

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AUTHORIZING SALE OF A PORTION OF THE CLEAR CREEK VALLEY
PHASE II PROPERTY AND REINVESTMENT OF THE OPEN SPACE SALES TAX
PROGRAM'S SHARE OF THE PROCEEDS

Resolution 2014-127

WHEREAS, Adams County voters approved an Open Space Sales Tax on November 2, 1999, to be used in accordance with Resolution 99-1; and

WHEREAS, in May 2003, the Adams County Board of Commissioners ("Board") awarded the Hyland Hills Park and Recreation District ("District") a grant of \$500,000 from the Open Space Sales Tax program for the acquisition of the Clear Creek Valley Phase II property (the "property"), located between Tennyson Street and Lowell Boulevard north of Interstate 76; and

WHEREAS, the District acquired the property in June 2003, but it has not yet been developed into a publically accessible park; and

WHEREAS, the District has been approached by Wanco, Inc., a neighboring property owner that wishes to expand their business by purchasing 5.2106 acres of the property; and

WHEREAS, the District has negotiated a sale price for 5.2106 acres of the property and additional compensation for the development of the property on the remaining park site and has formalized these terms in a Memorandum of Understanding dated October 21, 2013 between the District, Wanco, Inc., and the City of Arvada, attached hereto as Exhibit A; and

WHEREAS, sale of the property has been negotiated and would enable development of the remaining park site to occur much faster than would otherwise be practicable; and

WHEREAS, Resolution 99-1 requires the Board's approval prior to the sale, lease, trade, conveyance, or issuance of an exclusive license or permit on any land or interests acquired with the revenues of the Open Space Sales Tax; and

WHEREAS, the District has requested the Board's approval to sell 5.2106 acres of land to Wanco Inc. and to reinvest the Open Space Sales Tax Program's share of the proceeds in the development of the remaining park site.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Hyland Hills Park and Recreation District is now authorized to sell 5.2106 acres of the Clear Creek Valley Phase II property and reinvest the Open Space Sales Tax Program's share of the proceeds in the development of the property on the remaining park site.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry _____ Aye
Tedesco _____ Aye
Hansen _____ Aye
Commissioners

STATE OF COLORADO)
County of Adams)

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 10th day of March, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy



STAFF SUMMARY

DEPARTMENT/NAME/PHONE: Parks, Shannon McDowell, 303.637.8039

THROUGH: Rick Anderson, Director, 303.637.8006

SUBJECT: Request from Hyland Hills to sell a portion of Clear Creek Valley park land to Wanco, Inc.

BACKGROUND: In May of 2003, the Hyland Hills Park and Recreation District was awarded \$500,000 from the Open Space Sales Tax grant fund to acquire approximately ten acres of land to increase the size of the Clear Creek Valley Park site. In June of 2003, this land was purchased by the Hyland Hills Park and Recreation District. At the time of acquisition, Adams County contributed 59% of the total cost to purchase the land. The total amount of money that the Open Space Sales Tax program contributed to the purchase of approximately ten acres of land was \$486,295. Other acquisitions of land for the park area were also partially funded through the Open Space Sales Tax program. The park has not yet been developed for public use.

Wanco, Inc. is an adjacent property owner to the Clear Creek Valley Park site. Wanco has approached Hyland Hills to purchase a portion of the Clear Creek Valley Park land so they could expand their business. Wanco is bordered by the park site on the south and east, railroad tracks on the north, and Tennyson St. on the west, which makes other expansion opportunities difficult. The City of Arvada became involved in negotiations because Wanco's current site is annexed into the city and is a key business in the City. Hyland Hills has worked with Wanco and the City of Arvada to structure a deal that would be mutually beneficial to all parties. However, in order to move forward with this deal, Hyland Hills needs approval from the Board of County Commissioners. Resolution 99-1, which governs the Open Space Sales Tax, requires approval from the Board of County Commissioners prior to selling any land or interest acquired with Open Space Sales Tax dollars.

Details of the deal that has been negotiated include:

- Hyland Hills selling 5.2106 acres of land to Wanco for the appraised value of \$397,208.
- Wanco donating an additional \$350,000 to Hyland Hills for the development of the Clear Creek Valley Park.
- The City of Arvada contributing \$500,000 to Hyland Hills for the development of the Clear Creek Valley Park.

Hyland Hills would normally be asked to return a portion of their proceeds from this sale to the Open Space Sales Tax Program. In this case, the Program contributed 59% of the total costs of the original acquisition, so Hyland Hills would be asked to return 59% of the \$397,208, an amount equal to \$234,352. However, Hyland Hills is requesting permission to reinvest this money in the development of

the park rather than return the money to the grant fund. Hyland Hills plans to use all of the above mentioned proceeds as leverage to generate an additional \$2.5 million in funding to develop the park. Two public meetings were held to ascertain the public's opinion of this transaction. Overwhelming support for the transaction was received, as evidenced by the attached comment forms and support letters. Of the 61 comment forms returned to Hyland Hills, only 5 were not in support of the sale. Comments on those cards indicated concern with the appraised value and how the negotiations were handled. Those in support indicated they had been waiting for the development of this park for a long time and were excited to see it finally happen.

COST & SOURCE OF FUNDING: The Open Space Sales Tax contributed 59% of the total cost to acquire this portion of the Clear Creek Valley Park site. Hyland Hills plans to sell the property to Wanco, Inc. for \$397,208. The proceeds attributable to the Open Space Sales Tax would be \$234,352. Hyland Hills is requesting that these proceeds (typically returned to the grant fund for reallocation) be allowed to be reinvested in the development of the park.

TIMING: Responses on the sale and reinvestment of grant monies are requested as soon as possible so further action can be taken.

INTERESTED AND/OR INVOLVED PARTIES: Nearby residents, Wanco, Hyland Hills Park and Recreation District, City of Arvada

POLICY REQUIREMENTS, IF ANY: Open Space Sales Tax Resolution 99-1, Open Space Policies and Procedures

AGENCIES, DEPARTMENTS, OFFICE COORDINATED WITH: Open Space Advisory Board, Hyland Hills Park and Recreation District

BOCC OPTIONS: (1) Approve sale and allow Hyland Hills to reinvest proceeds in the development of the park; (b) Approve sale and require Hyland Hills to return 59% of proceeds to grant fund; or (3) Do not approve sale of property.

REQUIRED/RECOMMENDED ACTION: Staff recommends that the BoCC approves the sale of the property and allows Hyland Hills to reinvest the proceeds in the development of the park. While this sale will decrease the size of the park, the investment coming from all of the partners will allow Hyland Hills to provide a much needed, high quality park in the southwest region of Adams County in the near future.



REQUEST TO SELL LAND

FROM

HYLAND HILLS PARK AND RECREATION DISTRICT

TO

WANCO, INC.

REQUEST TO SELL LAND

January 28, 2014

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Donald C. Ciancio II
President
Nicholas J. McCoy
Vice President
Sarah Heil
Treasurer
Thomas Lynch
Secretary
Philip P. Romm
Assistant Secretary

January 27, 2014

Ms. Shannon McDowell
Open Space Program Manager
Adams County Parks and Community Resources
9755 Henderson Road
Brighton, CO 80601

Dear Ms. McDowell:

This letter is a formal request to Adams County to sell a 5.2106 acre parcel which is part of the Hyland Hills Park and Recreation District's (Hyland Hills) 86 acre Clear Creek Valley Park site. The parcel is located near 58th Place and Tennyson Street in southwest Adams County and was purchased with a combination of Hyland Hills and Adams County Open Space Funds in 2003. We understand that any property sale purchased with open space monies is contingent upon Adams County Board of County Commissioners (BOCC) approval.

As you are aware, Hyland Hills was approached by the City of Arvada and Wanco, Inc. (located at 5870 Tennyson Street, Arvada) in 2013, to sell a portion of Clear Creek Valley Park site to Wanco, Inc. This private company employs approximately 215 people in Adams County and the City of Arvada. Wanco, Inc. has determined that it needs to expand its traffic signal manufacturing company. In short, the company needs to buy additional land. If able to acquire the adjacent vacant five acre parcel, Wanco, Inc. could build approximately 90,000 square feet of additional manufacturing space which would increase its employee base by 75 to 100 employees. If not able to acquire this parcel, Wanco, Inc. has stated it will need to relocate the business.

