after council deadlocked 3-3 on the issue at a Sept. 20 meeting when Edmonds was absent.

"I agree that one of our primary responsibilities is to ensure safety," Edmonds said.

He added, however, "As a society, I fear we're becoming overregulated, and this is something that should be a matter of choice for the consumer."

The extra cost of adding a sprinkler system to a new home, estimated at between \$2 and \$8 per square foot, has been cited by critics as one of the main reasons the city should not mandate the systems.

The city of Glenwood Springs initially adopted the requirement for home sprinkler systems in all newly constructed single-family and duplex units as part of the uniform 2009 International Residential Code (IRC).

However, the requirement was not set to take effect until 2013. Cities and counties had until the end of the year to remove the provision before it automatically kicked in.

Sprinkler systems are already required for multi-family residential construction, such as apartments and condominium complexes.

Expansion of the requirement to new single-family and duplex construction was supported by the Glenwood Springs Fire Department, as well as the city's appointed Building Board of Appeals.

Councilmen Todd Leahy and Mike Gamba, along with Mayor Matt Steckler, joined Edmonds in voting to remove the new sprinkler provision. Council members Stephen Bershenyi, Leo McKinney and Dave Sturges wanted to keep it in the code.

"It's not a persuasive argument to me that the cost is too much," Sturges said. "If there is a fire in a house in which there are older people or small children, smoke detectors alone will not help them get out."

Building contractors and real estate associations have argued that smoke detectors provide adequate warning in the event of a fire.

"I'm for better safety for people in their homes, and if that requires the city endorsing a code requirement that has been vetted by building professionals, then I'm willing to proceed with this," Sturges said.

In other business at the Thursday council meeting:

- Lisa Langer, vice president of tourism marketing with the Glenwood Springs Chamber Resort Association, presented

the proposed tourism marketing plan and budget for 2013. The budget calls for an increase from \$650,000 this year to \$700,000, in light of a projected 15 percent increase in city accommodations taxes this year compared to last year.

The 2.5 percent lodging tax goes to support tourism marketing efforts, for which the city contracts with the chamber to provide. The budget increase would include a \$10,000 salary increase for Langer, from \$55,000 to \$65,000. Langer explained that the chamber covered an extra \$5,000 this year beyond what was in the city's tourism budget. The new salary is competitive with similar positions in the region, she said.

The proposed tourism budget will be given formal consideration as part of the overall 2013 city budget in the coming weeks. Council also held the first formal public hearing on the proposed 2013 budget Thursday.

- Councilman Bershenyi gave a short presentation regarding south Midland Avenue deficiencies that he wants to have discussed in future council work sessions.

In particular, Bershenyi said he believes short-term load and traffic restrictions should be considered as the potential for oil and gas development in the Four Mile area increases.

jstroud@postindependent.com

<http://www.postindependent.com/apps/pbcs.dll/article?AID=/20121020/VALLEYNEWS/121019853/1001/RSS&template=printart>

RIFLE CITY COUNCIL MEETING

Wednesday, October 17, 2012

REGULAR MEETING

7:00 p.m. * Council Chambers

A regular meeting of the Rifle City Council was called to order at 7:00 p.m. by Mayor Jay Miller.

PRESENT ON ROLL CALL: Councilors Rich Carter, Keith Lambert, Jonathan Rice, Randy Winkler, and Mayor Jay Miller.

Councilor K. Lambert moved to excuse Councilors Alan Lambert and Jen Sanborn from tonight's meeting; seconded by Councilor Carter. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

OTHERS PRESENT: John Hier, City Manager; Matt Sturgeon, Assistant City Manager/Director of Planning; Lisa Cain, City Clerk; Jim Neu, City Attorney; Jim Bell, Channel 10 Manager; Michael Churchill, Channel 10 Assistant Manager; Mike Braaten, Government Affairs Coordinator; Aleks Briedis, Recreation Director; Dick Deussen, Utilities Director; John Dyer, Police Chief; Dave Gallegos, Wastewater Supervisor; Bobby O'Dell, Public Works Superintendent; Bill Tabor, Cemetery Sexton; Nancy Bayne; Mike McKibbin; Mike Samson; and Jane Whitt.

CONSENT AGENDA - APPROVE THE FOLLOWING ITEMS:

- A. Minutes from the October 3, 2012 Regular Meeting
- B. August 2012 financial report
- C. August 2012 sales tax report
- D. Accounts Payable

Councilor Winkler moved to approve Consent Agenda Items A, B, C, and D; seconded by Councilor Rice. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

CITIZEN COMMENTS AND LIVE CALL-IN

There were no citizen comments or live call-ins.

PRESENTATION BY MAYOR MILLER

Mayor Miller presented Kentucky Colonel Commissions to Channel 10 Manager Jim Bell and Cemetery Sexton Bill Tabor in recognition of their service to the public.

PUBLIC HEARING – SPECIAL EVENT LIQUOR PERMIT – BPOE LODGE RIFLE LODGE #2195 – RIFLE FIRE PROTECTION DISTRICT HOLIDAY EVENT

Mayor Miller opened the public hearing and swore in Nancy Bayne, Secretary, BPOE Lodge Rifle Lodge #2195. Ms. Bayne presented the Lodge's application for a special event permit to provide liquor service at the Rifle Fire Protection District holiday event on December 1, 2012, from 5 p.m. to midnight at Grand River Hospital's meeting rooms. City Clerk Lisa Cain stated that the hearing was properly noticed, the application is complete, and the fees have been paid.

Councilor Winkler moved to approve the Special Event Liquor Permit for BPOE Lodge Rifle Lodge #2195 on December 1, 2012, from 5 p.m. to midnight at Grand River Hospital's meeting rooms; seconded by Councilor Rice. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

PUBLIC HEARING – SPECIAL EVENT LIQUOR PERMIT – BPOE LODGE RIFLE LODGE #2195 – GRAND RIVER HOSPITAL DISTRICT HOLIDAY EVENT

Mayor Miller opened the public hearing and swore in Ms. Bayne, who presented the Lodge's application for a special event permit to provide liquor service at the Grand River Hospital District holiday event on December 8, 2012, from 5 p.m. to midnight at Grand River Hospital's meeting rooms. Ms. Cain stated that the hearing was properly noticed, the application is complete, and the fees have been paid.

Councilor Carter moved to approve the Special Event Liquor Permit for BPOE Lodge Rifle Lodge #2195 on December 8, 2012, from 5 p.m. to midnight at Grand River Hospital's meeting rooms; seconded by Councilor K. Lambert. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

PUBLIC HEARING – SPECIAL EVENT LIQUOR PERMIT – BPOE LODGE RIFLE LODGE #2195 – CITY OF RIFLE HOLIDAY EVENT

Mayor Miller opened the public hearing and swore in Ms. Bayne, who presented the Lodge's application for a special event permit to provide liquor service at the City of Rifle holiday event on December 14, 2012, from 5 p.m. to 10 p.m. at Grand River Hospital's meeting rooms. Ms. Cain stated that the hearing was properly noticed, the application is complete, and the fees have been paid.

Councilor Rice moved to approve the Special Event Liquor Permit for BPOE Lodge Rifle Lodge #2195 on December 14, 2012, from 5 p.m. to 10 p.m. at Grand River Hospital's meeting rooms; seconded by Councilor Carter. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

PUBLIC HEARING - CONSIDER MAP AMENDMENT 2012-1 A REQUEST TO REZONE PROPERTIES ADJACENT TO TAUGHENBAUGH BLVD FROM TOURIST COMMERCIAL TO COMMUNITY SERVICE – ORDINANCE NO. 20, SERIES OF 2012 (SECOND READING)

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, REZONING CERTAIN TAUGHENBAUGH BOULEVARD PROPERTIES FROM TOURIST COMMERCIAL (TC) TO COMMUNITY SERVICE ZONE DISTRICT (CS)

Mayor Miller opened the public hearing. Assistant City Manager/Director of Planning Matt Sturgeon requested that Council approve Map Amendment 2012-1 – a rezoning of the Taughenbaugh Boulevard commercial area from Tourist Commercial zoning to Community Service zoning. The purpose of the rezoning is to increase flexibility for properties in the area and align the zoning with the Comprehensive Plan. The Comprehensive Plan considers the Taughenbaugh commercial area (zoned Tourist Commercial) and the Airport Road commercial area (zoned Community Service) to be similar in character and future intent. Community Service zoning allows as a Conditional Use many uses such as carpentry shops, equipment leasing, and auto body shops. However, these uses are prohibited in the Tourist Commercial zone. This rezoning will give properties on Taughenbaugh Boulevard new options for tenants, provided they are in character with the surrounding uses as determined by the Conditional Use Permit process. The only uses that Community Service zoning makes less permissible are campgrounds, golf courses, and motor freight service centers. These uses are neither likely nor desirable in this area. In the short term, the rezoning will positively affect at least one property owner who is seeking to have a light carpentry use that is currently prohibited under Tourist Commercial zoning.

Councilor K. Lambert moved to approve Ordinance No. 20, Series of 2012, on second reading as presented and to order it to be published in full as required by Charter; seconded by Councilor Rice. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

CONSIDER REQUEST CONCERNING MEMBERSHIP IN ASSOCIATED GOVERNMENTS OF NORTHWEST COLORADO

Mike Samson, Board Chair, and Jane Whitt, Administrative Assistant, Associated Governments of Northwest Colorado (“AGNC”), presented information about the activities of AGNC and invited the City to join the organization.

CONSIDER AGREEMENT FOR BIOSOLIDS HAULING AND DISPOSAL

Utilities Director Dick Deussen informed Council that the local landfills will no longer accept City biosolids for disposal. Staff is pursuing a grant to fund a Biosolids Action Plan, which would define the best approach for the City to take for disposal of biosolids. In the meantime, the Wastewater Treatment Plant continues to produce biosolids that require disposal, so staff is also exploring options for an interim disposal solution.

CONSIDER DISPOSAL OF BIOSOLIDS FROM SOUTH WASTEWATER TREATMENT PLANT

Mr. Deussen reminded Council that it authorized a study by TetraTech to determine the most cost effective method to dispose of the remaining biosolids from the South Wastewater Treatment Plant. The method that TetraTech deemed most feasible is using geotubes provided by WaterSolve LLC.

The geotube is a filtration fabric formed into a tube, into which the wet biosolids from the lagoon are pumped until it is 80% full. The biosolids in the tube are then allowed to dry over time. Solids are retained inside the tube and liquid flows out and back to the lagoon. It is estimated that it will require about a month to complete the process of biosolids removal.

The estimated cost to purchase the geotubes and polymer, rent the equipment and provide technical service is \$37,731.25. Once the material is dry, it can be disposed of by hauling the dry solids to a landfill or other place of disposal. In addition, the City would need to rent a gasoline fueled pump, hoses and pipe to send the biosolids from the lagoon to the geotube, at a cost of about \$6,000.

Councilor K. Lambert moved to authorize the expenditure of up to \$45,000 to engage WaterSolve LLC to provide materials and services to dispose of biosolids from the South Wastewater Treatment Plant; seconded by Councilor Winkler. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

CONSIDER ORDINANCE NO. 19, SERIES OF 2012 (SECOND READING) AMENDING LIQUOR-LICENSED ESTABLISHMENT RESTRICTIONS

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, AMENDING SECTIONS 10-8-30, 10-8-50, AND 10-8-60 OF THE RIFLE MUNICIPAL CODE REGARDING MINORS ON PREMISES

City Attorney Jim Neu explained that the Rifle Municipal Code (“RMC”) prohibits minors (persons under age 21) in liquor-licensed establishments, subject to certain exceptions. This RMC restriction does not differentiate between the types of licensed premises, necessitating the numerous exceptions contained in RMC Section 10-8-60 created by past City Councils. Unless another exception were created, RMC’s current provisions would prohibit the Brenden Theatre from serving beer and wine during movies, unless it were a “21 and over” event. City staff is proposing the adoption of more cohesive and efficient regulations without fully altering the policy intent enacted in the 1970s.

Ordinance No. 19 would revise RMC Sections 10-8-30 and 10-8-50 to restrict minors from entering establishments holding a tavern license—a true bar— rather than all licensed establishments. For other types of licensed establishments, no minors would be permitted to be present after 10:00 p.m. if alcoholic beverages are still being served. This change would address enforcement issues at liquor licensed restaurants and clubs (Elks and Moose) where minors may be eating dinner or out with family, the logic being that most evening meals are finished by 10:00 p.m. After that time the atmosphere of a licensed establishment may be more focused on bar activity and alcohol sales such that minors should be excluded. This prohibition would exclude a location approved for a special event permit where the City Council examines establishment restrictions on a case-by-case basis when approving the special event permit.

With this structure in place, the long list of exceptions to minors on premises restrictions at RMC Section 10-8-60 can be eliminated. Staff recommends retaining the provisions that nothing shall prohibit: (1) owners or necessary maintenance employees from being in the establishment which they own or where they work, or (2) minors between the ages of 18 and 21 years, who are members of an entertainment group paid or employed by the licensee, from being present in a licensed establishment during the period of time they are actually working or performing.

Councilor Carter moved to approve Ordinance No. 19, Series of 2012, on second reading as presented and to order it to be published in full as required by Charter; seconded by Councilor K. Lambert. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

DISCUSS CHANGING NOVEMBER 21 CITY COUNCIL MEETING AND BUDGET PUBLIC HEARING TO NOVEMBER 19

City Manager John Hier noted that Council’s second regular meeting in November is scheduled for November 21, which is the day before Thanksgiving. The agenda for that meeting includes the second public hearing on the 2013 budget. He recommended that Council reschedule its November 21 meeting to November 19.

Councilor K. Lambert moved to reschedule Council’s November 21 meeting, as well as the November 21 public hearing on the 2013 budget, to November 19; seconded by Councilor Carter. Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

ADMINISTRATIVE REPORTS

Mr. Hier reported to Council on the following issues: 2013 budget; flu immunizations for City employees; employee health insurance; construction projects; employee safety; information technology; and City promotion services.

Mr. Sturgeon thanked citizens for attending the Tour de Downtown Rifle and the design charrette on October 12.

COMMENTS FROM MAYOR AND COUNCIL

Councilor Rice noted that Detective John Miller’s newborn son is experiencing health complications. Councilors extended their wishes for the baby’s improvement.

Mayor Miller directed staff to examine the City budget to see if funds could be made available as discussed during tonight’s workshop with the New Ute Theatre Society.

EXECUTIVE SESSION FOR CONFERENCE WITH CITY ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS UNDER CRS 24-6-402(4)(B); FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER CRS 24-6-402(4)(E); AND TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF REAL, PERSONAL, OR OTHER PROPERTY INTEREST UNDER CRS 24-6-402(4)(A)

Councilor Rice moved to adjourn to executive session to receive legal advice, discuss negotiations, and discuss real estate matters; seconded by Councilor K. Lambert (8:31 p.m.). Roll Call: Yes – Carter, K. Lambert, Rice, Winkler, Miller.

Upon return to open session following conclusion of the executive session, meeting adjourned at 8:48 p.m.

Lisa H. Cain
City Clerk

Jay D. Miller
Mayor



To: Mayor and City Council; John Hier, City Manager

From: Lisa Cain, City Clerk

Date: Thursday, November 01, 2012

Subject: Liquor License Renewals

THESE BUSINESSES HAVE FILED LIQUOR LICENSE RENEWAL APPLICATIONS:

<u>Business Name/Address</u>	<u>Type of License</u>
Box I Inc d/b/a Jon's Liquors 401 West 2 nd Street	Retail Liquor Store
Creekbend Coffee Inc 121 East 3 rd Street	Beer and Wine

The following criteria have been met by these businesses:

- The application is complete.
- The fees have been paid.

Based on the above information, I recommend approval of these renewal applications.

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**



BOX I INC
 JONS LIQUORS
 401 W SECOND ST
 RIFLE CO 81650-2803

License Number 04-75075-0000	License Type 1940
Liability Information 24 035 445310 C 120286	
Business Location 401 W SECOND ST RIFLE CO	
Current License Expires DEC 01, 2012	
DEPARTMENTAL USE ONLY	
Total Amount Due	
Total Paid \$	Date

- This renewal reflects no changes from the last application. Complete page 2 and file now!
- Yes there are changes from the last application.** If applicant is a Corporation or Limited Liability company, use DR 8177 and send in with this renewal. Any other changes of ownership require a transfer of ownership. See your Local Licensing Authority immediately.

Wholesaler, manufacturer, importer, and public transportation system license renewals do not need Local Licensing Authority approval and must be returned directly to the Colorado Department of Revenue at least 30 days prior to the current license expiration date.

This application for renewal must be returned to your CITY OR COUNTY Licensing Authority at least 45 days prior to the expiration date of your current license. Failure to do so may result in your license not being renewed. Include both pages of this renewal and payment.

OATH OF APPLICANT		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.		
Authorized Signature 	Date 9-13-12	Business Phone 970-625-2528
Title See Jons	Sales Tax Number 0475075	
REPORT AND APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY		
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S. THEREFORE THIS APPLICATION IS APPROVED.		
Local Licensing Authority for		Date
Signature	Title	Attest
DO NOT DETACH	DO NOT DETACH	DO NOT DETACH

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

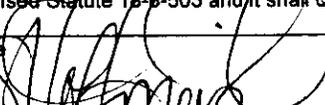
Make check payable to: Colorado Department of Revenue. The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your banking account electronically.

Business Name JONS LIQUORS	LICENSE NUMBER (Use for all reference) 04-75075-0000		PERIOD 12-13
TYPE OF LICENSE ISSUED RETAIL LIQUOR STORE LICENSE - MALT, VINOUS, AND SPIRITUOUS	CASH FUND 2320-100(999) \$ 50.00	STATE FEE 1940-750(999) \$ 50.00	CITY 85% OAP 2180-100(999) \$ 127.50

SUB-TOTAL \$ 227.50
 ADD \$100.00 TO RENEW RETAIL WAREHOUSE STORAGE PERMIT 2210-100(999) \$ 100.00
TOTAL AMOUNT DUE \$ 327.50

ATTACHMENT TO LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

**This page must be completed and attached to your signed renewal application form.
 Failure to include this page with the application may result in your license not being renewed.**

Trade Name of Establishment JONS LIQUORS		State License Number 04-75079-0000
1. Operating Manager Shona Hoffmeister	Home Address	Date of Birth
2. Do you have legal possession of the premises for which this application for license is made? Are the premises owned or rented: <u>owned</u> If rented, expiration date of lease: _____	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
3. Has there been any change in financial interest (new notes, loans, owners, etc.) since the last annual application? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders or owners, (other than licensed financial institutions) are materially interested.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
4. Since the date of filing of the last annual application, has the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), been convicted of a crime? If yes, attach a detailed explanation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
5. Since the date of filing of the last annual application, has the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), been denied an alcoholic beverage license, had an alcoholic beverage license suspended or revoked, or had interest in any entity that had an alcoholic beverage license denied, suspended or revoked? If yes, attach a detailed explanation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
6. Does the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), have a direct or indirect interest in any other Colorado liquor license (include loans to or from any licensee, or interest in a loan to any licensee)? If yes, attach a detailed explanation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
7. Corporation or Limited Liability Company (LLC) or Partnership applicants must answer these questions. Since the date of filing of the last annual license application: (a) Are there, or have there been: any officers or directors; or managing members; or general partners added to or deleted from applicant for renewal of a 3.2 beer or liquor license? (b) Are there or have there been: any stockholders with 10% or more of the issued stock of the Corporation; or any members with 10% or more membership interest in the LLC; or any partners with 10% or more interest in the partnership added to or deleted from the applicant for renewal of a 3.2 beer or liquor license? (c) If Yes to (a) or (b), complete and attach Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, and all supporting documentation, and fees your Local Licensing Authority immediately.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
8. Sole proprietorships, Husband-Wife Partnerships or Partners in General Partnerships: <b style="text-align: center;">EVIDENCE OF LAWFUL PRESENCE Each person identified above must complete and sign the following affidavit. Please make additional copies if necessary. Each person must also provide a copy of their driver's license or state issued identification card. In lieu of form DR 4679, the undersigned swears or affirms under penalty of perjury under the laws of the State of Colorado that (check one): <input checked="" type="checkbox"/> I am a United States Citizen <input type="checkbox"/> I am not a United States Citizen but I am a Permanent Resident of the United States <input type="checkbox"/> I am not a United States Citizen but I am lawfully present in the United States pursuant to Federal Law <input type="checkbox"/> I am a foreign national not physically present in the United States I understand that this sworn statement is required by law because I have applied for a public benefit. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit. I further acknowledge that making a false, or fraudulent statement or misrepresentation in this sworn affidavit is punishable under the criminal laws of Colorado Revised Statute 18-7-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.		
Signature 	Printed name Shona Hoffmeister	Date 9/10/12

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

NEVONEN OLINDA & NEVONEN JOHN
 CREEKBEND COFFEE INC
 PO BOX 1899
 RIFLE CO 81650

License Number 15-70520-0000	License Type 1960
Liability Information 24 035 424810 P 120508	
Business Location 121 E 3RD RIFLE CO	
Current License Expires DEC 04, 2012	
DEPARTMENTAL USE ONLY	
Total Amount Due	
Total Paid \$	Date

- This renewal reflects no changes from the last application. Complete page 2 and file now!
- Yes there are changes from the last application.** If applicant is a Corporation or Limited Liability company, use DR 8177 and send in with this renewal. Any other changes of ownership require a transfer of ownership. See your Local Licensing Authority immediately.

Wholesaler, manufacturer, importer, and public transportation system license renewals do not need Local Licensing Authority approval and must be returned directly to the Colorado Department of Revenue at least 30 days prior to the current license expiration date.

This application for renewal must be returned to your CITY OR COUNTY Licensing Authority at least 45 days prior to the expiration date of your current license. Failure to do so may result in your license not being renewed. Include both pages of this renewal and payment.

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Date 1/20/12	Business Phone 970-625-3131
Title owner	Sales Tax Number 01590520	

REPORT AND APPROVAL OF CITY OR COUNTY LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 12, Articles 46 and 47, C.R.S.
THEREFORE THIS APPLICATION IS APPROVED.

Local Licensing Authority for	Date
Signature	Title
Attest	

DO NOT DETACH

DO NOT DETACH

DO NOT DETACH

**LIQUOR OR 3.2 BEER LICENSE
 RENEWAL APPLICATION**

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your banking account electronically.

