

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room @ 6:00pm
February 15, 2018
AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. CONSENT AGENDA

1. Approval of Warrants-Amanda Kneer-Board Secretary
2. Approval of the January 17, 2019 Meeting Minutes-Cindy Downing-Board Secretary

E. INFORMATIONAL ITEMS

1. Brief presentation from a student who would like the potential to volunteer for the DDA and research grants-Mark Stringfellow and Corienne Meyer.
2. Update on the Executive Director hiring process-Executive Director hiring committee
3. Update on Peak to Peak Small Business Conference-Katrina Harms

F. ACTION ITEMS

1. Consideration to pass a resolution recommending the BOT pass the an ordinance for the establishment of an Entertainment District-Ron Mitchell
2. Consideration to approve funding for improvement projects for the Visitors Center-Town of Nederland Public Works.
3. Consideration to fund \$1000 for design work for beautification of the CDOT corridor from the Nederland welcome sign to the Eldora turnoff-Mark Stringfellow
4. Approval of TIF Loan request for Visitor Center Improvements-Katrina Harms
5. Approval of TIF Loan request for Downtown Beautification and Maintenance-Katrina Harms

G. DISCUSSION ITEMS

1. Discuss hiring a staff member for the Visitors Center to allow for it to stay open 7 days a week, and also to initiate marketing efforts-John Scarffe-Visitors Center manager

H. OTHER BUSINESS

I. ADJOURNMENT

NEXT REGULAR MEETING: March 13, 2018 6:00 pm at the Nederland Community Center Multi Purpose Room

The NDDA Board encourages citizen participation. Public hearings and the "unscheduled citizens" agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation. The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights. The NDDA Board of Trustees meeting packets and agendas are prepared on Friday before the Wednesday meetings and are available on the NDDA website, www.nederlanddowntown.org. Copies of the agendas and meeting packet are available via email from cindydowning0@gmail.com. The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.

Nederland Downtown Development Authority
Warrant Report

Invoice Number	Date	Vendor	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	Budget Remaining
2018-1	1/31/2018	Cindy Downing	\$ 104.00	\$ 104.00	70-75-5129	DDA Secretary Services	12,600.00	12,496.00
2018-2	1/31/2018	Cindy Downing	\$ 200.00	\$ 200.00	70-75-6000	TARP Grant Expenses	-	
2807-1	12/31/2017	The Mountain-Ear	\$ 50.00	\$ 50.00	70-75-6000	TARP Grant Expenses	-	
2807-2	12/31/2017	The Mountain-Ear	\$ 55.00	\$ 55.00	70-75-5750	Advertising	500.00	445.00
2091	1/25/2018	Beyond the Mountain	\$ 501.73	\$ 501.73	70-75-6000	TARP Grant Expenses	-	
2018-3	1/22/2018	The Mountain-Ear	\$ 14.99	\$ 14.99	70-75-5750	Advertising	500.00	430.01
2018-4	1/26/2018	Eileen Purdy	\$ 196.00	\$ 196.00	70-75-6000	TARP Grant Expenses	-	
2018-5	1/26/2018	Eileen Purdy	\$ 20.00	\$ 20.00	70-75-6000	TARP Grant Expenses	-	
2786	12/31/2017	The Mountain-Ear	\$ 73.04	\$ 73.04	70-75-5175	Election	-	
2018-6	1/23/2018	Eileen Purdy	\$ 62.14	\$ 62.14	70-75-6000	TARP Grant Expenses	-	
2018-7	2/1/2018	Katrina Harms	\$ 70.19	\$ 70.19	70-75-6000	TARP Grant Expenses	-	
2018-9	2/1/2018	Crosscut Pizza	\$ 34.25	\$ 34.25	70-75-6000	TARP Grant Expenses	-	

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
January 17, 2018 @ 6:30pm
DRAFT MEETING MINUTES

A. CALL TO ORDER

Meeting called to order at 6:30 pm

B. ROLL CALL

Present: Amanda Kneer, Susan Schneider, Katrina Harms, Brent Tregaskis, Claudia Schaufler
Absent: Peter Marshall and Alan Apt

C. PUBLIC COMMENT

Amanda McDonald, organizer of the Frozen Dead Guy Day Festival. Amanda said this will be the 17th anniversary of the Dead Guy Days Festival, and it continues to be successful. She would like the DDA to consider sponsoring some improvements around Town that will improve the ease of conducting the festival. Amanda made suggestions for power hook ups and signage for parking, adding that improvements like these would also be beneficial for others who throw festivals in Nederland. It was decided that she will collaborate with Nederland Public Works and get a proposal together for the Board to consider.

D. CONSENT AGENDA

1. Approval of warrants

Motion to approve the warrants made by Brent Tregaskis seconded by Katrina Harms. A roll call was taken and motion was unanimously approved.

2. Approval of the meeting minutes from the November 15, 2017 meeting

Motion to approve the November 15, 2017 meeting minutes made by Katrina Harms seconded by Amanda Kneer. Motion was unanimously approved.

E. INFORMATIONAL ITEMS

1. Presentation from the Butterfly Pavilion about a possible partnership for the Riverwalk Project-Brenda Kaser-Burger, Chief Operating Officer, Butterfly Pavilion

A proposal was included in the packet. Brenda Kaser-Burger said they would like to do a site assessment of the property, which includes examining the soil, access to irrigation, exposure and surrounding vegetation and landscape. Their horticulture staff also looks at how the property is/ will be used, since habitat gardens must accommodate the human habitat. From this site assessment and interview with the stakeholder(s), the Butterfly Pavilion will submit a report including recommendations about what steps are needed to improve habitat and how to take care of it. The Board recommended that they contact Wild Bear Nature Center for possible partnerships with them. The Pavilion said to contact them if they are interested in a partnership.

2 Treasurers report-Amanda Kneer

Amanda said she met with the Town treasurer yesterday and they talked about the audit adjustments from 2016 that never made it into the books. Money still owed to the Town for the Nedpeds project. Amanda will discuss this in more detail at the next meeting once she has time to review the books and NedPeds going back to 2011. She will update the board at the next meeting about what CDOT still owes for NedPeds. She is going to meet with the Town Treasurer again about NedPeds and will report on that when she gets that information. Karen Gerrity (Town Administrator) said the last payment was made for NedPeds, and it will cost about \$8,000 a year to maintain the road. She said people are happy with the road because it is draining properly and not draining into peoples homes. Monica LaSalle (Public Works) said she is awaiting a bid for concrete so she can calculate how much it will cost to fill in the sidewalks. Katrina Harms reminded the Board that they said they were going to be responsible for fixing the sidewalks. Karen Gerrity said since the Town was working with the Project Manager of NedPeds directly, any overage would be paid by the town.

3. Report on TARP financials and past workshops-Katrina Harms

Katrina reported that \$2,100 of the \$11,000 has been spent on this project so far on events and outreach. Katrina said that the events have been successful with good attendance. There is a networking event on February 1st and workshops on February 3 and February 8, all to be held at Hub Ned. April 10 is the first day of the DCI conference and they are going to come up to Nederland to tour the town, and also offer their services to the workshop that will be held at the Community Center. Since this was Katrina's last meeting as an official Board member, Susan Schneider offered to work on the TARP events with for oversight. Katrina volunteered to keep working on the TARP events.

F. ACTION ITEMS

1. Consideration for the DDA to secure a line of credit to access for future projects.

Susan Schneider provided a handout from Citywide Bank explaining the line of credit. Amanda Kneer asked if Susan could get more information on term, closing costs, and penalty fees. It was also discussed with Karen Gerrity the option of borrowing from the Town and the logistics of that versus getting a line of credit from a bank. It was decided that Karen and Susan would get more information together to discuss at the next meeting.

Katrina moved to table the discussion and present this item at the next meeting. Claudia Schaffler seconded the motion and it was unanimously approved.

2. Approval of the job description for the NDDA executive director

Motion to approve the Executive Director job description with edits made by Brent Tregaskis, seconded by Katrina Harms. Motion passed unanimously.

3. Approval of Mark Stringfellow to fill the vacant DDA Board position. (Moved from item #3 in discussion items)

Motion to forward Mark Stringfellow to the BOT to fill the vacant DDA position that expires in 2020 made by Katrina Harms, seconded by Brent Tregaskis. A roll call was taken and motion was unanimously approved.

G. DISCUSSION ITEMS

1. Discussion of repairs and upgrades to the Visitors Center-Monica LaSalle-Public Works

Monica presented a quote for upgrades on the concrete. Monica said they predict it will cost about \$20,000 for upgrades and they will have quotes with the proposal at the next meeting. Monica said upgrading the Visitors Center will draw more people and help to beautify the town. Monica suggested to get started on the upgrades as soon as possible so it doesn't get in the way of busy summer traffic. It was decided to move the next meeting to an earlier date so Public works can present a proposal and recommendations can be sent to the BOT. It was decided by the Board to move the meeting to February 15 at 6:00 pm.

2. Discussion of TARP and upcoming workshops-Katrina Harms

Katrina discussed this in item #3 under Informational Items.

3. Discussion of upcoming vacant NDDA seat

Mark Stringfellow applied for the vacant position.

Motion to move this item to an action item made by Katrina Harms, seconded by Brent Tregaskis
Motion passed unanimously.

H. OTHER BUSINESS

The Board thanked Katrina Harms for all of her hard work and dedication over the past few years.

Alan Apt said he could attend more meetings if we have them on the same weeks as the BOT meetings. It was decided by the Board to move the monthly meetings to the second week of the month at 6:00.

I. ADJOURNMENT

Motion to adjourn made by Katrina Harms, seconded by Claudia Schaufler Motion approved unanimously and meeting adjourned at 9:00 pm

NEXT REGULAR MEETING: February 15, 2018 @ 6:00 pm at the Nederland Community Center Multi-Purpose room.

The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights.

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AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: 2/15/18

INITIATED BY: Ron Mitchell

INFORMATION:___ ACTION: X OR DISCUSSION:___
=====

AGENDA ITEM:

Consideration to pass a resolution recommending the BOT t pass the an ordinance for establishment of an Entertainment District-Ron Mitchell

SUMMARY:

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS:

ATTACHMENTS:

A draft ordinance for the Ned entertainment district prepared by Ron Mitchell's lawyer Thom Ward.

Exhibit A
TOWN OF NEDERLAND, COLORADO

ORDINANCE NUMBER XX

AN ORDINANCE OF THE TOWN BOARD OF TRUSTEES (“BOARD”) CREATING AN ENTERTAINMENT DISTRICT IN THE TOWN OF NEDERLAND PURSUANT TO C.R.S. 12-47-301(11), AUTHORIZATION OF COMMON CONSUMPTION AREAS WITHIN THE ENTERTAINMENT DISTRICT, AND ESTABLISHING APPLICATION PROCEDURES, FEES, AND HOURS OF OPERATION.

WHEREAS, pursuant to C.R.S. 12-47-301(11)(a), the governing body of a Local Liquor Licensing Authority may create an Entertainment District, which allows consumption of alcohol beverages in Common Consumption areas; and

WHEREAS, the Town Board of Trustees of the Town of Nederland wishes to create an Entertainment District to allow Common Consumption areas within such Entertainment District of the Town; and

WHEREAS, the Town Board of Trustees of the Town of Nederland proposes an Entertainment District that is less than one hundred acres and has at least twenty thousand square feet of premises licensed as a tavern, hotel and restaurant, brew pub, retail gaming tavern, or vintner’s restaurant; and

WHEREAS, the Town Board of Trustees of the Town of Nederland wishes to establish application procedures, fees, and hours of operation for Common Consumption areas.

NOW, THEREFORE, BE IT ORDAINED, BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, AS FOLLOWS:

1. That the Town of Nederland Municipal Code is hereby amended by adding Sections 6-19, 6-20, 6-21, and 6-22 which Sections shall read as follows:

Sec. 6-19. Purpose and Authority.

a) It is the Purpose of this Section for the Town of Nederland to exercise its local option to allow common consumption areas in the Town by establishing an Entertainment District as provided in C.R.S. 12-47-301 (11).

b) The Town Board of Trustees grants the authority to the Local Licensing Authority to: certify and decertify Promotional Associations; designate the location, size, security, and hours of operation of Common Consumption areas; and allow attachment of licensed premises to Common Consumption areas.

Sec. 6-20. Operational Requirements of Promotional Associations and Common Consumption Areas.

- a) The size of the common consumption area shall not exceed the area approved by the Local Licensing Authority; however, the Promotional Association may make such area smaller at any time provided the new area is clearly delineated using physical barriers to close the area to motor vehicle traffic and limit pedestrian access.
- b) The Promotional Association shall provide an appropriate amount of security to insure compliance with the liquor code and prevent a safety risk to the neighborhood. All security within the Common Consumption area or its attached licensed premises shall complete the server and seller training program established by the Colorado Director of the Liquor Enforcement Division of the Department of Revenue.
- c) The Promotional Association shall obtain and maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the Local Licensing Authority and names the Town of Nederland as an additional insured.
- d) Common Consumption areas and their attached licensed premises may serve alcohol and the customers may consume alcohol until **12:00 midnight**. The hours of sale and consumption may differ between the licensed premises and the Common Consumption area. It is unlawful for any attached licensed premise to serve or the Promotional Association to allow consumption of alcohol beverages in the Common Consumption area after **12:00 midnight**.
- e) The Entertainment District for purposes of this Chapter is established in the areas depicted in **"Exhibit A"**, which is attached hereto and made a part hereof.

Sec. 6-21. Applications for Certification, Recertification, and Attachment to a Promotional Association.

- a) Application for Certifying a Promotional Association under the provisions of this Chapter and the Colorado Liquor Laws shall be made to the Local Licensing Authority on forms prepared and furnished by the Town Clerk. The forms shall include, but shall not be limited to:
 - 1) A copy of the Articles of Incorporation and Bylaws and a list of all Directors and Officers of the Promotional Association.
 - 2) Detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the Common Consumption area, approximate location of security personnel.