After careful consideration by our Board of Directors and staff, the Hyland Hills Board of Directors entered into a Memorandum of Understanding (MOU attached) with Wanco, Inc. and the City of Arvada. In summary, the MOU states that:

1. Hyland Hills will sell to Wanco, Inc. 5.2106 acres of existing park land located immediately to the east of Wanco's current facility (5870 Tennyson Street) to allow for the 90,000 square foot expansion;
2. Wanco, Inc. will purchase the 5.2106 acre parcel from Hyland Hills for the appraised value of \$397,208;
3. Wanco, Inc. will further donate \$350,000 to Hyland Hills for the Clear Creek Valley Park development;
4. The City of Arvada will contribute \$500,000 to Hyland Hills for the Clear Creek Valley Park development;

5. The BOCC will be asked to allow Hyland Hills to retain that portion of the sales price of the 5.2106 parcel (estimated at 59% or \$234,350), that would otherwise be reimbursed to Adams County Open Space, for the Clear Creek Valley Park development;
6. Hyland Hills will utilize, subject to BOCC approval, the entire purchase price (\$397,208), together with the Wanco, Inc. contribution (\$350,000) and the City of Arvada contribution (\$500,000) to secure an additional \$2.5 million in cash, grant and in-kind funding to commence development of Phase 1 of the Clear Creek Valley Park by no later than 24 months following the transfer of the 5.2106 acres from Hyland Hills to Wanco, Inc.

To determine the opinion of the surrounding neighborhoods about this land transaction, two public meetings were held on December 12, 2013 and January 22, 2014, respectively. Approximately 85 people were in attendance at both meetings of which approximately 67 people were neighbors and nearby residents of Adams County, City of Arvada and Hyland Hills. The balance of the attendees were representatives of the various entities. (See the attached sign-in sheets.)

The land transaction proposal was discussed in detail and the public was given the opportunity to ask questions. It was further explained that the monies set forth for park development in the MOU will allow for development of Phase 1 of Clear Creek Valley Park in a timely manner. At the end of both meetings, a form was passed out to attendees to allow them to express their opinions anonymously in writing on the pending land sale. A total of 61 forms were collected at both meetings of which 55 were in favor of the sale, five were against and one was undecided. Copies of the opinion forms are also attached along with 30 letters of support from the community residents; a Resolution of Support from the Berkeley Water and Sanitation District; and letters of support from Adams County Economic Development President/CEO Mr. Barry Gore; the City of Arvada Mayor, Mr. Marc Williams; Arvada Economic Development Association Executive Director, Ms. Hazel Hartbarger; and Arvada Parks Advisory Committee Chair, Mr. Michael Hult.

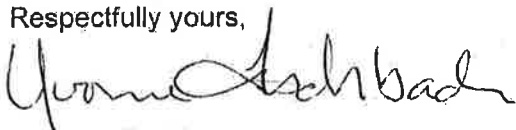
The City of Arvada, Hyland Hills and Wanco, Inc. agree that a cooperative relationship is mutually beneficial to each organization and will benefit residents of Adams County. We believe that approval of this land transaction is in the best interest for parks, recreation and economic development within the City of Arvada and southwest Adams County. The additional financial contributions from the City of Arvada and Wanco, Inc. will enable Hyland Hills to start the planning and development process of the Clear Creek Valley Park site immediately. Further, allowing Hyland Hills to reinvest the original Open Space contribution of 59% or \$234,350 back into the park project will preserve this financial commitment to this area of Adams County.

Ms. Shannon McDowell
Open Space Program Manager
January 27, 2014
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We would appreciate it if your department could bring these requests before the County Administrator and BOCC in a timely manner. Please feel free to contact me or Terry Barnhart at 303-650-7609 if you need any additional information or if we can help answer any questions.

We look forward to discussing this important issue with you, the County Administrator and the County Commissioners.

Respectfully yours,



Yvonne Fischbach
Executive Director
Hyland Hills Park and Recreation District
303-650-7510

Enclosures

cc: City of Arvada: Mark Deven, Gordon Reusink, Hazel Hartbarger, Ryan Stacheiski
Wanco, Inc.: Gene Baumgartner, Becky Connelly
Hyland Hills: Rick Fuller, Terry Barnhart

**MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ARVADA,
HYLAND HILLS PARK AND RECREATION DISTRICT, AND WANCO, INC.
CONCERNING THE PHASE I DEVELOPMENT OF A REGIONAL PARK SITE AND
WANCO, INC. PURCHASE OF PROPERTY FOR THEIR EXPANSION**

- 1.0 **PARTIES.** This Memorandum of Understanding ("MOU") is between the City of Arvada, a Colorado home rule municipal corporation, ("City"), located at 8101 Ralston Road, Arvada, CO 80002 ; Hyland Hills Park and Recreation District, a special district incorporated under the laws of the State of Colorado, ("Hyland Hills"), located at 8801 N. Pecos Street, Denver, CO 80260; and Wanco, Inc., a Colorado Corporation, ("Wanco"), located at 5870 Tennyson Street, Arvada, CO 80003.
- 2.0 **RECITALS AND PURPOSE.**
- 2.1 The City, Hyland Hills and Wanco acknowledge that a cooperative relationship is mutually beneficial to each organization and is in the best interests for parks, recreation and economic development within the City of Arvada and southwest Adams County; and
- 2.2 The City, Hyland Hills and Wanco believe that additional monetary support for the development of a regional park facility within a currently underserved area of southwest Adams County within the Hyland Hills service area is a high community priority; and
- 2.3 The City, Hyland Hills and Wanco believe that the preservation of 200 existing jobs at Wanco and the expansion of 75 additional jobs made possible through Wanco's expansion of approximately 90,000 square feet next to the current facility within the City of Arvada and southwest Adams County is also a high community priority; and
- 2.4 Hyland Hills is the owner of Plot 2, Jesuit Gardens Subdivision, purchased in part with Adams County Open Space funds, and consisting of 5.2106 acres ("the parcel") which parcel is next to the current Wanco facility and contains a leasehold to Evelyn Grippa terminating at 12:00 a.m. on July 1, 2014, all as more fully described in Exhibit A, attached hereto.
- 3.0 **TERMS AND CONDITIONS.**
- 3.1 This MOU shall be effective immediately and continue through the completion of a land transfer and Phase I development of the Clear Creek Valley Park and Wanco's construction of an approximate 90,000 square foot addition at their current location.

4.0 ARVADA CONTRIBUTION.

4.1 The City agrees to provide \$500,000 to Hyland Hills upon completion of the public review process set forth in Paragraph 8.1.1 to support Phase I development of the regional park and to retain Wanco's presence as a major employer within Arvada.

5.0 PARCEL PURCHASE.

5.1 Wanco agrees, subject to the approval of the Adams County Commissioners, to purchase the parcel for the appraised value of \$397,208. Such purchase is necessary to support Wanco's planned approximately 90,000 square foot expansion.

6.0 HYLAND HILLS CONTRIBUTION.

6.1 Subject to the approval of the Adams County Commissioners of the purchase of the parcel by Wanco and use of the purchase price for the development/construction of Phase 1 of the Clear Creek Valley Park site, Hyland Hills agrees to utilize the funds described in Sections 4.1, 5.1 and 7 to secure an additional \$2.5 million dollars in cash, in-kind and/or grant funding to commence Phase 1 of the Clear Creek Valley Park site no later than 24 months following transfer of the parcel from Hyland Hills to Wanco.

7.0 WANCO CONTRIBUTION.

7.1 Upon approval by the Adams County Commissioners of the purchase of the parcel by Wanco, Wanco shall contribute the sum of \$350,000 to Hyland Hills for development and construction of Phase 1 of the Clear Creek Valley Park site.

8.0 ROLES AND RESPONSIBILITIES.

8.1 The Parties to this MOU agree to the following conditions:

8.1.1 Meetings.

- a. Hyland Hills will convene a series of meetings to review its Clear Creek Valley Park Master Plan including the proposed sale of the parcel to Wanco.
- b. The City and Wanco agree to participate in meetings in association with this MOU.
- c. Contingent upon positive support for the purchase of the parcel by Wanco, and Phase 1 development of the Clear Creek Valley Park

site, obtained at these meetings, the Parties agree to undertake all procedures required to obtain the approval of the Adams County Commissioners for the sale of the parcel to Wanco and application of the purchase price for such development/construction.

8.1.2 Land Transfer.

- a. If the approval of the Adams County Commissioners of the transfer of the parcel to Wanco is obtained, Hyland Hills shall convey the parcel to Wanco for the purchase price set forth above subject to the existing Grippa leasehold.

8.1.3 Target Date for Completion of Conditions.

- a. The Parties agree to use their best efforts to complete all of the conditions described in 5.1, 8.1.1 and 8.1.2 by December 31, 2013.
- b. The parties agree to use their best efforts to complete all of the conditions described in 4.1. and 6.1 by December 31, 2015. If the conditions described in 4.1 and 6.1 are not completed by December 31, 2015, then the Parties to this MOU shall reconvene to negotiate a revised date for completion.