21

Business Name CREEKBEND COFFEE INC	LICENSE NUMBER (Use for all reference) 15-70520-0000	PERIOD 12-13
TYPE OF LICENSE ISSUED BEER AND WINE LICENSE - MALT AND VINOUS LIQUORS	CASH FUND 2320-100(999) \$ 50.00	STATE FEE 1960-750(999) \$ 25.00
		CITY 85% OAP 2180-100(999) \$ 276.25

SUB-TOTAL \$ 351.25

ADD \$100.00 TO RENEW RETAIL WAREHOUSE STORAGE PERMIT 2210-100(999) \$ _____

TOTAL AMOUNT DUE \$ _____

ATTACHMENT TO LIQUOR OR 3.2 BEER LICENSE RENEWAL APPLICATION

**This page must be completed and attached to your signed renewal application form.
 Failure to include this page with the application may result in your license not being renewed.**

Trade Name of Establishment <i>Creekhead Bistro</i>		State License Number <i>151 70520-000</i>	
1. Operating Manager <i>Olinda Neuvonen</i>		Home Address	
Date of Birth			
2. Do you have legal possession of the premises for which this application for license is made? Are the premises owned or rented: <u>RENTED</u> If rented, expiration date of lease: <u>12/01/13</u>		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
3. Has there been any change in financial interest (new notes, loans, owners, etc.) since the last annual application? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders or owners, (other than licensed financial institutions) are materially interested.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4. Since the date of filing of the last annual application, has the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), been convicted of a crime? If yes, attach a detailed explanation.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
5. Since the date of filing of the last annual application, has the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), been denied an alcoholic beverage license, had an alcoholic beverage license suspended or revoked, or had interest in any entity that had an alcoholic beverage license denied, suspended or revoked? If yes, attach a detailed explanation.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
6. Does the applicant, or any of its agents, owners, managers, principals, or lenders (other than licensed financial institutions), have a direct or indirect interest in any other Colorado liquor license (include loans to or from any licensee, or interest in a loan to any licensee)? If yes, attach a detailed explanation.		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Corporation or Limited Liability Company (LLC) or Partnership applicants must answer these questions. Since the date of filing of the last annual license application:		Yes	No
(a) Are there, or have there been: any officers or directors; or managing members; or general partners added to or deleted from applicant for renewal of a 3.2 beer or liquor license?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Are there or have there been: any stockholders with 10% or more of the issued stock of the Corporation; or any members with 10% or more membership interest in the LLC; or any partners with 10% or more interest in the partnership added to or deleted from the applicant for renewal of a 3.2 beer or liquor license?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If Yes to (a) or (b), complete and attach Form DR 8177: Corporation, Limited Liability Company or Partnership Report of Changes, and all supporting documentation, and fees your Local Licensing Authority immediately.			
8. Sole proprietorships, Husband-Wife Partnerships or Partners in General Partnerships:			
EVIDENCE OF LAWFUL PRESENCE			
Each person identified above must complete and sign the following affidavit. Please make additional copies if necessary. Each person must also provide a copy of their driver's license or state issued identification card.			
In lieu of form DR 4679, the undersigned swears or affirms under penalty of perjury under the laws of the State of Colorado that (check one):			
<input checked="" type="checkbox"/> I am a United States Citizen			
<input type="checkbox"/> I am not a United States Citizen but I am a Permanent Resident of the United States			
<input type="checkbox"/> I am not a United States Citizen but I am lawfully present in the United States pursuant to Federal Law			
<input type="checkbox"/> I am a foreign national not physically present in the United States			
I understand that this sworn statement is required by law because I have applied for a public benefit. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit. I further acknowledge that making a false, or fraudulent statement or misrepresentation in this sworn affidavit is punishable under the criminal laws of Colorado Revised Statute 18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.			
Signature <i>Olinda Neuvonen</i>		Printed name <i>Olinda Neuvonen</i>	
		Date <i>1900/12</i>	



Memo

To: Charles Kelty, Finance Director

From: Tom Whitmore, Parks & Facility Maintenance Director

Date: 10/25/2012

Re: Purchase of materials and services for City Hall HVAC
Upgrades and Repairs

I've attached the separate purchase requests for the various components of repairs and upgrades to the City Hall HVAC system. Items in need of repair were discovered during the energy efficiency work performed by Ennovate. This includes replacement of malfunctioning VAV control valves, removing antiquated pneumatic valves and replacing them with electronic control valves in 34 baseboards, control wiring to connect the new electronic valves to the BAS (building automation system) and removing two pneumatic damper actuators and replacing them with electronic actuators, and finally having the devices integrated into the system and tested as well as having this all included in the graphics interface for the computerized control system. This work will also allow us to get rid of the air compressor which will no longer be needed.

This work has been advertised and quotes have been received. Trane has part of this work exclusively because we have a Trane control system. One vendor responded for control wiring, and one vendor responded for the plumbing work. We had a supplier quote the valves needed for the project, which competed with Trane, and thus were able to save over \$1,600.00 with that vendor.

Project costs include:

Trane zone sensors and controllers, testing and programming work:	\$6,442.00
Colorado Plumbing Service, installation of valves	\$5,940.00
Quality and Electric Controls, wiring and connection to the system	\$6,446.00
ESCO (Energy Services of Colorado), Supply Control Valves	\$4,635.96
I would recommend a 15% contingency, (coordination between vendors)	\$3,519.00
Total:	\$26,982.45

If you have any questions, please contact me.

Thanks,
Tom



CITY OF RIFLE

202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650
WWW.RIFLECO.ORG

(970) 625-6228 • FAX (970) 625-6285 • TWHITMORE@RIFLECO.ORG

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Matt Sturgeon, Assistant City Manager

DATE: November 1, 2012

SUBJECT: Senior Housing Building Permit Waiver Request

PURPOSE

The Rifle Housing Authority (aka Rifle Senior Housing) is requesting Rifle City Council waive building permit fees associated with window replacements. They are replacing windows in sixteen (16) buildings. The project valuation is \$72,689 which results in a building permit fee total of \$802.56.

STAFF RECOMMENDATION

Staff believes a waiver is consistent with the policy adopted by City Council in 2004 for public and non-profit agencies. The project will benefit seniors on a limited income by providing greater energy efficiency in the residential units. For this reason, staff placed the item on Council's consent agenda for approval.

CITY *of* RIFLE

202 Railroad Ave. • P.O. Box 1908 • Rifle, Colorado 81650 • (970) 625-2121 • Fax (970) 625-3210

MEMORANDUM

TO: Honorable Mayor and City Council

THROUGH: John Hier, City Manager

FROM: Matt Sturgeon, Planning Director

DATE: May 13, 2004

SUBJECT: Public and Non-Profit Agency Building Permit Fee Waiver Policy

City Council directed staff to formulate a recommendation for the adoption of a City policy regarding requests to waive building permit fees made by public entities. The following offers recommendations for various public agencies as well as non-profit businesses; non-profits are also known to frequently request fee waivers.

PUBLIC AGENCIES

When considering requests made by public agencies, it is difficult to offer a firm policy recommendation. Often the agency making the request is performing duties that has no direct relationship to the City or is conducting an activity within the City that serves SOME Rifle residents as well as persons residing throughout the region. Staff's recommendation is that City Council evaluates each request on a case-by-case basis. When conducting this evaluation staff recommends Council consider the following:

1. Does the public agency perform a duty central to the mandates made by the City Charter that benefit all or a larger percentage of the City residents;
2. Will a fee waiver create employment opportunities for Rifle residents or allow already employed residents to work in the City which they reside;
3. Will a fee waiver result in revitalization of a depressed or deteriorated part of the City;
4. Will a fee waiver benefit City of Rifle taxpayers?

RIFLE FIRE PROTECTION DISTRICT

The Rifle Fire Protection District is addressed separately, because the District provides a necessary and distinct service to all property owners within the City of Rifle. Section 3.1 of the City Charter states that City Council “shall have the power to enact and provide for the enforcement of all ordinances necessary to protect life, health and property...” Additionally, Section 6.9 states that “the administrative functions of the City shall be performed by the following departments: Water and Sewer; Refuse and Sanitation; Police; Parks and Buildings; *Fire*; Health; and such other departments as may be hereafter established by ordinance (***Bold, italics for emphasis***).” The City Charter is clear on the fact that it is the responsibility of City Council to take necessary steps to protect life, health and property. The City has chosen to rely upon the Rifle Fire Protection District in lieu of creating its own City department.

Considering the above information, it seems the waiving of permit fees associated with capital projects undertaken by the Rifle Fire Protection District is a valid course of action.

NON-PROFIT AGENCIES

City Council should be careful when considering requests made by non-profit agencies. Considering such requests can become a slippery slope. The types of agencies that might make requests include social service providers (i.e. Lift-Up, Youth Zone, etc.), religious institutions, and, civic groups and associations. Such requests can be highly charged, because City Council can be accused of having allegiances to specific religious institutions, political parties, and/or civic groups; the issues closely parallel those surrounding City Hall use policies.

It is difficult to say no to these types of groups, but staff recommends City Council apply the same evaluation criteria that staff recommends Council apply to public agencies.

OTHER ISSUES

Staff recommends City Council deny requests to waive sewer and water tap fees. Sewer and water operations are enterprise funds, and waivers require the City essentially purchase the taps for the requesting party using general revenues.

The City uses a private contractor to conduct plan review and building inspections. The hourly rate for the contractor is approximately \$37/hour. This cost is covered by plan review and permit fees. Permit and plan review fees also generate revenues used to cover operational overhead associated with running a building division. Staff recommends City Council require agencies seeking waivers pay for the time spent by the Building Inspector reviewing plans and inspecting a structure.

October 30, 2012



Rifle City Council
Attn: Mayor Jay Miller

Dear Mayor and Council,

This is to present our request for a Change Order for the 5th and 16th Street Road Improvement Projects, also known as Road Improvement Projects – Phase 1. As you know the project entailed a mill and overlay of approximately 600 lineal feet of 16th Street that had badly degraded and a mill, new curb and sidewalk, new asphalt and striping, as well as waterline for 5th Street from Whiteriver to Clarkson. These projects are complete and have been accepted.

In final billing we did have an overrun on costs. The reason for this is rather delicate. It was in early August that the road grade for 5th Street was to be re-worked in preparation for the asphalt paving. The intent was that the millings from 5th Street, which were removed, would be stored and brought back for this purpose of leveling, replacing bad soil spots, etc. This plan was known by myself, Brian, Johnson Construction, and Frank Shaw. However, as Frank passed, the City crews understandably used the material for the many alley improvements in the City. So, while that material certainly did not go to waste, it was taken from our planned use on 5th Street and we were unaware. I certainly do not intend by this to point the finger of responsibility at anyone nor do I present in this letter that someone acted erroneously.

Therefore, in light of that material being used up, we had to purchase \$17,010 of Class 6 road base for gravel import. While we had \$7,477.84 of MCR left to use on 16th Street, we went over on 5th Street by \$18,655.09. Our total MCR overrun is thereby \$11,177.25. However, even in light of this, due to the fact that other aspects of the job came in cheaper than bid, we were still \$5,959.25 under total budget.

With this I request the Change Order for the MCR overrun of \$11,177.25 to allow us to pay out the final pay request to Johnson Construction, Inc.

Respectfully,

Rick L. Barth, P.E.
City Engineer
Rifle, CO



Report Criteria:

Summary report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1003						
Action Shop Services, Inc						
	SI69776	CHAIN	10/09/2012	36.96	.00	
	SI69796	FILLER CAP	10/10/2012	4.70	.00	
	SI69874	BAR OIL GALLON STIHL	10/16/2012	14.99	.00	
Total 1003:				56.65	.00	
1009						
B & B Plumbing, Inc						
	37228	REPAIR/	09/12/2012	95.00	.00	
Total 1009:				95.00	.00	
1018						
Valley Lumber						
	73254	USED RAILROAD TIE	10/09/2012	18.00	.00	
	73258	FREUD SAW BLADE	10/09/2012	80.31	.00	
	73295	BYPASS LOPPER	10/09/2012	47.41	.00	
	73329	SHELF	10/10/2012	10.98	.00	
	73362	COLLINS CAMPERS AXE	10/11/2012	46.98	.00	
	73367	CONSTRUCTION FIR	10/11/2012	26.00	.00	
	73392	MASKING TAPE	10/12/2012	49.92	.00	
	73407	LAG BOLT	10/12/2012	16.46	.00	
	73516	CARPENTER PENCIL RED/BLK	10/16/2012	4.74	.00	
	73519	CARRIAGE	10/16/2012	8.67	.00	
	73535	TREATED FIR	10/16/2012	26.12	.00	
	73639	WP ROUND BLANK COVER	10/18/2012	2.79	.00	
	73677	SEMI GLOSS GAL	10/19/2012	149.22	.00	
	73834	FOAM BOARD	10/24/2012	27.25	.00	
	73835	FAST SETTING POST MIX	10/24/2012	35.94	.00	
	73900	WIRE SJ BLACK	10/26/2012	7.05	.00	
Total 1018:				557.84	.00	
1022						
Central Distributing Co						
	923038	Supplies	09/26/2012	191.44	.00	
	923793	Supplies	10/03/2012	245.25	.00	
	924466	Supplies	10/10/2012	153.62	.00	
	924468	Supplies	10/10/2012	240.10	.00	
	925086	Supplies	10/17/2012	71.44	.00	
	925090	Supplies	10/17/2012	319.05	.00	
	925091	Supplies	10/17/2012	389.16	.00	
	925096	Supplies	10/17/2012	161.20	.00	
Total 1022:				1,771.26	.00	
1055						
Columbine Ford, Inc						
	114382	LEVER ASY	10/05/2012	342.15	.00	
	114391	OIL	10/04/2012	82.35	.00	
	114392	ANTIFREEZE	10/04/2012	46.92	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	114404	PLUG OIL	10/05/2012	18.68	.00	
	114579	ELEMENT	10/18/2012	63.68	.00	
Total 1055:				553.78	.00	
1083						
Youth Zone						
	083112	ASSES & RECOMM/EDMOND/C	08/31/2012	750.00	.00	
	093012	ASSES & RECOMM/EDMOND/C	09/30/2012	1,750.00	.00	
Total 1083:				2,500.00	.00	
1097						
Johnson Construction Inc						
	102112	5th and 16th St Imp - 2012 Imp P	10/21/2012	20,973.15	.00	
Total 1097:				20,973.15	.00	
1105						
Meadow Gold Dairies						
	50211441	DAIRY PRODUCTS/SENIOR CT	10/08/2012	79.32	.00	
	50211505	DAIRY PRODUCTS/SENIOR CT	10/12/2012	16.32	.00	
	50211522	DAIRY PRODUCTS/SENIOR CT	10/15/2012	82.50	.00	
	50211600	DAIRY PRODUCTS/SENIOR CT	10/22/2012	99.56	.00	
	50211673	DAIRY PRODUCTS/SENIOR CT	10/29/2012	83.02	.00	
Total 1105:				360.72	.00	
1110						
Napa Auto Parts						
	241489	30 w	09/26/2012	3.99	3.99	10/26/2012
	251962	BRAKE PADS	10/03/2012	451.54	.00	
	252261	STEEL BRUSH	10/05/2012	5.77	.00	
	252263	3 WIRE WHEEL F	10/05/2012	2.99	.00	
	252862	DIESEL FUEL SUPPLEMENT	10/09/2012	25.07	.00	
	253020	SPARK PLUG	10/10/2012	14.98	.00	
	253233	BATTERY	10/11/2012	38.69	.00	
	253415	10-30 OIL	10/12/2012	31.92	.00	
	253876	BRAKE PADS	10/15/2012	48.16	.00	
	253885	RV ANTIFREEZE	10/15/2012	22.36	.00	
	254343	GREASE	10/18/2012	6.98	.00	
	254993	BELT	10/22/2012	10.69	.00	
Total 1110:				663.14	3.99	
1111						
Neve's Uniforms, Inc						
	LN-267584	UNIFORM /PD	09/20/2012	26.79	.00	
	NE17046	UNIFORM /PD	09/29/2012	49.95	.00	
Total 1111:				76.74	.00	
1118						
Parts House						
	5613-21929	5W20 OIL 55 GAL	09/27/2012	1,070.00	.00	
	5613-22013	BRAKE PADS	10/02/2012	68.22	.00	
	5613-22066	BRAKE ROTOR	10/03/2012	89.10	.00	
	5613-22119	RED FILTERS	10/04/2012	79.25	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	5613-22173	BLUE FILTERS	10/08/2012	104.48	.00	
	5613-22399	LIFT SUPPORT	10/18/2012	33.98	.00	
Total 1118:				1,445.03	.00	
1120						
Xcel Energy Inc						
	0443977910	1221 E CENTENIIAL PKWY UNIT	10/19/2012	15.79	15.79	10/26/2012
	343244564	STREET LIGHTS	10/11/2012	13,497.41	13,497.41	10/19/2012
	344267834	800 AIRPORT	10/19/2012	26,910.44	26,910.44	10/26/2012
Total 1120:				40,423.64	40,423.64	
1125						
Rifle Chamber Of Commerce						
	4250	advertising	10/23/2012	26,402.74	.00	
Total 1125:				26,402.74	.00	
1126						
Rifle City Of						
	1357101 10011	2416-22 RAIL AVE	10/01/2012	642.36	642.36	10/25/2012
	1453101 1001	50 UTE AVE	10/01/2012	325.30	325.30	10/25/2012
	2003101 10011	201 E. 18th st	10/01/2012	707.78	707.78	10/25/2012
	2005101 10011	1612 RAILROAD	10/01/2012	736.52	736.52	10/25/2012
	2006101 10011	101 S EAST AVE	10/01/2012	804.54	804.54	10/25/2012
	2007101 10011	301 E 30TH ST	10/01/2012	52.82	52.82	10/25/2012
	2017102 10011	1718 RAILROAD AVE	10/01/2012	2.23	2.23	10/25/2012
	2033001 10012	750 ute ave	10/01/2012	66.92	66.92	10/25/2012
	2042001 10011	202 RAILROAD	10/01/2012	184.44	184.44	10/25/2012
	2211101 10011	1201 RAILROAD	10/01/2012	324.36	324.36	10/25/2012
	2214101 10011	1500 DOGWOOD DR	10/01/2012	1,027.94	1,027.94	10/25/2012
	2215101 10011	225 east ave	10/01/2012	30.00	30.00	10/25/2012
	2325101 10011	1500 DOGWOOD DR	10/01/2012	6.36	6.36	10/25/2012
	2575101 10011	E 4TH ST	10/01/2012	40.40	40.40	10/25/2012
	2975101 10011	1775 W CENTENNIAL PKWY	10/01/2012	30.00	30.00	10/25/2012
	3079101 10011	595 W 24TH ST	10/01/2012	842.80	842.80	10/25/2012
	3221101 10011	000 BROWNING DR	10/01/2012	30.00	30.00	10/25/2012
	3351101 10011	1221 E CENTENNIAL PKWY	10/01/2012	30.00	30.00	10/25/2012
	3636101 10011	250 E 16TH ST	10/01/2012	101.76	101.76	10/25/2012
	3641101 10011	360 S TH ST B	10/01/2012	30.00	30.00	10/25/2012
	3673101 10011	3100 DOKES LN	10/01/2012	194.92	194.92	10/25/2012
	3677101 10011	2515 WEST CENTENNIAL PARK	10/01/2012	1,418.48	1,418.48	10/25/2012
	3679101 10011	300 W 5TH ST	10/01/2012	452.40	452.40	10/25/2012
	3707101 10011	2515 WEST CENTENNIAL PARK	10/01/2012	132.40	132.40	10/25/2012
	779102 100112	132 e 4th st	10/01/2012	66.92	66.92	10/25/2012
	823101 100112	202 RAILROAD	10/01/2012	85.59	85.59	10/25/2012
	873106 100112	236 w 4th st-Utilites Rental Proper	10/01/2012	81.71	81.71	10/25/2012
Total 1126:				8,448.95	8,448.95	
1132						
Rifle Lock & Safe						
	32013	KEYS	10/02/2012	25.00	.00	
	32039	KEYS	10/19/2012	17.50	.00	
Total 1132:				42.50	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1138						
Schmueser/Gordon/Meyer, Inc						
	99055F-2-14	RIFLE ENERGY CENTER PHAS	10/19/2012	1,580.00	.00	
Total 1138:				1,580.00	.00	
1143						
Swallow Oil Company						
	101512	INV 121000032--OIL	10/15/2012	6,179.66	.00	
Total 1143:				6,179.66	.00	
1188						
Jean's Printing						
	122742	printing	10/10/2012	917.80	.00	
	122845	PRINTER 30-BLACK	10/19/2012	28.90	.00	
	122851	printing	10/21/2012	75.89	.00	
Total 1188:				1,022.59	.00	
1191						
Lewan & Associates, Inc						
	200172	B&W METER	10/24/2012	65.60	.00	
	200173	B&W METER	10/24/2012	186.24	.00	
	200833	B&W METER	10/25/2012	187.29	.00	
	201413	B&W METER	10/26/2012	164.54	.00	
Total 1191:				603.67	.00	
1249						
Berthod Motors Inc						
	161940	MUFFLER	09/25/2012	234.19-	.00	
	161975	V-BELT	09/26/2012	57.24	.00	
	161977	MUFFLER	09/26/2012	188.87	.00	
Total 1249:				11.92	.00	
1256						
Resource Engineering, Inc						
	11560	341-10.7 ENCANA WATERSHED	09/30/2012	177.50	.00	
	11561	341-10.22 BLACK DIAMONDMIN	09/30/2012	71.00	.00	
Total 1256:				248.50	.00	
1258						
Hach Company						
	2078817	REPAIR	10/08/2012	1,019.00-	.00	
	7964138	REPAIR	09/27/2012	1,019.00	.00	
	7978066	DEPOT LABOR CHARGE FOR H	10/08/2012	253.00	.00	
	7983775	KTO 1720E	10/11/2012	2,427.95	.00	
	7992165	BUFFER SOLN BLUE	10/17/2012	366.45	.00	
Total 1258:				3,047.40	.00	
1297						
Western Slope Trailer Sales						
	40447	DOOR HASP ASSEMBLY	10/19/2012	18.00	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1297:				18.00	.00	
1335						
Whitmore, Thomas						
	102112	SAFETY BOOTS	10/21/2012	161.46	161.46	10/26/2012
Total 1335:				161.46	161.46	
1339						
Grand Junction Pipe & Supply						
	C2378359	BRASS HEX	10/15/2012	12.34	.00	
	C2378947	METER YOKE ADAPT COMP	10/23/2012	236.47	.00	
Total 1339:				248.81	.00	
1563						
Quill Corporation						
	6124257	SUPPLIES	09/27/2012	317.82	.00	
	6125699	SUPPLIES	09/27/2012	20.99	.00	
	6144499	SUPPLIES	09/27/2012	7.99	.00	
Total 1563:				346.80	.00	
1734						
United Companies/Oldcastle SW Group Inc						
	888580	ROAD BASE	10/03/2012	289.40	.00	
	890194	ROAD BASE	10/10/2012	433.58	.00	
	892700	RAP CREDIT	10/22/2012	125.18-	.00	
Total 1734:				597.80	.00	
1768						
Faris Machinery Company						
	PS0000091-1	DEBRIS HOSE	10/10/2012	532.50	.00	
	PS0000239-1	DIAMOND BLADE	10/12/2012	652.20	.00	
	RSA000025 1	ASPHALT ROLLER	10/11/2012	296.00	.00	
Total 1768:				1,480.70	.00	
1796						
Sears						
	101212	SCREEN COVE MOWER	10/12/2012	165.75	165.75	10/26/2012
Total 1796:				165.75	165.75	
1830						
Grand Valley Foods						
	123464	FOOD PRODUCT/SR CENTER	10/02/2012	94.34	.00	
	123524	FOOD PRODUCT/SR CENTER	10/05/2012	1,084.36	.00	
	123665	FOOD PRODUCT/SR CENTER	10/12/2012	1,273.03	.00	
	123763	FOOD PRODUCT/SR CENTER	10/19/2012	612.44	.00	
	123886	FOOD PRODUCT/SR CENTER	10/26/2012	885.90	.00	
Total 1830:				3,950.07	.00	
1893						

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
K-d Flags	26179	4X6 TOUGHT-TEX POLYESTER	10/11/2012	114.37	.00	
Total 1893:				114.37	.00	
2181 Nalco Chemical Company	80571775	Drum 210 LITER	10/15/2012	2,124.12-	.00	
	96902010	Drum 210 LITER	09/24/2012	2,086.84-	.00	
	96902010 .	Drum 210 LITER	09/24/2012	2,086.84	.00	
Total 2181:				2,124.12-	.00	
2235 Acme Alarm Company Inc	7136SO	INSTALLED NEW CARD SWIPE	08/20/2012	100.00	100.00	10/19/2012
Total 2235:				100.00	100.00	
2310 Tomark Sports, Inc.	94910101	MAC ORANGE RUMMBER ANC	09/21/2012	87.00	.00	
Total 2310:				87.00	.00	
2412 B&H Photo - Video, Inc	64486316	SONY dvm 60 PR	10/10/2012	54.00	.00	
Total 2412:				54.00	.00	
2497 Techdepot/Solution 4Sure	B12102328V1	BLACK PRINT CARTRIDGE	10/04/2012	169.12	.00	
	B12104264V1	TONER CARTRIDGE	10/09/2012	98.96	.00	
Total 2497:				268.08	.00	
2573 Mountain West Office Products	281636	supplies	10/03/2012	29.26	.00	
	281729	supplies	10/05/2012	73.50	.00	
	282090I	supplies	10/12/2012	96.52	.00	
	282228I	supplies	10/18/2012	42.19	.00	
	282375	supplies	10/19/2012	44.10	.00	
	282681	supplies	10/25/2012	73.50-	.00	
Total 2573:				212.07	.00	
2846 Colo Mtn News Media	8491565A 101	AD	10/18/2012	13.16	13.16	10/19/2012
	8512778A 102	AD	10/25/2012	14.67	14.67	10/26/2012
Total 2846:				27.83	27.83	
2852						