3) A detailed description of security arrangements within Common Consumption Area.

4) A list of dates and hours of operation of the Common Consumption Area.

5) List of the attached licensees listing the following information: liquor license number, a list of any past liquor violations, and a copy of any operational agreements.

6) An insurance certificate of general liability and liquor liability insurance naming the Town of Nederland as additional insured.

7) Documentation of the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise.

8) An application fee of \$500.

b) A Certified Promotional Association shall apply for Recertification by January 31st of each year on forms prepared and furnished by the Town Clerk. The forms shall include, but shall not be limited to:

1) A copy of any changes to the Articles of Incorporation, Bylaws and/or Directors and Officers of the Promotional Association.

2) The items listed in Sec. 6-21(a) 2 through 6.

3) An Application fee of \$200.

c) Application by a Liquor Licensee to attach to an existing Common Consumption Area of a Certified Promotional Association shall be on forms prepared and furnished by the Town Clerk. The forms shall include, but shall not be limited to:

1) Authorization for attachment from a Certified Promotional Association.

2) The name of the representing Director to sit on the board of the Certified Promotional Association.

3) Detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the common consumption area, approximate location of security personnel.

4) An Application fee of \$100.

Sec. 6-21. Review of Applications for Certification, Recertification, Decertification of, and Attachment to a Promotional Association.

a) Upon receipt of an application for Certification or Recertification of a Promotional Association, or Attachment of a Liquor Licensee to an existing Common Consumption Area, the Local Licensing Authority shall consider such application within sixty (60) days of receipt. The Local Licensing Authority shall review the application for compliance with this Chapter and Colorado Liquor Law, and may either approve the application with or without conditions or deny the application.

b) The Local Licensing Authority has the power to decertify a Promotional Association. The process shall be in the same manner as provided in CRS 12-47-601 as related to liquor licenses.

**AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY**

MEETING DATE: February 15th, 2018

INITIATED BY: Public Works Supervisor, Monica LaSalle

INFORMATION: ____ **ACTION:** x **OR** **DISCUSSION:** ____

AGENDA ITEM:

Public Works is requesting funds to make improvements to the Visitor's Center. Attached is a proposal with funding options.

SUMMARY:

Public Works recognizes the importance of the Visitor's Center and the first impression it leaves. The NDDA Board met with Public Works Supervisor, Monica LaSalle to discuss the Department's ideas. The Board requested that Public Works will present numbers at the DDA February 15th 2018 meeting.

RECOMMENDATIONS:

Public Works recommends funding this effort. The current budget does not support the needed changes at this facility. Public Works understands the benefits of working with the DDA and wants to work collaboratively to achieve each other's goals.

FINANCIAL CONSIDERATIONS:

Attached are funding options for improvements at the Visitor's Center.

ATTACHMENTS:

raft ordinance for the Ned entertainment district.



Town of Nederland, Colorado

45 West First Street – P.O. Box 396
Nederland, CO 80466-0396

Phone: (303) 258-3266

FAX: (303) 258-1240

January 19, 2018

DDA Downtown Development Authority

Chairperson: Susan Schneider

Vice Chairperson: Brent Tregaskis

Re: Visitor's Center Upgrade Proposal



Dear Board,

Nederland Public Works would like to provide you with a proposal to make improvements to the Visitor's Center. For budgetary reasons we will offer two options for your consideration along with some estimated costs. The Public Works Department believes these upgrades will benefit the business community and align with your mission. These upgrades will offer visitors an improved first impression of the Town of Nederland and provide better services for all users. Public Works is offering to partner with the DDA by providing the coordination, tools, skills and labor required to make some of these upgrades. This collaborative approach will help to reduce costs and fulfill the goals of both parties and ultimately benefit the whole community.

Public Works recognizes the need to make structural changes to the existing restrooms to improve usability and accessibility for all visitors. The Department is also aware of the importance of aesthetics and functionality. Because the department lacks the funds to make these improvements we are asking the DDA to fund this effort. The following is a list of the proposed improvements followed by reasons for making these changes and finally the estimated cost to complete this work.

- Increase the width of the sidewalk on the west side of the Visitor's Center
- Security grills for the restrooms
- Improve accessibility of bathroom entrances to accommodate the needs of people with disabilities
- Replace some of the fixtures to comply with ADA requirements
- Repaint the exterior trim of the entire building
- Add/replace benches
- Replace carpeting with a durable wood grain linoleum

- Replace boiler
- Replace the front door

Sidewalk improvement:

These changes represent minor improvements that are impactful without performing a full remodel. The most challenging of these suggestions is the increased sidewalk area. This is necessary to improve ingress and egress into the public restrooms. This will offer pedestrians more room and safer separation between the parking area and the restrooms. The current walkway offers very little room for visitors and is virtually non-usable for visitors with disabilities.

Security Grill:

This would be a roll down type of grill that would protect the bathrooms during off hours. This is an economical way of securing the facility and protecting the restroom from vandals. This option avoids the costs associated with purchasing commercial grade doors and locks. Because of the transient nature of the area it is important that this facility is secure during off hours. Public Works has been successful in offering a port-a-potty on site for use by visitors and transients at Chipeta Park after hours which has reduced vandalism. A port-a-potty in the south east corner of the VC lot might prove to be a good investment.

Restroom Improvements:

Some fixtures will need to be replaced to comply with ADA required standards. The entry doors need to swing in the proper direction and provide the necessary clearances for ADA accessibility. Public Works will paint and make aesthetic improvements to the interiors.

Benches:

PROSAB has approved a uniform bench design for all public areas. Existing benches could be replaced with updated ones and more benches could be added.

Exterior Paint:

This is fairly unskilled work that has an impact to the overall appearance to the facility. A clean well cared for facility speaks to the Town's and Community's commitment to providing services to visitors. The building was painted last year by volunteers and the Department would like to paint the exterior trim this year.

Front Entry Door Replacement:

The existing door is weathered and broken. Public Works does not have a suggestion for what kind of door but suggests an exterior weather proof door that is inviting to visitors.



Interior Flooring:

The existing interior carpet is worn and dirty. Carpeting is not an ideal flooring for the high volume of visitors and is difficult to maintain. Public Works is suggesting a durable wood grain linoleum that looks natural and is more practical to maintain.

Replace Boiler:

The existing water heater has been hobbled together and is inadequate for its intended purpose. Currently a domestic water heater is being used for in floor heating. And a separate small water heater is being used for the restroom sinks. Both heaters are sized improperly to do the jobs they need to do and therefore run inefficiently. It will not be possible for the small domestic water heater to keep up with the high volume of visitors and the water heater for the heating system doesn't reach the high temperature necessary for in floor heating to work efficiently.

A boiler is appropriate and a more efficient piece of equipment that can serve the purpose of heating and domestic hot water particularly when there is high demand. Boilers tend to be more expensive however, Public works will research Xcel rebates for incentives to replace inefficient appliances. The higher efficiency boiler will reduce utility costs over the long term. Finally the existing heating system is not protected from freezing which in the event of a lengthy power outage could result in the floors freezing and being damaged. A boiler would be protected from freezing by utilizing a separate glycol system that would not freeze. This is highly recommended.

Attached is a list of materials and services cost along with estimated labor costs of the department. This will show the benefit of working with Public Works to reduce costs and achieve an economical outcome. Some other suggestions are:

- Eliminate the info kiosk and put the ATM there.
- Have a sign that points out key attractions in town.
- Replace the utilities closet door.
- Move the trash receptacle to a different location.

We hope you choose to fund these few projects as they will benefit the town and the community.

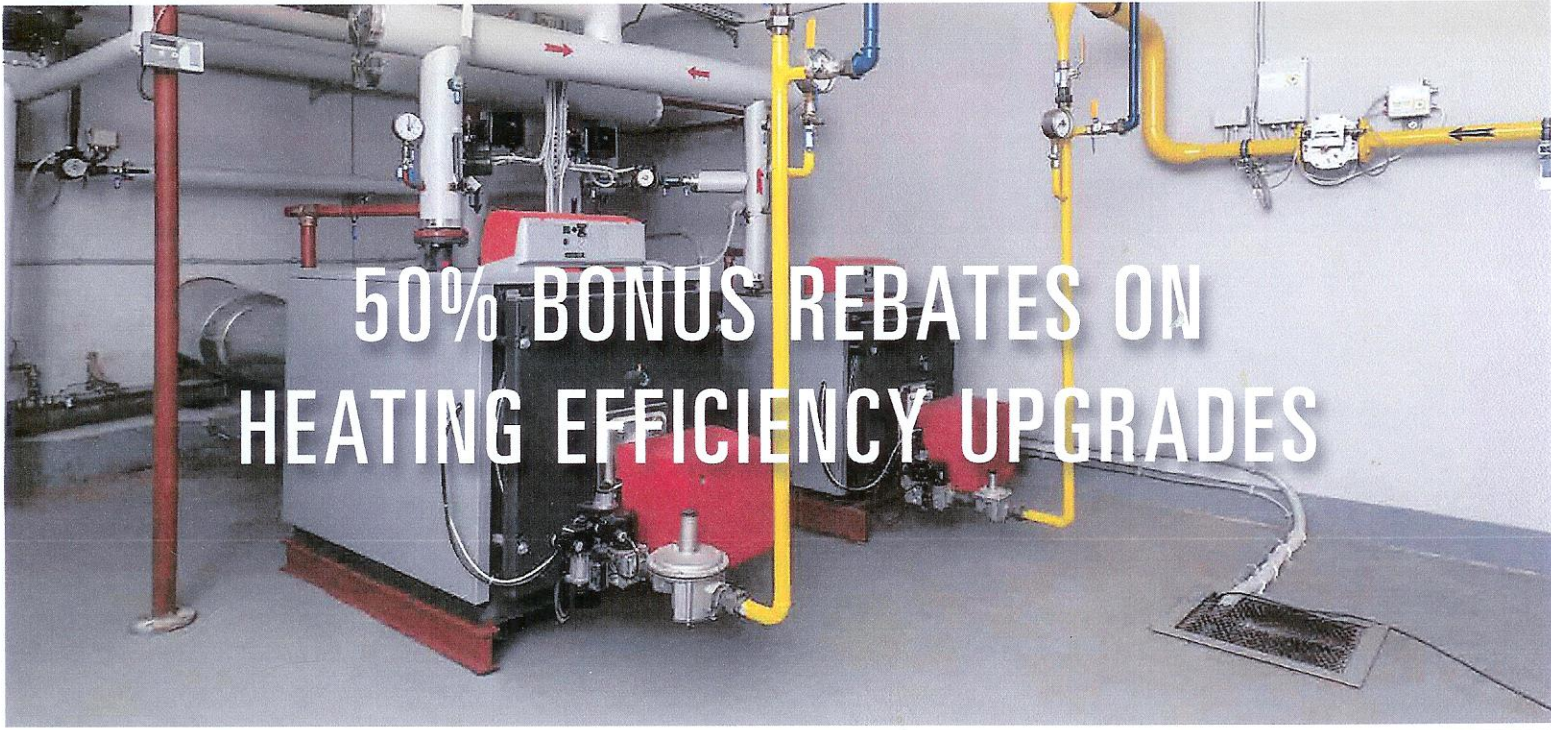
Chris Pelletier, CWP
Nederland Public Works Manager
Town of Nederland

Project	Scope	Town Labor/Hour	Contracted Labor	Equipment	Materials	Equipment/ hour	Quantity	Total Town Cost	DDA Cost
Sidewalk improvement	Demolition: demolish existing side walk and prep for site for new walk way.	\$ 55.00					48	\$ 2,640.00	
				Backhoe		\$ 150.00	12	\$ 1,800.00	
				Jack Hammer		\$ 50.00	6	\$ 300.00	
				Dumptruck		\$ 75.00	3	\$ 225.00	
				Demo Saw		\$ 50.00	2	\$ 100.00	
	Install concrete sidewalk approximately 9' wide with curb and gutter to include ADA accessible ramp.		\$ 5,650.00						\$ 5,650.00
Curb Repairs	Replace broken sections of curb	\$ 55.00					64	\$ 3,520.00	
				Backhoe		\$ 150.00	12	\$ 1,800.00	
				Jack Hammer		\$ 50.00	6	\$ 300.00	
				Dumptruck		\$ 75.00	3	\$ 225.00	
				Demo Saw		\$ 50.00	2	\$ 100.00	
					\$ 700.00		5		\$ 3,500.00
Security Grill					\$ 5,000.00				\$ 5,000.00
	Installation	\$ 55.00					8	\$ 440.00	
Restroom Improvements	Replace Toilet and sink, repaint, replace and install door. Door installation done by others	\$ 55.00					8	\$ 440.00	
			\$ 800.00		\$ 1,500.00			\$ -	\$ 1,500.00
								\$ -	\$ 800.00
Exterior Paint	Paint exterior trim	\$ 55.00					12	\$ 660.00	
					\$ 150.00			\$ -	\$ 150.00
Benches	Installation	\$ 55.00					8	\$ 440.00	
	Installation done by others				\$ 2,000.00		2	\$ -	\$ 4,000.00
Front entry door			\$ 500.00		\$ 1,000.00		1	\$ -	\$ 1,000.00
								\$ -	\$ 500.00
Interior flooring					\$ 4.00		300	\$ -	\$ 1,200.00
		\$ 55.00					12	\$ 660.00	
Replace Boiler			\$ 1,000.00		\$ 5,500.00				\$ 6,500.00
								\$ 13,650.00	\$ 29,800.00
								\$	43,450.00

Option 2

Project	Scope	Town Labor/Hour	Contracted Labor	Equipment	Materials	Equipment/hour	Quantity	Total Town Cost	DDA Cost
Sidewalk improvement	Demolition: demolish existing side walk and prep for site for new walk way.	\$ 55.00					48	\$ 2,640.00	
				Backhoe		\$ 150.00	12	\$ 1,800.00	
				Jack Hammer		\$ 50.00	6	\$ 300.00	
				Dumptruck		\$ 75.00	3	\$ 225.00	
				Demo Saw		\$ 50.00	2	\$ 100.00	
	Install concrete sidewalk approximately 9' wide with curb and gutter to include ADA accessible ramp.		\$ 5,650.00						\$ 5,650.00
Security Grill					\$ 800.00				\$ 800.00
	Installation	\$ 55.00					8	\$ 440.00	
Restroom Improvements	Replace Toilet and sink, repaint, replace and install door. Door installation done by others	\$ 55.00					8	\$ 440.00	
			\$ 800.00		\$ 700.00			\$ -	\$ 700.00
								\$ -	\$ 800.00
Exterior Paint	Paint exterior trim	\$ 55.00					12	\$ 660.00	
					\$ 150.00			\$ -	\$ 150.00
Front entry door					\$ 1,000.00		1	\$ -	\$ 1,000.00
			\$ 500.00					\$ -	\$ 500.00
Interior flooring					\$ 4.00		300	\$ -	\$ 1,200.00
		\$ 55.00					12	\$ 660.00	
								\$ 7,265.00	\$ 10,800.00

Total = 18,065



50% BONUS REBATES ON HEATING EFFICIENCY UPGRADES

For a limited time, Colorado business gas customers can now receive 50% bonus rebates on qualifying natural gas heating efficiency upgrades. But that's not all—we've also increased the limit on the rebate amount from 60% up to 75% of your total upgrade costs—meaning you can now receive even more rebate dollars!