8.1.4 Non-Monetary Assistance.

- a. During completion of the process described in 8.1.1 and 8.1.2, Hyland Hills agrees to allow Wanco to limited soil and environmental testing of the parcel.
- b. Following the completion of the process described in 8.1.1 and 8.1.2, the Parties agree to support Hyland Hills' development of Phase I of the Clear Creek Valley Park site by providing technical support, advisory comments and other non-monetary assistance as may be requested by Hyland Hills.
- c. The Parties further agree to provide similar non-monetary support to Wanco in association with their completion of the approximate 90,000 square foot addition.
- d. City shall sponsor any Hyland Hills grant application(s) to Adams County Open Space for the development/construction of the Clear Creek Valley Park site.

9.0 **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit or describe the scope or intent of this MOU.

- 10.0 **INTEGRATION AND AMENDMENT.** This MOU represents the entire MOU between the Parties and there are no oral or collateral agreements or understandings. This MOU may be amended only by an instrument in writing signed by the Parties. Course of conduct, no matter how long, shall not constitute an amendment to this MOU. If any other provision of the MOU is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this MOU shall continue in full force and effect. With respect to the City, Amendments to this MOU not involving the allocation or expenditures of funds may be authorized and signed by the City Manager of Arvada.
- 11.0 **NO THIRD PARTY BENEFICIARIES.** It is expressly understood and agreed that enforcement of the terms and conditions of this MOU, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this MOU shall give or allow any such claim or right of action to any other third party on this MOU. It is the express intention of the Parties that any person other than the City, Hyland Hills and Wanco receiving benefits under this MOU shall be deemed to be an incidental beneficiary only.
- 12.0 **COUNTERPART EXECUTION.** This MOU may be executed in several counterparts and by facsimile or electronic pdf, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- 13.0 **MOU COOPERATION.** It is understood and agreed that this MOU is intended to facilitate cooperation between the Parties in the provision of the services provided herein, but does not establish a separate legal entity to do so, and except as set forth herein, this MOU does not authorize any Party to act for any other Party for any purpose whatsoever.
- 14.0 **GOVERNING LAW AND VENUE.** This MOU shall be governed by the laws of the State of Colorado. Venue for any action arising under this MOU or for the enforcement of this MOU shall be in the appropriate court for Adams County, Colorado.
- 15.0 **TERMINATION.** The Parties may terminate this MOU with 30 days written notice to the other Parties. Termination of this MOU shall not imply a lack of support or negatively impact other cooperative efforts by and between the Parties.

DATED THIS 21st day of October, 2013.

CITY OF ARVADA, a Colorado home rule
municipal corporation

[Handwritten signature]

Marc Williams, Mayor
8101 Ralston Road
P. O. Box 8101
Arvada, CO 80001-8101

ATTEST:

[Handwritten signature: Christine A Koch]
City Clerk



APPROVED AS TO FORM:

[Handwritten signature: Christopher K. Daly]
12 Christopher K. Daly, City Attorney

HYLAND HILLS PARK AND RECREATION DISTRICT, a special district incorporated under the laws of the State of Colorado

[Handwritten signature]

Donald C. Ciancio II, President
8801 N. Pecos Denver, CO 80260

ATTEST:

[Handwritten signature]

WANCO, INC.

[Handwritten signature]

Michael Wanasz
5870 Tennyson Street
Arvada, CO 80003

ATTEST:
[Handwritten signature]

SUMMARY OF CLEAR CREEK VALLEY PARK PUBLIC MEETING ATTENDEES
24-Jan-14

12/12/2013 1/22/2014

First Name	Last Name	1st Mtg	2nd Mtg	Address	City	State	Zip	Telephone	ADCO Resident
Charles E.	Anema		X	4134 W. 61st Place	Arvada	CO	80003	303 429-1306	Yes
Avan	Briggs		X			CO			No
Jerry	Calabrese	X		4703 W. 69th Drive	Denver	CO		303 961-6608	Yes
Bob	Canter	X		4877 Knox Court	Denver	CO		303 929-6738	No
Lee	Carrier		X	5960 Jay Street	Arvada	CO	80003	303 422-9219	No
Wendy Rudden	Carter	X		4440 W. 52nd Place	Denver	CO	80212	303 888-6350	Yes
Burt	Charror	X				CO		303 429-3776	Yes
Judy	Childers		X	6604 Upham Street	Arvada	CO	80003	303 431-2548	No
Phil	Cipri		X	2550 W 56th Avenue	Denver	CO	80221	303 455-7083	Yes
Veronica	Cordova		X	2901 N. 63rd Avenue #74	Denver	CO	80221	720 445-3695	Yes
Anna	Croteau	X		30266 E. 131st Avenue	Commerce City	CO	80022	303 654-8289	Yes
Kim	Daniels		X	3560 W. 79th Avenue	Westminster	CO	80030	720 329-7701	Yes
Scott	Dewiru		X	3560 W. 79th Avenue	Westminster	CO	80030	720 877-8027	Yes
Jayne	Dietsrich	X		3545 W. 55th Avenue		CO		303 803-0597	Yes
Dave	Doherty	X		5960 Jay Street	Arvada	CO	80003	303 422-9219	No
Pat	Erickson	X		6210 Tennyson Street	Arvada	CO	80003	303 429-3488	Yes
Chris	Gogue		X	6601 Julian Street		CO		720 544-9966	Yes
Rick	Grippa	X		5902 Tennyson Street	Denver	CO		303 905-3571	Yes
Steve	Hegen	X		3280 W. 80th Avenue	Westminster	CO	80030	303 489-8051	Yes
Toby	Hood	X		6161 Lowell Boulevard	Denver	CO	80221		Yes
Michael	Hult		X	11825 W. 73rd Drive	Arvada	CO		303 423 5315	No
Daniel	Iwatsu	X		15852 E. 48th Place	Denver	CO	80221	303 350-0154	No
Carl Lee	Jones	X		5330 Julian		CO		303 561-0300	Yes
Maggie	King	X		3050 W. 53rd Avenue	Denver	CO	80221	303 458-8869	Yes
Maynard	King	X		3050 W. 53rd Avenue	Denver	CO	80221	303 458-8869	Yes
Theresa	Kruse	X		5421 Julian Street	Denver	CO	80221		Yes
Bob	Landgraf		X	12740 Home Farm	Westminster	CO	80234	303 426-8996	Yes
Vang	Lee		X	3392 W. 66th Avenue	Denver	CO			Yes
Mike	Litzan	X		10716 Zuni Drive	Westminster	CO	80234	303 410-7749	Yes

Jerry	Logan	x	7011 Warren Drive	Denver	CO	80221	720 381-8586	Yes
Adam	Maxey	x			CO		303 870-5050	No
Jeremy	McClintock	x	124 Teal Street	Northglenn	CO	80233	720 377-7770	Yes
Merle	Menin	x	6419 Xavier Street	Arvada	CO		303 419-7078	Yes
Lori	Mirelez	x	6891 Zenobia Street A-4	Westminster	CO	80030	720 849-0004	Yes
Stuart	Moore	x	710 W. Colfax Avenue	Denver	CO	80202	303 753-6730	No
Karen	Nichos	x	5950 Quail Street	Arvada	CO	80004	303 888-5166	No
Sue	Noffsinger	x	6240 Tennyson	Arvada	CO	80003	303 4294285	Yes
Ben	Noffsinger	x	6240 Tennyson	Arvada	CO	80003	303 4294285	Yes
Scott	Opie	x	12529 Locust Place	Thornton	CO	80602	303 601-1454	Yes
Mathew T.	Paclen	x	2000 W. 92nd Avenue		CO		720 366-4657	Yes
Margaret	Posey	x	5271 Quitman	Denver	CO	80212	303 477-2392	Yes
Joe	Posey	x	5271 Quitman	Denver	CO	80212	303 477-2392	Yes
Regina	Price	x	5240 Osceola Street	Denver	CO	80212	303 561-4851	Yes
Gloria	Rudden	x	4420 W. 52nd Place	Denver	CO	80212		Yes
Barry	Sherman	x	909 E. 62nd Avenue	Denver	CO	80212		Yes
Shirley	Shipman	x	4571 W. 66th Avenue	Arvada	CO	80003	303 746-7013	Yes
Frank G.	Shipman	x	4571 W. 66th Avenue	Arvada	CO		303 428-9623	Yes
Alethea	Smock	x	8504 Union Circle	Arvada	CO	80005	303 668-0738	No
Anthony	Spano	x	5780 Lowell Boulevard	Denver	CO	80221	720 320-2422	Yes
Lester R.	Strasburg	x			CO		303 421-0242	
Kim	Tadych	x	6831 Irving Street	Denver	CO		303 426-9694	Yes
Dino	Valente	x	7200 Meade Street	Westminster	CO	80030	720 341-7270	Yes
Mathew	Wanasz	x			CO			No
Sharon	Werness	x	13753 Monroe Street	Thornton	CO	80602	303 240-6825	Yes
Mave	Whitehair	x	2901 W 63rd Avenue	Denver	CO		720 480-2831	Yes
Robert	Whitz	x			CO			Yes
	Wilson	x	4631 W. 58th Avenue	Arvada	CO	80002	303 848-5706	Yes