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Sykes, Hilda						
	100812	Reimburse for Sr wellness expens	10/08/2012	13.11	13.11	10/19/2012
Total 2852:				13.11	13.11	
2936						
Farmer Bros. Co.						
	56925758	FOOD PRODUCTS/SENIOR CTR	10/15/2012	110.60	.00	
Total 2936:				110.60	.00	
2960						
Walmart Community						
	001476	SUPPLIES	10/01/2012	206.31	206.31	10/19/2012
	003085	SUPPLIES	10/03/2012	6.97	6.97	10/19/2012
	004619	SUPPLIES	10/04/2012	101.40	101.40	10/19/2012
	011361	SUPPLIES	10/11/2012	57.48	57.48	10/19/2012
	011889	SUPPLIES	10/11/2012	60.65	60.65	10/19/2012
Total 2960:				432.81	432.81	
3015						
Kroger/King Sooper Cust Charge						
	000000 100912	FOOD SUPPLIES	10/09/2012	1.33-	1.33-	10/19/2012
	013995	MAYORS MEETING	10/22/2012	107.46	107.46	10/26/2012
	019278	FOOD SUPPLIES	10/09/2012	39.32	39.32	10/19/2012
	061251	FOOD SUPPLIES	10/10/2012	191.76	191.76	10/19/2012
	088314	MEETING SNACKS	10/23/2012	137.05	137.05	10/26/2012
	155683	FOOD SUPPLIES	10/04/2012	20.73	20.73	10/19/2012
	185409	SNACKS	10/25/2012	29.23	29.23	10/26/2012
	212418	SHIPPING	10/26/2012	19.83	19.83	10/26/2012
	215608	FOOD SUPPLIES	10/05/2012	19.91	19.91	10/19/2012
	351300	FOOD SUPPLIES	10/08/2012	34.18	34.18	10/19/2012
	386956	FOOD SUPPLIES	10/08/2012	29.94	29.94	10/19/2012
Total 3015:				628.08	628.08	
3038						
Mountain View Tree Farm & Nurs						
	13235	TORDON	10/15/2012	65.90	.00	
	14146	TORDON	10/08/2012	65.90	.00	
Total 3038:				131.80	.00	
3083						
ALSCO						
	1224678	work shirts and pants	10/02/2012	29.96	.00	
	1224679	LAUNDRY/senior center	10/02/2012	55.48	.00	
	1227542	work shirts and pants	10/09/2012	29.96	.00	
	1227543	LAUNDRY/senior center	10/09/2012	58.60	.00	
	1230337	work shirts and pants	10/16/2012	29.96	.00	
	1230338	LAUNDRY/senior center	10/16/2012	49.84	.00	
	1233141	LAUNDRY/senior center	10/23/2012	51.09	.00	
Total 3083:				304.89	.00	
3389						

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Sandy's Office Supply Inc						
	994599	SUPPLIES	09/21/2012	41.57	.00	
	995517	SUPPLIES	09/28/2012	748.00	.00	
	996469	SUPPLIES	10/04/2012	52.26	.00	
	997184	SUPPLIES	10/10/2012	70.96	.00	
Total 3389:				912.79	.00	
3390						
Ultramax						
	131662	FULL METAL JACKET	10/17/2012	350.80	.00	
Total 3390:				350.80	.00	
3446						
Staples Business Advantage						
	8023306829	supplies	10/06/2012	402.65	402.65	10/19/2012
Total 3446:				402.65	402.65	
3571						
Garfield County Emergency Comm						
	280	REPAIR RADIO	09/26/2012	443.00	.00	
Total 3571:				443.00	.00	
3649						
Tabor, Bill						
	101512	SAFETY TOE BOOT REIMBURS	10/15/2012	153.75	153.75	10/19/2012
Total 3649:				153.75	153.75	
3771						
Waste Management Inc						
	0729485-1185-	RIFLE MOUNTAIN PARK	10/01/2012	775.91	.00	
Total 3771:				775.91	.00	
3847						
Drive Train Industries Inc						
	04 555334	PANEL AIR ELEMENT	10/05/2012	219.10	.00	
Total 3847:				219.10	.00	
3858						
Wells Fargo Bank Mn Na						
	103112	OBI:CWRPDA-SWRP/RIFLE-148	10/31/2012	9,054.59	9,054.59	10/31/2012
Total 3858:				9,054.59	9,054.59	
4098						
Heuton Tire Co						
	100168	TIRES/.FLEET	10/05/2012	1,122.09	.00	
	100335	TIRES/.FLEET	10/12/2012	885.82	.00	
Total 4098:				2,007.91	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4123						
Mt Hood Solutions						
	0872960	MARATHON 5 GAL	09/17/2012	327.60	327.60	10/19/2012
Total 4123:				327.60	327.60	
4141						
True Brew Coffee Service						
	145405	COFFEE	10/05/2012	49.08	.00	
	145637	COFFEE	10/18/2012	110.13	.00	
	145638	COFFEE	10/18/2012	81.31	.00	
	145661	COFFEE	10/22/2012	29.90	.00	
Total 4141:				270.42	.00	
4207						
Radio Shack						
	10150420	MICRO CAR CHARGER	10/04/2012	19.99	.00	
	10150628	V860 STANDARD BATTERY	10/12/2012	39.99	.00	
	10150750	IPHONE DEFENDER BLK	10/18/2012	49.99	.00	
	10150795	PLANTRONICS SVOR BT	10/19/2012	79.99	.00	
	10150851	PIN EXTRACTOR	10/22/2012	7.29	.00	
	70006099	IPHONE SCREEN PROTECTOR	10/24/2012	62.98	.00	
Total 4207:				260.23	.00	
4240						
Platinum Plus For Business						
	BARTH 10111	BREAKFAST CREW	10/11/2012	54.39	54.39	10/26/2012
	BRAATEN 101	DCI CONFERENCE	10/11/2012	1,966.22	1,966.22	10/26/2012
	BRACKEN 101	COFFEE	10/11/2012	6.54	6.54	10/26/2012
	BRIEDIS 1011	USER FEE WEBTIMECLOCK	10/11/2012	15.97	15.97	10/26/2012
	BURNS 10111	UV LAMP RPS	10/11/2012	963.95	963.95	10/26/2012
	CAIN 101112	HOLIDAY INN CREDIT	10/11/2012	178.18	178.18	10/26/2012
	CHRISTENSE	MAYOR COUNCIL MEETING	10/11/2012	1,116.01	1,116.01	10/26/2012
	DUNCAN 1011	SEMINAR	10/11/2012	122.25	122.25	10/26/2012
	EDGETON 101	RIFLE RAMPAGE ACTION PARK	10/11/2012	657.90	657.90	10/26/2012
	GALLEGOS 10	EXPENSES	10/11/2012	397.10	397.10	10/26/2012
	KOLEY 101112	CONFERENCE	10/11/2012	127.72	127.72	10/26/2012
	MACKLIN 1011	PATC INTERVIEWING SEMINAR	10/11/2012	321.94	321.94	10/26/2012
	MILES 101112	LUNCH-CIRSA MEETING	10/11/2012	13.80	13.80	10/26/2012
	MILLER 10111	LUNCH-SANE EXAM	10/11/2012	8.13	8.13	10/26/2012
	PINA 101112	LUNCH	10/11/2012	46.81	46.81	10/26/2012
	STURGEON 1	ECON MEETING	10/11/2012	253.50	253.50	10/26/2012
	TAYLOR 1011	LUNCH	10/11/2012	7.88	7.88	10/26/2012
	WILSON 10111	SEMINAR	10/11/2012	.00	.00	
	WILSON 10111	SEMINAR	10/11/2012	113.11	113.11	10/26/2012
	WRIDE 101112	MC HOTEL NETWORK REBATE	10/11/2012	257.36	257.36	10/26/2012
Total 4240:				6,628.76	6,628.76	
4255						
Colorado Department Of Revenue						
	10112	STATE & COUNTY SALES TAX-	10/11/2012	126.00	126.00	10/19/2012
Total 4255:				126.00	126.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4345						
Helen Artist-Rogers/HR Design						
	102612	DDA MANAGEMENT	10/26/2012	2,333.27	2,333.27	10/26/2012
Total 4345:				2,333.27	2,333.27	
4536						
Fasteners Inc						
	579068-00	HEX CAP SCREW GR 8 YELLO	10/12/2012	66.85	.00	
Total 4536:				66.85	.00	
4552						
Complete Mailing Solutions						
	58715	INK CARTRIDGE	10/03/2012	149.51	.00	
Total 4552:				149.51	.00	
4602						
Anytime Sewer & Drain Company						
	444563	REPAIR-RAILROAD HWY 6	09/28/2012	1,035.00	.00	
Total 4602:				1,035.00	.00	
4630						
Kirkman, Ula						
	104	PERFORMANCE/SR CENTER	10/04/2012	75.00	75.00	10/19/2012
Total 4630:				75.00	75.00	
4682						
Lighting Accessory & Warning S						
	5381	TIMER FOR SOLENOID	10/02/2012	89.50	.00	
	5382	ANTENEX LAIRD ANTENNA	10/02/2012	3,857.77	.00	
Total 4682:				3,947.27	.00	
4701						
Tri County Fire Protection						
	93179	BACKFLOW PREV TEST	10/10/2012	1,124.00	.00	
	94370	RECH DC MAINT ASSEMBLY	10/12/2012	47.00	.00	
Total 4701:				1,171.00	.00	
4728						
Garfield County Public Health						
	102512	FLU IMMUNIZATIONS	10/25/2012	895.00	895.00	10/26/2012
Total 4728:				895.00	895.00	
4753						
Rifle Truck & Trailer						
	5730	2010 CARRY ON ENCLOSED CA	10/03/2012	207.00	.00	
Total 4753:				207.00	.00	
4811						

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
United Site Services Inc						
	114-866094	PORTABLE RESTROOM CENTE	10/02/2012	620.00	.00	
	114-884189	PORTABLE RESTROOM JOYCE	10/11/2012	100.00	.00	
	114-884190	PORTABLE RESTROOM HEINZ	10/11/2012	100.00	.00	
	114-884191	PORTABLE RESTROOM DAVID	10/11/2012	220.00	.00	
Total 4811:				1,040.00	.00	
4838						
Sun Trust Bank Corpotation						
	1468787	4430005039/1097081/HONEY W	10/31/2012	26,254.45	26,254.45	10/31/2012
Total 4838:				26,254.45	26,254.45	
4879						
Cardiff Cleaning Services						
	4531	CLEANING JUSTICE CENTER	09/15/2012	4,175.00	.00	
Total 4879:				4,175.00	.00	
4918						
Proforce Law Enforcement						
	151838	TSR CART	10/19/2012	258.95	.00	
Total 4918:				258.95	.00	
5192						
PECZUH PRINTING COMPANY						
	189632	BUSINESS CARDS	10/16/2012	272.00	.00	
Total 5192:				272.00	.00	
5210						
GOLF ENVIRO SYSTEMS, INC.						
	52175	RYEGRASS BLEND	10/01/2012	659.50	.00	
Total 5210:				659.50	.00	
5234						
SUMMIT SWEEPING SERVICE, LLC						
	5097	SWEEPING PARKING LOT	10/03/2012	210.00	.00	
Total 5234:				210.00	.00	
5253						
FASTENAL						
	52767	RAT TD 4/PACK	10/01/2012	43.68	.00	
	52773	FBH-L2000 BACKD	10/01/2012	116.27	.00	
	52890	XLG-M.A.G. GEN AME	10/05/2012	29.03	.00	
	52946	AIR FEMALE NPT	10/09/2012	14.35	.00	
Total 5253:				203.33	.00	
5413						
Bruno, Colin, Jewell & Lowe PC						
	125835	Legal Fees	10/25/2012	322.50	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5413:				322.50	.00	
5426						
Sonny Conley						
	083112	employee assistance program	08/31/2012	262.50	262.50	10/19/2012
	102212	employee assistance program	10/22/2012	265.00	265.00	10/26/2012
Total 5426:				527.50	527.50	
5503						
JAY-MAX SALES						
	223436-00	KLEENEX	10/16/2012	58.00	.00	
	223447-00	CU COTTON RAGS	10/16/2012	32.00	.00	
Total 5503:				90.00	.00	
5540						
BOBCAT OF THE ROCKIES						
	12045042	RADIATOR	10/08/2012	434.16	.00	
Total 5540:				434.16	.00	
5548						
Power Equipment Company						
	G210053442	FILTER ELEMENT	10/03/2012	81.80	.00	
	G210053448	FILTER ELEMENT	10/03/2012	323.45	.00	
Total 5548:				405.25	.00	
5650						
HIGH COUNTRY GAS						
	093012	STOODY	09/30/2012	30.55	30.55	10/26/2012
Total 5650:				30.55	30.55	
5752						
Accutest Mountain States						
	DX-31298	alkalinity, organic carbon/water te	10/25/2012	870.00	.00	
Total 5752:				870.00	.00	
5796						
Norit Americas Inc.						
	523542	Po 444	10/15/2012	1,825.00	.00	
Total 5796:				1,825.00	.00	
5808						
CURRY, LORRAINE						
	101912	PERFORMANCE FALL FESTIVA	10/19/2012	600.00	600.00	10/19/2012
Total 5808:				600.00	600.00	
5809						
DOWNTOWN COLORADO, INC.						
	3000000295	MEMBERSHIP	10/31/2012	1,000.00	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5809:				1,000.00	.00	
5846						
Mesa County Health Department						
	3448-12	Water Testing	09/18/2012	20.00	20.00	10/19/2012
	3449-12	Water Testing	09/18/2012	20.00	20.00	10/19/2012
	3450-12	Water Testing	09/18/2012	20.00	20.00	10/19/2012
	3451-12	Water Testing	09/18/2012	20.00	20.00	10/19/2012
	3770-12	Water Testing	10/16/2012	20.00	20.00	10/19/2012
	3771-12	Water Testing	10/16/2012	20.00	20.00	10/19/2012
	3772-12	Water Testing	10/16/2012	20.00	20.00	10/19/2012
	3773-12	Water Testing	10/16/2012	20.00	20.00	10/19/2012
Total 5846:				160.00	160.00	
5865						
THAI CHILI RESTAURANT						
	101612	TOUR DE TOWN	10/16/2012	94.25	94.25	10/26/2012
Total 5865:				94.25	94.25	
5958						
Utility Refund						
	2705102	REFUND 2745 ACACIA AVE	10/17/2012	365.57	365.57	10/26/2012
Total 5958:				365.57	365.57	
5960						
Recreation Fee Refunds						
	2000162004	REC FEE REFUND	10/25/2012	15.00	15.00	10/26/2012
	2000841002	REC FEE REFUND	10/17/2012	150.00	150.00	10/19/2012
	2000842002	REC FEE REFUND	10/23/2012	115.00	115.00	10/26/2012
	2000843002	REC FEE REFUND	10/26/2012	20.00	20.00	10/26/2012
Total 5960:				300.00	300.00	
6064						
Evident Crime Scene Products						
	71691A	LARGE BLANK PAPER BAGS	09/26/2012	35.00	.00	
	71746A	DUQUENOIS LEVINE	09/27/2012	56.50	.00	
Total 6064:				91.50	.00	
6067						
Mountain Roll-offs, Inc.						
	115887	REMOVE CLEAN ROLLOFFS	10/08/2012	615.00	.00	
	OCT 2012	RECYCLE SERVICE	10/01/2012	16.20	.00	
Total 6067:				631.20	.00	
6133						
Mountain Petroleum Company						
	725879	DYED DIESEL	10/09/2012	904.18	.00	
Total 6133:				904.18	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6137						
Impressions of Aspen						
	16804	SUPPLIES	10/22/2012	69.40	.00	
	16804.1	SUPPLIES	10/22/2012	5.31	.00	
	16805	SUPPLIES	10/22/2012	25.28	.00	
Total 6137:				99.99	.00	
6144						
COMCAST CABLE						
	101312	DIGITAL ADAPTER	10/13/2012	1.00	1.00	10/26/2012
Total 6144:				1.00	1.00	
6282						
Kansas State Bank						
	103112	PRINCIPAL	10/31/2012	1,672.98	1,672.98	10/31/2012
Total 6282:				1,672.98	1,672.98	
6347						
ALL HOURS CLEANING & MAINTENANCE						
	3027	MONTHLY CLEANING	10/02/2012	800.00	.00	
Total 6347:				800.00	.00	
6352						
HILLYARD/DENVER						
	600428471	WIPES GYM DISINFECTING	10/10/2012	570.00	.00	
Total 6352:				570.00	.00	
6357						
FIRST STRING						
	4565	T-SHIRTS	10/23/2012	330.50	.00	
Total 6357:				330.50	.00	
6402						
CENTURY LINK						
	6250388 10011	ww	10/01/2012	316.67	316.67	10/26/2012
	9706250004 10	IT	10/01/2012	894.73	894.73	10/26/2012
Total 6402:				1,211.40	1,211.40	
6485						
Tisco Inc/Energy Equip-GrandJct						
	092412	CREDIT	09/24/2012	.00	.00	
	092412-	CREDIT	09/24/2012	32.49-	32.49-	10/19/2012
	092412.	521477-SUPPLIES	09/24/2012	.00	.00	
	092412//	SUPPLIES-521477	09/24/2012	6.43	6.43	10/19/2012
	093012	SUPPLIES	09/30/2012	.00	.00	
	093012-	SUPPLIES	09/30/2012	186.13	186.13	10/19/2012
	093012--	SUPPLIES-522002	09/30/2012	3.49	3.49	10/19/2012
	093012..	SUPPLIES-522002	09/30/2012	.00	.00	
	10069 092412	SUPPLIES	09/24/2012	32.49	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6485:				196.05	163.56	
6509						
POLYDYNE INC.						
	760542	CLARIFLOC	10/17/2012	3,294.00	.00	
Total 6509:				3,294.00	.00	
6512						
C.B. WELLS						
	10	PERFORMANCE	10/13/2012	100.00	100.00	10/19/2012
Total 6512:				100.00	100.00	
6518						
Tetra Tech Inc.						
	50612157	SWWTP Lagoon Decommissionin	10/18/2012	453.25	.00	
Total 6518:				453.25	.00	
6519						
Sonoran Institute						
	101212	TOUR DE DOWNTOWN	10/12/2012	190.31	190.31	10/19/2012
Total 6519:				190.31	190.31	
6568						
MICRO PLASTICS						
	92987	SIGN	08/30/2012	294.60	294.60	10/19/2012
	93125	ENGRAVING	09/10/2012	55.32	.00	
	93521	SIGN	10/09/2012	90.00	.00	
	93637	VINYL DIGITAL SIGN	10/18/2012	545.00	.00	
Total 6568:				984.92	294.60	
6573						
APRENDI INC						
	19137	LEGAL INTERPRETATION	09/30/2012	70.00	70.00	10/19/2012
Total 6573:				70.00	70.00	
6579						
AMERICAN RED CROSS						
	10159824	LEVEL 2 FUNDAMENTAL	10/03/2012	10.00	.00	
	10169479	LTS FACILITY FEE LTS	10/24/2012	300.00	.00	
Total 6579:				310.00	.00	
6587						
CITI CHEMICAL INC						
	24225	ICE SNOW MELT	10/01/2012	205.00	.00	
Total 6587:				205.00	.00	
6606						
Western Slope Supplies, Inc.						
	092912	BOTTLED WATER	09/29/2012	29.19	29.19	10/19/2012

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	18	BOTTLED WATER	08/07/2012	7.35	7.35	10/19/2012
	2110047	BOTTLED WATER	08/14/2012	7.35	7.35	10/19/2012
	3050094	BOTTLED WATER	09/04/2012	7.35	7.35	10/19/2012
	3050448	BOTTLED WATER	09/11/2012	7.35	7.35	10/19/2012
	3050449	BOTTLED WATER	09/11/2012	34.75	34.75	10/26/2012
	3050765	BOTTLED WATER	09/25/2012	14.20	14.20	10/19/2012
	3050766	BOTTLED WATER	09/25/2012	75.85	75.85	10/26/2012
	3050945	BOTTLED WATER	10/02/2012	40.75	40.75	10/19/2012
	674642	BOTTLED WATER	08/21/2012	7.35	7.35	10/19/2012
	9129544	BOTTLED WATER	06/13/2012	27.05	27.05	10/19/2012
Total 6606:				258.54	258.54	
6610						
HOTSY PRESSURE WASHER STORE						
	1397	PUMP HOLLOW SHAFT	07/25/2012	570.63	.00	
Total 6610:				570.63	.00	
6643						
SAFETY & CONSTRUCTION SUPPLY, INC						
	0003584-IN	CENTER COMPLIANCE RTK BIN	09/29/2012	860.31	.00	
	0003634-IN	CENTER COMPLIANCE RTK BIN	10/03/2012	865.92	.00	
	0004039-IN	CENTER COMPLIANCE RTK BIN	10/18/2012	62.32	.00	
Total 6643:				1,788.55	.00	
6645						
R.L. PARSONS & SON ECI						
	6520	IDLER	10/05/2012	50.40	.00	
Total 6645:				50.40	.00	
6678						
AARON'S HEATING & COOLING, INC						
	1001	RECOVERY DISPOSAL REFRIG	10/23/2012	483.34	.00	
Total 6678:				483.34	.00	
6684						
UNITED REPROGRAPHIC SUPPLY, INC						
	0274972-IN	HP 80 BLACK PRINTHEAD CLE	10/26/2012	179.99	.00	
Total 6684:				179.99	.00	
6694						
McALARY, GARY						
	102412	REPAIR/MAINTENANCE	10/24/2012	48.00	48.00	10/26/2012
Total 6694:				48.00	48.00	
6703						
MATTHEW HAYMOND SKINNER						
	101912	PERFORMANCE FALL FESTIVA	10/19/2012	.00	.00	
Total 6703:				.00	.00	

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6704						
RENNER, MATT						
	101812	PAINTING WINTER SPORTS BU	10/18/2012	916.00	916.00	10/19/2012
Total 6704:				916.00	916.00	
6705						
PREGNANCY RESOURCE CENTER						
	101512	SIGNS DEPOSIT REFUND	10/15/2012	80.00	80.00	10/19/2012
Total 6705:				80.00	80.00	
6706						
SCOTT WALTER						
	101912	SINGN PERMIT REFUND	10/19/2012	80.00	80.00	10/19/2012
Total 6706:				80.00	80.00	
6707						
HIGHLANDS RANCH PUBLIC SAFETY						
	101912	COLORADO POST CERTIFICATI	10/19/2012	2,100.00	2,100.00	10/19/2012
Total 6707:				2,100.00	2,100.00	
6708						
SQUIRES, KATHIE						
	100512	WATER LINE BREAK-HEINZE P	10/05/2012	2,515.07	2,515.07	10/19/2012
Total 6708:				2,515.07	2,515.07	
6709						
WILCOX, CRAIG						
	100512	WATER LINE BREAK HEINZE P	10/05/2012	2,965.00	2,965.00	10/19/2012
Total 6709:				2,965.00	2,965.00	
6710						
MOUNT SOPRIS CONSERVATION DISTRICT						
	101912	SEMINAR-WATER LAW IN A NU	10/19/2012	100.00	100.00	10/19/2012
Total 6710:				100.00	100.00	
6711						
FLORES, SOCORRO						
	101912	REIMBURSEMENT BLENDER	10/19/2012	44.08	44.08	10/19/2012
Total 6711:				44.08	44.08	
6713						
ATLANTIC ULTRAVIOLET						
	216589	LMP GPH436T5L	10/09/2012	98.95	.00	
Total 6713:				98.95	.00	
6715						
ANDERSON, JOHN						
	102012	SOUND FALL FEST	10/20/2012	500.00	500.00	10/26/2012

Vendor Name and Number	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6715:				500.00	500.00	
6716						
SIMPLIFILE, LC						
	102212	ONLINE RECORDING	10/22/2012	400.00	400.00	10/26/2012
Total 6716:				400.00	400.00	
6717						
CAMBELL, ROBERT						
	102612	REIMBURSEMENT CDL PERMIT	10/26/2012	49.00	49.00	10/26/2012
Total 6717:				49.00	49.00	
6718						
HAPPY FEET FLOORS INC						
	278	ROOFING RUBBER COAT	10/11/2012	347.40	.00	
Total 6718:				347.40	.00	
6719						
PHIL VAUGHAN CONSTRUCTION MGMT, INC.						
	10191203	NEW UTE EVENTS REMODEL	10/19/2012	6,500.00	.00	
Total 6719:				6,500.00	.00	
6720						
PIPESTONE EQUIPMENT						
	1314	INSPECTION REPAIR	10/15/2012	504.70	.00	
Total 6720:				504.70	.00	
6721						
TIRE TECH						
	20110	SERVICE CALL	10/23/2012	148.00	.00	
Total 6721:				148.00	.00	
Grand Totals:				229,150.14	112,494.10	

Dated: _____

City Finance Director: _____

Report Criteria:

- Summary report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.