Bonus rebate qualification details:

- Heating equipment must be installed and invoiced prior to applying for rebates. The 50% rebate bonus applies to new rebate applications received between 1/1/18 and 7/31/18.
- Upgrades installed and invoiced within 12 months prior to your application submittal can also qualify for bonus rebates.
- Qualifying heating efficiency gas upgrades include:
 - New boiler
 - New furnace
 - New water heater
 - Pipe insulation (on 10/1/17 rebates were raised)
 - Boiler tune-ups
 - Gas-fired unit heaters
 - Steam trap repair or replacement
 - Auxiliary add-ons: modular burner controls, outdoor air reset controls, or stack dampers
- Custom gas projects (those not listed above) are also included in the bonus offering.
- Heating efficiency rebates cannot exceed 75% of the project cost (including equipment and labor).

Here are some typical rebates.*

\$7,780 for new hot water boiler
(\geq 92% efficiency)

\$1,310 for new hot water boiler
(\geq 85% efficiency)

\$2,050 for new water heaters

\$382 for boiler tune-ups

\$757 for pipe insulation

*These amounts represent average rebates for natural gas heating efficiency upgrade projects for rebate applications received January through December 2016, and include the additional 2018 50% bonus rebate amount.

For bonus details and rebate applications, visit xcelenergy.com/HeatingEfficiency. Or, contact your account manager or an energy efficiency specialist at **855.839.8862** or energyefficiency@xcelenergy.com.

 **Xcel Energy**[®]

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: 2/15/18

INITIATED BY: Mark Stringfellow

INFORMATION:___ ACTION: x OR DISCUSSION:___
=====

AGENDA ITEM:

Consideration to fund \$1000 for design work for beautification of the CDOT corridor from the Nederland welcome sign to the Eldora turnoff-Mark Stringfellow

SUMMARY:

To beautify the corridor with improvements such as a new welcome sign, added signage, and flowers.

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS:

To be discussed at the meeting

ATTACHMENTS:

To be provided at the meeting



AGENDA INFORMATION
MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

Meeting Date: February 15, 2018

Prepared By: Katrina Harms

Dept: DDA

Consent Information Action Discussion

AGENDA ITEM:

Approval of TIF Loan request for Visitor Center Improvements

SUMMARY:

Attached for the Board's consideration is a resolution to allow the Nederland Downtown Development Authority to borrow funds from the Town's Water Fund for the purpose of taking on debt for Visitor Center Improvements.

Per state statute, a TIF funded authority must seek approval for projects from the Town, and the funds must be in the form of debt. As the cost of this project is small, the DDA is requesting a loan from the Town's Water Fund.

Many of the projects from the last debt authorization in 2012 were funded by inter-fund loans from water fund reserves, which have all been repaid so far. The last remaining loan that was for \$340,000 was paid off before the end of 2017, for the completion of the NedPeds.

In 2017 the Town and DDA passed a DDA Master Plan, and these types of improvements are indicated in the plan under Downtown Beautification and Maintenance. In 2017 the DDA referred to the voters of their district a question to authorize debt in support of projects and programs in the downtown district. The DDA Board approved the question at their July 27, 2017 meeting, and the Debt Authorization was passed on November 6, 2017.

Downtown Beautification and Maintenance is in line with the DDA's Plan of Development, a document that governs all expenditures within the district and further described in its Master Plan, as well as identified priorities of the DDA

and the Board of Trustees, furthering the Master Infrastructure Plan, Comprehensive Plan and other elements of the #NedZero program.

ATTACHMENTS:

- 1) Resolution 2018-01, authorizing the Board of Trustees to loan the DDA \$30,000.
- 2) Link to DDA Master Plan
<http://www.nederlanddowntown.org/wp-content/uploads/DDA-Master-Plan-2017-1.pdf>
- 3) Resolution 2005-17 DDA Plan of Development
- 4) Project Estimate - Detail

FINANCIAL CONSIDERATIONS:

The DDA is requesting to borrow \$30,000 from Nederland's Water and Sewer fund at at WSJ's current prime rate not to exceed 7% and not fall below 2.5%. The interest collected by the town would help cover the cost of administering the loan and is a small revenue stream.

The \$30,000 would be paid back in full no later than December 12, 2018 at a rate of \$3000/month plus interest.

The DDA receives monthly tax revenue of approximately \$20,000/month.

**TOWN OF NEDERLAND
Boulder County, Colorado**

RESOLUTION 2018 – 01

A RESOLUTION OF THE NEDERLAND BOARD OF TRUSTEES AUTHORIZING A LOAN FROM FUND BALANCE IN THE TOWN’S WATER FUND TO THE TOWN DEVELOPMENT AUTHORITY (DDA) FUND, AND PROVIDING FOR THE REPAYMENT OF THE LOAN FROM THE DDA’S TAX INCREMENT FINANCING RECEIPTS

WHEREAS, the Board of the Nederland Downtown Development Authority (“DDA”) has determined that, in order to support future projects associated with its approved Plan of Development, the DDA should finance certain Visitor Center improvements, described in more detail in Exhibit A of this Resolution, as well as funds allocated to cover the administration costs for the period of March 1, 2018 through December 1, 2018.

WHEREAS, pursuant to C.R.S. § 31-25-808(1)(g), the DDA is authorized to receive contributions, loans and other rights and privileges from the municipality or county in which it is located; and

WHEREAS, the net cost of the loan payable from the Water Fund of the Town of Nederland (“Town”) for the payment of principal and interest on such advances or loans is expected to be approximately \$30,000; and

WHEREAS, the DDA Fund must receive an advance or loan of money to accomplish the refinancing, and

WHEREAS, at an election held on November 7, 2017 the voters authorized the Town to borrow up to \$2,300,000, repayable only from tax increment revenues collected within the DDA and revenues derived by the Town pursuant to the DDA plan of development; and

WHEREAS, of that authorized amount, \$0 has been issued, leaving remaining authorization of \$2,300,000; and

WHEREAS, a loan from the Town Water Fund could be accomplished at less administrative and financing cost to the DDA than a publicly financed debt; and

WHEREAS, the Town Water Fund balance can provide the necessary funding without hampering the operations or replacement schedules of the Water Fund; and

WHEREAS, the Town Board of Trustees has therefore determined that it is in the best interest

of the Town to loan a portion of the fund balance in the Town's Water Fund to the DDA Fund, the loans bearing interest at the Wall Street Journal's published prime rate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO:

Section 1. The Board of Trustees of the Town of Nederland hereby authorizes a loan from the fund balance in the Town's Water Fund in the amount of \$30,000 to the DDA Fund, which loan shall bear interest at the Wall Street Journal's current prime rate not to exceed 7% and not fall below 2.5%, for the purposes of financing Visitor Center Improvements as well as funds allocated to cover the administration costs for the period of March 1, 2018 through December 31, 2018. The loan funds shall be used for the project identified in Exhibit A, attached and incorporated by reference in this Resolution.

Section 2. The Town Treasurer shall repay this loan in monthly installments over a 9 month period, with accrued interest, from the DDA Tax Increment Financing receipts to the Water Fund by December 31, 2018. There shall be no penalties imposed for early prepayment.

RESOLVED, APPROVED and ADOPTED this 20th day of February, 2018.

TOWN OF NEDERLAND

By: _____
Mayor Kristopher Larsen

ATTEST:

Nicole Cavalino, Town Clerk

EXHIBIT A

[Letter from Chris Pelletier, Nederland Public Works Manager,
to Nederland Downtown Development Authority, dated January 19, 2018]



Town of Nederland, Colorado

45 West First Street – P.O. Box 396
Nederland, CO 80466-0396

Phone: (303) 258-3266

FAX: (303) 258-1240

January 19, 2018

DDA Downtown Development Authority

Chairperson: Susan Schneider

Vice Chairperson: Brent Tregaskis

Re: Visitor's Center Upgrade Proposal

Dear Board,

Nederland Public Works would like to provide you with a proposal to make improvements to the Visitor's Center. For budgetary reasons we will offer two options for your consideration along with some estimated costs. The Public Works Department believes these upgrades will benefit the business community and align with your mission. These upgrades will offer visitors an improved first impression of the Town of Nederland and provide better services for all users. Public Works is offering to partner with the DDA by providing the coordination, tools, skills and labor required to make some of these upgrades. This collaborative approach will help to reduce costs and fulfill the goals of both parties and ultimately benefit the whole community.

Public Works recognizes the need to make structural changes to the existing restrooms to improve usability and accessibility for all visitors. The Department is also aware of the importance of aesthetics and functionality. Because the department lacks the funds to make these improvements we are asking the DDA to fund this effort. The following is a list of the proposed improvements followed by reasons for making these changes and finally the estimated cost to complete this work.

- Increase the width of the sidewalk on the west side of the Visitor's Center
- Security grills for the restrooms
- Improve accessibility of bathroom entrances to accommodate the needs of people with disabilities
- Replace some of the fixtures to comply with ADA requirements
- Repaint the exterior trim of the entire building
- Add/replace benches
- Replace carpeting with a durable wood grain linoleum

- ☐ Replace boiler
- ☐ Replace the front door

Sidewalk improvement:

These changes represent minor improvements that are impactful without performing a full remodel. The most challenging of these suggestions is the increased sidewalk area. This is necessary to improve ingress and egress into the public restrooms. This will offer pedestrians more room and safer separation between the parking area and the restrooms. The current walkway offers very little room for visitors and is virtually non-usable for visitors with disabilities.

Security Grill:

This would be a roll down type of grill that would protect the bathrooms during off hours. This is an economical way of securing the facility and protecting the restroom from vandals. This option avoids the costs associated with purchasing commercial grade doors and locks. Because of the transient nature of the area it is important that this facility is secure during off hours. Public Works has been successful in offering a port-a-potty on site for use by visitors and transients at Chipeta Park after hours which has reduced vandalism. A port-a-potty in the south east corner of the VC lot might prove to be a good investment.

Restroom Improvements:

Some fixtures will need to be replaced to comply with ADA required standards. The entry doors need to swing in the proper direction and provide the necessary clearances for ADA accessibility. Public Works will paint and make aesthetic improvements to the interiors.

Benches:



PROSAB has approved a uniform bench design for all public areas. Existing benches could be replaced with updated ones and more benches could be added.

Exterior Paint:

This is fairly unskilled work that has an impact to the overall appearance to the facility. A clean well cared for facility speaks to the Town's and Community's commitment to providing services to visitors. The building was painted last year by volunteers and the Department would like to paint the exterior trim this year.

Front Entry Door Replacement:

The existing door is weathered and broken. Public Works does not have a suggestion for what kind of door but suggests an exterior weather proof door that is inviting to visitors.

Interior Flooring:

The existing interior carpet is worn and dirty. Carpeting is not an ideal flooring for the high volume of visitors and is difficult to maintain. Public Works is suggesting a durable wood grain linoleum that looks natural and is more practical to maintain.

Replace Boiler:

The existing water heater has been hobbled together and is inadequate for its intended purpose. Currently a domestic water heater is being used for in floor heating. And a separate small water heater is being used for the restroom sinks. Both heaters are sized improperly to do the jobs they need to do and therefore run inefficiently. It will not be possible for the small domestic water heater to keep up with the high volume of visitors and the water heater for the heating system doesn't reach the high temperature necessary for in floor heating to work efficiently.

A boiler is appropriate and a more efficient piece of equipment that can serve the purpose of heating and domestic hot water particularly when there is high demand. Boilers tend to be more expensive however, Public works will research Xcel rebates for incentives to replace inefficient appliances. The higher efficiency boiler will reduce utility costs over the long term. Finally the existing heating system is not protected from freezing which in the event of a lengthy power outage could result in the floors freezing and being damaged. A boiler would be protected from freezing by utilizing a separate glycol system that would not freeze. This is highly recommended.

Attached is a list of materials and services cost along with estimated labor costs of the department. This will show the benefit of working with Public Works to reduce costs and achieve an economical outcome. Some other suggestions are:

- Eliminate the info kiosk and put the ATM there.
- Have a sign that points out key attractions in town.
- Replace the utilities closet door.
- Move the trash receptacle to a different location.

We hope you choose to fund these few projects as they will benefit the town and the community.