Hyland Hills

Terry	Barnhart	x						No
Ken	Ciancio	x						Yes
Don	Ciancio	x						Yes
Yvonne	Fischbach	x						No

Rick	Fuller	x	x	8245 Dudley Way	Arvada	CO	303 425-9251	No
Sarah	Heil		x					Yes
Nicole	Knight	x	x					Yes
Tom	Lynch	x	x					Yes
Nicholas	McCoy		x	9270 Perry Street	Westminster	CO	303 386-3714	Yes
Phil	Roan	x	x					Yes
Mark	Whitney	x						Yes

Arvada

Mark	Deven	x						No
Mark	McGoff	x	x		Arvada	CO	720 898-7016	No
Gordon	Reusink	x	x	8101 Ralston Road	Arvada	CO	720 898-7404	No
Ryan	Stachelski	x	x	8101 Ralston Road	Arvada	CO		No

Wanco

Chester (Gene)	Baumgartner	x	x	4127 E 139th Drive	Thornton	CO	80602 303 291-6416	Yes
Becky	Connelly	x	x	3450 E. 151 Avenue	Brighton	CO	80602	Yes

ADCO

Shannon	McDowell	x					303 637-8039	Yes
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Clear Creek Valley Park Public Meeting
12/12/2013

Name	Mailing Address or Email	Telephone #	Adams County
Dave Doherty	5960 Jay St. Arvada, Co. 80003	3-422-7217	NO
MERLE MEDIO	6419 XAVIER	303-461-7078	YES
Ken Ciancio	5801 Lowell Blvd. Denver, Co 80221	303-578-1564	Yes
Arl Erickson	6210 Farnison St. 80003	303-429-3488	YES
Toby Haad	6161 Lowell Blvd. Denver 80221		
Regina Price	5240 Osceola St Denver 80212	(303) 561-4851	YES
Scott Opie	12529 Locust Place Thornton 80602	303-601-1494	YES
Theresa Krup	5421 Julian St. Denver, Co 80221	—	YES
Gordon Riverside	8101 Rabston Road Arvada, 80002	720-898-7404	YES
STEVE HEGER	3280 W. 80th Ave WESTMINSTER 80030	3-459-805	YES
ROBERT WELSON	4631 W. 58th AVE ARVADA, CO 80002	3-898-5706	YES
Wendy Rudden-Curtis	4440 W 52nd Pl. Denver 80222	3-888-6330	YES

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding _____ (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: At one point wanco was indicating they would offer 350,000 - then Rick stated in answer he appraisal price - stated "we forced them" to offer. Good idea but don't like that tax dollar bought the land & Hyland Hills has not been a good administrator for this project!

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding _____ (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: I believe the land at \$297K is under valued and is not being sold in good faith. If the Full \$297K + \$350 was the purchase price, I would be in favor of moving forward.

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

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DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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Comments: _____

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PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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Comments: **un decided** _____

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding: (Check here if not in support)

Comments: when it comes time to build the trails,
please don't make them out of concrete.
Concrete is not good for runners or walkers
for back and foot reasons. Thank you
for reading this.

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

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HODGKINS ELEMENTARY SCHOOL

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I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: _____

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

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Comments:

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PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments:

I'm excited to see the intergovernmental cooperation to develop the park. The private business support is key as well. I would hope the development can be accelerated to coincide with the Gold Line.

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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Comments: GRANDMA'S NOODLES / PTG ADVENTURES, LLC
4752 W 60TH AVE
ARVADA, CO 80003

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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Comments: INDUSTRIAL CHEMICALS CORP.
4631 W 58TH AVE
ARVADA, CO 80002
BIOSCIENCE INDUSTRIAL PARK
4711 W 58TH AVE 80002

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: please move ahead with this project - we are in need of this park in our area
Thank you
Wendy R Carter

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: WE IN SWAC HAVE NO PARKS OR DEFINED OPEN SPACE
OUR KIDS + GRANDKIDS NEED A PARK IN GOAT HILL + BRECKLEY
GARDENS. IT IS TIME THIS AREA HAS SOME HELP

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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Comments: _____

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding (Check here if supporting.)

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Comments: It Appears a lot of good, smart work has gone
into this!
NES J012.

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

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I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: _____

I offer my NAME AND phone number. Anthony Spano 720-320-2422

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
DECEMBER 12, 2013
HODGKINS ELEMENTARY SCHOOL

I support the sale as defined by the Memorandum of Understanding (Check here if supporting.)

I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: *This answers a dire need for the Community*

MEMORANDUM OF UNDERSTANDING REGARDING CLEAR CREEK VALLEY PARK SITE BETWEEN HYLAND HILLS PARK AND RECREATION DISTRICT, CITY OF ARVADA AND WANCO, INC.

PUBLIC HEARING
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HODGKINS ELEMENTARY SCHOOL

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I do not support the sale as defined by the Memorandum of Understanding (Check here if not in support)

Comments: The ponds, irrigation ditches, trees, and brush
within the Clear Creek Valley, including the H H Clear
Creek Valley Park site, supports a large population of
birds of 100 to 125 species. Bald Eagles, Great
Horned Owls, Wild Turkeys and American Crows.

Clear Creek Valley Park Public Meeting
1/22/2014

Name	Mailing Address or Email	Telephone #	Adams County Resident
Jeremy McCintack	124 Teal St Northglenn CO 80233	720 377 7770	Yes
Nicholas Mccoy	9270 FERRY ST WESTMINSTER CO 80031	3-386-3714	YES
Vang Nee	3392 W 66th AVE FI 2 Denver CO		YES
Chester Baumgardner	41274 139th Drive Thornton, CO 80229	303 294 4416	YES
Sue Hoffmeyer	6240 Tompkins, Arvada, CO 80003	303-929-1285	No
Ben Neffinger	"		Yes
Judy Childers	6604 Wigham St. Westminster CO 80031	303 431-2548	N.D.
Bob Landgraf	12740 Haines Farm Lane, Westminster 80234	(3) 352-1785	YES
Bill Sedustine	6116 RAIN ARVADA 80003	3-4268976	YES
Kim Daniels	3540 W. 79th Ave, Westminster 80030	720-329-7701	Yes
Ryan Stackelki	8101 Redden Road Arvada	720-898-7016	No
Gordon Pensink	8101 Redden Road Arvada	720,898,7404	No
SHAWN WHITEHAR	2901 W 63rd AVE DENVER, CO	71486-2831	YES
Phil Cypri	2550 W 56th Ave Den Co 80221	3-455-7083	YES
LEE CARRIER	5960 JAY ST FLYMOOR, CO 80003	3-422-9219	NO
Karen Nicholas	5850 Quail St Arvada 80004	3/888-5766	NO

Clear Creek Valley Park Public Meeting
1/22/2014

Name	Mailing Address or Email	Telephone #	Adams County Resident
Frank Shipman	4571 W 66th Ave Arvado CO	303-428-9423	YES
Miguel Jimenez	13753 Monroe St Thornton CO	303-248-6525	YES
Charles E. Anema	4134 W 61st Pl Arvado CO	303-429-1300	''
Sara Dwinu	3560 W. 79th Ave Westminster, CO	720 877 8827	YES
Veronica Cordova	2901 65th Ave # 74 Denver CO	720-495-3688	YES
Luis Mirelez	6891 Zenobia St A-4 Westminster CO	720-849-0044	YES
STUART MOORE	710 W. Colfax Ave Denver CO	303-4753-6130	NO
MICHAEL STULT	11805 W. 73rd Drive	303-422-3525	NO
PITIL ROAN	B-L Aachen Ln		
Adam Maxey	Adammaxaj@aol.com	303-500-5050	NO

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
Hyland Hills Park and Recreation District, City of Arvada and Wanco, Inc.

Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments:

*This will help save some
us tax payers money. After fact
all the police will not have to be
called so much what really needs
to be addressed is to do with all
the homeless people all year around.
OVER*

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
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Carl Park Community Center

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I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments:

*I wish Wanco would point their lights
at night away from the north into our house
windows on West 61st Place on north side
of Baker Reservoir*

Charles Anema

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Carl Park Community Center

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Comments: Do it. Get input from Adams Co.
Sheriff re aggressive patrol especially
during p.m. hrs.