Sander N. Karp
James S. Neu
Karl J. Hanlon
Michael J. Sawyer
James F. Fosnaught

Jeffrey J. Conklin
Hollie L. Wieland
Cody B. Doig

201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602
Telephone: 970. 945.2261
Facsimile: 970. 945.7336

James S. Neu
jsn@mountainlawfirm.com

Of Counsel
Anna S. Itenberg
Greg S. Russi

Avon Office
70 Benchmark Road, #205
Avon, CO 81620
Telephone: 970.845.0200

November 1, 2012

www.mountainlawfirm.com

Mayor Jay Miller
Rifle City Council
P. O. Box 1908
Rifle, Colorado 81650

Re: November 7, 2012 City Council Meeting

Dear Mayor Miller and Members of the Rifle City Council:

The purpose of this letter is to briefly outline items we worked on for the November 7, 2012 Rifle City Council Meeting.

1. Appeal of Conditional Use Permit 2012-6. At its September 25, 2012 meeting, the Planning Commission approved Conditional Use Permit 2012-6 requested by Bedrock Resources, LLC to operate an asphalt and concrete batch plant on property located near the Garfield County Airport and adjacent to the Co-Gen Power Plant. On October 8th, the City received the appeal enclosed in your packet from Bob Howard on behalf of Airport Land Partners Limited, the owner and developer of Rifle Airpark PUD. The appeal of a Planning Commission decision is heard by the City Council and below is the pertinent Rifle Municipal Code provision:

Sec. 16-5-300. Review of Planning Commission decision.

- (a) Appeal of Planning Commission decision. Decisions by the Planning Commission may be appealed by any interested party to the City Council by filing a written appeal within fourteen (14) days following the Planning Commission decision. Appeals of Planning Commission decisions will be considered by the City Council at a public hearing after proper notice of the public hearing is provided pursuant to Section 16-1-50 of this Chapter. The City Council may, by a two-thirds vote of the Council Members present and voting at the public hearing, modify or add conditions to the decision of the Planning Commission, or deny the application. In the case of denial of an application by the Planning Commission, the City Council may overrule such denial by recorded vote of not less than two-thirds ($\frac{2}{3}$) of the entire City Council.

Staff has included in your packet the staff report from the Planning Commission hearing, including recommended conditions of approval, and the Minutes of its approval of the CUP. Public notice has been provided and Council will need to open a public hearing to consider this Appeal.

KARP NEU HANLON, P.C.

Mayor Jay Miller
Rifle City Council
Page 2

Staff will begin the hearing with a brief factual summary of the application. Mr. Howard will then be provided an opportunity to outline his Appeal to the City Council, followed by Bedrock Resources stating their response to the Appeal. Council should then ask staff any questions it may have and give the public time to comment.

Please note the above super-majority requirement of Council Members present at the hearing to modify conditions imposed by the Planning Commission or deny the Application. Below are the review criteria for a City Council decision, which are the same that the Planning Commission considered in making its decision.

Sec. 16-5-430. Review criteria and City Council decision.

- (a) Review criteria. The City Council shall consider all the evidence presented by the applicant and other interested parties, comments of review agencies, recommendations of the City staff, recommendations of the Planning Commission and comments from the public. At a minimum, the City Council shall also consider the following criteria:
 - (1) Conformance of the proposal with this Code;
 - (2) The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood and the relative value of the proposed structure to the value of other structures in the neighborhood;
 - (3) The desirability for the proposed use in the specific area of the City;
 - (4) The potential for adverse environmental effects that might result from the proposed use;
 - (5) Compatibility of the proposed use and the site (or subdivision) plan with the Comprehensive Plan; and
 - (6) The potential impact of the proposed use upon the value of property and buildings within the surrounding area.

- (b) ***

- (c) ***

- (d) Conditional use permits. In the event of a review of a Planning Commission decision concerning the conditional use application, the Planning Department staff will issue a record of decision regarding the City Council decision concerning the conditional use application. A conditional use permit indicating the approval of a conditional use application and also indicating any conditions of approval will also be issued by the Planning Department. Such conditional use permits will be recorded in the real estate records of the County Clerk and Recorder. A copy of the conditional use permit will be provided to the applicant and a copy maintained in the records of the City.

KARP NEU HANLON, P.C.

Mayor Jay Miller
Rifle City Council
Page 3

Staff will assist Council with considering the review criteria as the hearing progresses into deliberation, as needed.

As always, please feel free to call us prior to the meeting if you have any questions.

Very truly yours,

KARP NEU HANLON, P.C.

James S. Neu

Received 10/10/2012

RIFLE AIRPARK

312 Airport Business Center • Suite A
Aspen, CO 81611
970 948-0685
rhoward@rot.net

October 8, 2012

Matt Sturgeon, Assistant City Manager
Lisa Cain, City Clerk
City of Rifle
202 Railroad Avenue
Rifle, CO 81650

RE: Appeal to City Council of the Planning Commission Approval of Conditional Use Permit No. 2012-6

Dear Mr. Sturgeon and Ms. Cain:

This letter is submitted on behalf of Airport Land Partners Limited, a Colorado limited partnership ("ALP"), whose general partner is Airport Business Park Corporation, a Colorado corporation of which I am President, and, as such, act as Managing Partner of ALP. ALP owns the Rifle Airpark property located adjacent to the Garfield County Regional Airport, and adjoins the property which was the subject of an application for a conditional use permit as File No. 2012-6 submitted by Bedrock Resources LLC "(Bedrock Resources").

ALP is hereby appealing the Planning and Zoning Commission's decision at its regular September 25, 2012 meeting to grant a conditional use permit for the location of an asphalt and concrete batch plant and accessory uses including crushing activity and storage materials such as rock, asphalt and concrete and storage of landscaping materials such as topsoil and rock. The conditional use permit is more fully described in the Statement of Purpose submitted by Frontier Paving. Although, the relationship between Bedrock Resources, the applicant, and Frontier Paving, which submitted the Statement of Purpose and Intent, is not explained in the application, we assume Bedrock Resources is the owner of Frontier Paving.

This appeal is filed pursuant to the provisions of Section 16-5-300 of the Rifle Municipal Code (the "Code"—references to "Section" numbers herein are to sections in the Code), which provides that any interested party may appeal a Planning Commission decision by filing a written appeal within fourteen days following the Planning Commission decision.

The grounds for this appeal are as follows:

1. **Application Defects.** Section 16-6-20 of the Code provides for common submittal requirements, which, among others, include an application form signed by the owner(s) of the property, a legal description, proof of legal ownership, the names and addresses of the owners of the property and any lien holders and the names and addresses of any property owners within 200 feet of any portion of the property. It is apparent from the application form submitted by Bedrock Resources that it is not the owner of the property, although on page 2 of the application form Bedrock Resources is listed as the owner under "Property Owner." On page 3 of the application, however, the box was checked that provides "if applicant is a contract purchaser, attach a copy of the contract and indicate the owner(s) on a separate page." In addition, the form requires, as does the Code, that the applicant "provide the name(s), mailing address, street address, and phone number for all owners."

Although I requested from City Staff a copy of the complete file in this matter, I am not certain if we were actually provided with a complete copy. In any event, neither the record in this proceeding nor the application provided to us, included a copy of the Purchase Contract or a list of the owners of the property and the related required information (address, phone number, etc.). Although the property owner affidavit on page 3 of the application is signed by Charles Ellsworth of Bedrock Resource, based on the attached printout from the Garfield County Assessor's Office it appears that the current owner of the property (as suggested by the check in the box indicating the property was under contract by the applicant) is Southwest 7 LLC with a New York City address. There does not appear to be consent by the actual owners to this application in the record. Also, although there is an address given for the property, as well as a parcel ID number, under legal description in the application it provides "see attached" but no such attachment was provided to us by City Staff.

Further, Section 16-6-130 requires, in addition to the common submittal requirements of Section 16-6-20, that all applications for approval of a conditional use include a site plan in conformance with Section 16-6-40, architectural elevations, and engineering detail. Although a site plan was submitted, it does not appear to be in conformance with Section 16-6-40, which requires the site plan to show the location of service and refuse collection areas, the location of all signs indicating the size, shape and height of each sign, the location and type of outdoor lighting, and the location of existing and proposed fences and landscape features and other methods of visual screening and indicate the method of maintenance of landscaping, the type, size, quantity of plant materials and the location of the landscaping and the estimated date of completion of the proposed improvements. The site plan submitted does not comply with these provisions.

There is no indication in the record or in the material provided to us by City Staff that the determination of completeness required by Section 16-5-250 was ever made. Although we understand that some of these issues might be addressed at Site Plan Review, the application should have been deemed incomplete.

Section 16-5-250 also provides that "applications must be complete at least thirty (30) days prior to a regular scheduled meeting of the Planning Commission." The City received the application on September 6, 2012, yet the hearing was held on September 25, 2012, nineteen (19) days later. This thirty-day requirement is discussed again below under Timeline and Notice Defects (see Paragraph 3).

2. Referral Defects. Section 16-5-260(b) (Review and Referral of Application) provides that "within five (5) business days of receipt of a complete application, the Planning Department Staff shall refer the application to appropriate review agencies for comments on the application." Subsection (c) provides that the review agency shall have fifteen (15) days from the date of receipt of the application to return their comments and recommendations to the City. There is no indication in the material provided to us as the City's complete file, nor in the record of the Planning and Zoning Commission's public hearing, that any referrals were made, that they were given the time frame required by the Code to respond to the City, or, if a referral did occur, whether the Planning Commission was apprised of the responses and comments from the referral agencies.

3. Time Line and Notice Defects. As noted above, Section 16-5-250 provides that applications must be completed at least thirty (30) days prior to a regular scheduled meeting of the Planning Commission. Similarly, Section 16-5-220 provides that "applications for [conditional use permits] must be submitted to the Planning Department at least thirty (30) days prior to a regular scheduled meeting of the Planning Commission." As noted, the application was filed with and received by the City on September 6, 2012. The hearing was held on September 25, nineteen (19) days later. Although it appears a mailed written notice was provided to ALP in a timely manner, the undersigned representative was out-of-town and did not receive the notice until September 26, the day after the hearing. Had the required thirty days between a complete application and the regular meeting of a Planning Commission occurred as required by these two provisions of the Code, ALP would have been able to participate in this hearing. Failure to comply with the 30-day Code requirement has significantly prejudiced ALP's interests.

Further, there is nothing in the material provided to us as the "City's file", nor anything contained in the Planning Commission record to indicate that the notice requirements of the Code (posting, mailing and publication) were met in this matter. The hearing before the Commission does not contain any statements, testimony or documentary evidence that the notice requirements of the Code were complied with. Without the required notice, the hearing

should not have been held at all. If the notice requirements were met, we would expect that would have been contained in the record of the public hearing in compliance with the notice requirements of the Code.

4. Planning Commission Hearing Substantive Defects. We note that the agenda topic, including hearing, comments and action by the Commission, lasted just over thirteen (13) minutes. The P&Z packet included only the two page Staff Report, the Statement of Purpose, a vicinity map and site plan, and pictures of the applicant's existing operations. The record does not contain any indication that the notice requirements of Section 16-1-50 of the Code were complied with and it appears the P&Z packet was not formally placed into the record. Section 16-5-280 [Review Criteria and Planning Commission Decision] requires the Planning Commission to consider comments of review agencies (none were presented and it is not known if any referrals were made), evidence presented by the applicant and other interested parties, recommendations of City Staff, and comments from the public.

Section 16-5-280 states that "at a minimum, the Planning Commission shall also consider the following criteria [emphasis added]":

- (1) Conformance of the proposal with this Code;
- (2) The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;
- (3) The desirability for the proposed use in the specific area of the City;
- (4) The potential for adverse environmental effects that might result from the proposed use;
- (5) Compatibility of the proposed use and the site (or subdivision) plan with the Comprehensive Plan;
- (6) The potential impact of the proposed use upon the value of property and buildings within the surrounding area; and
- (7) Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to Section 13-4-120 of this Code, if applicable.

The conditional use permit did not conform to the Code in light of the defects in the application, the timeline, referral, and notice requirements as previously described. Although compatibility with the neighborhood was only briefly discussed, there was no evidence presented as to the other factors relevant to compatibility with the neighborhood (i.e.,

architectural character, average lot sizes, relative values). Similarly, there was no evidence presented, nor was the applicant required to analyze, potential "adverse environmental effects." As is evident from the press surrounding the applicant's efforts to obtain approval of an asphalt and concrete batch plant east of Rifle in Garfield County, adverse environmental impacts are key components of a review of this type of proposed use. There was no discussion, nor any evidence presented to the Planning Commission of the potential for adverse environmental impacts including noise, air emissions, odor and traffic, what those impacts might be, and how they could be mitigated. Again, we understand that although a future Site Plan review may address traffic and road maintenance impacts as well as air quality, such review would occur subsequent to approval, whereas the Code requires the P&Z to take into account environmental impacts at the conditional use permit hearing

The City has previously adopted a Master Plan for Rifle Airpark as well as PUD zoning. To characterize Rifle Airpark as "heavy industrial uses" similar to the proposed asphalt and concrete batch plant use, is not accurate. Although Rifle Airpark zoning includes an industrial zone district, such industrial zone district represents less than 15% of permitted uses. Rifle Airpark has always been envisioned as a high quality Master Planned business community with a variety of zoning allowing retail, office, commercial and light industrial uses, with design guidelines exceeding virtually any other commercial development in Rifle or, for that matter, the Western Slope. An asphalt and concrete batch plant is a "heavy industrial" use and is not compatible with Rifle Airpark. Indeed in the Rifle Airpark industrial zoning matrix of possible uses, an asphalt plant requires a conditional use permit. Had the 30-day requirement between the submittal of the application and the Planning and Zoning Commission hearing on this conditional use permit application been met, I would have been able to present testimony and evidence on this issue. Failure to follow the Code in this proceeding prejudiced my ability to do so.

There is also nothing in the record regarding the potential impact of the proposed use upon the value of property within the surrounding area. Additionally, although there is a condition regarding truck traffic (requiring the applicant to use the Mamm Creek interchange, with certain exceptions) apparently aimed at keeping asphalt truck traffic traveling west on Airport Road to the main I-70 interchange, ~~there was no traffic study nor any analysis or~~ evidence regarding the potential traffic impacts on the Rifle Airpark property itself nor was there any indication of the hours of operation in the application or in the record before the Planning Commission. Without this information, the Planning Commission could not meet the Code requirement that "at a minimum" it consider the potential impact of the proposed use upon the value of property within the surrounding area as well as the other criteria contained in the Code.

5. Reservation of Rights. As noted above, although we had previously requested a copy of the complete file, we cannot determine if we have been provided a copy of everything in the City's files related to this proceeding. Therefore, we reserve the right to add additional grounds for appeal based upon a review of any other material provided by the City, although, we note that since it was not presented to the Planning Commission, such material is not part of the record and could not have been part of the Planning Commission's deliberations.

In view of the foregoing grounds for appeal and pursuant to the provisions of Section 16-5-30(a) of the Code, ALP respectfully asks that the City Council hold a public hearing and deny this conditional use application

Thank you for your consideration in this matter.

Yours truly,

AIRPORT LAND PARTNERS LIMITED

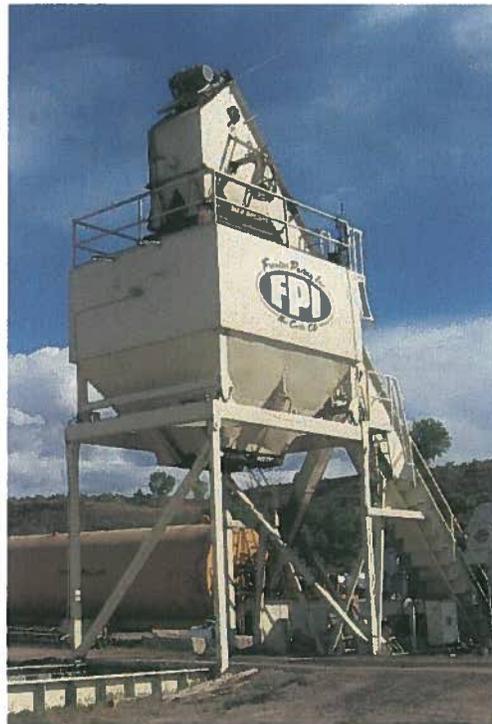
By: 
Robert A. Howard, President
Airport Business Park Corporation, General Partner

cc: James Neu (via email to isn@mountainlawfirm.com)
Charlie Ellsworth (via email to charles@frontieroavinginc.com)

Attachment—Assessor's Parcel Printout

Conditional Use Permit Application

For
Frontier Paving, Inc



To the

City of Rifle

September 7, 2012

FRONTIER PAVING, INC
CONDITIONAL USE PERMIT

TABLE OF CONTENTS

Tab	Description
1	Application Form
2	Legal Description with Assessor Information
3	Statement of Authority
4	Names and Addresses of all property owners w/in 200'
5	Statement of Purpose
6	Vicinity Map
7	Site Plan Asphalt Batch Plant Photos Concrete Batch Plant Photos

DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



LAND USE APPLICATION FORM

Application Type (check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Lot lne Rearrangement | <input type="checkbox"/> Sketch-Preliminary Subdivision Plan |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Minor Subdivision Sketch Plan | <input type="checkbox"/> Text Amendment |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Outside City Water/Sewer | <input type="checkbox"/> Vacation -- Easement/Right-of-way |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Preliminary Subdlvison Plan | <input type="checkbox"/> Zoning Variance |
| <input type="checkbox"/> Floodplain Development | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Lot line dissolution | <input type="checkbox"/> Sketch Subdivision Plan | <input type="checkbox"/> GIS System Integration |
| | | <input type="checkbox"/> Other |

Brief Description of Application(s)

Amend use of property to allow an Asphalt, Concrete plant and accessory uses. Some crushing activity of the stored materials such as rock, asphalt and concrete, and storage of landscaping materials such as topsoil and rock.

Property Information

Address: 56 County Road 352

Parcel ID number: 2177-242-00-497

Legal Description (attach additional sheet if necessary): See Attached

Access to Property: Airport Road (County Road 352)

Instructions for Submittal

- Original applications with original signatures must be provided.
- In addition to this application, all information on the supplemental checklist must be submitted.
- Incomplete applications will not be accepted and will delay processing.
- Initially, one copy of each document may be submitted to the Planning Department for review. When the documents are deemed adequate, additional copies as required by the Planning Department shall be submitted.
- All documents, plans, plats, etc. shall be no larger than 8 1/2" x 14" in size or folded to that or a smaller size.
- The property owner must fill out the Owner Affidavit in presence of notary.

STAFF USE ONLY

Pre-app conference: _____ (date)

Application received: _____ (date)

Application complete: _____ (date)

Case Number: _____

Fees: _____

Case Name: _____

Deposits: _____

Paid: _____ (date)

Referrals sent _____ (date)

Project Team Information (fill in all that apply) (add additional sheets if needed):

Property Owner(s): Name: Charles Ellsworth Phone: 970-876-0916
Company: Bedrock Resources LLC Fax: 970-876-0918
Address: 1014 County Road 311, NewCastle, Co. 81647 Email: charles@frontierpavinginc.com
Authorized Rep.: Name: David D Smith Phone: 970-947-1936
Company: Garfield and Hecht, P.C. Fax: 970-947-1937
Address: 420 7th Street, Suite 100 Glenwood Spgs Co. 81601 Email: dsmith@garfieldhecht.com
Engineer/Designer(s): Name: Jeff Simonson Phone: 970-384-9005
Company: SGM Fax: _____
Address: 118 W Sixth St, Suite 200 Glenwood Spgs Co. 81601 Email: JEFFS@SGM-INC.COM
Billable party: Owner Representative Engineer

Billable Party

The Billable Party, by signing below, hereby agrees to reimburse the City the actual costs to the City for engineering, surveying, and legal services rendered in connection with the review of the Application. The Billable Party shall also reimburse the City for the cost of making any corrections or additions to the master copy of the official City map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. The Billable Party agrees that interest shall be imposed at rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In addition to any and all remedies available to the City and in the event the City is forced to pursue collection of any amounts due and unpaid, the City shall be entitled to collect attorney's fees and costs incurred in said collection efforts in addition to the amount due and unpaid.

Bedrock Resources LLC
Company (printed)

Charles Ellsworth
Contact Name (printed)

1014 County Road 311 NewCastle Co. 81647
Address

charles@frontierpavinginc.com
Email

970-876-0916
Phone

970-876-0918
Fax

Charles Ellsworth
Signature

Colorado Drivers License
Type of Identification

County of Garfield

State of Colorado

Sworn to and subscribed before me this 6th day
of September, 2012
(fill in month) (fill in year)

By Kristie Moreno
(Contact name printed)

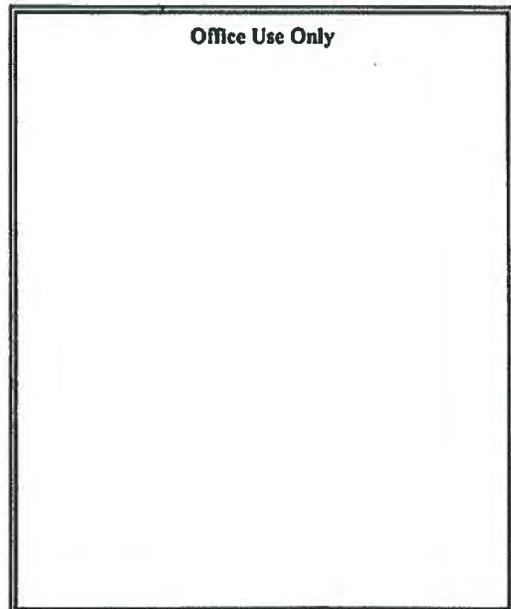
Witness my hand and official seal.

Kristie Moreno
Notary Public

My Commission expires 06/29/16



My Commission Expires 06/29/2016



SS

Disclosure of Property Ownership

- If owner is an individual, indicate name exactly as it appears on the deed.
- If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.
- If owner is a land trust, name beneficiaries on a separate page.
- If applicant is a lessee, indicate the owner(s) on a separate page.
- If applicant is a contract purchaser, attach a copy of the contract, and indicate the owner(s) on a separate page.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We, Charles Ellsworth, Bedrock Resources, LLC, being first duly sworn, depose and state under penalties of perjury that I am (we are) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (our) knowledge and belief. I (we) understand that this application must be complete and accurate prior to a hearing being scheduled. I (we) authorize City staff to visit the site as necessary for proper review of this application.