Chris Pelletier, CWP
Nederland Public Works Manager
Town of Nederland

RESOLUTION NO. 2005-17

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO, APPROVING A PLAN OF DEVELOPMENT FOR THE NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY, INCLUDING PROVISIONS FOR TAX INCREMENT FINANCING; AND FORMALLY ESTABLISHING A SPECIAL FUND FOR THE RECEIPT AND PAYMENT OF SUCH TAX INCREMENT REVENUES; AND EXPRESSING THE TOWN'S INTENTION TO WORK WITH THE OTHER TAXING JURISDICTIONS TO MITIGATE THE FINANCIAL IMPACTS THAT THE JURISDICTIONS MAY ENCOUNTER

WHEREAS, by Ordinance No. 599, the Board of Trustees of the Town of Nederland, Colorado, has heretofore determined it prudent and necessary to establish a Downtown Development Authority in the Town of Nederland, Colorado; and;

WHEREAS, pursuant to said Ordinance and C.R.S. § 31-25-804, the question of establishing a Downtown Development Authority in the Town of Nederland, Colorado was submitted to the qualified electors at the regular election held on November 1, 2005; and;

WHEREAS, after canvassing the returns of said election, the Board of Trustees, has heretofore determined that a majority of the qualified electors voting on said question cast ballots in favor thereof; and;

WHEREAS, the Board of Trustees has reviewed the Plan of Development (attached hereto) for the Downtown Development Authority as required by C.R.S. § 31-25-807; and;

WHEREAS, the Board of Trustees finds, determines and declares that providing a tax increment financing mechanism as stated herein for the financing of development and redevelopment projects within the Plan of Development area will serve to enhance the economy of the Town, to provide facilities to better serve local community interests and desires, to attract visitors, and to promote public health, safety and welfare; and;

WHEREAS, the Board of Trustees acknowledges that the other taxing entities in Boulder County may be affected financially to some degree through the implementation of tax increment financing as provided for in the Plan of Development.

BE IT RESOLVED by the Board of Trustees of the Town of Nederland, Colorado that:

Section 1. The Board of Trustees hereby adopts the Plan of Development as proposed and attached and with changes made by the Board of Trustees heretofore. The Board of Trustees takes this action because it finds that there is a need to take corrective action in order to prevent deterioration of property values or structures within the Plan of Development area and to prevent the growth of blighted areas therein.

Section 2. The Board of Trustees further finds that the Plan will promote and afford maximum opportunity, consistent with the sound needs and plans of the Town as a whole, for the development and redevelopment of the Plan of Development area by the Downtown Development Authority and by private enterprise.

Section 3. The Board of Trustees adopts the Plan of Development as a plan using tax increment financing for both ad valorem taxes upon taxable real and personal property that occurs subsequent to the base year established pursuant to C.R.S. § 31-25-807.

Section 4. The Board of Trustees hereby requests that the Boulder County Assessor prepare and certify a base year taxable valuation for taxable properties inside the Downtown Development Authority boundaries using values established in 2005 for tax year 2006 as the base year for the property tax increment.

Section 5. The Board of Trustees hereby formally establishes a special fund of the Town, entitled "Special TIF Fund" for the receipt and collection of Downtown Development Authority tax increment revenues as herein described.

Section 6. The Board of Trustees will consider and continue to work with other taxing jurisdictions on mutually beneficial projects and financing mechanisms.

Section 7. The Board of Trustees will work with other taxing jurisdictions to mitigate financial impacts that occur as a result of tax increment financing. The Board of Trustees and the Downtown Development Authority Board will review this every two years. This could be through IGA (Intergovernmental Agreement) or other means.

Section 8. The Board of Trustees will encourage the other taxing jurisdictions to have a representative apply for membership on the Downtown Development Authority Board if they are eligible.

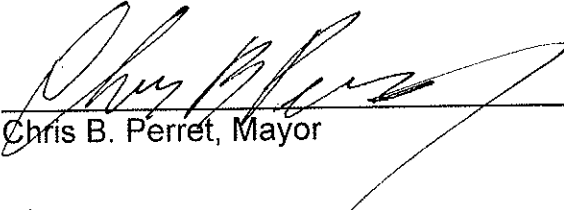
Section 9. The Board of Trustees will encourage the Downtown Development Authority to develop projects and programs to use tax increment funds directly and indirectly to benefit the other taxing jurisdictions in ways allowed by state law including, but not limited to:

- a. building or improving public facilities owned and operated by other taxing jurisdictions within the district;
- b. installing public facilities that lessen fire risk such as new water lines or assistance to property owners to improve fire sprinkler systems;
- c. when any bonds or other indebtedness are fully paid and provided for, and when the Plan of Development has been completed, instruct the Boulder County Assessor and Treasurer to pay all taxes on the taxable property in the Town to the respective taxing jurisdictions;
- d. investigate other methods of providing assistance in order to mitigate the financial impact of new developments during the time that tax increment funds are diverted to a Downtown Development Authority.

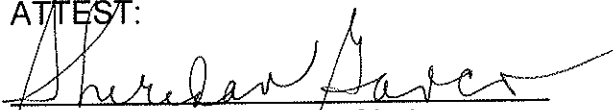
INTRODUCED, READ, PASSED AND ADOPTED at the regular meeting of the Board of Trustees of the Town of Nederland, Colorado on the 6th day of December 2005.

Town of Nederland

(Seal)


Chris B. Perret, Mayor

ATTEST:


Sheridan Garcia, Town Clerk

APPROVED AS TO FORM:

Scotty P. Krob, Town Attorney

TOWN OF NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT PRIORITIES

The following list of projects are not in any priority order because it is important that the DDA Board retain flexibility to act upon any of these projects or other projects that arise. In developing these projects, the DDA formation committee considered the input provided by participants at the past two Economic Summits, the findings and recommendations of the Market Analysis and information compiled by action groups that resulted from the two Summits.

1. Circulation

Design and build a circulation system for pedestrians, bicycles, traffic and parking so as to minimize conflicts among the modes of transportation and maximize the safety and convenience of driving to and walking in the District.

- Construct a roundabout at the shopping center/bank intersection
- Provide safe pedestrian crossings of Highway 119 and other main roads
- Construct sidewalks and trails
- Connect key amenities (e.g., RTD to downtown)

2. Riverwalk

Develop the Middle Boulder Creek corridor into an attractive centerpiece of the Town that connects the south and north business areas and the lakefront in an environmentally sensitive manner.

- Construct a new overpass at Highway 119 to accommodate a pedestrian trail under the bridge along the creek
- Provide a pedestrian path along the north side of the creek with easy access and integration with businesses
- Construct a pedestrian-friendly bridge linking Chipeta Park and East Street
- Enhance the creek for better fish habitat and kayaking

3. Beautification

Improve the attractiveness of the District.

- Place underground publicly and privately owned utility and communications lines
- Promote attractive streetscape (e.g., lamp posts, landscaping, signage)
- Retain historical buildings and adhere to Town architectural design standards
- Incorporate art features (e.g., historical artifacts, fountains, graphics, etc.)
- Encourage and promote private and public development projects, such as parks, plazas, and landscaping throughout the district

4. Town Square

Design and build an attractive and functional gathering place for the community and visitors.

- Convert the Town-owned land behind the Visitor's Center to a town square
- Create a multipurpose space for community gatherings such as farmer's market, festivals, arts and crafts fairs and other events
- Connect the square with the creek
- Incorporate attractive landscaping, historical features and public art in projects

5. Promote and Support Private Developments that Create a Public Benefit

Encourage activities and services that will attract residents and tourists by broadening the entertainment, cultural, shopping and social activities and events that take place in the district.

- Participate with developer/builder if their project is highly desirable; and
- their project is consistent with the plans and objectives of the DDA; and
- their project may not be otherwise economically viable
- Plan and develop public facilities that will enhance and encourage the development of privately sponsored projects
- Encourage planning and projects which are compatible with its surroundings
- Encourage diversity of land uses in the district so that the area includes a cross-section of compatible uses
- Actively solicit and if necessary, provide sites for land uses that are important to the economic vitality of the district.

Project	Scope	Town Labor/Hour	Contracted Labor	Equipment	Materials	Equipment/hour	Quantity	Total Town Cost	DDA Cost
Sidewalk improvement	Demolition: demolish existing side walk and prep for site for new walk way.	\$55.00		Backhoe		\$150.00	48	\$2,640.00	
				Jack Hammer		\$50.00	12	\$1,800.00	
				Dumptruck		\$75.00	6	\$300.00	
				Demo Saw		\$50.00	3	\$225.00	
							2	\$100.00	
		Install concrete sidewalk approximately 9' wide with curb and gutter to include ADA accessible ramp.		\$5,650.00					
Curb Repairs	Replace broken sections of curb	\$55.00		Backhoe		\$150.00	12	\$1,800.00	
				Jack Hammer		\$50.00	6	\$300.00	
				Dumptruck		\$75.00	3	\$225.00	
				Demo Saw		\$50.00	2	\$100.00	
						\$700.00	5		\$3,500.00
Security Grill	Installation	\$55.00			\$5,000.00		8	\$440.00	\$5,000.00
				Replace Toilet and sink, repaint, replace and install door. Door installation done by others		\$1,500.00		8	\$440.00
Restroom Improvements	Paint exterior trim	\$55.00	\$800.00				12	\$660.00	\$800.00
					\$150.00		8	\$440.00	\$150.00
							2	\$-	\$4,000.00
Benches	Installation done by others	\$55.00			\$2,000.00		1	\$-	\$1,000.00
					\$1,000.00		300	\$-	\$500.00
Front entry door			\$500.00		\$4.00		12	\$660.00	\$1,200.00
Interior flooring		\$55.00							
Replace Boiler			\$1,000.00		\$5,500.00				\$6,500.00
			\$13,650.00					\$29,800.00	

Total = \$29,800

Option 2

Project	Scope	Town Labor/Hour	Contracted Labor	Equipment	Materials	Equipment/hour	Quantity	Total Town Cost	DDA Cost
Sidewalk improvement	Demolition: demolish existing side walk and prep for site for new walk way.	\$55.00		Backhoe		\$150.00	48	\$2,640.00	
				Jack Hammer		\$50.00	6	\$300.00	
				Dumptruck		\$75.00	3	\$225.00	
				Demo Saw		\$50.00	2	\$100.00	
	Install concrete sidewalk approximately 9' wide with curb and gutter to include ADA accessible ramp.		\$5,650.00						\$5,650.00
Security Grill	Installation	\$55.00			\$800.00		8	\$440.00	\$800.00
	Replace Toilet and sink, repaint, replace and install door. Door installation done by others	\$55.00			\$700.00		8	\$440.00	\$700.00
Restroom Improvements			\$800.00					\$-	\$800.00
	Paint exterior trim	\$55.00			\$150.00		12	\$660.00	\$150.00
					\$1,000.00		1	\$-	\$1,000.00
Exterior Paint Front entry door			\$500.00				300	\$-	\$500.00
					\$4.00		12	\$-	\$1,200.00
Interior flooring		\$55.00					12	\$660.00	
								\$7,265.00	\$10,800.00

Total = 18,065



AGENDA INFORMATION
MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

Meeting Date: February 15, 2018

Prepared By: Katrina Harms

Consent Information Action Discussion

AGENDA ITEM:

Approval of TIF Loan request for Downtown Beautification and Maintainance

SUMMARY:

Attached for the Board's consideration is a resolution to allow the Nederland Downtown Development Authority to borrow funds from the Town's Water Fund for the purpose of taking on debt for Downtown Beautification and Maintainance.

Per state statute, a TIF funded authority must seek approval for projects from the Town, and the funds must be in the form of debt. As the cost of this project is small, the DDA is requesting a loan from the Town's Water Fund.

Many of the projects from the last debt authorization in 2012 were funded by inter-fund loans from water fund reserves, which have all been repaid so far. The last remaining loan that was for \$340,000 was paid off before the end of 2017, for the completion of the NedPeds.

In 2017 the Town and DDA passed a DDA Master Plan, and these types of projects are indicated in the plan under Downtown Beautification and Maintenance. In 2017 the DDA referred to the voters of their district a question to authorize debt in support of projects and programs in the downtown district. The DDA Board approved the question at their July 27, 2017 meeting, and the Debt Authorization was passed on November 6, 2017.

Downtown Beautification and Maintainance is in line with the DDA's Plan of Development, a document that governs all expenditures within the district and further described in its Master Plan, as well as identified priorities of the DDA and the Board of Trustees, furthering the Master Infrastructure Plan, Comprehensive Plan and other elements of the #NedZero program.

ATTACHMENTS:

- 1) Resolution 2018-02, authorizing the Board of Trustees to loan the DDA for Downtown Beautification and Maintenance.
- 2) Project Outline
- 3) Coloring Colorado 2018 estimate
- 4) Coloring Colorado Downtown Beautification Improvements Estimate
- 5) Link to DDA Master Plan
<http://www.nederlanddowntown.org/wp-content/uploads/DDA-Master-Plan-2017-1.pdf>
- 6) Resolution 2005-17 DDA Plan of Development
- 7) Repayment Scenarios

FINANCIAL CONSIDERATIONS:

The DDA is requesting to borrow between \$83,000 and \$233,400 from Nederland's Water Fund at at WSJ's current prime rate not to exceed 7% and not fall below 2.5%. The interest collected by the town would help cover the cost of administering the loan and is a small revenue stream.

See repayment attachment for details.

The DDA receives monthly tax revenue of approximately \$20,000/month.

**TOWN OF NEDERLAND
Boulder County, Colorado**

RESOLUTION 2018 – 02

A RESOLUTION OF THE NEDERLAND BOARD OF TRUSTEES AUTHORIZING A LOAN FROM FUND BALANCE IN THE TOWN’S WATER FUND TO THE TOWN DEVELOPMENT AUTHORITY (DDA) FUND, AND PROVIDING FOR THE REPAYMENT OF THE LOAN FROM THE DDA’S TAX INCREMENT FINANCING RECEIPTS

WHEREAS, the Board of the Nederland Downtown Development Authority (“DDA”) has determined that, in order to support future projects associated with its approved Plan of Development, the DDA should finance the Downtown Beautification and Maintenance Program as well as funds allocated to cover the administration costs for the period of **TBD**.