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Carl Park Community Center

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Comments: Still concerned about truck traffic
on Tennessee St. (Wanco and construction)
Trucks

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Comments: THEY SEEM TO BE A GOOD COMPANY
PROCEED

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

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I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: Been waiting a decade for this
park!

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
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Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: My family uses Jim Baker park everyday
It would be great to have a new addition to
the community

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: Let's get it done

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Comments: _____

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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not in support)

Comments: AS A BUSINESS NEIGHBOR
WE AND I ARE VERY SUPPORTIVE OF
THE PARK AND THE WACO EXPANSION

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

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I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: SUPER EXCITED!!

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: LOVE IT!

SHARON WHITEHEAD

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments:

Absolutely!! This park needs
to happen.

Bob Anderson

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments:

THE SALE OF THIS SAID PROPERTY TO WANCO INC.
WILL BE OF GREAT VALUE TO THIS COMMUNITY IN MANY
WAYS.

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Comments: WIN/WIN/WIN SITUATION

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Carl Park Community Center

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I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: _____

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I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: Been long enough

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
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Carl Park Community Center

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Comments: _____

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: I fully support the MOU.
It is great for the county, Park, city

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
January 22, 2014
Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: I definitely support this project
I work and live in this community and
am raising children here, yes.

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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not in support)

Comments: _____

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I do not support the sale as defined by the Memorandum of Understanding _____ (check here if
not in support)

Comments: _____

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Public Meeting
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Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments: I feel this is a great addition
to the community.

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
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Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if not in support)

Comments: What is the hold up,
get it Done!

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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Public Meeting
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I support the sale as defined by the Memorandum of Understanding (check here if supporting)

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Comments: Let's build This park

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding _____ (check here if not in support)

Comments: Yes

Memorandum of Understanding Regarding Clear Creek Valley Park Site Between
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not in support)

Comments: _____

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Carl Park Community Center

I support the sale as defined by the Memorandum of Understanding (check here if supporting)

I do not support the sale as defined by the Memorandum of Understanding (check here if
not in support)

Comments: _____

January 24, 2014

Sharon Whitehair
2901 West 63rd Avenue Lot 47
Denver, CO 80221

Board of County Commissioners
4430 South Adams County Parkway
5th Floor, Suite 5000A
Brighton, CO 80602

RE: Clear Creek Park

Dear Commissioners;

I am writing in support of the Hyland Hills sale of Open Space land to WANCO in order to use the money to develop the Clear Creek Park. I understand that normally this money would be placed back into the Open Space fund but it is essential Hyland Hills is allowed to keep this money in order to use it for matching funds to enable them to complete phase 1 of their development of this property.

My family has lived near the property for 17 years. It has been vacant for the last ten years so to get an opportunity like this to have a park and open space area near families like mine would be incredible. Many of us have used the bike trail along Clear Creek and greatly appreciate its availability to us. The Clear Creek Park would be a huge addition for us because while our children are playing in the multi-purpose field we could be taking hikes and enjoying the open space of Adams County.

As a Gold Line Committee member, I have explained this project to my fellow members and they too see it as a positive for the entire Gold Line. Our job is to look at the Gold Line as a whole and determine how each station can be unique so that it draws new riders and attracts these people to stop at a station to explore the surrounding area. This would be a huge boon for the Gold Line as it would highlight the natural beauty in Adams County.

From the Berkeley Water perspective, the sale of this property increases the amount of mills we receive as each new business addition helps our tax base. With the addition of the new WANCO building and the development of the park, our water lines will finally be looped in order to provide stable water pressure. We are also working with Arvada to service the businesses on 58th Avenue which further develops our system.

Finally, from a taxpayer's perspective, adding nearly 100 jobs with the WANCO development is a very positive step because it means more people are working in this area and more money can be pumped back into our local economy. It is also very refreshing to see that different entities can cooperatively work together to bring such a positive project to our community.

I appreciate you considering the sale of this property and allowing Hyland Hills to use this money to further develop this property.

With Regard

A handwritten signature in black ink, appearing to read "Sharon Whitehair". The signature is written in a cursive style with a large initial "S" and "W".

Sharon Whitehair

Jan. 17, 2014

To whom it may concern,

I am an adjacent property owner east of the Hyland Hills Park. I wish to lend my support to the sale of five acres of their land to Wanco Industries. I feel it would be a great financial aid toward the development of the park. It is my hope that this process may move forward, so that I may enjoy the park in the future. Thank you,

Anthony Spano

A handwritten signature in cursive script that reads "Anthony Spano". The signature is written in black ink and is positioned to the right of the printed name.

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

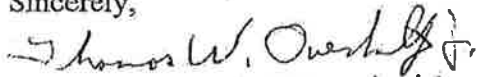
Dear Terry:

I am in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

I am also in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include my name on your support list.

Sincerely,



Name: Thomas W. Overholtz Jr.

Address: 2901 W. 63rd ave #78

City: Denver, Colo.

Zip: 80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

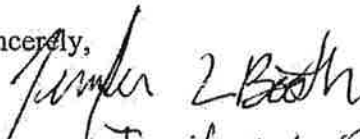
Dear Terry:

We are in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

We also are in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include our names on your support list.

Sincerely,


Name: Jennifer L Booth
Address: 2901 W 63rd Ave #73
City: Denver CO
Zip: 80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

We are in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

We also are in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include our names on your support list.

Sincerely,



Name: Lori Z. Sidener
Address: 2901 W. 63rd Ave # 73
City: Denver
Zip: 80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

I am in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

I am also in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include my name on your support list.

Sincerely, 

Name: Justin Adams
Address: 2901 W 63rd Ave # 73
City: Denver
Zip: 80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

We are in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

We also are in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include our names on your support list.

Sincerely, *David Lucas*

Name: David Lucas
Address: 2901 W. 63rd ave # 73
City: Denver
Zip: 80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

I am in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

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Please include my name on your support list.

Sincerely,

Name: Toby A. Condon
Address: 3710 W 95th Ave
City: Westminster CO
Zip: 80031

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

We are in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

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Please include our names on your support list.

Sincerely,

Name: *Lorano Salt Dominger*
Address: *38655. Ave*
City: *Denver*
Zip: *80212*

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

I am in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

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Please include my name on your support list.

Sincerely,

Name: GREG DOMINGUEZ
Address: 3865 STUART ST.
City: DENVER, CO
Zip: 80212

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

We are in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

We also are in support of Hyland Hills selling 5 acres to WANCO out of this property. The 100 jobs it will create will be a good thing for this area. Also, to have WANCO and Arvada contribute money for the development of this park shows a lot of cooperation and support for this project.

Please include our names on your support list.

Sincerely,

Name: GREG DOMINGUEZ
Address: 3805 STUART ST
City: DENVER
Zip: 80212

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

I am in support of Hyland Hills developing the 80 acre property between Lowell Boulevard and Tennyson Street north of Highway 76 to the railroads tracks. It would be wonderful to have open space like that for residents such as myself to enjoy recreational activities.

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Please include my name on your support list.

Sincerely,

Name: *Nicole Lockwood*
Address: *4569 West 52nd Ave*
City: *Denver*
Zip: *80212*

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

Dear Terry:

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Please include my name on your support list.

Sincerely,

Name:

Address:

City:

Zip:

Oliver Rogerson
2703 E. 95th St.
Federal
80221

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260


Dear Terry:

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Please include my name on your support list.

Sincerely,


Name: Ampel Medina
Address: 13486 Setsey ST
City: Thornton CO
Zip: 80602

Hyland Hills Park and Recreation
Attn: Terry Barnhart
8801 N. Pecos Street
Federal Heights, CO 80260

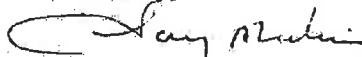
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Please include my name on your support list.

Sincerely,



Name: Laine Medina

Address: 13486 Jersey St.

City: Thornton Co.

Zip: 80602

I am very concerned about this problem of people squatting in the area. I have been in low entencement for 24 years and am in support of Hyland Hills developing this area.

Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

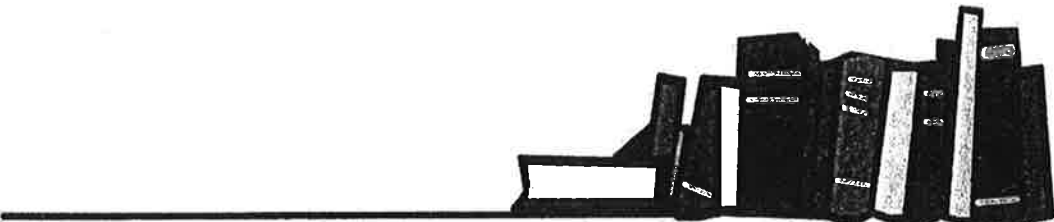
Dear Adams County Commissioners:

Regarding Clear Creek Park,

I have been waiting a long time for something to happen on this acreage besides erecting a new Open Space sign when the old one looks like it was in a tornado. Now I hear there may be a chance for a park to appear. I know it depends on your vote. Please make it happen.