(If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.)

Charles Ellsworth
Name (printed)

Name (printed)

Bedrock Resources, LLC

1014 County Road 311, New Castle, Co 81647
Address

Address

970-876-0916
Phone

Phone

970-876-0918
Fax

Fax

Charles Ellsworth
Signature

Signature

Colorado Drivers License
Type of Identification

SS

County of Garfield

State of Colorado

Sworn to and subscribed before me this 6th day of September, 2012.
(fill in month) (fill in year)

By Kristie Moreno
(name printed)

Witness my hand and official seal.

Kristie Moreno
Notary Public

My Commission expires: 06/29/16



My Commission Expires 06/29/2016

Authorized Representative

I/We further permit Damian Ellsworth to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Charles Ellsworth
Name (printed)

1014 County Road 311

New Castle, Colorado 81647
Address

970-876-0916
Phone

970-876-0918
Fax

Charles Ellsworth
Signature

Colorado Driver's License
Type of Identification

County of Garfield

State of Colorado

SS

Sworn to and subscribed before me this 6th day of September, 2012
(fill in month) (fill in year)

By Kristie Moreno
(name printed)

Witness my hand and official seal.

Kristie Moreno
Notary Public

My Commission expires 06/29/16



My Commission Expires 06/29/2016

Authorized Representative

I/We further permit Jeff Simonson to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Charles Ellsworth
Name (printed)

1014 County Road 311
New Castle, Colorado 81647
Address

970-876-0916
Phone

970-876-0918
Fax

Charles Ellsworth
Signature

Colorado Drivers License
Type of Identification

County of Garfield

SS

State of Colorado

Sworn to and subscribed before me this 16th day of September, 2012
(fill in month) (fill in year)

By Kristie Moreno
(name printed)

Witness my hand and official seal.

Kristie Moreno
Notary Public

My Commission expires 06/29/16



My Commission Expires 06/29/2016

Authorized Representative

I/We further permit David D. Smith to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

NOTE: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Charles Ellsworth
Name (printed)

1014 County Road 311
New Castle, Colorado 81641
Address

970-876-0916
Phone

970-876-0918
Fax

Charles Ellsworth
Signature

Colorado Drivers License
Type of Identification

County of Garfield)

State of Colorado)

SS

Sworn to and subscribed before me this 16th day of September, 2012
(fill in month) (fill in year)

By Kristie Moreno
(name printed)

Witness my hand and official seal.

Kristie Moreno
Notary Public

My Commission expires 06/29/16



My Commission Expires 06/29/2016

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
(P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Account Information

Account: R009051
Parcel: 217724200497
Owner Name: SOUTHWEST 7 LLC
Owner Address: 286 5TH AVE, 11TH FLOOR, NEW YORK, NY, 10001
Property Address: 352 COUNTY RD, RIFLE
Legal: Section: 24 Township: 6 Range: 93 A PARCEL OF LAND SITUATED IN THE SW4 OF SEC.13 AND THE N2 OF SEC.24, AKA LOT 2, BNDY LINE ADJ. OF AMENDED C.T.D.C. EXEMPTION.
Tax Area: 043
Subdivision:

Sales Information

Date	Deed Type	Doc Number	Grantor	Grantee	Amount
05/11/2011	PTP	802523	HUNTER MESA HOLDINGS LLC	SOUTHWEST 7 LLC	1,400,000
12/08/2008	WD	759871	BATEA G H RIFLE LLC	HUNTER MESA HOLDINGS, LLC	3,500,000
04/06/2007	SWD	720792	WESTERN TRENDS LLC	BATEA G H RIFLE LLC	1,301,800
03/22/2005	SWD	670863	BATEA LLC	WESTERN TRENDS LLC	1,050,000
03/10/2005	WD	670849	WOLF CREEK RIFLE, LLC	BATEA LLC	1,050,000

Taxable Values History

Year	Land Actual	Imp Actual	Total Actual	Land Assessed	Imp Assessed	Total Assessed
2012	1,871,610	842,460	2,714,070	542,770	244,310	787,080
2011	1,871,610	842,460	2,714,070	542,770	244,310	787,080
2010	350,930	1,165,620	1,516,550	101,770	338,030	439,800

Property Details

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
 (P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Model	Attribute Name	Attribute Value
COMM 0	ABSTRACT_CODE	MANUFCTRNG/PROCESNG-IMPS
	UNITS	1
	BUILDING_TYPE	MANU/PROCES
	ACT_YEAR_BLT	1986
	NEIGHBORHOOD	COGENERATION FACILITY
	CONST_QUAL	AVERAGE
	FINBSMTAREA	0
	HEATEDAREA	3200
	ACTUALAREA	9600
	LIVEAREA	3200
	BASEMENTAREA	0
	AREA_UNITS	2
	ARCH_STYLE	WAREHOUSE
	AIRCOND	NONE
	FRAME	STEEL
	EXTERIOR_WALL	PREFAB MTL
	HEATING_FUEL	ELECTRIC
	HEATING_TYPE	UNIT HEATR
	INTERIOR_WALL	DRYWALL
	INTERIOR_WALL	MINIMUM
	ROOF_COVER	PREFAB-MET
	ROOF_STRUCTURE	PREFAB-MET
	STORIES	STORIES 2.0

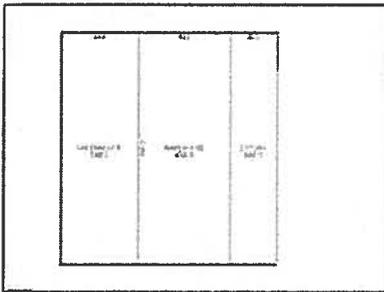
Model	Attribute Name	Attribute Value
COMM 1	ABSTRACT_CODE	MANUFCTRNG/PROCESNG-IMPS
	BUILDING_TYPE	MANU/PROCES
	UNITS	0
	ACT_YEAR_BLT	1987
	NEIGHBORHOOD	COGENERATION FACILITY
	CONST_QUAL	AVERAGE
	FINBSMTAREA	0
	ACTUALAREA	9300
	HEATEDAREA	4000
	AREA_UNITS	0
	LIVEAREA	4000
	BASEMENTAREA	0
	ARCH_STYLE	WAREHOUSE
	FRAME	STEEL
	AIRCOND	NONE
	EXTERIOR_WALL	PREFAB MTL
	HEATING_FUEL	GAS
	HEATING_TYPE	FORCED AIR
	INTERIOR_WALL	DRYWALL
	INTERIOR_WALL	MINIMUM
	ROOF_COVER	PREFAB-MET
	ROOF_STRUCTURE	PREFAB-MET
	STORIES	STORIES 2.0

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
(P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Model	Attribute Name	Attribute Value
LAND 0		
	ABSTRACT_CODE	MANUFCTNG/PROCESNG-LAND
	AREA_ACRES	26.199
	AREA_SQFT	0
	NEIGHBORHOOD	COGENERATION FACILITY
XFOB 0		
	ABSTRACT_CODE	MANUFCTRNG/PROCESNG-IMPS
	BUILDING_NO	1
	ACT_YEAR_BLT	1986
	XFOB_CODE	ASPHALT 4"
	NEIGHBORHOOD	COGENERATION FACILITY
	AREA_UNITS	0
XFOB 1		
	BUILDING_NO	1
	ABSTRACT_CODE	MANUFCTRNG/PROCESNG-IMPS
	ACT_YEAR_BLT	1986
	XFOB_CODE	CONC/WALK
	NEIGHBORHOOD	COGENERATION FACILITY
	AREA_UNITS	0

Property Images



Matt Sturgeon
Assistant City Manager
City of Rifle
202 Railroad Ave.
Rifle, CO 81650

Re: Letter of Authority-Bedrock Resources, LLC

Dear Mr. Sturgeon:

The undersigned is the record title owner of certain real property located in within the City of Rifle known as 56 County Road 352 and more particularly described as:

Lot 2, according to the boundary line adjustment of amended C.T.D.C. exemption plat recorded September 26, 2002 as reception number 611420 and the correction affidavit and ratification of boundary line adjustment of amended C.T.D.C. exemption plat recorded September 26, 2002 in Book 1390 at Page 150 as reception number 611421, County of Garfield, State of Colorado.

This letter serves as formal authorization on behalf of the owner permitting Bedrock Resources, LLC to act as the applicant for the proposed land use application.

Sincerely
Southwest 7, LLC

By _____
Robert Cooper

Property Owners within 200'

- #1) Tri-State Generation and Transmission
56 County Road 352
Rifle, Colo. 81650
- #2) Airport Land Partners Limited
312 AABC, Suite A
Aspen, Colo. 81611-2568
- #3) Grand River Plaza Development Inc.
6874 Highway 82
Glenwood Springs, Colo. 81601

[Tips for using this data site](#)

Garfield County Assessor Data Site

Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
 (P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Address	Owner Name	Account Number	Parcel Number	217724200496	
---------	------------	----------------	---------------	--------------	---

One account was returned

Search Results			
Account	Parcel	Owner Name	Property Address
R009050	217724200496	TRI-STATE GENERATION & TRANSMI ...	56 352 COUNTY RD, RIFLE

Account Information	
Print	Tax Info
Account:	R009050
Parcel:	217724200496
Owner Name:	TRI-STATE GENERATION & TRANSMISSION ASSO
Owner Address:	ATTN: 1100 W 116TH AVENUE, WESTMINSTER, CO, 80234
Property Address:	56 352 COUNTY RD, RIFLE
Legal:	Section: 24 Township: 6 Range: 93 A-PARCEL OF LAND IN THE SW4 OF SEC.13 AND THE NW4 OF SEC.24, AKA LOT 1, BNDY LINE ADJ. OF AMENDED C.T.D.C. EXEMPTION. ALSO A TR OF LAND CONT .062 AC. +/- AND EXCEPT A TR OF LAND CONT .002 AC +/- STATE ASSESSED
Tax Area:	043
Subdivision:	

[Street Map](#)

[GIS Map](#)

Sales Information					
Date	Deed Type	Doc Number	Grantor	Grantee	Amount
09/23/2002	QCD	614422	COGENERATION TECHNOLOGY & DEVE ...	TRI-STATE GEN. & TRANS. ASSOC. ...	6,750,000

[Tips for using this data site](#)

Garfield County Assessor Data Site
 Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
 (P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Address	Owner Name	Account Number	Parcel Number	217724300398	
---------	------------	----------------	---------------	--------------	---

One account was returned

Search Results			
Account	Parcel	Owner Name	Property Address
R247253	217724300398	AIRPORT LAND PARTNERS LIMITED	545 352 COUNTY RD, RIFLE

Account Information	
Print	Tax Info
Account:	R247253
Parcel:	217724300398
Owner Name:	AIRPORT LAND PARTNERS LIMITED
Owner Address:	ATTN: 312 AABC SUITE A, ASPEN, CO, 81611-2568
Property Address:	545 352 COUNTY RD, RIFLE
Legal:	Section: 13 Township: 6 Range: 93 SWSW, N2SW(NET 10.5AC.), SESW (NET 34.27AC), S2SE (NET 61.99AC). Section: 14 Township: 6 Range: 93 SESE, N2SE(NET 54.24AC) Section: 23 Township: 6 Range: 93 NESE Section: 24 Township: 6 Range: 93 ALL EXCEPT 41.33AC. DESC. IN 689/602. Section: 25 Township: 6 Range: 93 E2 Section: 18 Township: 6 Range: 92 LOT 4(NET 43.42AC). EXCEPT A TR. CONT. 43.63 AC, DESC. IN 1154/796 EXCEPT A TR. OF LAND CONT. 1.3 AC +/- AS DESC. IN LAND DONATION AGREEMENT 1139/604. EXCEPT 6 TRS. OF LAND CONT, 6.201 AC +/- AS DESC. IN 616/499,502,505,508,511 AND 514. ALSO 4 TRS. OF LAND CONT. 1.733 AC +/- AS DESC. IN REC#04-72, 1616/462 & REC#04-73, 1616/471. EXCEPT A TR. OF LAND CONT 13.222 AC +/- AS DESC IN SWD 1872/430 AND ALSO IN SERIAL ANNEXATION REC#781569 AND 781570. THE SPLIT OF THIS PARCEL WAS OK'D BY COUNTY ATTORNEY, CAROLYN DAHLGREN, AFTER A HASSLE WITH THE CITY OF RIFLE. THE DEED WAS A SWD 1872/430. THE CITY HAS OK'D IT EVEN THOUGH IT WAS IN THE COUNTY AT THE TIME. EXCEP
Tax Area:	043
Subdivision:	

Street Map

GIS Map

[Tips for using this data site](#)

Garfield County Assessor Data Site
 Jim Yellico, 109 8th Street, Glenwood Springs, CO, 81601
 (P) 970.945.9134 | (F) 970.945.3953 | (E) jyellico@garfield-county.com

Address	Owner Name	Account Number	Parcel Number	Enter Address	Q
---------	------------	----------------	---------------	---------------	---

One account was returned

Search Results			
Account	Parcel	Owner Name	Property Address
R440002	217724200399	GRAND RIVER PLAZA DEVELOPMENT, ...	, RIFLE

Account Information	
Print	Tax Info
Account:	R440002
Parcel:	217724200399
Owner Name:	GRAND RIVER PLAZA DEVELOPMENT, INC
Owner Address:	ATTN: 6874 HIGHWAY 82, GLENWOOD SPRINGS, CO, 81601
Property Address:	, RIFLE
Legal:	Section: 24 Township: 6 Range: 93 A TR IN THE NW SEC 24 & SW SEC 13.
Tax Area:	043
Subdivision:	

Street Map

GIS Map

Sales Information					
Date	Deed Type	Doc Number	Grantor	Grantee	Amount
07/06/2004	SWD	655582	COLBORN, HARRY	GRAND RIVER PLAZA DEVELOPMENT, ...	434,700
02/18/2004	WD	646956	WOLF CREEK RIFLE LLC,	COLBORN, HARRY	230,000
11/26/2002	WD	615864	AMERICAN ATLAS #1 LTD	WOLF CREEK RIFLE LLC,	37,500
12/06/1995	WD				37,500

Other Property Sales

Taxable Values History						
Year	Land Actual	Imp Actual	Total Actual	Land Assessed	Imp Assessed	Total Assessed
2012	389,410		389,410	112,930		112,930
2011	389,410		389,410	112,930		112,930
2010	486,760		486,760	141,160		141,160

Property Details
<p>Models</p> <ul style="list-style-type: none"> - LAND <u>Occurrence 1</u>

Property Images

**Frontier Paving
Conditional Use Permit**

Lot 2 of the Amended CTDC Exemption Plat

STATEMENT OF PURPOSE

Frontier Paving is a local paving contractor with years of experience working throughout western Colorado and the Colorado River Valley in particular. Throughout its history, Frontier Paving has been located on and operated out of leased lands owned by the adjacent sand and gravel operations for Flag Sand and Gravel south of Silt. With an annual average payroll of \$1.6 million dollars, Frontier Paving provides 30 to 40 high paying permanent and temporary jobs to local citizens living in west Garfield County. Their subsequent investment back into the community to support their work activities amounts to an average of \$8 to \$9 million dollars' worth of goods and services to other local businesses.

As the mining resource is nearly exhausted at the Flag Sand and Gravel site and as reclamation plans are to begin shortly, it has become incumbent upon Frontier Paving to relocate their operations to a new site and to a site solely owned and controlled by them so as to avoid further disruption of business and operations in the future. As Frontier has researched and explored a number of parcels within western Garfield County to move their operations, it has become painfully apparent that few sites exist that are zoned industrial or have quick and adequate access to the Colorado River Corridor. Upon finding Lot 2 of the CTDC Exemption Plat being available for purchase, upon noting the adjacent land uses (existing and proposed) being compatible with the Frontier Paving use and upon noting that access to the I-70 corridor via Airport Road east to the Mamm Creek Exit is available, it made perfect sense to relocate the operations to this location. In addition, given the size of the parcel, the addition of a concrete batch plant, office, shop and crushing of recycled asphalt and concrete into reusable road base products frequently used by the City of Rifle, Garfield County and independent contractors became apparent. As such, pre-application meetings with planning staff ensued and submittal of this Conditional Use Permit application has become a reality.

The plan for the property is as noted in the prior paragraph. Utilities are available to the site with sewer main installation required from the CMC campus, water, electric, telephone and gas being available from Airport Road and the adjacent Cogeneration power plant. The plan has been prepared to locate the industrial uses (asphalt batch plant and concrete batch plants) immediately adjacent to the Cogeneration plant in the back of the property. Surrounding the batch plants, the product piles will be placed to screen the plants from adjacent commercial and industrially zoned parcels. Towards the front of the property, the less intense uses (shop, storage and offices) will be planned. Utilities will be installed to facilitate adjacent planning and development of the Air Park development previously approved by the City.

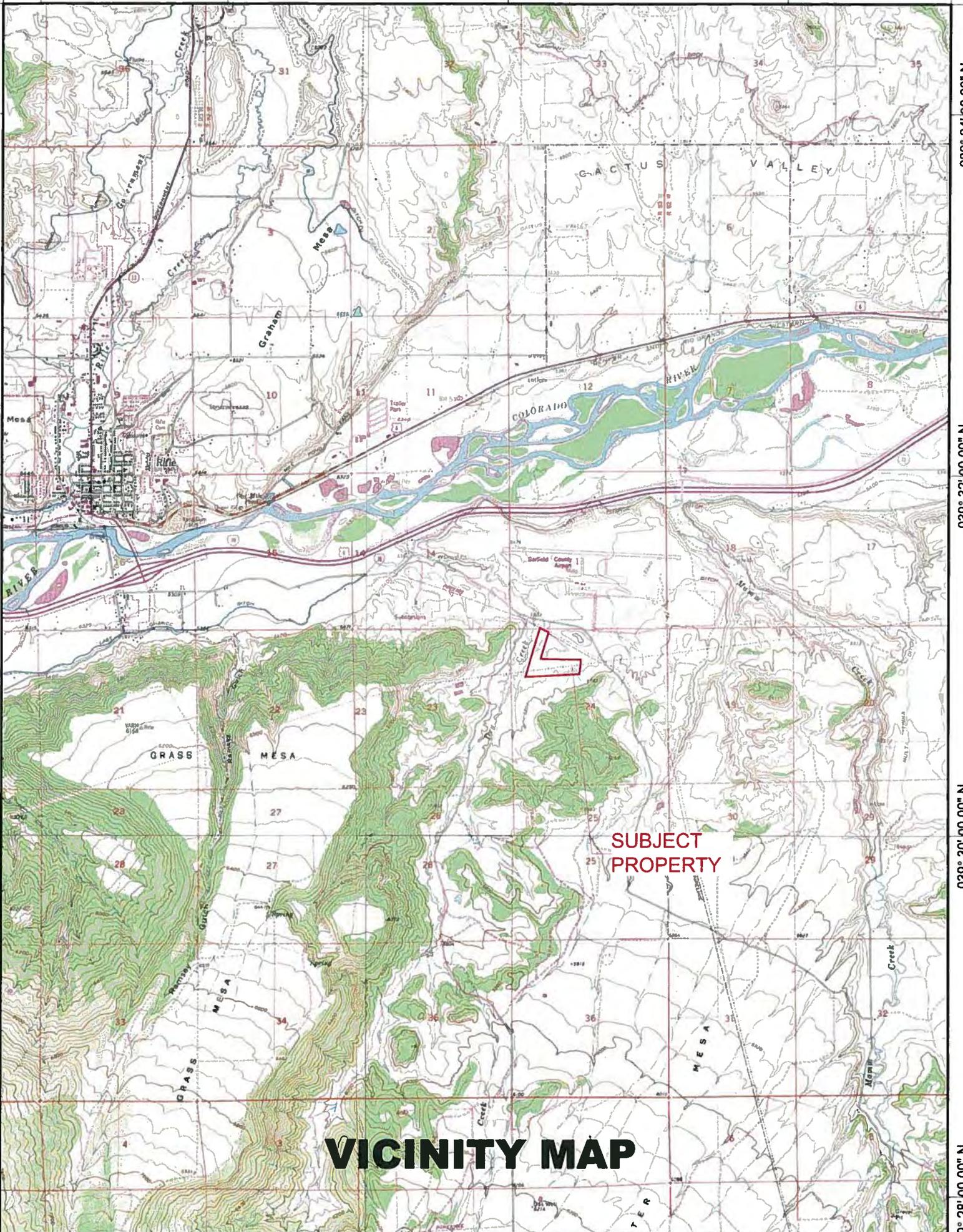
At the existing building with the driveway entrance tying onto Airport Road, the parking lot for the existing building will be paved and striped. Likewise, a landscaping buffer will be constructed as coordinated with City of Rifle planning staff.

Access into the property from Airport Road will be widened to safely accommodate both the Cogeneration traffic as well as the project traffic. Once leaving the common road, the road into the property will be constructed as a gravel roadway with magnesium chloride applied to mitigate dust. All internal circulation will be via gravel access ways with magnesium chloride being applied as necessary to mitigate dust in these locations as well.