WHEREAS, pursuant to C.R.S. § 31-25-808(1)(g), the DDA is authorized to receive contributions, loans and other rights and privileges from the municipality or county in which it is located; and

WHEREAS, the net cost of the loan payable from a special fund of the Town of Nederland (“Town”) for the payment of principal and interest on such advances or loans is expected to be approximately **\$TBD**; and

WHEREAS, the DDA Fund must receive an advance or loan of money to accomplish the refinancing, and

WHEREAS, at an election held on November 7, 2017 the voters authorized the Town to borrow up to \$2,300,000, repayable only from tax increment revenues collected within the DDA and revenues derived by the Town pursuant to the DDA plan of development; and

WHEREAS, of that authorized amount, \$0 has been issued, leaving remaining authorization of \$2,300,000; and

WHEREAS, a loan from the Town Water Fund could be accomplished at less administrative and financing cost to the DDA than a publicly financed debt; and

WHEREAS, the Town Water Fund balance can provide the necessary funding without hampering the operations or replacement schedules of the Water Fund; and

WHEREAS, the Town Board of Trustees has therefore determined that it is in the best interest of the Town to loan a portion of the fund balance in the Town’s Water Fund to the DDA Fund, the

loans bearing interest at the WSJ's published prime rate.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO:

Section 1. The Board of Trustees of the Town of Nederland hereby authorizes a loan from the fund balance in the Town's Water Fund in the amount of \$ TBD to the DDA Fund, which loan shall bear interest at the WSJ's current prime rate not to exceed 7% and not fall below 2.5%, for the purposes of financing the Downtown Beautification and Maintenance Program as well as funds allocated to cover the administration costs for the period of TBD.

Section 2. The Town Treasurer shall repay this loan in monthly installments over a TBD, with accrued interest, from the DDA Tax Increment Financing receipts to the Water Fund by TBD.

RESOLVED, APPROVED and ADOPTED this 20th day of February, 2018.

TOWN OF NEDERLAND

By: _____
Mayor Kristopher Larsen

ATTEST:

LauraJane Baur, Town Clerk

The following project outline is for Downtown Maintenance and Beautification. The numbers are estimates and the projects are a combination of fixing existing issues and new ideas and requests from our vendor, Public Works and DDA board members.

New projects can be spread out over 2 - 3 years. Some may need additional planning and design.

2018 Existing Beautification Costs (See Coloring Colorado Quote) \$8000

For the last three years, the DDA has hired Coloring Colorado to plan, plant and maintain the downtown flower beds and planters, including the pedestrian bridge. Each year we have made improvements in the infrastructure as well as the plants and process to continue to meet sustainability and economic goals.

2018 New Projects (see Coloring Colorado 2018/2019 quote) Approximately \$27,000 over two years.

Coloring Colorado was asked to look at areas of improvement in the Downtown District and has submitted a quote for areas that could be fixed and cleaned up. They met with members of Public Works and the DDA board before submitting their proposal.

NedPeds (Second Street) Maintenance \$27,400 over two years

Public Works submitted an estimate for the cost of maintaining the section of Second Street east of Snyder and all of the crusher-fine pathways. Portions of the pathway should be replaced sometime in 2018 so

Second Street Maintenance:

\$4000.00 for vacuuming once a year

Vac truck spot vacuuming in-house, 20ft sections, \$150.00 per hour, three people minimum, 6 hrs., 2x per year = \$5400.00

\$1500.00 crusher fines for sidewalk maintenance

\$150 backhoe x 8 months x 4 hrs. each time = \$4800.00

Estimated Total year 1: \$15,700.00 year one

Estimated Total year 2: \$11,700 (assuming less crusher fine pathway)

Downtown Public Works Labor \$30,000/year

The DDA is proposing reimbursing Public Works for some of their time in maintaining the Downtown. This includes:

Bathrooms at Chipeta Park and the Visitor Center

Trash pick up and removal at Chipeta Park, the Visitor Center and on First Street

Snow removal on the sidewalk from Eldora turn off, through town to the roundabout, up to and including the Library (the Library District is impacted financially by the TIF, and this is a way to repay part of that), and on First Street where possible.

Public Works has two staff members that work primarily in the DDA District.

Beautification for 2019 \$9,500

Coloring Colorado has estimated that Beautification for 2019 would go up from \$8000 to \$9500 to take into account the new areas added in 2018.

Administration \$17,500

Coloring Colorado is estimating about \$10,000 for administration costs in the first year. This would be covered by Coloring Colorado and the DDA staff, depending on the part of the project and is expected to go down over the years as new projects get completed.

Public Art/Artifacts \$2500 (New Projects)

This would cover the supplies needed for the Utility Box/Trash can clean up project, Pedestrian Bridge touch-ups and the moving of mining equipment for use in public places to final locations or storage facility.

9/15/17

Nederland Downtown Development Authority
P.O. Box 396
Nederland, CO 80466

To the DDA,

Thank you for your commitment to help Nederland look its best. When towns and districts look cared for, people are more willing to linger and spend money, thus making an investment in beautification an investment in economic development.

Below please find the 2018 proposal for horticultural beautification.

This proposal is for the fourth year of beautification as started in 2015. Data on watering times and employee pay were not available for that year. However, for 2016, and 2017 data are available, and the 2018 proposal shows a savings of ~\$3,300, almost 30%. This savings was achieved primarily through reduced watering costs due to installation of self-watering kits in the planters, and the donation of time and water from Crosscut Pizza to care for the Pedestrian Bridge. **

2017 also saw the success of working with City Floral to custom grow and deliver 75% of annuals for the Pedestrian Bridge and containers. This arrangement saved time in shopping and procurement, and will be repeated in 2018. The partnership also allowed for greater peace of mind, as it is rare to find a good selection of high-altitude annuals in June, especially in the amount needed for this project.

New for 2018 is mention of spring preparation of gardens and planters, which will allow for a more streamlined installation in June.

Every effort has been made to reflect actual cost and needs of the project.

Please let me know what questions or comments you have.

Best to you,

Elizabeth Allen
dba [Coloring Colorado](#)
P.O. Box #8
Nederland, CO 80466
info@coloringcolorado.com
(303) 818-6208

**2016 Beautification cost - \$11,272
2017 Beautification cost- \$11,260
2018 Beautification cost - \$7,958

2018 Project Totals

Description	Total	Cost Summary
Planters and Gardens	\$4408	Pages 4 & 5
Skilled Maintenance	\$2800	Page 6
Self Watering-Kit Wicks	\$250	Page 6
Spring Preparation	\$500	Page 6
Project Total	\$7,958	

I. Planters

This section includes five round planters on 119, one small round planter on 119 near Nature's Own rock shop, one large round planter near Nature's Own Rock Shop, two round planters at the Visitors Center, ten planters on the Pedestrian Bridge, and two planters in front of Peak to Peak Spirits, totaling 21 containers.

The five window boxes at the Visitors Center are not considered in this bid, as they have been removed.

Due to harshness of exposure it is inadvisable to specify small shrubs or perennials for the containers. Containers must be planted annually, using fresh soil each year. Soil is donated by the community, resulting in a substantial savings for this project.

Soil will include slow release fertilizer and moisture-retaining polymer. All containers and gardens will receive liquid fertilizer as needed.

Initial installation includes container design; ordering, procurement, and staging of plants; planting, watering, site clean up, and taking plastic pots to trash/recycling.

Skilled maintenance includes assessment, watering, cleaning, weeding, deadheading, pruning, fertilizing, procurement and installation of replacement plants, and diagnosis and treatment of plant pests and diseases.

2018 Planters Cost Estimate

Hardgoods

Four pound bag of slow release fertilizer = \$33
Five pound bag of water retaining polymer = \$60
2 gal Alaska fish fertilizer = \$40
Pest control (TBD as needed) = \$100
Soil = free

Subtotal = \$233

Greengoods

Flower material for approximately 75% of installation grown and delivered by City Floral Nursery = \$1500
Other installation flower material needed = \$500
Replacement flower material= \$500

Subtotal = \$2500

Labor

Installation = 41 hours at \$20 = \$820
Pickup and delivery of plants either at install or for replacement: 4 trips at 4 hours ea = 16 hours @ \$20 = \$320

Total labor = \$1140

Total for planters and boxes: \$3,873

II. Gardens

This section includes the 'Welcome' bed on 119, the Town Hall beds, the Chipeta Park Entrance bed, and the Jefferson Street corner bed.

All beds will be updated with perennials and annuals, fertilized and mulched.

Initial install includes garden design; ordering, procurement, and staging of plants; breaking up old soil, removing weeds, cutting plants back, adding soil amendments, planting, watering, site clean up, and taking plastic pots to trash/recycling.

Skilled maintenance includes assessment, watering, cleaning, weeding, deadheading, pruning, fertilizing, procurement and installation of replacement plants, diagnosis and treatment of plant pests and diseases, and winter preparation.

Observed in 2017 was the need for spring preparation of the gardens: to include cutting back plants, clearing leaves and litter accumulated over winter, winter watering as needed, and application of slow release fertilizer to prepare for summer growth. Labor hours are reflected in the Spring Preparation section below.

All gardens labor for summer, 2018 will be billed as skilled maintenance. See skilled maintenance section below for cost.

2018 Garden Material Cost Estimate

Hardgoods

Slow release fertilizer = \$40

Mulch for all beds: 18 bags at \$5 ea = \$90

Subtotal = \$130

Greengoods

Perennials for Welcome Garden: 8 at \$15 ea = \$120

Perennial for Chipeta Park Garden = \$15

Perennials for Jefferson Street Bed : 2 at \$15 ea = \$30

Shrub and perennials at Town Hall = \$150

Bulbs for all gardens: 2 at \$45 ea = \$90

Subtotal = \$405

Total for garden materials = \$535

III. Planter and Garden Skilled Maintenance

Skilled maintenance includes assessment, watering, cleaning, weeding, deadheading, pruning, fertilizing, procurement and installation of replacement plants, diagnosis and treatment of plant pests and diseases, and winterizing beds.

Coloring Colorado will not perform installation of the planters and gardens without performing the skilled maintenance of the planters and gardens.

For 2018, planting is scheduled to start on Monday, June 11, weather permitting. Skilled maintenance will begin the week of Monday, June 18, and will end Friday, November 2, totaling 20 weeks.

2018 skilled maintenance estimate

20 weeks x 7 hours = 140 hours

140 hours x \$20 per hour = \$2,800

IV. Kit Update

The self-watering kits worked best in smaller pots without a large center feature, notably the containers at Peak to Peak Spirits and the Visitor Center. In the larger pots, wicks were cut before planting, and assumed a lower than actual soil level which resulted in a dry top layer. After meeting with Farm Tub representatives, it was agreed that replacing the wicks in the larger planters is necessary to bring the length of the wicks up to the top of the soil level. Farm Tub will also split the wicks into more 'fingers' to provide for better coverage to the edge of the pots and to accommodate larger central features.

To replace wicks in the larger planters:

50 wicks @ \$4 per wick = \$200

Custom splitting = \$50

Total = \$250

V. Spring Preparation

Kits will need to be upfitted and tested before planting. This includes excavation of pots, and rethreading of platforms with longer wicks. 7 planters need upfitting, and all planters will receive new soil. This process will take approximately 20 hours to complete.

20 hours x \$20 = \$400 for spring upfitting of planters.

As mentioned in the Gardens section, five hours are added for spring preparation of the gardens.

5 hours x \$20 = \$100 for garden preparation labor.

Total = \$500 labor for spring preparation of containers and gardens

Spring preparation will be performed in April, 2018, weather permitting.

VI. Supplemental Watering - Pedestrian Bridge and Gardens

Supplemental watering includes drawing, transport, and application of water to containers and gardens.

Other than the upfitted planters, remaining watering needs are for the gardens and the Pedestrian Bridge. The if watered thoroughly, the gardens can be watered 3x week, and the Pedestrian bridge must be watered daily, even if it rains, because it is covered.

Pedestrian Bridge/Peace Garden

For 2017, Peter Marshall of Crosscut Pizza generously donated time and water to water the Pedestrian Bridge and Peace Garden on the north side of the bridge.

Mr. Marshall used approximately 20 gallons for the bridge, and 5 gallons for the garden, approximately 6 days per week for the season:

25 gallons x 6 days = 150 gallons per week

x18 weeks

~2700 gallons donated by Crosscut for 2017 beautification efforts

It takes approximately 30 minutes to water the bridge.

30 minutes x 6 days per week = 3 hours

x18 weeks

~54 hours donated by Crosscut for 2017 beautification efforts

Assuming that Mr. Marshall is willing to care for the bridge in 2018, a request to the BOT for a water fee discount or waiver is suggested on his behalf. It is advisable to extend such a request to include other DDA-area businesses that hand water their landscapes such as Citywide Bank, New Moon Bakery, and Harvest House.

If Mr. Marshall is unable to care for the bridge for 2018, 3 hours will be added weekly to skilled maintenance.

3 hours x \$20 = \$60

\$60 x 20 weeks = \$1200

Gardens

It takes an hour to water the remaining gardens, 3x per week. This time has been incorporated into skilled maintenance.

**2018 Project Totals
(repeated for reference)**

Description	Total	Cost Summary
Planters and Gardens	\$4408	Pages 4 & 5
Skilled Maintenance	\$2800	Page 6
Self-Watering Kit Wicks	\$250	Page 6
Spring Preparation	\$500	Page 6
Project Total	\$7,958	

Terms

Farm Tub is payable upon delivery, April 2018.

Spring preparation labor will be billed upon completion.

City Floral is payable upon delivery, the week of June 11, 2018.

Coloring Colorado will bill for balance of materials by May 28, 2018.

Installation labor will be billed upon completion.