Sincerely

Earl R. Hall Jr.
5221 Meade St
1



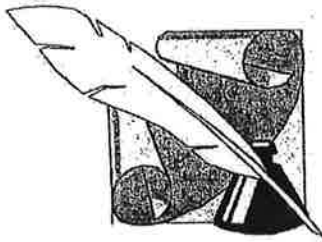
Adams County Commissioners
450 South 4th Avenue. 6th Floor
Brighton, Co. 80601
Fax:303-659-0577

Dear Adams County Commissioners:

I have been informed about a chance of developing Clear Creek Park and I want to add my letter of support toward this effort. I ask you to vote in favor of completing this park. It will mean a lot to those of us that live in the area.

Sincerely,

Valohi Adams
5290 Osceola Street
Denver, Co 80212



**Adams County Board of County Commissioners
4430 South Adams County Parkway
Fifth Floor, suite C5000A
Brighton , CO. 80601-8212**

Dear Adams Co. Commissioners:

-I am a resident in the Berkeley Gardens area and I have been waiting a very long time for the development of the Clear Creek Park. I have been to the meetings explaining all of the complicated details necessary to start developing this park. I sincerely hope you will vote in favor of the plans to get the park started.

Sincerely,

Megan Carter
5253 Quitman St
Denver CO 80212

January 7, 2014

Adams County Commissioners
4430 South Adams County Parkway
5th Floor Suite C 5000
Brighton, Co. 80601-8204

Dear Adams County Commissioners:

My husband and I purchased our home in the Berkeley Gardens area over 50 years ago, thus have a long-time personal interest in this southern-most area of Adams County.

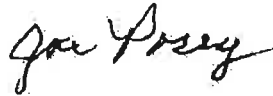
Several years ago it was of great excitement to us when we learned that Hyland Hills had purchased the property now identified as Clear Creek Valley Park. Since year after year passed with no development our hope of ever enjoying this park was pretty much dashed. A few months ago when we were informed that Wanco, Hyland Hills and Arvada had come to an agreement that would provide seed money for Hyland Hills to develop the park our excitement returned.

We fully support the selling of the five acres to Wanco and urge you, our commissioners, to approve this transaction.

Sincerely,
Margaret Posey



Joe Posey



5271 Quitman Street
Denver, Co 80212

303 477-2392

Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

Dear Adams County Commissioners:
Regarding Clear Creek Park,

I have been waiting a long time for something to happen on this acreage besides erecting a new Open Space sign when the old one looks like it was in a tornado. Now I hear there may be a chance for a park to appear. I know it depends on your vote. Please make it happen.

Sincerely

Michael Rearden
5205 TENNYSON ST.
DENVER CO. 80212

Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

Dear Adams County Commissioners:

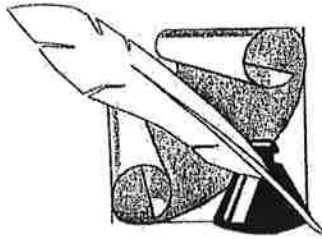
I attended a meeting at Hodgkins Elementary School. Terry Barnhart said he needed letters to the Adams County Commissioners asking approval of the changes in the development of the Clear Creek Park. I favor whatever it takes to get this park going. Thank you.

Sincerely

Brian Price



5253 Quitman ST
Denver CO 80212



**Adams County Board of County Commissioners
4430 South Adams County Parkway
Fifth Floor, suite C5000A
Brighton , CO. 80601-8212**

Dear Adams Co. Commissioners:

-I am a resident in the Berkeley Gardens area and I have been waiting a very long time for the development of the Clear Creek Park. I have been to the meetings explaining all of the complicated details necessary to start developing this park. I sincerely hope you will vote in favor of the plans to get the park started.

Sincerely,

*Marie St. Clair
5295 Lennyson Street*

Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

Dear Adams County Commissioners:

I attended a meeting at Hodgkins Elementary School. Terry Barnhart said he needed letters to the Adams County Commissioners asking approval of the changes in the development of the Clear Creek Park. I favor whatever it takes to get this park going. Please vote in favor of the park development.

Sincerely

Wendy Rudden Cantor
4440 W 52nd Pl.
Denver, CO 80212

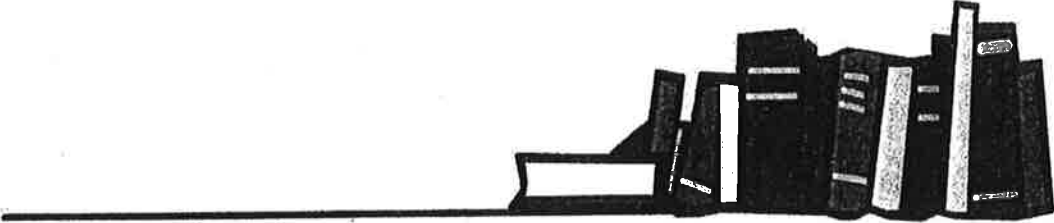
Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

Dear Adams County Commissioners:
Regarding Clear Creek Park,

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Sincerely,

Deather Inamutolo
3523 Westminster Pl.
Westminster, CO 80030



Adams County Commissioners
450 South 4th Avenue. 6th Floor
Brighton, Co. 80601
Fax:303-659-0577

Dear Adams County Commissioners:

I have been informed about a chance of developing Clear Creek Park and I want to add my letter of support toward this effort. I ask you to vote in favor of completing this park. It will mean a lot to those of us that live in the area.

Sincerely,

Shaun Connor
5290 Osceola St,
DENVER, Colo 80212

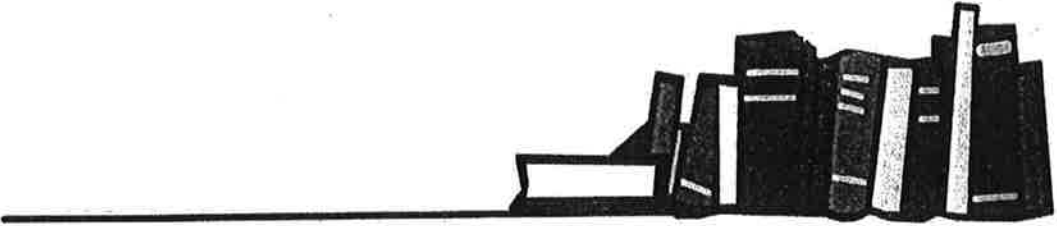
Adams County Commissioners
4430 Adams County Parkway
Fifth Floor, Suite C5000A
Brighton, Co. 80601-8212

Dear Adams County Commissioners:

I attended a meeting at Hodgkins Elementary School. Terry Barnhart said he needed letters to the Adams County Commissioners asking approval of the changes in the development of the Clear Creek Park. I favor whatever it takes to get this park going. Please vote in favor of the park development.

Sincerely

Roger Carter
4440 W. 52nd Pl
Denver, Co
80212



Adams County Commissioners
450 South 4th Avenue. 6th Floor
Brighton, Co. 80601
Fax:303-659-0577

Dear Adams County Commissioners:

I have been informed about a chance of developing Clear Creek Park and I want to add my letter of support toward this effort. I ask you to vote in favor of completing this park. It will mean a lot to those of us that live in the area.

Sincerely,

Elsie Bridwell
5231 Quinlan St.
Denver, Co. 80212
1-8-14

Jan. 24, 2014

Mary F Cobe

2901 West 63rd Ave Lot 48

Denver CO 80221

fcobe@msn.com

Board of County Commissioners

4430 South Adams County Parkway

5th Floor Suite 5000A

Brighton CO 80602

RE: Sale of Open Space Land to Improve Clear Creek Park

Commissioners:

This is a wonderful opportunity to see community development improvement for Hyland Hills' families. The sale of the Open Space Land can only enhance the surrounding communities. The information afforded to me shows the prosperity of the families and business to succeed and grow. Please take under consideration this proposal as it will prove to be an investment to aid all involved.

Regards

A handwritten signature in cursive script that reads "Mary F Cobe". The signature is written in black ink and is positioned above the printed name.