107° 46' 00.00" W

107° 44' 00.00" W

107° 42' 00.00" W



SUBJECT
PROPERTY

VICINITY MAP

107° 46' 00.00" W

107° 44' 00.00" W

107° 42' 00.00" W

FRONTIER PAVING
CITY OF RIFLE CONDITIONAL USE PERMIT
PHOTOS OF ASPHALT BATCH PLANT



Figure 1 – 4 BIN AGGREGATE LOAD

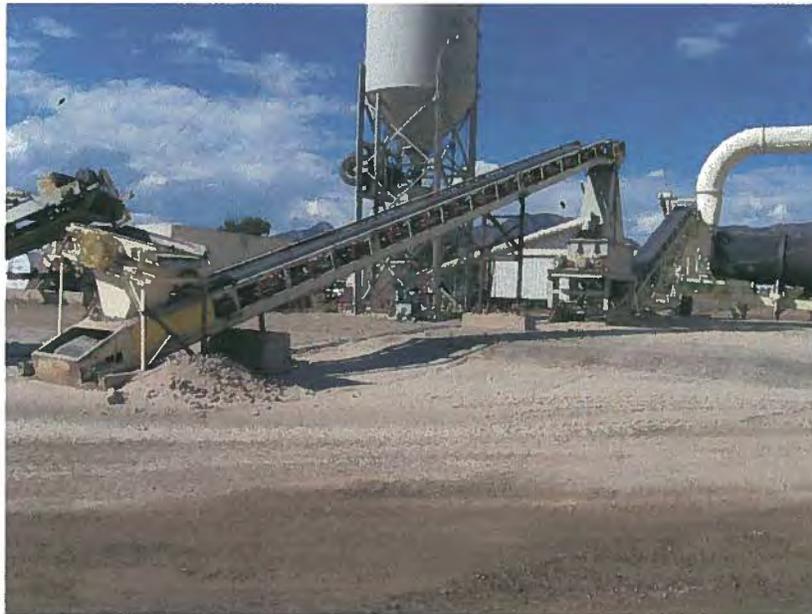


Figure 2- CONVEYORS TO DRUM, BAG HOUSE AND LIME SILO



Figure 3- DRUM AND BAG HOUSE



Figure 4- LOAD OUT SILO AND ASPHALT STORAGE TANK

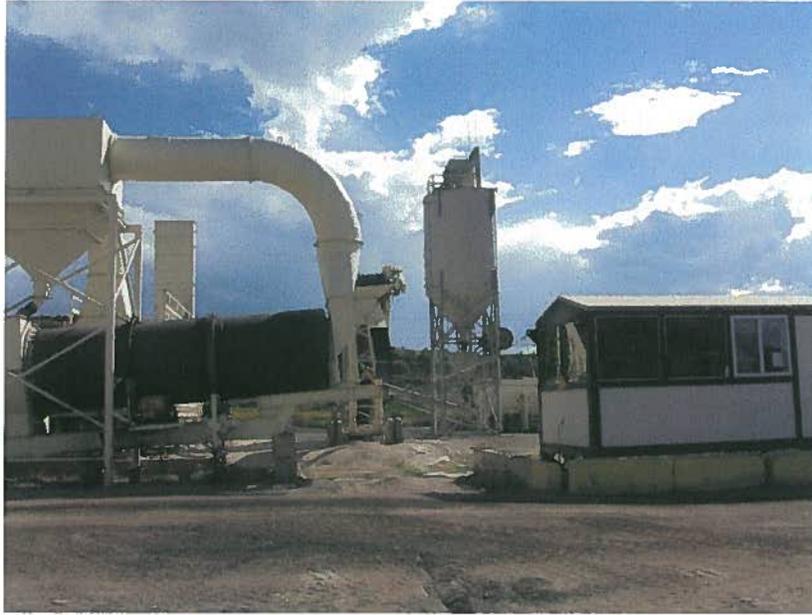


Figure 5- CONTROL BUILDING AND DRUM

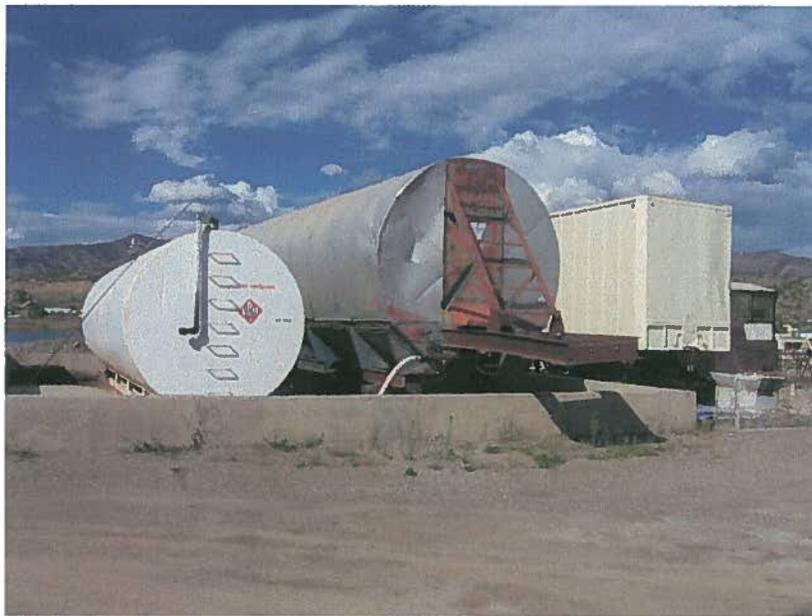


Figure 6- GENERATOR FUEL

FRONTIER PAVING
CITY OF RIFLE CONDITIONAL USE PERMIT
PHOTOS OF CONCRETE BATCH PLANT



Figure 1 - FRONT ELEVATION

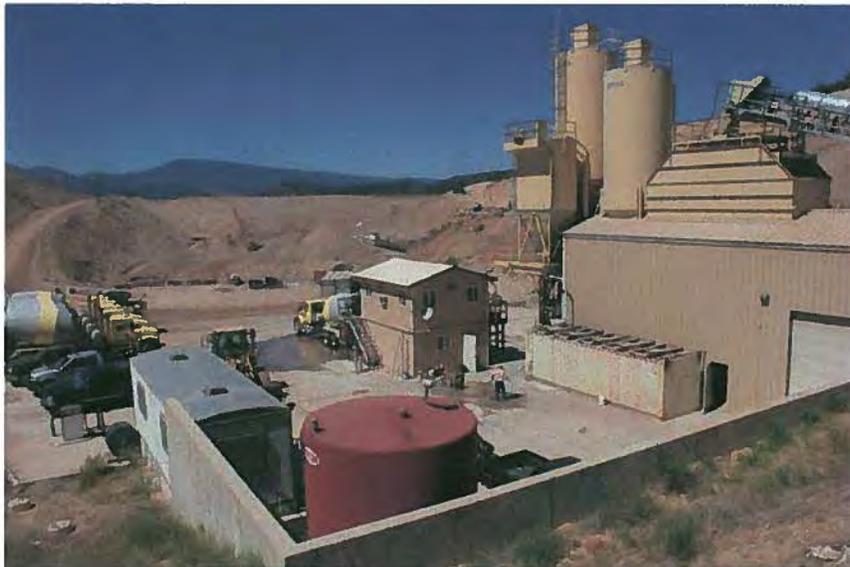


Figure 2- RIGHT SIDE ELEVATION



Figure 3- LEFT SIDE ELEVATION

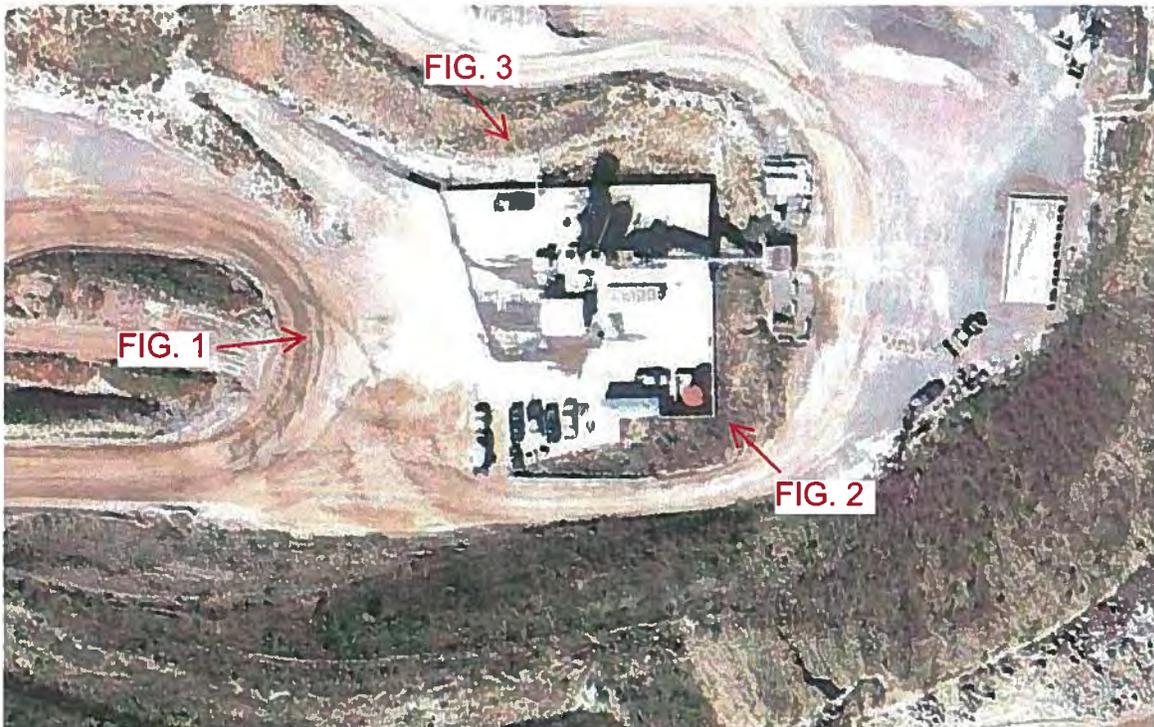


Figure 4- CURRENT SITE PLAN VIEW



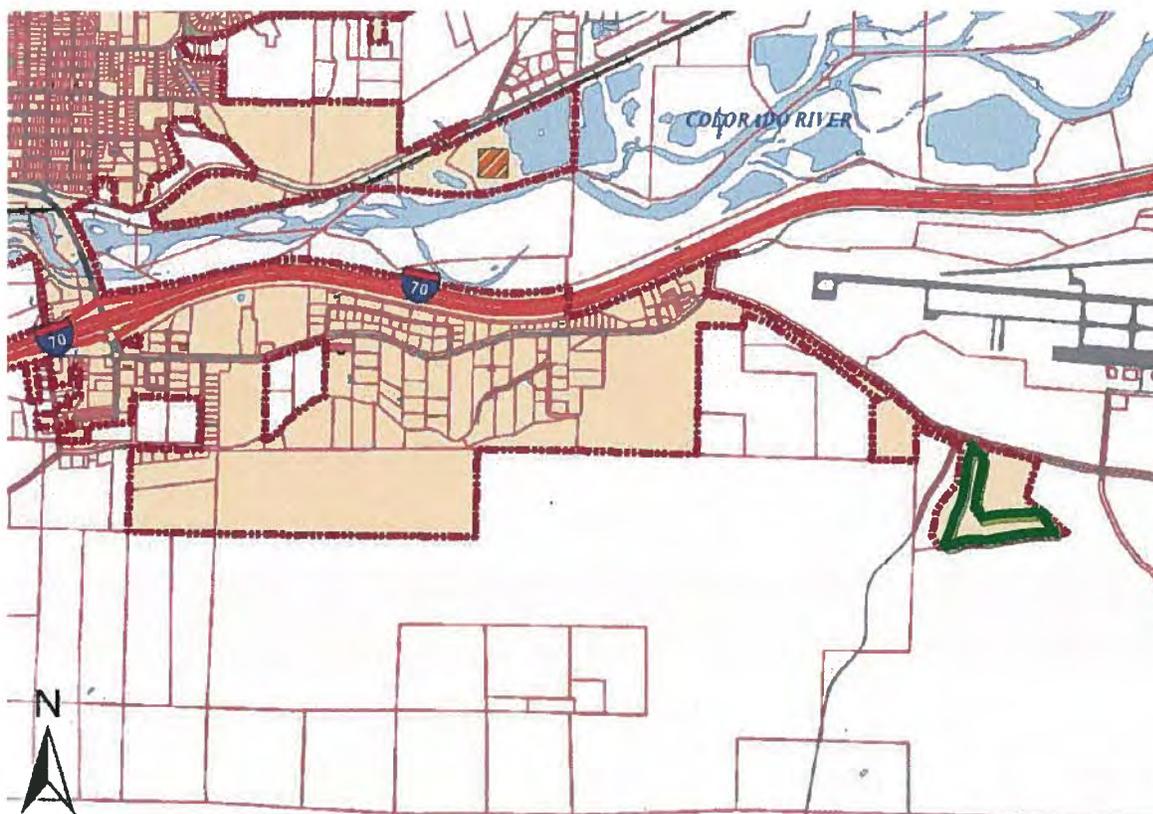
MEMORANDUM

TO: MATT STURGEON, PLANNING DIRECTOR
FROM: NATHAN LINDQUIST, PLANNER
DATE: SEPTEMBER 19, 2012
SUBJECT: CONDITIONAL USE PERMIT 2012-6
3885 AIRPORT ROAD
PURPOSE: ASPHALT AND CONCRETE BATCH PLANT
APPLICANT AND PROPERTY OWNER: CHARLES ELLSWORTH (FRONTIER PAVING)

REQUEST

The applicant requests approval of a Conditional Use Permit for an asphalt and concrete batch plant. Accessory uses to the plant itself include storage of material on site, and crushing of stored material, such as rock, asphalt and concrete.

The location is 3885 Airport Road. See the highlighted property on the map below.



DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



The property is zoned Industrial. Asphalt and Concrete Batch Plants are a conditional use in an Industrial zone. This is one of only two Industrial areas in the City of Rifle – the other is at the West Rifle interchange. The Comprehensive Plan envisions this area of Rifle as a center for industrial employment, including uses that may not be appropriate closer to residential and commercial centers.

The area surrounding the property is composed of the Airpark – a large industrial and commercial planned development. Currently the Airpark is undeveloped. The proposed asphalt and concrete batch plant is compatible with the future uses expected around it, as they are expected to be of a similar industrial nature.

The applicant will be required to make landscaping and building façade improvements to bring the property up to City standards. The operations on site will be organized so as to provide minimal visual impacts to Airport Road.

RECOMMENDATION

Staff recommends that Planning Commission APPROVE Conditional Use Permit 2012-6 with the following conditions:

1. The applicant shall landscape the property's Airport Road frontage according to code's requirements for new construction. This shall occur by October 31, 2013.
2. The applicant shall improve the façade of the blue building on site; either to meet requirements of code (bottom 25% have brick, stone, or the like wainscot and the metal be painted an earth tone) or improvements that make an equivalent aesthetic improvement as proposed by the applicant and approved by Staff. This shall occur by October 31, 2013.
3. Colors of new buildings shall be earth-toned.
4. Operators shall remain in compliance with all permitting agencies having oversight and provide copies of issued permits (and renewals) to the City of Rifle.
5. Truck traffic shall use Mamm Creek Interchange for all activities except jobs serving projects south of Interstate 70. The plant operators will take every effort to encourage/direct vendors not associated with ownership of the concrete and asphalt plants to do the same.

**EXCERPT OF SEPTEMBER 25, 2012, P&Z MEETING MINUTES
W/OUT MODIFICATION**

CONDITIONAL USE PERMIT 2012-5 3885 AIRPORT ROAD

The Chair called up the applicant(s) Jeff Simonson, Charles Ellsworth Damian Ellsworth

The Chair verified public notice requirements had been met.

Purpose: The applicant requests approval of a Conditional Use Permit for an asphalt and concrete batch plant. Accessory uses to the plant itself include storage of material on site, and crushing of stored material, such as rock, asphalt and concrete.

Staff Report:

The property is zoned Industrial. Asphalt and Concrete Batch Plants are a conditional use in an Industrial zone. This is one of only two Industrial areas in the City of Rifle – the other is at the West Rifle interchange. The Comprehensive Plan envisions this area of Rifle as a center for industrial employment, including uses that may not be appropriate closer to residential and commercial centers.

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3. Colors of new buildings shall be earth-toned.
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5. Truck traffic shall use Mamm Creek Interchange for all activities except jobs serving projects south of Interstate 70. The plant operators will take every effort to encourage/direct vendors not associated with ownership of the concrete and asphalt plants to do the same.

Public Comments: No Comments

Commissioners Questions and Comments:

Commissioner asked for clarification of the location going east on Airport Road there is a blue warehouse is that 319 and you turn there and go back behind the Co-Gen plant?

Mr. Ellsworth replied no- at that blue warehouse you take that entrance into it. The blue warehouse is part of the property.

Commissioner asked in terms of the drainage into Dry Creek are you comfortable with everything is going to be contained.

Staff replied the Rifle Airpark did a comprehensive drainage analyzes about the whole area. Jeff Simonson and Yancy Nicole with Sopris engineering did that design. Staff is confident it will all work together.

Staff explained the applicant will be doing a site plan which goes over the issues as drainage, other impacts on the city streets and those issues will be worked through at site plan review.

Commissioner asked in regards to recommendation # 5 regarding truck traffic, what is the percentage that will be going west on Airport Road.

Mr. Ellsworth replied it would be work for Airport Road of a street off Airport Road maybe a grand total of 5% or less.

Closing Comments: No Comments

Motion Made:

Commissioner Mead moved to **APPROVE** The Conditional Use Permit 2012-5 3885 Airport Road with all Staff's recommendations. *Commissioner Plum* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES- Bascom, Rogers, Pettinger, Plum, Rossilli, Elliott and Mead, NO-

GLENWOOD SPRINGS OFFICE
The Denver Center
420 Seventh Street, Suite 100
Glenwood Springs, Colorado 81601
Telephone (970) 947-1936
Facsimile (970) 947-1937

GARFIELD & HECHT, P.C.

ATTORNEYS AT LAW

Since 1975

www.garfieldhecht.com

November 1, 2012

David D. McConaughy
dmcconaughey@garfieldhecht.com

Matt Sturgeon
Assistant City Manager
City of Rifle
202 Railroad Ave.
Rifle, CO 81650

Re: Bedrock Resources Conditional Use Permit

Dear Mr. Sturgeon:

Our office represents Bedrock Resources, LLC ("Bedrock"), the applicant in the above-referenced land use case. This letter is submitted in response to the appeal letter dated October 8, 2012 by Robert Howard on behalf of Airport Land Partners, Ltd. ("ALP"). For obvious reasons Bedrock disagrees with the assertions contained in Mr. Howard's letter. Each concern is addressed below, and Bedrock and its representative plan to attend the November 7, 2012 appeal hearing before Council to address these issues further.

1. The Application is Adequate

ALP challenges the sufficiency of the application submitted by Bedrock. It is important to note at the outset that the application was accepted by Staff as complete and adequate under the City Code. The Code in section 16-5-160 expressly states that: "The Planning Department staff will determine if the application is complete" thus vesting this decision in the Planning Staff and not the Planning Commission or City Council. Nevertheless, Bedrock will respond to each charge in turn.

- A. Ownership/Authority. As outlined in the application, the owner of the property at issue is Southwest 7, LLC, and Bedrock is pursuing this application pursuant to a contract for purchase. Southwest 7, LLC gave express permission for Bedrock to process the application, which Bedrock has previously submitted to the City. An additional copy of this letter of authority is attached hereto. Submitting a copy of the contract for purchase is unnecessary and only serves to give ALP, a potential competitor of Southwest 7, private information concerning the purchase price and terms of the sale of the property. However, a redacted version of the contract will be presented upon request. Despite its protestations, ALP admits in its letter that the name and address for Southwest 7, LLC is contained within the application materials.

GARFIELD & HECHT, P.C.

Matt Sturgeon
November 1, 2012

B. Site Plan. As outlined by Staff at the Planning Commission hearing, the process for this Conditional Use Permit after it receives approval from the City is to move to a site planning stage. Despite this, Bedrock still submitted a proposed site plan that shows the layout of the project, which was accepted by Staff and the Planning Commission as adequate. ALP's objections seem focused on very minor concerns with the site plan such as the location of the signage and trash collection areas. The site plan as submitted provides ample information to the City in order to make a determination under the code, and any additional minor concerns can be addressed by Staff through the subsequent site planning process if necessary.

2. The Referrals Were Adequate.

As noted by ALP, the code requires that the application be referred to "appropriate" review agencies for comment. Staff ultimately makes the determination of what referral entities are "appropriate" for any given project. It is Bedrock's understanding that Staff did refer this application to selected referral entities of their choosing, meeting the requirements of the code.

In addition, Bedrock itself contacted the County concerning the haul routes (discussed more below) and the Fire District. Neither expressed any concerns about the project as proposed.

3. Notice Was Properly Given.

ALP makes much about the requirements of sections 16-5-220 and 16-5-250 of the code, which are slightly inconsistent. Section 16-5-220 states that applications shall be submitted to the Planning Department at least thirty (30) days prior to a regularly scheduled meeting of the Planning Commission. Section 16-5-250 states that applications must be deemed complete by the Planning Department at least thirty (30) days prior to a regularly scheduled meeting of the Planning Commission. These provisions run to the benefit of Planning Staff, not the general public. The purpose is to give Staff time to review the application and determine if it is complete, adequate, and to ensure there is enough time to legally notice the hearing for an upcoming meeting. Nothing within these provisions requires that the hearing be conducted more than thirty (30) days after the application is submitted and deemed complete, so long as legal notice can be met.

The application was submitted more than thirty (30) days in advance of an available regular Planning Commission meeting, and a determination of completeness was also made more than thirty (30) days in advance of an available meeting. But Staff correctly concluded that the legal notice could be accomplished within the timeframe necessary to meet the September 25, 2012 Planning Commission meeting in accordance with the procedures required by § 16-1-50 of the Code. ALP's letter admits that legal notice was timely and properly given, and despite its

GARFIELD & HECHT, P.C.

Matt Sturgeon
November 1, 2012

assertion there is ample evidence in the record to support that notice was proper. Even though the City has them, additional copies of the relevant documents are attached to this letter. The fact that less than thirty days elapsed between the application submittal and the hearing is not at all fatal to the application and is instead a testament to Planning Staff's efficiency.

4. The Approval Criteria Have Been Met.

The Planning Commission properly considered the required conditions of approval when voting to approve this application. As noted in the Staff Report and as was discussed at the Planning Commission hearing, the subject property is zoned Industrial, is surrounded by similar industrial uses, and is compatible with the comprehensive plan. ALP's challenges to this project can be grouped into three ideas:

- A. Traffic Impacts. As is shown on the site plan, the subject property is "L" shaped, which provides the ideal combination of access and visual mitigation. Access to the site is directly off of Airport Road, and the haul route imposed by the City has trucks heading east to the Mamm Creek interchange on I-70. Contrary to the assertions of ALP, Airport Road and Mamm Creek Road are both major haul routes supporting a variety of industrial development including oil and gas and trucking. Locating this proposed use at any other location south of Airport Road will only increase the traffic impacts on City and County roads. Limiting the haul routes to heavily-traveled roads and shortening the length of the route are benefits to both the project and the City.
- B. Visual Impacts. As noted, the property is "L" shaped, wrapping around the existing Co-Gen facility. All of the new improvements on the site are to be located along the back of the L, which is effectively buffered by the Co-Gen operation. Bedrock will further demonstrate the lack of visual impact at the appeal hearing. The only improvement that will remain visible is the structure right on Airport Road, which Staff has required to be improved and painted, thus improving the overall visual impact of the property.
- C. Other Impacts. ALP has asserted that there will be some unspecified environmental and financial impacts associated with this project. This dovetails into its argument that the zoning and comprehensive plan designation of the site as "Industrial" somehow does not really mean industrial, or it only means industrial as ALP would like to define it. What ALP fails to recognize is that asphalt processing is a highly-regulated use, requiring both local and state oversight. Emissions, dust control, noise, vibration and associated environmental impacts are all regulated. Bedrock has always and will continue to operate within these regulations. The property at issue is surrounded by a variety of industrial uses including the airport, oil and gas operations,

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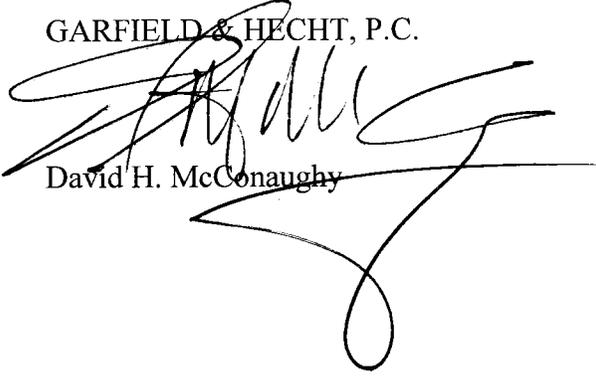
Matt Sturgeon
November 1, 2012

trucking, and electrical generation and transmission. The rest of the property in the vicinity is vacant land. Attached hereto is the proposed preliminary zoning map for ALP's property, which shows the subject property as zoned Industrial, and also shows the property to the south and west as zoned heavy industrial. It is regrettable that ALP does not see this use as fitting within its as-yet still unfinished master plan, but the project is very much compatible with the underlying zoning and surrounding uses. Bedrock will present additional information on compatibility of use at the appeal hearing on the 7th.

Bedrock's application meets the procedural and substantive requirements and intent of the code. The Planning Commission properly reviewed and approved the application subject to proper conditions. Bedrock asserts that the appeal should be denied and the approval granted by the Planning Commission be allowed to stand. Bedrock reserves its rights to respond to such additional information as may be presented at the appeal hearing.