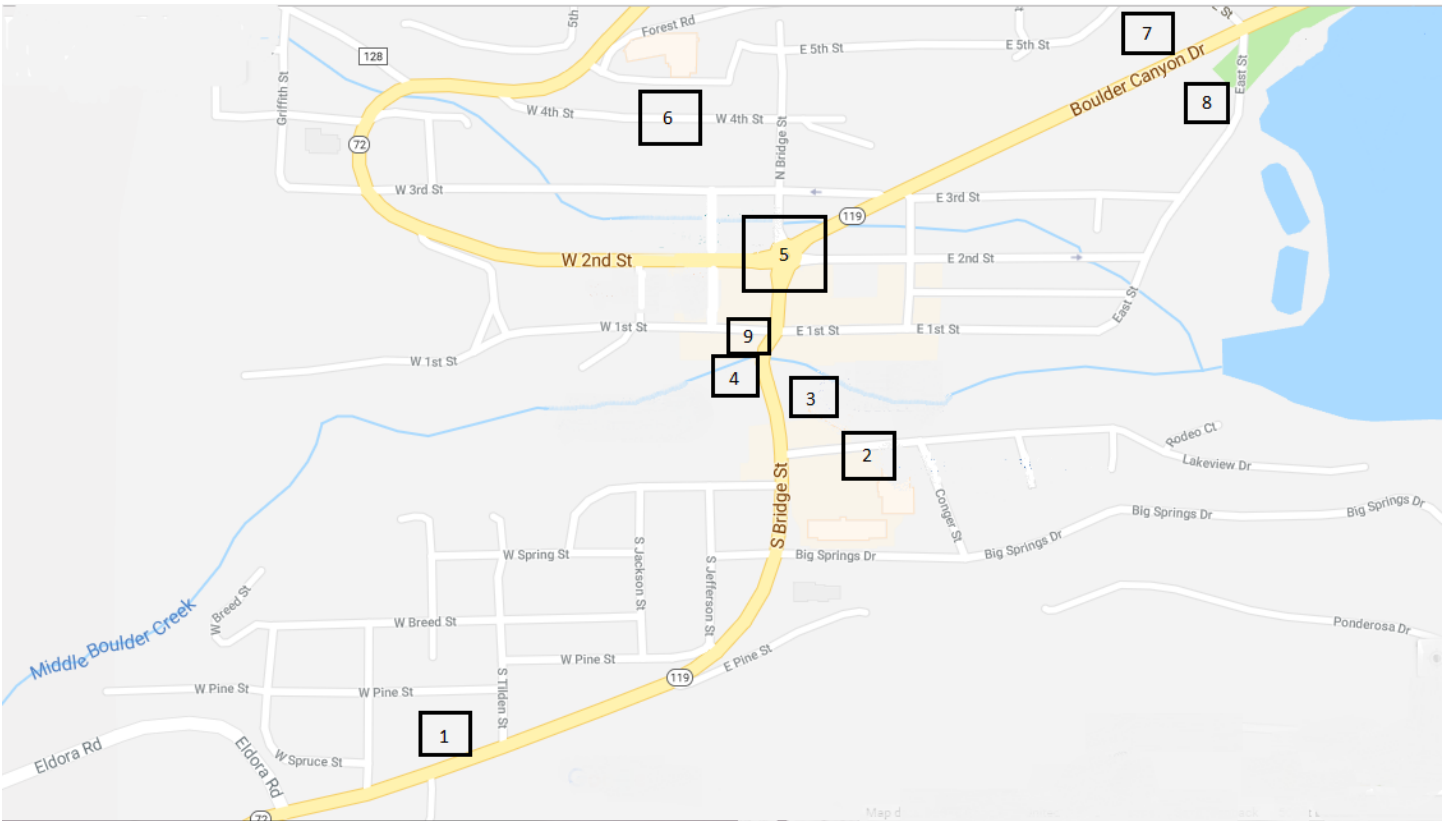
Billing will occur for skilled maintenance at the end of each month and is due upon receipt.

Any funds not spent on materials will be returned to DDA, unless otherwise directed.

Prepared for Nederland DDA				
Elizabeth Allen, Native Plant Master				
2/6/18				
Item Number	Description	Line	Subtotal	Notes
1	Develop aspen wildflower meadow between S. Hendricks and S. Tilden			
	Remove roses between street and sidewalk			
	1 hour dump truck		\$75	
	1 hour backhoe		\$150	
	2 hours labor for 2 laborers @ \$55/hr		\$220	
	Debris dump Fees		*	
	Subtotal			\$445
	Remove debris from field area to include dead wood, trees, old barbed wire fencing,			
	2 hours dump truck - 2 @ \$75/hr		\$150	
	2 hours backhoe - 2 @ \$150/hr		\$300	
	4 hours labor for 2 laborers @ \$55/hr		\$440	
	Debris dump fees		*	
	Subtotal			\$890
	Remove thatch from area, work in compost, spread and tamp down seed			
	Rocky Mountain Wildflower Mix from BBB Seed - two 8 oz bags at \$12.50 ea		\$25	
	2 hours labor for 3 laborers @ \$55/hr		\$330	
	Debris dump fees		*	
	Subtotal			\$355
	Contract maintenance - removal of weeds to encourage wildflower growth, removal of trash			
	1.5 hours per week @ \$20 for 20 weeks		\$600	
	Subtotal			\$600
2	New planters at rodeo sign foundations on Lakeview Drive			
	Two 24" planters @ \$306 ea + \$250 shipping		\$862	Shipping prices contingent upon
	Farm Tub self-watering kits 2 @ \$230		\$460	Estimated
	Installation and securing of planters - 1 hour labor @ \$55/hr		\$55	
	Mortar		\$10	rehabilitate historic planters
	Soil		0	rehabilitate historic planters
	Plant material - 2 @ \$100 per planter		\$200	rehabilitate historic planters
	Contract skilled maintenance - .5 hr per week @ \$20 for 20 weeks		\$200	
	Subtotal			\$1,787
3	Wildflowers on western embankment between Lakeview Dr. and southeast end of			no ongoing maintenance except trash
	Thin roses and grasses from embankment			
	3 hours labor for 2 laborers @ \$55/hr		\$330	
	Remove thatch from area, work in compost, spread and tamp down seed			
	Rocky Mountain Wildflower Mix from BBB Seed - two 8 oz bags at \$12.50 ea		\$25	
	3 hours labor for 2 laborers @ \$55/hr		\$330	
	Debris dump fees		*	
	Subtotal			\$685
4	Improvement of west area around traffic bridge on Hwy 119			
	Addition of three benches between bridge pillars facing west - 3 benches at \$1083 each		\$3,249	Contingent upon purchase of six benches. Single purchase price + shipping = \$1264
	Addition of stonewall garden to abut northeast side of bridge			
	12 hours mason @ \$40/hr		\$480	
	12 hours tender @ \$20/hr		\$240	
	Material - native small boulders and wall stone - 3 tons - free if provided from Town		0	
	2 hours backhoe to load material @\$150/hr		\$300	
	2 hours dump truck to deliver material @ \$75/hr		\$150	
	Landscape fabric		\$50	
	Soil - free		0	
	Plant material - 2 small shrubs @ \$35 ea		\$70	
	Plant material - 15 one gallon perennials @ \$10 ea		\$150	
	Contract labor - plant procurement 3 hours @ \$20/hr		\$60	
	Contract labor - plant install 2 hours @ \$20/hr		\$40	
	Contract skilled maintenance - 1 hr per week @ \$20 for 20 weeks		\$400	
	Subtotal			\$1,940
	Removal of debris on north side of Middle Boulder Creek beneath Visitor's Center			
	3 hours backhoe @ \$150/hr		\$450	
	3 hours dump truck @ \$75/hr		\$225	
	3 hours labor for 2 laborers @ \$55/hr		\$330	
	Debris Dump Fees		*	
	Subtotal			\$1,005

	Plant wildflowers around bridge and along north side of Middle Boulder Creek			
	Remove thatch from area, work in compost, spread seed, tamp down seed			
	2 hours labor for 2 laborers @ \$55/hr	\$220		
	Rocky Mountain Wildflower Mix from BBB Seed - two 8 oz bags at \$12.50 ea	\$25	\$220	
	Addition of native plants near Nederland Panteras Sign			
	3 small shrubs @ \$45 ea	\$135		
	10 one gallon natives @ \$10 ea	\$100		
	Contract labor -plant procurement 3 hours @ \$20/hr	\$60		
	Contract labor plant install 4 hours @ \$20/hr	\$60		
	mulch	\$50	\$405	
	Addition of split rail fence to connect bridge rail to traffic guard rail near Panthers sign	\$500	\$500	Per M. Stringfellow
5	Traffic Circle			
	2 hours backhoe @ \$150/hr	\$300		
	2 hours dump truck @ \$75/hr	\$150		
	2 hours labor for 3 laborers @ \$55/hr	\$330		
	Debris dump fees	*		
	Plant material - 35 1 gal @ \$10 ea	\$350		
	Contract labor plant install 3 hours @ \$20/hr	\$60		
	Contract 1st year maintenance - 1 hour water 3x week @ \$20 for 20 weeks	\$1,200	\$2,390	
6	Community Center Path			
	Phase I -Plant wildflowers along switchbacks between Community Center and 3rd St.			
	Remove thatch from area, work in compost, spread and tamp down seed			
	Rocky Mountain Wildflower Mix from BBB Seed - four 8 oz bags at \$12.50 ea	\$50		
	6 hours labor for 2 laborers @ \$55/hr	\$660		
	Debris dump fees	*	\$710	
	Phase II - Widen path - see Public Works for estimate			
	Phase III - Native Planting			
	Plant material - 5 trees @ \$90 ea	\$450		
	Plant material - 16 small shrubs @ \$45 ea	\$720		
	Plant material - 150 1 gallon perennials @ \$10 ea	\$1,500		
	Plant installation - 6 hours for 3 laborers @ \$55 ea	\$990		
	Contract 1st year maintenance - 2 hours water 3x week @ \$20 for 20 weeks	\$1,200	\$4,860	
7	Welcome Garden			
	Increase garden area from semi-circle to full circle			
	12 hours mason @ \$40/hr	\$480		
	12 hours tender @ \$20/hr	\$240		
	Material - native small boulders and wall stone - 3 tons - free if provided from Town	0		
	2 hours backhoe to load material @\$150/hr	\$300		
	2 hours dump truck to deliver material @ \$75hr	\$150		
	Landscape fabric	\$50		
	Soil - Free			
	Plant material - 25 1 gallon perennials @ \$25 ea	\$250		
	Contract plant procurement - 2 hours @ \$20	\$40		
	Contract plant installation - 2 hours @ \$20	\$40		
	Contract 1st year maintenance - .5 hours water 3x week @ \$20 for 20 weeks	\$400	\$1,950	
8	Large Post Office Planter			
	Installation of large planter at Post Office			
	60 x 42" planter - \$569 + \$250 shipping	\$819		Shipping prices contingent upon purchase and delivery of two new planters on Lakeview Drive - see item #2
	Farm Tub Kit	\$330		Estimated
	Plant material	\$275		
	Soil	0		
	Soil conditioners - Water retaining polymer and fertilizer	\$45		
	Contract plant procurement - 3 hours @ \$20/hr	\$60		
	Contract installation - 3 hours @ \$20/hr	\$60		
	Contract skilled maintenance .5 hours @ \$20 hour x 20 weeks	\$200	\$1,789	

9	Benches at Visitor Center	3 benches at \$1083 each	\$3,249	\$3,249	Contingent upon purchase of six benches. Single purchase price + shipping = \$1264
10	2019 Beautification				
		To include maintenance of proposed gardens at traffic bridge, proposed expansion at Welcome Garden, proposed planters at Lakeview Dr. and Post Office	\$9,500	\$9,500	
11	Beautification Project Management	To coordinate all DDA/Town beautification projects, Vendor Relations, PR, etc. Market wage for this job is \$25/benefits. Proposing part time, no benefits @ \$25/hr up to four hours a week, billable monthly, for 50 weeks per year. For 2018 and 2019. \$25/hr x 4 hours x 50 weeks x 2 years	\$10,000	\$10,000	
		Total		\$46,529	





DIRECT: 715.359.3121 | MAIN: 800.388.8728
 MAILING: PO BOX 1520 | WAUSAU, WI 54402-1520
 SHIPPING: 9001 BUSINESS HWY 51 | ROTHSCHILD, WI 54474



QUOTATION

Elizabeth Allen
 Town of Nederland
 Nederland, CO 80466

Date: February 6, 2018
 Phone: (303) 818-6208
 Fax:
 Email: info@coloringcolorado.com

PROJECT: Nederland Benches

IN COMPLIANCE WITH YOUR REQUEST FOR A PRICE QUOTATION ON SITE FURNISHINGS SUPPLIED BY WAUSAU TILE, WE SUBMIT THE FOLLOWING:

QTY	PRODUCT	DESCRIPTION	UNIT PRICE	EXTENSION
6	TF5051	Precast bench w/ back – 72” x 25” x 33” overall height – 920 lbs ea. Color tbd “standard options”	\$838.00	\$5,028.00

FREIGHT FOR (1) BENCH SHIPPING TO 80466-\$426.15

FREIGHT FOR (6) TF5051 BENCHES, (1) TF4065, and (2) TF4075- \$1,734.78.



QUOTATION IN EFFECT FOR 30 DAYS FROM ISSUE DATE UNLESS OTHERWISE NOTED.