Mary F Cobe

January 24, 2014

Seth Whitehair
2901 West 63rd Avenue Lot 47
Denver, CO 80221

Board of County Commissioners
4430 South Adams County Parkway
5th Floor, Suite 5000A
Brighton, CO 80602

RE: Clear Creek Park

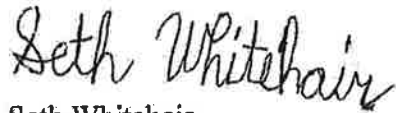
Dear Commissioners;

I am writing in support of the Hyland Hills sale of Open Space land to WANCO in order to use the money to develop the Clear Creek Park. I understand that normally this money would be placed back into the Open Space fund but it is essential Hyland Hills is allowed to keep this money in order to use it for matching funds to enable them to complete phase 1 of their development of this property.

I have lived in the area near this park for 17 years. My brother and friends have used the bike trails many times and stop at the park between Sheridan and Wadsworth. We would love to have a park that is closer to us to enjoy sitting, walking, and talking with our friends.

I would appreciate you considering support for this project as many families in my neighborhood would use it.

With Regard

A handwritten signature in cursive script that reads "Seth Whitehair". The signature is written in dark ink and is positioned above the printed name.

Seth Whitehair

January 24, 2014

Andre Whitehair
2901 West 63rd Avenue Lot 47
Denver, CO 80221

Board of County Commissioners
4430 South Adams County Parkway
5th Floor, Suite 5000A
Brighton, CO 80602

RE: Clear Creek Park

Dear Commissioners;

I am writing in support of the Hyland Hills sale of Open Space land to WANCO in order to use the money to develop the Clear Creek Park. I understand that normally this money would be placed back into the Open Space fund but it is essential Hyland Hills is allowed to keep this money in order to use it for matching funds to enable them to complete phase 1 of their development of this property.

I have lived in this area the majority of my life and now live up in Boulder. I was very active outside growing up and now take advantage of the hiking trails and parks in the Boulder area. I visit my family often and would be proud to bring my friends from Boulder down to this park so they can see what we have to offer. I believe my community that I grew up around would love to have somewhere where they can go and enjoy with their children.

With Regard



Andre Whitehair



01/27/2014
Terry Barnhart
Hyland Hills Parks and Recreation
5727 Lowell Blvd, Denver, CO 802210

RE: Clear Creek Valley Park Project

Dear Mr. Barnhart,

Thank you for taking the time today to discuss the status of the Clear Creek Valley Park project. As I stated we are in full support of this project as we believe this will bring much needed recreational facilities to the area. We can see that the development of this property for recreation use will bring a wide breadth of uses and value to the community.

The model boaters of NAMBA District 20 (North American Model Boating Association) have been using this facility for a number of years in its undeveloped state and have greatly appreciated its use. We are excited to hear that this project is currently under consideration again and we wanted to make sure to whom it concerns that we believe this project has great potential and merit.

Our interest in this project is substantial and we are eager to help in any way we can including efforts to procure develop funds for the project. Please let us know how we can help.

Sincerely,

David K Santistevan
Rocky Mountain Marine Modelers

BERKELEY WATER AND SANITATION DISTRICT

RESOLUTION NO. 2013 - 003

**A RESOLUTION SUPPORTING DEVELOPMENT OF
HYLAND HILLS PARK AND RECREATION DISTRICT'S CLEAR CREEK
VALLEY PARK**

WHEREAS, the Berkeley Water and Sanitation District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, the District is located within the boundaries of Hyland Hills Park and Recreation District in Adams County ("Hyland Hills"); and

WHEREAS, Hyland Hills, the City of Arvada, and WANCO, Inc. have entered into Memorandum of Understanding concerning the sale of property and to facilitate the development of the Clear Creek Valley Park site (the "Park"); and

WHEREAS, the District supports Hyland Hills plans for development of the Park and intends to provide water and sanitary sewer service to the Park.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Berkeley Water and Sanitation District as follows:

1. Support for Development of the Clear Creek Valley Park. The Board hereby formally supports Hyland Hills development plans for the Park.
2. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.
3. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the Board.

ADOPTED this 13th day of November, 2013.

Berkeley Water and Sanitation District

By Gloria Rudden
Gloria Rudden, Acting President

Attest:

Barbara Fox
Barbara Fox, Secretary



January 10, 2014

Adams County
Board of County Commissioners
4430 S. Adams County Pkwy.
5th Floor, Suite C5000A
Brighton, CO 80601-8204

RE: City of Arvada, Hyland Hills Park and Recreation District, and Wanco Inc. Inc. Partnership

Dear Adams County Board of County Commissioners:

Adams County Economic Development (ACED) strongly supports the proposed Wanco Inc. Inc. expansion and Clear Creek Valley Park development in partnership with the City of Arvada as outlined in the City of Arvada, Hyland Hills Park and Recreation District, and Wanco Inc. Inc. approved Memorandum of Understanding (MOU).

Wanco Inc. is currently the industry leader in the US for message boards, arrow boards, radar signs and caution beacons, and other innovative products. The company began operations in the owner's garage in 1984 moved to its own facility in Arvada/Adams County in 1998. The company has experienced tremendous growth, expanding its facility size in 2004 and growing its workforce to well over 200. In fact, the 2004 expansion was so substantial that Wanco Inc. was awarded ACED's *Excellence in Capital Investment* award in 2005!

It is critical to note that there are limited expansion opportunities adjacent to or near the Wanco Inc. facility and if this proposal is not supported, Adams County may lose a high quality, high paying major primary employer. Even in strong economic times Adams County cannot afford to jeopardize 200 direct jobs, hundreds indirect jobs, relationships with local plant suppliers, and a sixteen year relationship with a respected company.

Adams County Economic Development believes this project to be beneficial for Adams County and Arvada and enthusiastically supports the partnership between the City of Arvada, Hyland Hills Park and Recreation District, and Wanco Inc.

Best,

Barry Gore
President/CEO
ACED



CITY OF ARVADA

MAYOR AND CITY COUNCIL
FACSIMILE: 720-898-7515 ▲ TDD: 720-898-7869
PHONE: 720-898-7500

December 18, 2013

Adams County Board of County Commissioners
Adams County Government Center
4430 South Adams County Parkway
Brighton, Colorado 80601

Dear Commissioners:

On behalf of the Arvada City Council, it is my pleasure and privilege to offer our endorsement of the Memorandum of Understanding (MOU) between the City of Arvada, Hyland Hills Park and Recreation District and Wanco, Inc. The Arvada City Council approved this MOU on October 21, 2013, because it will generate the resources to develop the first phase of a regional park and provide the site needed by a private company to expand its manufacturing capacity in order to increase employment opportunities for the southwest Adams County region. We believe these outcomes are consistent with building an excellent community.

The MOU was developed through the successful application of interest based negotiations. For many years, the Hyland Hills Park and Recreation District has assembled land to develop the 80 acre Clear Creek Valley Park in order to meet the recreational needs of southwest Adams County residents. Adams County has recognized this effort by providing open space funds to help Hyland Hills purchase some of the parcels necessary to develop the park. This support included the purchase of a parcel near Wanco's manufacturing facility at 5870 Tennyson Street in Arvada.

With our regional economy recovering from the recessionary period, Wanco is now in a position to expand its manufacturing capacity. In order to accomplish this, the company needs approximately five acres to construct a 90,000 square foot addition. This expansion will enable Wanco to add 75-100 new jobs over the existing 200 jobs. If Wanco is unable to acquire the space necessary to expand, the company will need to leave Arvada and southwest Adams County, which the Arvada City Council believes would have a significant negative impact on the local economy.

The City of Arvada believes it is critical to offer employment opportunities and park/recreation facilities to all residents. We have been challenged with providing such opportunities in Arvada's section of southwest Adams County and, therefore, felt strongly that every effort should be made to assist Wanco and support Hyland Hills in their respective efforts. With these outcomes in mind, the Arvada City Council supported interest based negotiations that resulted in the following deal points which were incorporated into the MOU:

Adams County Board of County Commissioners

December 18, 2013

Page 2

1. Wanco purchases a five acre parcel from Hyland Hills at the appraised value of approximately \$397,000;
2. Wanco contributes an additional \$350,000 to support development of the first phase of the Clear Creek Valley Park site;
3. Arvada contributes \$500,000 to support the development of the first phase of the Clear Creek Valley Park site; and,
4. Hyland Hills utilizes the contributions from Wanco and Arvada and secures an additional \$2.5 million to develop the 20 acre Phase I of Clear Creek Valley Park.

These conditions were discussed during a public meeting held on December 12 and attended by over 50 people who transmitted their overwhelming support.

The next step in this process is to gain the approval of the Adams County Board of County Commissioners for the sale of the parcel to Wanco and application of the purchase price for the development/construction of Phase I of Clear Creek Valley Park. As you are aware, this is necessary because Hyland Hills utilized Adams County open space funds to purchase the parcel needed by Wanco.

We hope you will favorably consider this request and transmit an affirmative response to the Hyland Hills Park and Recreation District Board of Directors. The Arvada City Council agrees with the position of our project partners that this MOU is a "win-win-win."