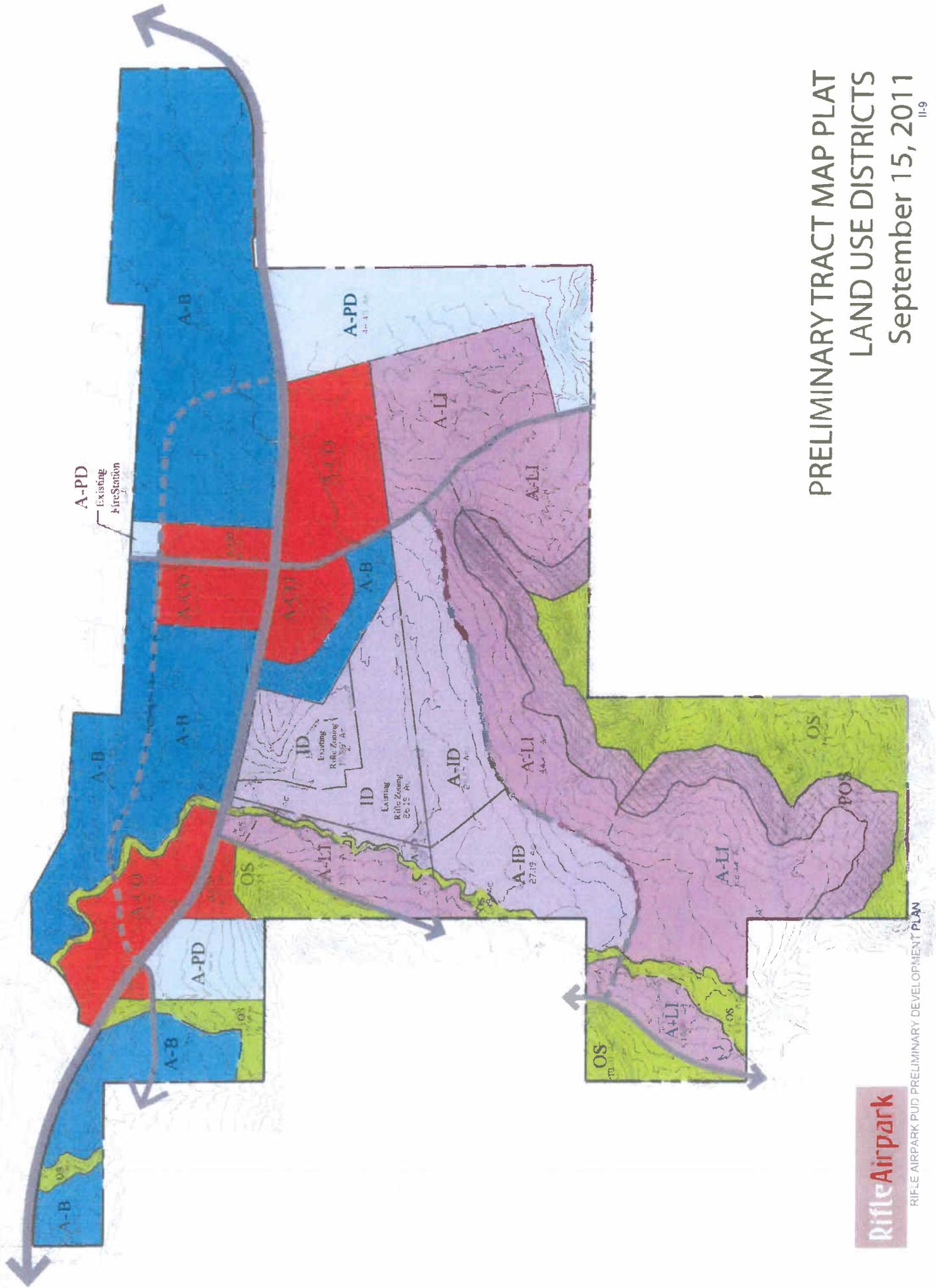
Sincerely,

GARFIELD & HECHT, P.C.



David H. McConaughy

enclosures



PRELIMINARY TRACT MAP PLAT
 LAND USE DISTRICTS
 September 15, 2011
 11-9

Esquires @ rife
co.org

Charlotte's
email
Sent 9-7-12

7011 1150 0000 8912 4983

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

ASPEN CO 81611

Postage	\$ 0.45	0591 01 Postmark Here
Certified Fee	\$ 2.95	
Return Receipt Fee (Endorsement Required)	\$ 2.35	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.75	

09/07/2012

Sent To
Airport Land Partners Limited
Street, Apt. No.,
or PO Box No. 312 ABC, Suite A
City, State, ZIP+4
Aspen, CO 81611-2568

US Form 3800, August 2006 See Reverse for Instructions

7011 1150 0000 8912 4976

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

GLENWOOD SPRINGS CO 81601

Postage	\$ 0.45	0591 01 Postmark Here
Certified Fee	\$ 2.95	
Return Receipt Fee (Endorsement Required)	\$ 2.35	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.75	

09/07/2012

Sent To
Grand River Plaza Development Inc
Street, Apt. No.,
or PO Box No. 6874 Hwy 82
City, State, ZIP+4
Glenwood Spgs, CO 81601

US Form 3800, August 2006 See Reverse for Instructions

7011 1150 0000 8912 4969

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

DENVER CO 80234

Postage	\$ 0.45	0591 01 Postmark Here
Certified Fee	\$ 2.95	
Return Receipt Fee (Endorsement Required)	\$ 2.35	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 5.75	

09/07/2012

Sent To
Tri-state Generation & Transmission Assoc
Street, Apt. No.,
or PO Box No. 1100 W. 116th Ave.
City, State, ZIP+4
Wtminster CO 80234

US Form 3800, August 2006 See Reverse for Instructions

PUBLIC NOTICE

You are hereby notified that the City of Rifle Planning Commission will conduct a Public Hearing to consider the following application. The Public Hearing will be held on September 25th, 2012 at 7:00 p.m. in Council Chambers at Rifle City Hall, 202 Railroad Avenue.

Applicant / Owner: Bedrock Resources LLC
Charles Ellsworth, Manager
1014 County Road 311
New Castle, CO 81647

Statement of Request: Conditional Use Permit to allow an asphalt/concrete plant and accessory uses. Some crushing activity of the stored materials; such as rock, asphalt and concrete and storage of landscaping materials such as; topsoil and rock. The overall property size is approximately 26.199 acres.

Legal Description: Section: 24 Township: 6 Range: 93 A PARCEL OF LAND SITUATED IN THE SW4 OF SEC.13 AND THE N2 OF SEC.24, AKA LOT 2, BNDY LINE ADJ. OF AMENDED C.T.D.C. EXEMPTION

Common Description or Address: 56 County Road 352, Rifle, Colorado

For more information, contact the Rifle Planning and Development Department at 202 Railroad Ave., Rifle, CO 81650, (970) 625-6224

Ad Name: 8372419A
Customer: Bedrock Resources LLC
Your account number is: 4885930

PROOF OF PUBLICATION
**THE RIFLE
CITIZEN TELEGRAM**

STATE OF COLORADO,
COUNTY OF GARFIELD

I, Heather McGregor, do solemnly swear that I am Editor of *The Rifle Citizen Telegram*, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

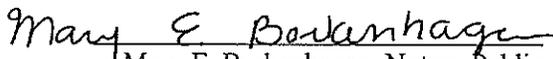
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated 9/13/2012 and that the last publication of said notice was dated 9/13/2012 the issue of said newspaper.

In witness whereof, I have here unto set my hand this 09/21/2012.



Heather McGregor, Editor

Subscribed and sworn to before me, a notary public in and for the County of Garfield, State of Colorado this 09/21/2012.



Mary E. Borkenhagen, Notary Public

My Commission expires:
September 12, 2015



PUBLIC NOTICE

You are hereby notified that the City of Rifle Planning Commission will conduct a Public Hearing to consider the following application. The Public Hearing will be held on **September 25th, 2012 at 7:00 p.m.** in Council Chambers at Rifle City Hall, 202 Railroad Avenue.

Applicant / Owner: Bedrock Resources LLC
Charles Ellsworth, Manager
1014 County Road 311
New Castle, CO 81647

Statement of Request: Conditional Use Permit to allow an asphalt/concrete plant and accessory uses. Some crushing activity of the stored materials; such as rock, asphalt and concrete and storage of landscaping materials such as; topsoil and rock. The overall property size is approximately 26.199 acres.

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Published in the *Citizen Telegram* on September 13, 2012. [8372419]

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Published in the *Citizen Telegram* on September 13, 2012. [8372419]

09/10/12

Receipt of Payment

9:05 AM

Swift Communications

Account 4885930
Name Bedrock Resources LL
Phone (970)989-5394
Address 1014 County Road 311

Credit Card
Type V
Num *****
Auth 010009
Expir &&vN

City New Castle
State CO
Zip 81647 Country Code US

Table with 4 columns: Start, Paytype, CC, Issues; Stop, Rate Code, VCT, Class. Includes 'Copy ct Rifle PZ - 9.25.12'.

Amount 26.17 Rep 8PI75
Tax 0.00 Ad # 8372419
Amount Paid 26.17 Paytype Credit Card
Payment Due 0.00 Balance 0

Receipt No

Received by _____

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Published in the Citizen Telegram on September 13, 2012. [6372419]

Ad shown is not actual print size

180 Words

Ad Size 1 cols x 3.02 inches

Date _____

Original

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180 Words

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Date _____

Customer Copy

Matt Sturgeon
Assistant City Manager
City of Rifle
202 Railroad Ave.
Rifle, CO 81650

Re: Letter of Authority-Bedrock Resources, LLC

Dear Mr. Sturgeon:

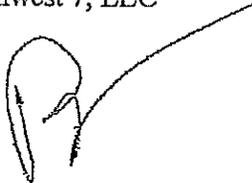
The undersigned is the record title owner of certain real property located in within the City of Rifle known as 56 County Road 352 and more particularly described as:

Lot 2, according to the boundary line adjustment of amended C.T.D.C. exemption plat recorded September 26, 2002 as reception number 611420 and the correction affidavit and ratification of boundary line adjustment of amended C.T.D.C. exemption plat recorded September 26, 2002 in Book 1390 at Page 150 as reception number 611421, County of Garfield, State of Colorado.

This letter serves as formal authorization on behalf of the owner permitting Bedrock Resources, LLC to act as the applicant for the proposed land use application.

Sincerely
Southwest 7, LLC

By



Robert Cooper



S Environmental & Dis.
888
MOLD ASBESTOS 24 HOUR

NOTICE
OF
PUBLIC
HEARING



**NOTICE
OF
PUBLIC
HEARING**

NOTICE
 THE BOARD OF COUNTY COMMISSIONERS HAS SET FOR THE 15TH DAY OF APRIL 2012 A PUBLIC HEARING TO CONSIDER THE PROPOSED REZONING OF A PORTION OF THE LAND DESCRIBED AS PARCELS 10-00-001-0000-0000 AND 10-00-001-0000-0000, TO BE REZONED FROM R-1 TO R-2. THE PUBLIC HEARING WILL BE HELD AT 10:00 AM ON APRIL 15, 2012 AT THE BOARD OF COUNTY COMMISSIONERS' OFFICE, 100 WEST WASHINGTON STREET, DENVER, COLORADO 80202.

FOR MORE INFORMATION, CONTACT THE PLANNING DEPARTMENT AT 720-725-2200.

Colorado
Mountain
College
↑

TRUCK
ROUTE

SPEED
LIMIT
35

City of Rifle
Proposed 2013 Budget
First Public Hearing
November 7, 2012

City of Rifle
2013 Proposed Budget
First Public Hearing
November 7, 2012

1. General (100)

2. Street Improvement Fund (201)

3. Miscellaneous Funds

- a. Conservation Trust (202)
- b. Economic Development (203)
- c. Visitor Improvement (Lodging Tax) (204)
- d. Downtown Development Authority (DDA) (205)
- e. Rifle Information Center (207)
- f. Urban Renewal Authority (208)
- g. Energy Efficiency Fund (209)

4. Capital Fund (206)

- a. New Ute Theatre Society Presentation
- b. Council Vote

5. Parks and Recreation Fund (210)

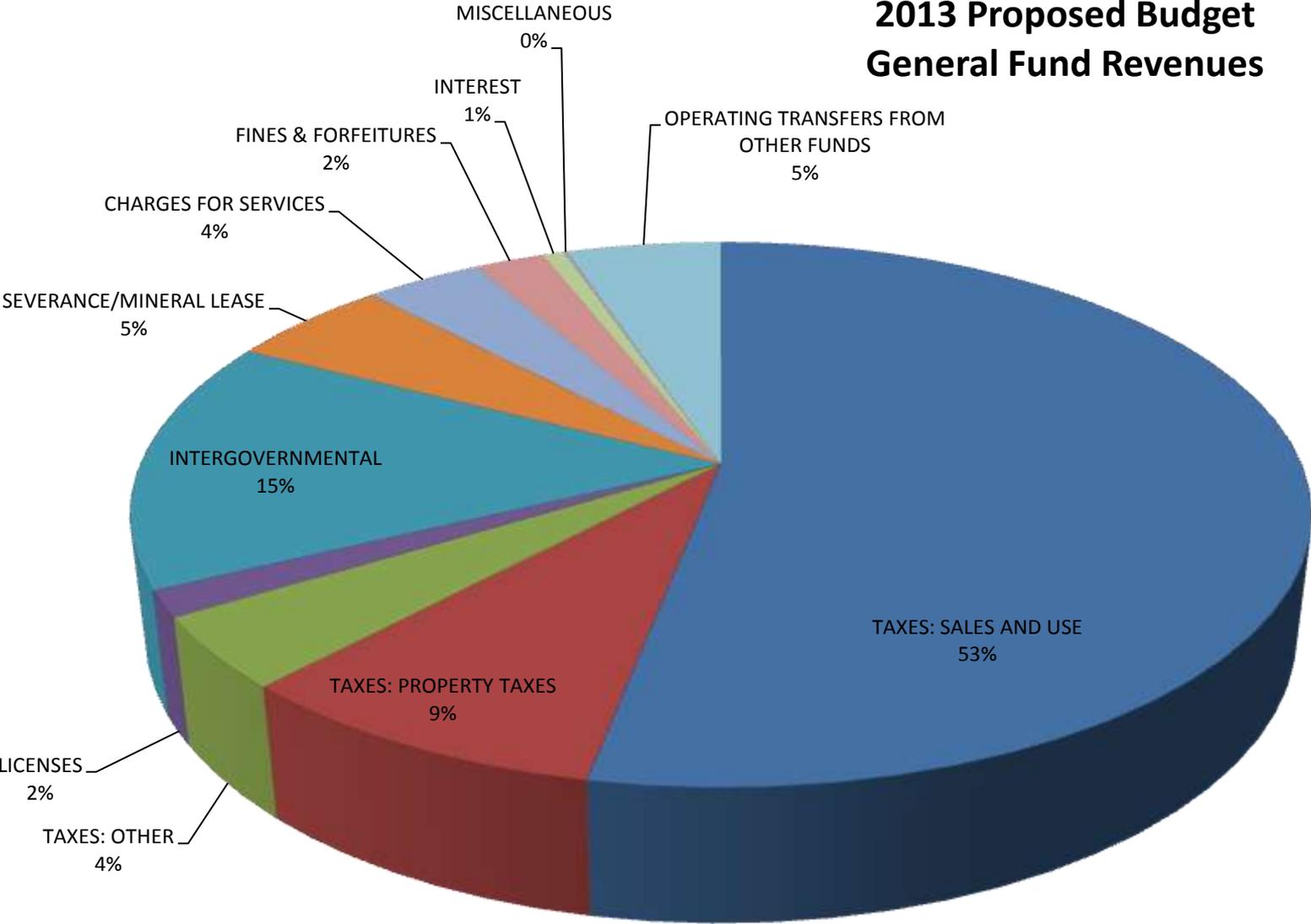
General Fund (100)

General Fund

	2013 PROPOSED BUDGET
FUND BALANCE, BEGINNING	4,712,793
LESS RESERVED FUNDS BEGINNING	(1,120,553)
UNRESERVED FUND BALANCE, BEGINNING	<u>3,592,240</u>
REVENUES	7,525,527
EXPENDITURES	(8,390,226)
FUND GAIN (LOSS)	<u>(864,699)</u>
FUND BALANCE, ENDING (TOTAL)	<u>3,848,094</u>
LESS: RESERVED FUNDS ENDING	(904,550)
FUND BALANCE, ENDING -UNRESERVED	<u>2,943,544</u>

General Fund (100)	2013 Budget	% of Revenues
Revenues		
TAXES: SALES AND USE	3,989,904	53%
TAXES: PROPERTY TAXES	668,838	9%
TAXES: OTHER	319,021	4%
LICENSES	117,843	2%
INTERGOVERNMENTAL	1,127,110	15%
SEVERANCE/MINERAL LEASE	400,000	5%
CHARGES FOR SERVICES	289,586	4%
FINES & FORFEITURES	171,796	2%
INTEREST	53,000	1%
MISCELLANEOUS	8,500	0%
OPERATING TRANSFERS FROM OTHER FUNDS	379,929	5%
TOTAL BUDGETED REVENUES	<u>7,525,527</u>	<u>100%</u>

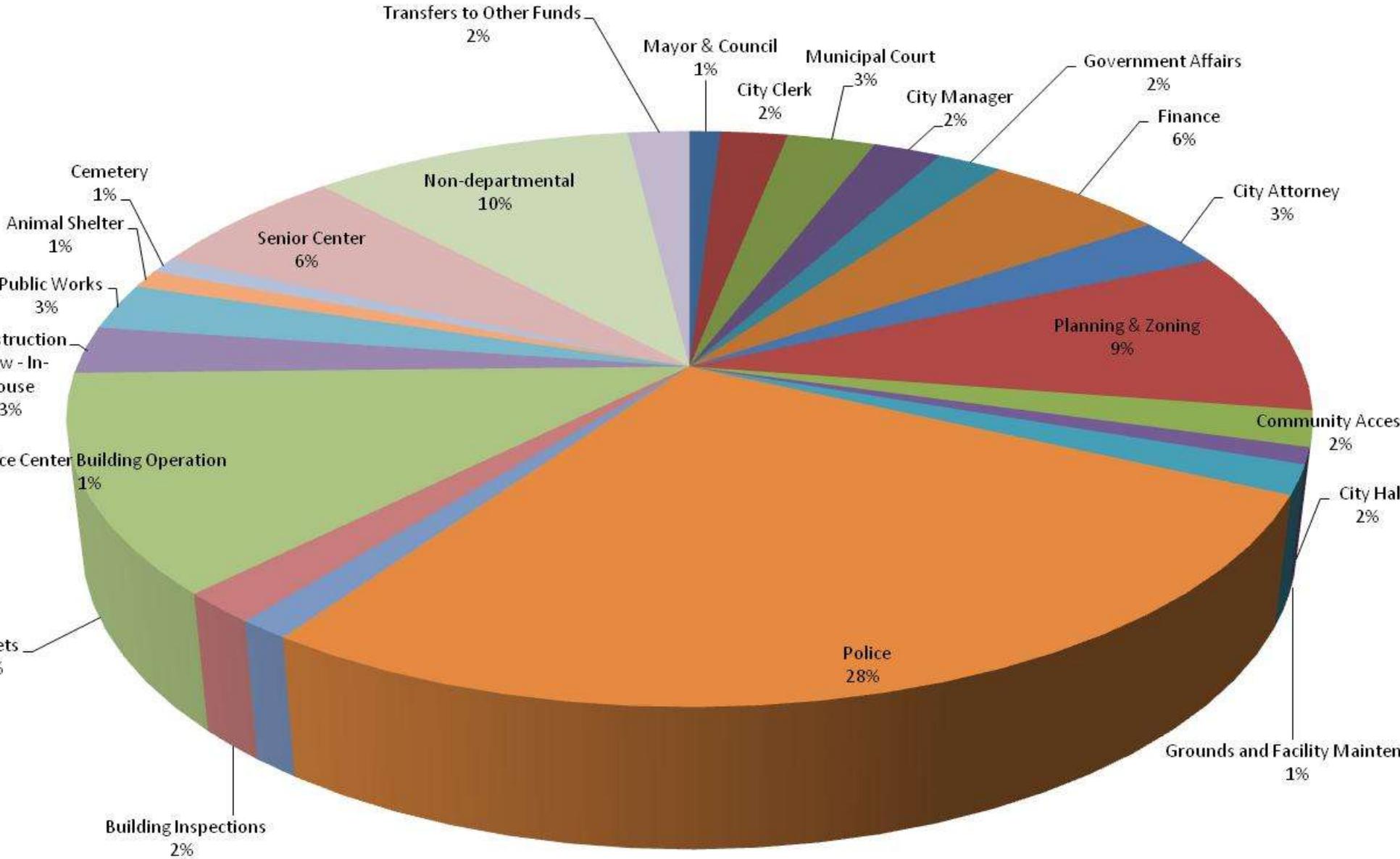
2013 Proposed Budget General Fund Revenues



GENERAL FUND	2013 PROPOSED BUDGET
EXPENDITURES	
Mayor & Council	80,164
City Clerk	174,430
Municipal Court	229,109
City Manager	177,033
Government Affairs	167,347
Finance	473,186
City Attorney	231,000
Planning & Zoning	770,087
City Hall	167,947
Grounds and Facility Maintenance	77,794
Community Access TV	137,629
Police	2,308,241
Justice Center Building Operation	96,700
Building Inspections	145,985
Streets	1,025,816
Construction Crew - In-house	222,911
Public Works	219,288
Animal Shelter	85,723
Cemetery	75,167
Senior Center	527,519
Non-departmental	837,149
Transfers to Other Funds	160,000
TOTAL EXPENDITURES	8,390,226

2013 Proposed Budget

General Fund Expenditures by Department



Street Improvement Fund (201)

**City of Rifle
Street Improvement O&M Fund
Summary**

	2013 Budget
Beginning Working Capital	1,897,368
 Revenues:	
TAXES: SALES	966,087
TAXES: USE	74,442
SID ASSESSMENTS - AIRPORT ROAD	36,303
INTEREST INCOME	24,000
MISCELLANEOUS	(800)
GRANTS	86,248
TOTAL BUDGETED REVENUES	1,186,280
 Expenditures	
Personnel and Benefits	78,851
Street/Drainage Repairs	395,000
Safety Improvements - Hwy 13 South of	0
Debt Service	377,201
Professional Services	172,498
Contingency	300,000
Operating Transfers to General Fund	75,674
TOTAL BUDGET EXPENDITURES	1,399,224
 ENDING WORKING CAPITAL	 1,684,424

**City of Rifle
2013 Street Capital Fund
Summary**

	2013 Budget
Beginning Working Capital	<u>1,130,245</u>
Revenues:	
STREET IMPACT FEES	4,000
GRANT RIFLE GATEWAY ROUNDABOUT - NORTH	217,000
INTEREST INCOME	<u>2,000</u>
Total Budgeted Revenues	<u><u>223,000</u></u>
Expenditures	2013
	
NORTH Roundabout Design	310,000
CONTINGENCY	<u>806,325</u>
Total Budgeted Expenditures	<u><u>1,116,325</u></u>
Ending Working Capital	<u>236,920</u>

MISCELLANEOUS FUNDS

Conservation Trust Fund Fund 202

	2013 Budget
Beginning Fund Balance	<u>155,830</u>
Revenues:	
LOTTERY FUNDS	90,000
INTEREST	<u>584</u>
Total Budgeted Revenues	<u>90,584</u>
Expenditure Summary by Function	
IMPROVEMENTS	51,414
TRANSFER TO PARKS AND RECREATION	<u>195,000</u>
Total Budgeted Expenditures	<u>246,414</u>
FUND NET GAIN (LOSS)	<u>(155,830)</u>
Fund Balance	<u>0</u>

Economic Development Fund	2013 PROPOSED BUDGET
<i>Fund Balance, Beginning</i>	535,615
REVENUE (3000)	
Interest Earnings	3,000
Rent of City Facilities-Brendan Theater	39,000
Advance Repayments - Street Improv. Fund	27,800
TOTAL REVENUE	69,800
EXPENDITURES	
Economic Development Contribution	15,000
Contingency	100,000
TOTAL EXPENDITURES	115,000
FUND NET GAIN (LOSS)	(45,200)
<i>Fund Balance, Ending</i>	490,415

Visitor Improvement Fund (204)

	2013 PROPOSED BUDGET
Beginning Fund Balance	131,358
REVENUES:	
TAXES - LODGING	112,781
INTEREST	1,934
TOTAL BUDGETED REVENUES	<u>114,715</u>
EXPENDITURES:	
OPERATIONS AND MAINTENANCE	7,350
VISITOR IMP & ATTRACTIONS	13,000
HISTORIC PRESERVATION	13,766
SPECIAL EVENTS	22,250
CITY BEAUTIFICATION	3,786
CITY PROMOTION	57,350
SPECIAL PROJECTS	0
CONTINGENCY	3,863
TOTAL BUDGET EXPENDITURES	<u>121,365</u>
FUND NET GAIN (LOSS)	<u>(6,650)</u>
Fund Balance	124,708
Reserved for TABOR	3,441
Fund Balance - Unreserved	<u>121,267</u>