WE QUOTE YOU AS ABOVE F.O.B.: Nederland, CO 80466

SHIPMENT CAN BE MADE IN: TBD

SUBTOTAL : \$ 5,028.00
SHIPPING rt: \$ 1,274.14
SALES TAX : \$ 201.12
TOTAL : \$ 6,503.26

TERMS & CONDITIONS:

1. This is a materials only bid valid for 30 days from date of bid. Prices are based on square footage or units as listed above, and subject to change if there are any increases or decreases of quantities to the project.
2. 30% down payment is required on all custom or modified products prior to start of production.
3. Field measurements, specifications and quantity confirmation are responsibilities of the customer.
4. Freight rates are based on today’s rates and are valid for 30 days from bid. Delivery is for one location only unless noted in bid.
5. Customer will be notified when product is ready for delivery. Storage charges apply if customer delays shipment more than 30 days after notice.
6. All cancelled /returned orders must receive prior approval from a sales representative.
7. Both installation and assembly are the responsibility of the customer or its consignee.
8. Materials must be unloaded within 2 hours of arrival or customer will be charged for hold-over at the rate of \$100/hour.
9. Wausau Tile standard purchase and warranty terms apply as stated under Terms of Sale on Wausau Tile’s Website
10. Sales or use tax is customer’s responsibility and due as part of the payment to Wausau Tile before shipping occurs unless a properly executed tax exempt certificate is provided to Wausau Tile. Deliver the tax exempt certificate by fax to 715-355-4627 or provide an original by mail if required by state law.
11. Federal Contracting Compliance and CA Transparency in Supply Chains Act is available on Wausau Tile’s Website.

PURCHASING CONDITIONS:

1. The purchase order and payment should be made out to Wausau Tile.
2. To expedite shipment, please include an address for billing and an address for delivery.

Approved by:

SITE FURNISHINGS DIV OF WAUSAU TILE

PLEASE APPROVE AND RETURN DATE

Vicki Tressler | 800-388-8728 x365 | email: vtressler@wausautile.com

A WAUSAU TILE INC. BRAND

WAUSAUMADE.COM



DIRECT: 715.359.3121 | MAIN: 800.388.8728
 MAILING: PO BOX 1520 | WAUSAU, WI 54402-1520
 SHIPPING: 9001 BUSINESS HWY 51 | ROTHSCHILD, WI 54474



QUOTATION

Elizabeth Allen
 Town of Nederland
 Nederland, CO 80466

Date: February 6, 2018
 Phone: (303) 818-6208
 Fax:
 Email: info@coloringcolorado.com

PROJECT: Nederland Planter

IN COMPLIANCE WITH YOUR REQUEST FOR A PRICE QUOTATION ON SITE FURNISHINGS SUPPLIED BY WAUSAU TILE, WE SUBMIT THE FOLLOWING:

QTY	PRODUCT	DESCRIPTION	UNIT PRICE	EXTENSION
1	TF4065	Precast planter – 60” diam x 42” tall – 1,960 lbs ea. Color tbd “standard options”	\$569.00	\$569.00
2	TF4075	24” diam x 17” tall precast planter – 305 lbs ea.	\$306.00	\$612.00



QUOTATION IN EFFECT FOR 30 DAYS FROM ISSUE DATE UNLESS OTHERWISE NOTED.
 WE QUOTE YOU AS ABOVE F.O.B.: Nederland, CO 80466
 SHIPMENT CAN BE MADE IN: TBD

SUBTOTAL : \$ 1,181.00
SHIPPING rt: \$ 752.16
SALES TAX : \$ 47.24
TOTAL : \$ 1,980.40

TERMS & CONDITIONS:

- This is a materials only bid valid for 30 days from date of bid. Prices are based on square footage or units as listed above, and subject to change if there are any increases or decreases of quantities to the project.
- 30% down payment is required on all custom or modified products prior to start of production.
- Field measurements, specifications and quantity confirmation are responsibilities of the customer.
- Freight rates are based on today's rates and are valid for 30 days from bid. Delivery is for one location only unless noted in bid.
- Customer will be notified when product is ready for delivery. Storage charges apply if customer delays shipment more than 30 days after notice.
- All cancelled /returned orders must receive prior approval from a sales representative.
- Both installation and assembly are the responsibility of the customer or its consignee.
- Materials must be unloaded within 2 hours of arrival or customer will be charged for hold-over at the rate of \$100/hour.
- Wausau Tile standard purchase and warranty terms apply as stated under Terms of Sale on Wausau Tile's Website
- Sales or use tax is customer's responsibility and due as part of the payment to Wausau Tile before shipping occurs unless a properly executed tax exempt certificate is provided to Wausau Tile. Deliver the tax exempt certificate by fax to 715-355-4627 or provide an original by mail if required by state law.
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PURCHASING CONDITIONS:

- The purchase order and payment should be made out to Wausau Tile.
- To expedite shipment, please include an address for billing and an address for delivery.

Approved by:

SITE FURNISHINGS DIV OF WAUSAU TILE

PLEASE APPROVE AND RETURN _____ DATE _____

Vicki Tressler | 800-388-8728 x365 | email: vtressler@wausautile.com

A WAUSAU TILE INC. BRAND

WAUSAUMADE.COM

RESOLUTION NO. 2005-17

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO, APPROVING A PLAN OF DEVELOPMENT FOR THE NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY, INCLUDING PROVISIONS FOR TAX INCREMENT FINANCING; AND FORMALLY ESTABLISHING A SPECIAL FUND FOR THE RECEIPT AND PAYMENT OF SUCH TAX INCREMENT REVENUES; AND EXPRESSING THE TOWN'S INTENTION TO WORK WITH THE OTHER TAXING JURISDICTIONS TO MITIGATE THE FINANCIAL IMPACTS THAT THE JURISDICTIONS MAY ENCOUNTER

WHEREAS, by Ordinance No. 599, the Board of Trustees of the Town of Nederland, Colorado, has heretofore determined it prudent and necessary to establish a Downtown Development Authority in the Town of Nederland, Colorado; and;

WHEREAS, pursuant to said Ordinance and C.R.S. § 31-25-804, the question of establishing a Downtown Development Authority in the Town of Nederland, Colorado was submitted to the qualified electors at the regular election held on November 1, 2005; and;

WHEREAS, after canvassing the returns of said election, the Board of Trustees, has heretofore determined that a majority of the qualified electors voting on said question cast ballots in favor thereof; and;

WHEREAS, the Board of Trustees has reviewed the Plan of Development (attached hereto) for the Downtown Development Authority as required by C.R.S. § 31-25-807; and;

WHEREAS, the Board of Trustees finds, determines and declares that providing a tax increment financing mechanism as stated herein for the financing of development and redevelopment projects within the Plan of Development area will serve to enhance the economy of the Town, to provide facilities to better serve local community interests and desires, to attract visitors, and to promote public health, safety and welfare; and;

WHEREAS, the Board of Trustees acknowledges that the other taxing entities in Boulder County may be affected financially to some degree through the implementation of tax increment financing as provided for in the Plan of Development.

BE IT RESOLVED by the Board of Trustees of the Town of Nederland, Colorado that:

Section 1. The Board of Trustees hereby adopts the Plan of Development as proposed and attached and with changes made by the Board of Trustees heretofore. The Board of Trustees takes this action because it finds that there is a need to take corrective action in order to prevent deterioration of property values or structures within the Plan of Development area and to prevent the growth of blighted areas therein.

Section 2. The Board of Trustees further finds that the Plan will promote and afford maximum opportunity, consistent with the sound needs and plans of the Town as a whole, for the development and redevelopment of the Plan of Development area by the Downtown Development Authority and by private enterprise.

Section 3. The Board of Trustees adopts the Plan of Development as a plan using tax increment financing for both ad valorem taxes upon taxable real and personal property that occurs subsequent to the base year established pursuant to C.R.S. § 31-25-807.

Section 4. The Board of Trustees hereby requests that the Boulder County Assessor prepare and certify a base year taxable valuation for taxable properties inside the Downtown Development Authority boundaries using values established in 2005 for tax year 2006 as the base year for the property tax increment.

Section 5. The Board of Trustees hereby formally establishes a special fund of the Town, entitled "Special TIF Fund" for the receipt and collection of Downtown Development Authority tax increment revenues as herein described.

Section 6. The Board of Trustees will consider and continue to work with other taxing jurisdictions on mutually beneficial projects and financing mechanisms.

Section 7. The Board of Trustees will work with other taxing jurisdictions to mitigate financial impacts that occur as a result of tax increment financing. The Board of Trustees and the Downtown Development Authority Board will review this every two years. This could be through IGA (Intergovernmental Agreement) or other means.

Section 8. The Board of Trustees will encourage the other taxing jurisdictions to have a representative apply for membership on the Downtown Development Authority Board if they are eligible.

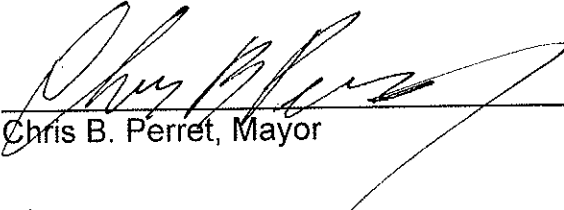
Section 9. The Board of Trustees will encourage the Downtown Development Authority to develop projects and programs to use tax increment funds directly and indirectly to benefit the other taxing jurisdictions in ways allowed by state law including, but not limited to:

- a. building or improving public facilities owned and operated by other taxing jurisdictions within the district;
- b. installing public facilities that lessen fire risk such as new water lines or assistance to property owners to improve fire sprinkler systems;
- c. when any bonds or other indebtedness are fully paid and provided for, and when the Plan of Development has been completed, instruct the Boulder County Assessor and Treasurer to pay all taxes on the taxable property in the Town to the respective taxing jurisdictions;
- d. investigate other methods of providing assistance in order to mitigate the financial impact of new developments during the time that tax increment funds are diverted to a Downtown Development Authority.

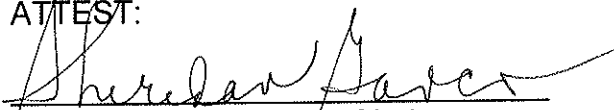
INTRODUCED, READ, PASSED AND ADOPTED at the regular meeting of the Board of Trustees of the Town of Nederland, Colorado on the 6th day of December 2005.

Town of Nederland

(Seal)


Chris B. Perret, Mayor

ATTEST:


Sheridan Garcia, Town Clerk

APPROVED AS TO FORM:

Scotty P. Krob, Town Attorney

TOWN OF NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY

PLAN OF DEVELOPMENT PRIORITIES

The following list of projects are not in any priority order because it is important that the DDA Board retain flexibility to act upon any of these projects or other projects that arise. In developing these projects, the DDA formation committee considered the input provided by participants at the past two Economic Summits, the findings and recommendations of the Market Analysis and information compiled by action groups that resulted from the two Summits.

1. Circulation

Design and build a circulation system for pedestrians, bicycles, traffic and parking so as to minimize conflicts among the modes of transportation and maximize the safety and convenience of driving to and walking in the District.

- Construct a roundabout at the shopping center/bank intersection
- Provide safe pedestrian crossings of Highway 119 and other main roads
- Construct sidewalks and trails
- Connect key amenities (e.g., RTD to downtown)

2. Riverwalk

Develop the Middle Boulder Creek corridor into an attractive centerpiece of the Town that connects the south and north business areas and the lakefront in an environmentally sensitive manner.

- Construct a new overpass at Highway 119 to accommodate a pedestrian trail under the bridge along the creek
- Provide a pedestrian path along the north side of the creek with easy access and integration with businesses
- Construct a pedestrian-friendly bridge linking Chipeta Park and East Street
- Enhance the creek for better fish habitat and kayaking

3. Beautification

Improve the attractiveness of the District.

- Place underground publicly and privately owned utility and communications lines
- Promote attractive streetscape (e.g., lamp posts, landscaping, signage)
- Retain historical buildings and adhere to Town architectural design standards
- Incorporate art features (e.g., historical artifacts, fountains, graphics, etc.)
- Encourage and promote private and public development projects, such as parks, plazas, and landscaping throughout the district

4. Town Square

Design and build an attractive and functional gathering place for the community and visitors.

- Convert the Town-owned land behind the Visitor's Center to a town square
- Create a multipurpose space for community gatherings such as farmer's market, festivals, arts and crafts fairs and other events
- Connect the square with the creek
- Incorporate attractive landscaping, historical features and public art in projects

5. Promote and Support Private Developments that Create a Public Benefit

Encourage activities and services that will attract residents and tourists by broadening the entertainment, cultural, shopping and social activities and events that take place in the district.

- Participate with developer/builder if their project is highly desirable; and
- their project is consistent with the plans and objectives of the DDA; and
- their project may not be otherwise economically viable
- Plan and develop public facilities that will enhance and encourage the development of privately sponsored projects
- Encourage planning and projects which are compatible with its surroundings
- Encourage diversity of land uses in the district so that the area includes a cross-section of compatible uses
- Actively solicit and if necessary, provide sites for land uses that are important to the economic vitality of the district.

Downtown Beautification and Maintenance loan repayment scenarios*

	Year 1								
\$8,000.00	2018 existing Beautification								
\$10,500.00	new projects								
\$10,000.00	admin								
\$15,000.00	hedpeds maintenance								
\$40,000.00	PW reimbursement	total year 1	monthly payment (10 mo)	payback year 1 (2018 – 10 mo)	payback year 2 (2019)	payback year 2 (2020)	Total repayment (less Interest)		
\$83,500.00		\$83,500.00	\$8,350.00	\$83,500.00			\$83,500.00		
	Year 2								
\$9,500.00	beautification								
\$10,500.00	new projects								
\$7,500.00	admin								
\$12,000.00	hedpeds maintenance								
\$40,000.00	PW reimbursement	total year 1, 2	monthly payment (22 months)	payback year 1 (2018 – 10 mo)	payback year 2 (2019)	payback year 2 (2020)			
\$79,500.00		\$163,000.00	\$7,409.09	\$74,090.91	\$88,909.09		\$170,409.09		
	Year 3								
\$9,500.00	beautification								
\$10,500.00	new projects								
\$5,000.00	admin								
\$5,400.00	hedpeds maintenance								
\$40,000.00	PW reimbursement	total year 1, 2, 3	monthly payment (34 months)	payback year 1 (2018 – 10 mo)	payback year 2 (2019)	payback year 2 (2020)			
\$70,400.00		\$233,400.00	\$6,864.71	\$68,647.06	\$82,376.47	\$82,376.47	\$233,400.00		
	*does not include interest								

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: 2/15/18

INITIATED BY: John Scarffe

INFORMATION:___ ACTION:___ OR DISCUSSION:___x_
=====

AGENDA ITEM:

Discuss hiring a staff member for the Visitors Center to allow for it to stay open 7 days a week, and also to initiate marketing efforts-John Scarffe-Visitors Center manager

SUMMARY:

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS:

ATTACHMENTS:

A proposal, sales data, and visitor center logs

January 25, 2018
Nederland Visitor Center
Staffing and Marketing Proposal

The Nederland Visitor Center currently is managed by a paid staff member who works 30 hours per week and arranges for volunteers to keep the Center open as much as possible. The Center has three volunteers who work a three-hour shift once a week. Two of those volunteers, Dale and Betty Porter, will be moving from Nederland at the end of February and will no longer be available.

I would like to propose adding a second paid staff member for 20 hours per week at \$10 an hour. This would allow us to keep the Center open seven days a week from 9 a.m. to 4 p.m. and would allow us to have time to initiate some marketing efforts. Volunteers are great but they can't move projects forward like a paid staff member could.

During 2018, we will be diversifying Visitor Center merchandise and moving toward smaller items such as postcards and patches. We hope to get more attractive T-shirts that will sell better than the plain ones we have now.

The more ambitious project, though, is to expand the guestbook at the Center to capture email and physical addresses. We can then launch proactive marketing campaigns and send cards or email messages thanking folks for visiting and offering merchandise online.

Nathan Tye in Town Hall has offered to help create an online merchandise site. People can then look us up online and buy items, which should increase our sales and pay for the staff member.

A word about my background: For more than 20 years I did marketing and communications for the University of Kansas and through marketing materials I developed helped the university raise more than \$900 million, so I will have no problem creating effective messages and materials.

Nederland Visitor Center Data
January 1, 2016, to December 31, 2016

The number of visitors to the Nederland Visitor Center are recorded daily on the Visitor Center calendar. Numbers are sometimes recorded by volunteers, and in some cases numbers are missing or hard to read. Some special circumstances influence the number of visitors and are recorded here, when known. Figures are by month and will be updated for end of year statistics. Sales figures are total net sales.

<u>Month</u>	<u>Visitors</u>	<u>Sales</u>
January	779	\$376.59
February	768	\$184.01
March	2,782	\$21,188.32
April	821	\$1,105.20
May	1,205	\$2,538.12
June	2,087	\$3,000.44
July	2,413	\$2,985.74
August	2,495	\$3,451.84
September	2,343	\$3,090.20
October	1,787	\$2,111.11
November	665	\$746.40
December	<u>433</u>	<u>\$956.21</u>
Total	18,578	\$41,734.20
		\$41,734.18 Square Report

Nederland Visitor Center Data
January 1, 2017, to December 31, 2017

The number of visitors to the Nederland Visitor Center are recorded daily on the Visitor Center calendar. Numbers are sometimes recorded by volunteers, and in some cases numbers are missing or hard to read. Some special circumstances influence the number of visitors and are recorded here, when known. Figures are by month and will be updated for end of year statistics. Sales figures are total net sales.

<u>Month</u>	<u>Visitors</u>	<u>Sales</u>
January	471	\$348.81
February	585	\$1,012.32
March	2,181	\$20,519.95
April	920	\$1,552.91
May	1,289	\$1,745.09
June	2,217	\$3,342.57
July	3,025	\$3,652.78
August	2,265	\$2,557.75
September	2,081	\$2,183.65
October	1,122	\$1,580.81
November	643	\$739.52
December	<u>548</u>	<u>\$1,085.01</u>
Total	17,347	\$40,321.17

Square Sales \$40,321.17

January 15, 2018
2017 Visitor Center Guest Book Data
Numbers for Purposes of Visit to Area by City

Interesting comments below each major entry are counted in the total for that entry. Only one purpose for visit of the same type is entered per city, so the occurrence of a purpose for visit, such as vacation, is entered only once for any city.

- 268 Vacation/Family Vacation
Weekend vacation, Christmas Vacation, My Dad and Me
- 196 Visit/Visiting/Visitor
Visiting Boulder Falls, Friend's Farm, Friends and Beauty, Visiting our neighboring country, Yearly visit, Visiting Home
- 85 Fun/Family Fun
Lots of Fun, Sunday and Fun Day
- 72 Tourist
Touring, Tour, Tourism
- 65 Visiting Family/ Friends
Sons (4), daughters (7), friends, (my favorite) cousins, reunion, Peter & Deb, Sister loves it, Elizabeth Hogan, Jen's mother, Visiting great, great uncle (from Norway)(2), Daughter in Ft. Collins, Son in Englewood, Dad, #3 Son
- 51 Hiking/ Walking
Hike Lost Lake but no parking, Cooler Hike, Hessie Trail, Going for a walk
- 36 FDGD
I see dead men, Dead man (3), Dead guy (2), Frozen Dead Guy, Dead guy to Lyons
- 35 Holiday (s)
- 32 Travel
Traveling for Driftwood (2), Rambling, Rambler, Wandering (3), Roaming Hippie
- 28 Driving/Passing through
Drive by, Cruising, Passing through to Estes Park, Rocky Mountain National Park, Stop on the way to Steamboat, Brainard Lake, Las Vegas, Yellowstone, Boston Marathon, To come to Colorado
- 25 Sightseeing
Seeing the land, The Sights, Seeing the beauty of Colorado (3), To see Beauty, sites (2)
- 18 Camping
Camping at the Reservoir, Looking for Camping, Back Country Camping, Happy Campers, Camping Nearby
- 18 Road trip
Road trippin', Road Stop, Road excursion
- 17 Explore
Exploring your fine state. We are cold (From Florida), Exploring Colorado
- 14 Rocky Mountains
Enjoy mountains, Love the mountains, Mountain Beauty, See the Mountains (2) To see the Rockies
- 14 Work/ Business
Working at Wild Bear, Escaping Work

- 12 Adventure
 - Adventure Time
- 12 Eat
 - Food (2) Pizza, Vegan Pizza, Lunch (2), Breakfast, Cross Cut Pizza
- 12 Scenery
 - Scenic (4), Views, Great scenery on vacation, Beauty
- 12 Wedding
 - Party of 30
- 11 Day Trip
 - Day drive, Day Ride
- 10 Hang out/Chillin'/relaxing
 - Peace, Healing, Freedom, Chill Time, Neditate, R&R
- 10 Moving to Area
 - Check it out to move here at Christmas, Relocation, New to area, Moving to Bend, Oregon, Hoping to move here, Just moved here, Looking to move here.
- 10 School/Scouts
 - Ski Patrol School Tryouts, CU, College orientation, Visiting from KSU trumpet studio, Continuing education, Conference, Son's internship, Dropping off son at Boy Scout Camp, Study Tour, Cub Grad Alex
- 10 The Name
 - From Netherlands – Een bezock aan Nederland, Ancestry in Netherlands, Formerly of Enschede, Netherlands, Born in NL, Visit Netherlands, See NL from another perspective, Since it is our country (From Netherlands), To see Netherlands, Because we are Dutch.
- 9 Love/ Love it
 - I love Nederland, We love Ned, Great Town, Love of Colorado, With friends from Florida and love it, Dig you love the mountains
- 8 Pleasure
- 6 Aspens
 - Fall colors, Foliage (2), To see the trees (2)
- 6 Cabin
 - Work on cabin, In old Town, Vacationing to mountain home, Cabin on 72, Family Cabin, Visiting our cabin, Own summer house
- 6 Live
 - To live the dream, Living Life, Living in Boulder (From Netherlands), Life
- 6 Local/Lives here
 - Boulder native since 1976, resident needs information for guests
- 6 Memories
 - Lived here in 1970, Old memories, I caught a 25-1/4 inch Rainbow Trout in Barker Dam in the 1970s, Used to live here
- 6 Pot/Weed
 - Wean, 4-20 Holiday, Wonk, Dank weed, Good weed
- 5 Eclipse
 - Eclipse and vacation (2), Solar eclipse, Eclipse and Yellowstone
- 5 NedFest
- 5 Swag

- Maps, Trail Maps, T-shirts, Postcard
- 4 Anniversary
 - 30th Wedding Anniversary, Anniversary Vacation
- 4 Mountain/Scenic Driving
 - Ride (2)
- 4 Nature
- 4 RV Tour
- 4 Ski
 - Skiing Colorado
- 3 Curiosity
- 3 Dead & Co. Concert
- 3 Fresh Air/Mountain Air
- 3 Look at stuff, To Look, Look around
- 3 Mountain Bike
 - Bike to Work. Bike
- 3 Nice
 - Nice to be here, Nice Afternoon
- 3 Recreation/ Recreate
- 3 Snow
 - Never seen snow, Snow Wheeling
- 3 Snow Shoeing
- 2 Barker
- 2 Carousel
- 2 Check it out, Check Colorado out
- 2 Cool Down
 - Cool and groovy
- 2 Concert
- 2 Fishing
- 2 Following my heart
- 2 Get away
 - Get away from Utah
- 2 IVLP (International Visitor Leadership Program)
- 2 Party
 - Party in the hills, Get Lit
- 2 Playing
- 2 Running
 - Boulder/Boulder 10K
- 2 Shoshoni Yoga Retreat

Interesting Comments and purposes for visiting

Alternative Reality
 Altitude Sickness
 Art Fest
 Au-Pair
 Baseball

Bear and Moose sightings
Beautiful Day
Because
BizViz
Bucket List
Buy Prop
Carl Wilson
Chevelle
Climbing
Congress
Day Off
Day Program
Getting lost
Girls' Trip
Happy Birthday Ellsw
Home of Superman and Super Weed (Metropolis, Illinois)
Honeymoon
Jeep Adventures
Just got off the Colorado Trail
Missed it here
Mom's doctor's appointment in Denver
Mudsocks
My morning jacket
National Lampoons
Orgy
Paradise
Pats vs. Denver
Pokémon
PTO
Random Stop
Reality
Renting Air B&B
Research
Return visit
Santa Claus signed in with 10 Visitors from the North Pole on December 25.
Seeing Ange (Sir Charles Wood)
Shrek
Spend time in Nederland
Spring Break
Sun
Sunset
To do Awesome Stuff
To get away from the bum in the fuzzy heart hat. . .Here me is!
To see Eldora
To Smile
Trains

UAC

Where ever life takes us

Wreck shit up

Yes

January 15, 2018
2017 Visitor Center Guest Book Data Summary

Visitors to the Nederland Visitor Center can sign a guest book located in a central location in the Center. Many sign the book but many do not. This list of those who signed the book is compiled in alphabetical order by country, state and city. Some attempts have been made to verify the spelling or existence of the locations listed but not all have been verified. Numbers are total visitors per city.

The Nederland Visitor Center Guest Book was signed by a total of 3,888 visitors from 906 towns and cities in 2017. Visitors came from 49 states and Washington, D.C., with Vermont missing, and 35 countries with Scotland counted as one and North Pole included in the count. U.S. visitors totaled 3,194 from 684 towns or cities, and 694 total international visitors from 222 towns or cities signed the guestbook.

From the United States, Colorado had the largest number of signers with 839, followed by Texas with 220, Florida with 156, Missouri with 145, Illinois with 143 and Minnesota with 120. New Mexico and Delaware had the fewest signers with only one. Montana had two and Hawaii, Idaho and Maine had three.

Of international visitors, the Netherlands had the largest number of signees with 337 visitors, followed by Canada with 47, the United Kingdom with 43 and Australia with 30.

Purposes for visit to the area were recorded only once for any city. As a result, the numbers for reason to visit are per city. The top reason to visit was for a Vacation or Family Vacation with 268 cities including that purpose, followed by 196 who are visitors or are visiting, 85 for Fun and Family Fun, 72 Tourists, Touring, Tour or Tourism, 65 Visiting Family or Friends and 51 Hiking or Walking. Anniversaries, weddings, honeymoons eating and camping also were reasons to visit.

Interesting comments under Purpose of Visit include the following: Exploring your fine state. We are cold (from Florida), From Netherlands – Een bezock aan Nederland, Ancestry in Netherlands, Formerly of Enschede, Netherlands, Born in NL, Visit Netherlands, See NL from another perspective, Since it is our country (From Netherlands), Because we are Dutch, I love Nederland, We love Ned, Great Town, Love of Colorado, With friends from Florida and love it, Dig you love the mountains, Santa Claus signed in with 10 Visitors from the North Pole on December 25, Seeing Ange (Sir Charles Wood).

Notes on Nederland Visitor Center Guest Book Data

Some entries were unreadable. Drawings and punctuation marks under purpose of visit have not been included. Random comments not attributed to anyone are not included.

Some guests did not give a reason for visiting so it is left blank.

An interesting sociological phenomenon. When one guest writes down a good reason for visiting, other guests will write down the same thing right under it or leave ditto marks, for example, "fun," "Vacation," "recreation," "visit" or "driving through."

Reasons to visit were not recorded twice for any city, so, for example, if "vacation" was already given for purpose of visit and another visitor from the same city wrote "vacation," it was not recorded the second time. As a result, there is no correlation between the number of purposes recorded and the number of parties from that city.

If the guest did not put down a number in the group, I entered one. Double entries: visitors will enter the number of the party in the group and sometimes more than one member of the party will sign the book, so the numbers in the group are not added together.

Visitors from the United Kingdom sign the book a variety of ways. I have included England, Scotland and other such countries under the United Kingdom. Some visitors also just write their city and United Kingdom, even though they may be in England.

Hong Kong is listed under China.

Countries or territories outside of the United States, such as Puerto Rico, are listed under International.