Downtown Development Authority (205)

	2013 PROPOSED BUDGET Budget
Beginning Fund Balance	114,795
Revenues:	
TAXES-PROPERTY	55,668
GRANTS	0
INTEREST	523
OPERATING TRANSFERS FROM OTHER CITY FUNDS	12,000
TOTAL BUDGETED REVENUES	68,191
 EXPENDITURES	
OPERATIONS AND MAINTENANCE	51,200
Store Renovations	5,000
Parking Lot Improvements	6,000
3rd St Irrigation	0
General Downtown Improvements	48,000
Lights/Landscaping	4,000
UTE Theatre Project	10,000
GRANT EXPENDITURES	1,500
Signage	1,000
Contingency	56,286
TOTAL BUDGETED EXPENDITURES	182,986
 FUND NET GAIN (LOSS)	(114,795)
 Fund Balance - Unreserved	(0)

**Rifle Information Center
Fund 207**

RIFLE INFORMATION CENTER (207)	2013 PROPOSED BUDGET
Beginning Fund Balance:	
Fund Balance, Unreserved and Undesignated	294,014
Fund Balance, Designated Unreserved - Bldg.	105,000
Total Fund Balance - Unreserved (Beginning)	<u>399,014</u>
Revenues:	
TAXES: SALES	159,598
TAXES: BUILDING USE	1,625
TAXES: OTHER	11,222
INTEREST	2,755
Total Budgeted Revenues	<u>175,200</u>
Expenditures:	
Operations and Maintenance	99,572
Ute Theatre Construction Project Contribution	200,000
Capital	1,500
Contingency	50,000
Total Budgeted Expenditures	<u>351,072</u>
FUND NET GAIN (LOSS)	<u>(175,872)</u>
Fund Balance, Unreserved and Undesignated	118,142
Fund Balance, Designated Unreserved - Building	105,000
Total Fund Balance - Unreserved	<u>223,142</u>

**City of Rifle
Urban Renewal Authority
Fund 208**

	2013 Budget
Beginning Working Capital	<u>9,628</u>
Revenues:	
General Property Taxes	61,409
INTEREST INCOME	<u>644</u>
Total Budgeted Revenues	<u>62,053</u>
Expenditure Summary	2013
URA - LEGAL	<u>5,000</u>
Total Budgeted Expenditures	<u>5,000</u>
FUND NET GAIN (LOSS)	<u>57,053</u>
Ending Working Capital	<u>66,681</u>

ENERGY EFFICIENCY FUND	2013 PROPOSED BUDGET
<i>Fund Balance, Beginning</i>	<u>119,694</u>
REVENUE (3000)	
Grants/Donations	0
Interest Earnings (Net of Unrealized G/L)	916
OTI General Fund	<u>0</u>
TOTAL REVENUE	<u>916</u>
TOTAL AVAILABLE	<u>120,610</u>
EXPENDITURES (4136)	
Dues and Memberships	38,000
Bldg Imp. - Energy Improvement	10,000
Equipment - Vehicles	0
Expenditures To Be Determined	<u>25,000</u>
TOTAL EXPENDITURES	<u>73,000</u>
NET GAIN (LOSS)	<u>(72,084)</u>
<i>Fund Balance, Ending</i>	<u>47,610</u>

CAPITAL FUND (206)

New Ute Theatre Society Discussion

Capital Fund	2012 Estimated	2013 Requested BUDGET
<i>Fund Balance, Beginning</i>	3,944,029	4,014,618
REVENUE (3000)		
Garfield County Contributions	634,000	0
DOLA Grant	0	200,000
Grants-Other	0	228,000
Interest Earned	30,000	40,000
OTI-General Fund	226,089	0
OTI - VIF - Ute Theatre	77,000	13,766
OTI-DDA - UTE Theatre	10,000	10,000
OTI-RIC - UTE Theatre	0	200,000
Advance Repayments - Str. Imp.	22,500	22,500
<i>TOTAL REVENUE</i>	999,589	714,266
EXPENDITURES		
Public Works Operation Center	0	0
City Hall Remodel	50,000	0
Theatre Renovation	75,000	1,985,947
Theatre Asbestos Abatement	0	0
Gates Foundation Grant-Theatre	0	0
Energy Innovation Improvements	804,000	0
Transfer to Econ Dev	0	0
Contingency-Projects	0	0
Operating Trans Out - General F	0	0
Total Capital Expenditures	929,000	1,985,947
FUND NET GAIN (LOSS)	70,589	(1,271,681)
<i>Fund Balance, Ending</i>	4,014,618	2,742,937

PARKS AND RECREATION FUND (210)

PARKS AND RECREATION FUND (210)

	2013 PROPOSED BUDGET
FUND BALANCE, BEGINNING (TOTAL)	576,492
LESS RESERVED FUNDS BEGINNING	396,971
UNRESERVED FUND BALANCE, BEGINNING	<u>179,520</u>
REVENUES	3,580,638
EXPENDITURES	(3,921,835)
FUND GAIN (LOSS)	<u>(341,197)</u>
FUND BALANCE, ENDING (TOTAL)	235,295
LESS: RESERVED FUNDS ENDING	130,611
FUND BALANCE, ENDING -UNRESERVED	<u>104,684</u>

PARKS AND RECREATION (210)

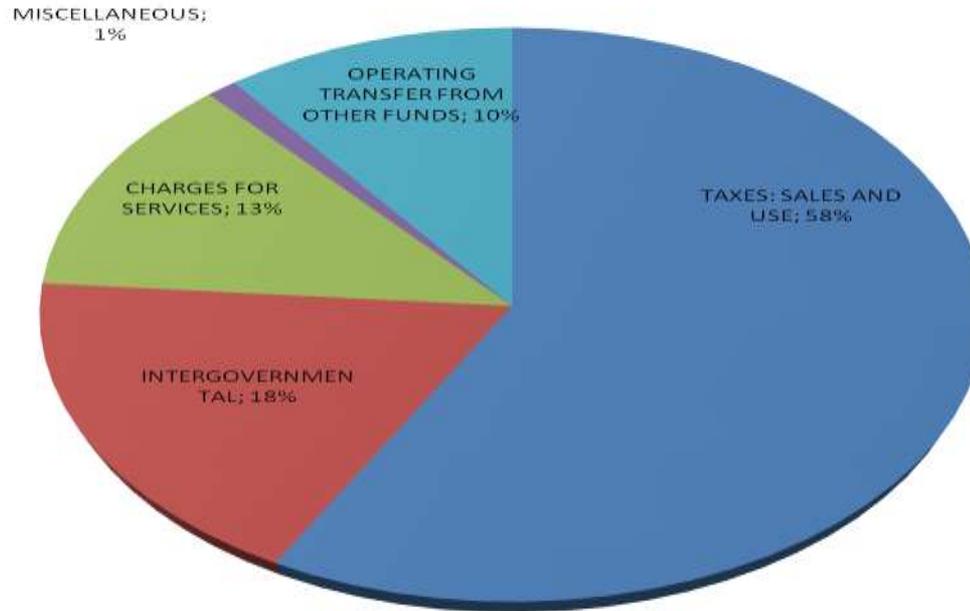
**2013
PROPOSED
BUDGET**



REVENUES:

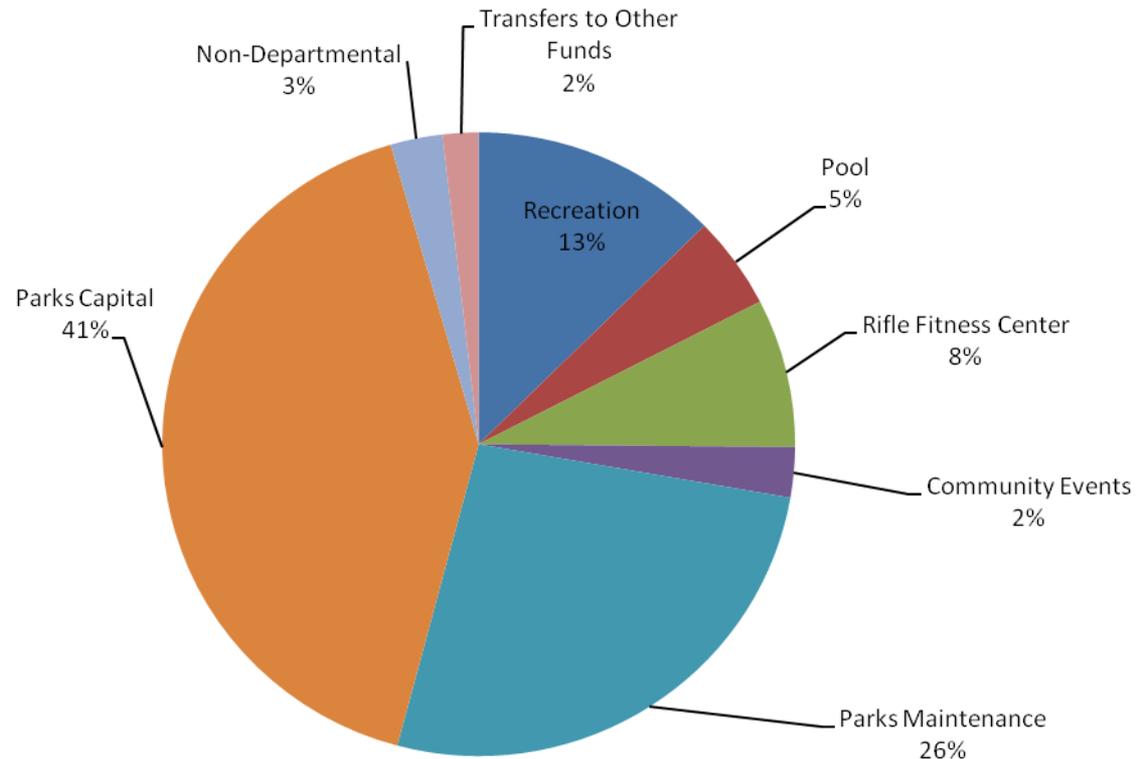
TAXES: SALES AND USE	2,081,038
INTERGOVERNMENTAL	650,000
CHARGES FOR SERVICES	441,650
MISCELLANEOUS	38,950
OPERATING TRANSFER FROM OTHER FUNDS	369,000
TOTAL BUDGETED REVENUES	3,580,638

2013 Budget Parks and Recreation Revenues



	2013 PROPOSED BUDGET
PARKS AND RECREATION (210)	
EXPENDITURES	
Recreation	495,879
Pool	188,053
Rifle Fitness Center	302,198
Community Events	102,110
Parks Maintenance	1,035,104
Parks Capital	1,622,327
Non-Departmental	104,246
Transfers to Other Funds	71,917
TOTAL EXPENDITURES	<u>3,921,835</u>

2013 Budget Parks and Recreation Expenses

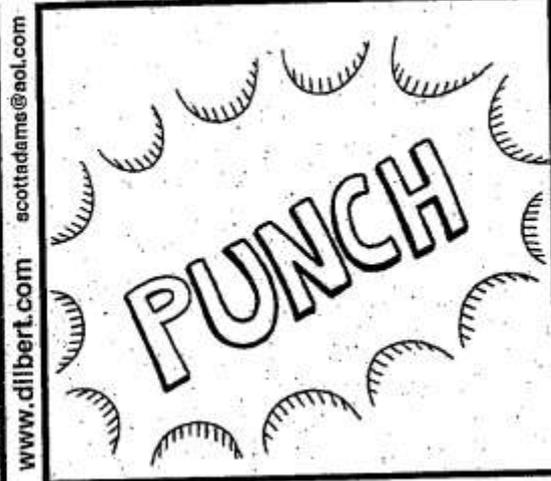


CONCLUSION

- Next Steps:
- 1. Nov. 19, 2012 - Second Public Hearing
Discuss Utility and Internal Service Funds
- 2. Dec. 5, 2012 – Adopt 2013 Budget and
Certify Mill Levies

CONCLUSION

Dilbert



Manager's Report

October 31, 2012



As Council is aware, the last two weeks have been filled with work on the budget. We are now preparing for the Public Hearings which will be held on November 7th and November 19th. Final budget adoption will be scheduled for the December 5th City Council meeting.

I want to thank all of the City Council members and staff who worked on the budget. I know that the process and schedule can be a bit strenuous at times and I really appreciated everyone's input.

Other reports include:

Health Insurance Increase

The County Health Pool (CTSI) has advised the City that our employee health insurance premiums will increase by 8%. This increase resulted partially from an increase in large claims within the pool, and not by large claims arising from the Rifle employee group. Of the increase, 2% was to cover the additional cost of complying with the Affordable Care Act.

We expect the rates to stabilize next year and hope that any rate increases for 2014 will be minimal.

12th Street Culvert

City crews are nearly complete with the 12th Street culvert replacement. Some concrete work remains to be completed and some re-shaping of the creek banks will be done. We hope to have the work complete in about one week.



Energy Innovation Park Infrastructure

Johnson Construction continues to work on installation to the western and southern portions of this site. We expect roadway work to be complete up to asphalt paving. The asphalt paving will likely have to wait until spring, due to weather conditions.



County Manager's Meetings

This Friday, the managers from Garfield County will meet in the BOCC Chambers for a noon luncheon. Garfield County is sponsoring this meeting. We hope to resume these meetings on a regular basis to discuss topics of mutual interest. I will offer to host the next meeting in Rifle.

Year-end Reports will be due in January.

I have requested all Department Supervisors to get these prepared as soon as possible.

City Employee Christmas Party

Please mark your calendars for December 14th City Employee Christmas Party. It will be held at the Grand River Hospital in the conference rooms.

Grants

As Council is aware the City has been awarded two grants from the Garfield County Federal Mineral Lease District as follows:

1. Design of North Roundabout \$217,000.
2. Study for disposal of Wastewater plant sludge \$25,000

Our Staff have been very successful with these grants and our thanks go out to Mike Braaten, Rick Barth and others who worked on the grant applications

As always, please call me with your questions and comments.

Thanks,

John Hier



MEMORANDUM

To: City Manager Hier, Mayor Miller and City Council

From: Mike Braaten, Government Affairs Coordinator

Date: October 31, 2012

Re: Staff Report

Martifer Solar Power Purchase Agreement update

Martifer and their subcontractors have completed the proposed solar array layouts for 14 sites proposed to have solar power added to the sites. The sites include: City Hall, O&M building, Justice Center, Parks Maintenance building, 3 MG water tank, Centennial Park, Deerfield Park, Metro Park, among others. Staff and Legal will be meeting with Martifer on November 12 to further discuss locations, layouts and the draft contract between the City and Martifer.

Once the contract (Power Purchase Agreement) has been reviewed by staff and legal, it will require action by City Council to adopt.

Staff also anticipates a request from Martifer to have the building permit fees waived. Waiving building permit fees will require action by the City Council. When and if a request is received, the item will be scheduled on a regular City Council agenda.

Rifle Bucks

Staff is in the process to again roll-out another round of the Rifle Bucks program. Included in the 2012 City Budget is \$60,000 for Rifle Bucks program implementation. Staff reserves \$5,000 for administrative costs (printing, postage, advertising and marketing) and the remainder is made available for Rifle Bucks Coupons. In 2011, the City distributed 3,000 coupons in less than 3 days and had a return rate of 78%.

This year's program will feature distribution of printed Rifle Bucks from City Hall on November 19, 20 and 21. The coupons will have the graphic printed in green on light blue security paper (same paper use for bank checks). A letter to retailers and restaurants will be sent in early November and newspaper and radio ads will run the week before the distribution days.

DOLA Energy Impact Assistance Grants

Staff will present applications for DOLA's Energy Impact Assistance grant program for Council's support to their Monday, November 19th City Council meeting. Once application will be to engineer, design and construct a redundant water line to improve water delivery to south Rifle. The other application will be for a \$200,000 administrative approval grant for the Ute Theater/Events Center renovations. This application will only occur if Council approves funding to complete the Ute renovation at their City Council meeting on Wednesday, November 7. The deadline for submittal of the applications is Monday, December 3.

Garfield County Federal Mineral Lease District Awards to grants to Rifle

GCFMLD has awarded two grants to the City of Rifle. The first will complete the engineering and design work for the North I-70 Roundabout for a total grant award of \$217,000 and a total project cost of \$310,000. The match money for this project was from the City and developer/property owned Wayne Rudd. The second project is to complete a Bio-solids action study to look at the most feasible and cost effective way of dealing with the sludge resulting from the City's wastewater treatment process. This project received \$25,000 from GCFMLD and was matched with \$25,000 in funds from the wastewater utility fund.

Total funding to the City of Rifle for this round from the GDFMLD: \$242,000.00

Intermountain Mountain Transportation Planning Region Update

Staff attended a recent meeting of the IMTPR and learned of a few items of which Council should be aware.

1. CDOT has announced the timeline to complete a second bore at the "Twin Tunnels" approximately a mile east of Idaho Springs on I-70. Eastbound travel on I-70 will be impacted from March 2013 through October 2013 and will be detoured on a recently reconstructed frontage road around the tunnels. Only east bound traffic will be impacted by the tunnel's closure during construction.
2. The new federal transportation authorization bill adopted without much fan-fare earlier this year by Congress called MAP-21 or "Moving Ahead for Progress in the 21st Century," includes a new program, funded at \$300 M nationally, that seeks to improve connections to communities that border federal lands. The vast majority is dedicated for connections to Forest Service land and 10% is dedicated to connections to BLM. This program aligns with some of the planning discussions occurring with the HUD/DOT grant and other planning. Staff will be monitoring this program as it is implemented.

CML Policy Committee

Mayor Miller and I attended the CML Policy Committee on Oct. 19. Several Oil and Gas related issues were addressed, most action was tabled. The Policy Committee did however vote to support legislation or regulation that will capture more emissions from oil/gas wells. Another approved item for legislation was raising the municipal court fine cap from \$1,000 to \$5,000. Following this report, please find the summary of the Policy Committee Action from CML Deputy Director Kevin Bommer.

CDOT Relinquishment of Highway 13/Entrance to Rifle from I-70

Staff continues to work towards an initial agreement for the potential relinquishment of the entrance into Rifle/Highway 13 bridge and park and ride. Right of way ownership delineation is nearing completion and staff and CDOT are currently working through some due diligence issues. Staff will schedule a workshop with City Council when we have some more solid information to present.

COGCC Rulemaking

Staff is monitoring rulemaking by the COGCC relating to set-backs, aesthetics, and noise control. Staff is happy to provide additional information if desired. Timing of the official rulemaking likely does not allow for official comments from the City – announced Oct. 15, with comments due on City Council meeting day on Nov. 7. Much of this will focus on activity in the Front Range in highly populated areas – but will amend rules with statewide applicability. A presentation at the Garfield County Energy Advisory Board on Nov. 1st will focus on these rulemaking activities as well. More information is available at COGCC's website: <http://cogcc.state.co.us/>, then click on the pertinent rulemaking item.



THE VOICE OF COLORADO'S CITIES AND TOWNS

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To: CML Policy Committee and CML Executive Board
From: CML advocacy team
Date: October 25, 2012
Subject: Summary of October 19 committee meeting

The CML Policy Committee met on October 19, and a record number of members attended the meeting, continuing the strong interest and participation in the League's policy development process. The committee considered members' legislative and policy recommendations, which were previously distributed. A summary of the actions that were taken by the committee are below.

In addition to considering the proposals and making recommendations to the CML Board, the committee also received a briefing from Erick Scheminske, deputy director of the Governor's Office of State Planning and Budgeting, on the current fiscal realities facing the state going into the upcoming legislative session. The presentation was timely, as Gov. Hickenlooper will be presenting his proposed budget for FY 2013-2014 on November 1.

Former mayor of Aurora, Ed Tauer, spoke to the group over the lunch hour about a clean water coalition with which he is working and requesting involvement from local governments.

The presentations from both guests are attached to the email containing this memorandum.

Staff briefly covered a few emerging legislative items, but the committee will be given more detailed briefings at the next meeting. Staff will also prepare staff recommendations on those items for which legislation is likely to be introduced or that a position going into the 2013 session is necessary.

The committee will meet again on December 7, at which time it will consider remaining member proposals, recommendations from CML staff on known or likely legislation that will be introduced in the 2013 session, and other timely informational items. The final recommendations from the committee will go to CML's board and be the basis for CML's 2013 legislative agenda.

If you have any questions, please contact the appropriate lobbyist or Kevin Bommer (kbommer@cml.org). Lobbyist contact info can be found by clicking [here](#).

SUMMARY OF RECOMMENDATIONS - October 19, 2012

1. Increase municipal court fine cap to \$5000

Presented by the City of Greenwood Village

Lobbyist: Meghan Storrie.

Policy Committee recommendation: CML initiate and support legislation

2. Oil and gas: Well emissions

Presented by the Town of Mead

Lobbyist: Geoff Wilson

Proposal for CML to create and support legislation to require 98% capture of oil and gas well emissions. Committee amended the motion such that CML would “support regulation (by rule or statute) to capture well-head emissions to the greatest extent possible according to best available technology.”

Policy Committee recommendation: Support (amended motion)

3. Oil and gas: Setbacks

Presented by the Town of Mead

Lobbyist: Geoff Wilson

Proposal that CML support a minimum 1000 setback from occupied residence or school.

Policy Committee action: Tabled

4. Oil and gas: Severance taxes

Presented by the Town of Mead

Lobbyist: Kevin Bommer

Subsequent to committee discussion, sponsor modified the proposal such that CML would support changing the severance tax distribution formula to direct a higher portion of local severance tax to areas with more direct impacts (permits and production).

Policy Committee action: Tabled

5. Oil and gas: Taxes collected on sales

Presented by the Town of Mead

Lobbyist: Kevin Bommer

Proposal withdrawn by sponsor

6. Theft of scrap metal

Presented by the Town of Akron

Lobbyist: Kevin Bommer

Proposal that CML adopt a policy position to support requiring scrap metal buyers to demand proof of ownership from sellers; require identification; and notify law enforcement agencies in the county of residence of the seller.

Policy Committee action: Defer until December 7 meeting

City of Rifle

Utility Department News

Water Treatment Plant

Plans and specifications have been delivered to CDPHE for review and approval. They have 45 working days for review and comment which be at the end of November. This will allow bidding to proceed in January and February. Additional permits will be requested for 1) Special Use Permit for landscape and irrigation at the entrance and 2) CDOT Utility Permit for the R.O concentrate line connection to existing raw water transmission main (once a new raw main has been constructed) and groundwater discharge to an existing drainage culvert. Plans have also been delivered to the Fire District, County Public Health, and the Rifle Building Department for approval.

Water Conservation

During water restrictions, citizens reduced water usage by about 6 million gallons. Although the weather cooperated, this was a substantial reduction during the month of July. The effect of increased water rates has not yet surfaced but it is suspected that water conservation will be apparent. Very few comments about the rate increase have been received on the water bills mailed the first of September.

Unidirectional Flushing Program

Staff completed about one-third of the City, flushing about 20 miles of water mains in the northern area. This program will clean the distribution system from mineral deposits and improve the taste, odor and color of the finished water from the treatment plant. We will initiate the program again next spring and repair several valves identified during flushing as non-operational.

Bulk Water Sales

A new bulk water sales facility will be installed next month at the energy innovation center. Sales will be strictly by credit card and sales from a fire hydrant meter at the wastewater plant will be eliminated. It is anticipated that the majority of sales from this station will be primarily water trucks for the gas and construction industry.

New Water Main

A new 12" water main has recently been installed by our construction crew across Airport Road at Wapiti Court. This will complete a loop to the area south of Airport Road between Smith and Wapiti Avenues, providing better quality water and pressure.

November 7, 2012