Sincerely,



Marc Williams
Mayor

MW:rce

c: Arvada City Council



December 17, 2013

Adams County Board of County Commissioners
4430 S. Adams County Parkway
5th Floor, Suite C5000A
Brighton, CO 80601-8204

RE: City of Arvada, Hyland Hills Park and Recreation District, and Wanco Inc. Partnership

Dear Adams County Board of County Commissioners,

The Arvada Economic Development Association (AEDA) Board of Directors supports the proposed Wanco Inc. expansion and Clear Creek Valley Park development in partnership with the City of Arvada as outlined in the City of Arvada, Hyland Hills Park and Recreation District, and Wanco Inc. Memorandum of Understanding (MOU).

AEDA has been working closely with Wanco since the company first came to the City of Arvada and Adams County in 1998, including its 2004 expansion of the current facility. Over that time AEDA has seen the number of employees grow from a couple of dozen to now over 200. Wanco also works with a number of Arvada businesses as suppliers. These employees and local suppliers are what help to make up the backbone of our local economy. The loss of a business with roots as deep as Wanco would significantly and negatively impact both Arvada and Adams County.

Additionally, Southeast Arvada and Adams County will be well served by an additional, quality of life amenity such as those that other parts to the County enjoy, specifically a regional park. With the expedited development of the Clear Creek Valley Park, not only will the residents in the area enjoy an attractive park, but also the improved region will increase our collective ability to attract additional quality businesses to the area bringing more jobs.

It is important to AEDA to support both the business community in Arvada and the environment that attracts businesses and workforce to our community. We believe that the partnership between the City of Arvada, Hyland Hills, and Wanco strikes the appropriate collaborative balance among all parties to create a "win, win, win" situation. As a pledge of support to this effort, the AEDA Board has approved a financial assistance grant for Wanco Inc. to encourage the business' expansion, payable upon Certificate of Occupancy of the expanded building. We believe this grant will help to retain and grow an important primary employer in Arvada and Adams County.

Please feel free to contact me personally if you have any questions or concerns.

Respectfully submitted,

A handwritten signature in cursive script that reads "Hazel Hartbarger".

Hazel Hartbarger, Executive Director
Arvada Economic Development Association



CITY OF ARVADA



DEPARTMENT OF PARKS, GOLF & HOSPITALITY
FACSIMILE: 720-898-7401 ▲ TDD: 720-898-7869

ADMINISTRATION, PARK & URBAN DESIGN DIVISION PHONE: 720-898-7400

December 18, 2013

PARK MAINTENANCE

720-898-7410

Adams County Board of County Commission
Adams County Government Center
4430 South Adams County Parkway
Brighton, Colorado 80601

WEST WOODS

Dear Commissioners:

GOULDS

720-898-7370

The City of Arvada's Park, Trail and Open Space Masterplan is the blueprint for achieving Arvada's vision to continue to build a great community. The Masterplan establishes the mission for Arvada Parks to provide a high quality park, trails and open space system for citizens in the Arvada area. The two most important elements in accomplishing this is to conveniently locate neighborhood parks and new community and regional parks and establish an interconnected multi-purpose trail system through the city.

EAST ARBOR

GOULDS

720-898-7360

There are approximately 3,000 Arvada residents, living east of Sheridan Boulevard and within the Hyland Hills Parks and Recreation District (District). At this time, these Arvada residents lack access to a regional park. Arvada's Masterplan describes regional parks as providing recreational amenities intended to serve Arvada residents as well as the surrounding region and usually involve partnerships involving several jurisdictions who come together to provide a service or benefit that they cannot individually afford or that can be provided more economically through a partnership. Regional parks usually contain a mix of active sports fields, open space and other amenities.

MAJESTIC VIEW

NATURE CENTER

720-898-7405

The Arvada Parks Advisory Committee endorses the Memorandum of Understanding between the District, Wanco and the City of Arvada as it will set the stage for development of the first phase of the 86 acre Clear Creek Regional Park. In addition, it will create a partnership with the District and allow an Arvada business to stay in our community and prosper; a win-win-win for all parties. Lastly, it will serve as the model for future phases of park development.

We urge the board of county commissioners to support the goals set forth in the memorandum of understanding.

ARVADA CENTER

BASQUET BALL

CONFERENCE

720-898-7330

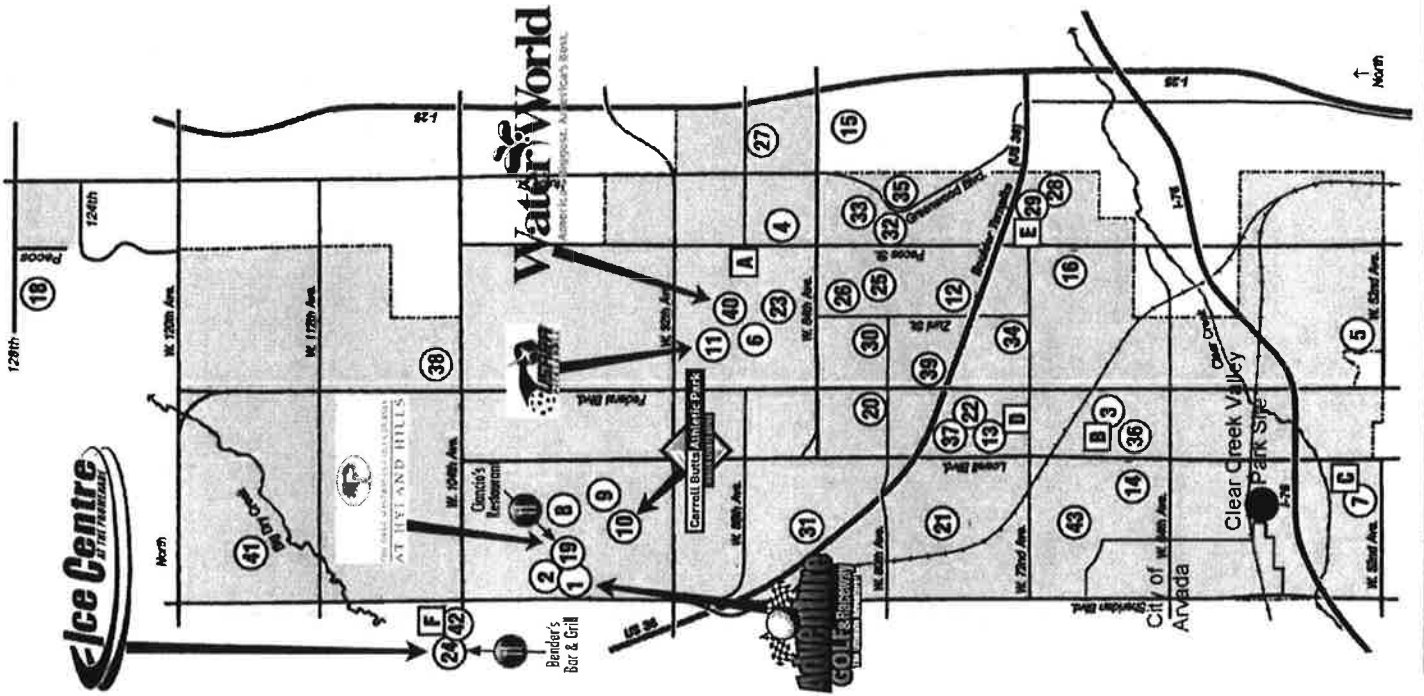
Sincerely,

Michael Hult, Chair
Arvada Parks Advisory Committee

CLEAR CREEK VALLEY PARK SITE DEVELOPMENT PLAN

- Welcome
- Introduction
- Purpose of Public Meeting
 - Review Clear Creek Valley future park site history/acquisition.
 - Review MOU between Hyland Hills, Arvada and Wanco, Inc. pertaining to the pending sale of 5.2016 acres of land located at the Clear Creek Valley Park site.
 - Relay public opinion to BOCC prior to final BOCC decision on property sale.

District Map



CLEAR CREEK VALLEY PARK SITE DEVELOPMENT PLAN

- 2002 Hyland Hills Park & Recreation District Master Plan
 - Identified need for southern facility.
- Site Location
 - 86 acre site between Lowell/Tennyson/RR/I-76.
 - City of Arvada Corporate Boundary.
- History of Clear Creek Valley Park Site Acquisition

Lowell Blvd

Lowell Blvd

A

PHASE ONE
44 Acres
2002

Wisconsin

Wisconsin

76

76

76

Wisconsin

Wisconsin

Wisconsin

scn St

Tennyson St

Tennyson St

Tennyson

AVE

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Lowell Blvd

Lowell Blvd

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PHASE TWO
10 Acres
2003

West St

West St

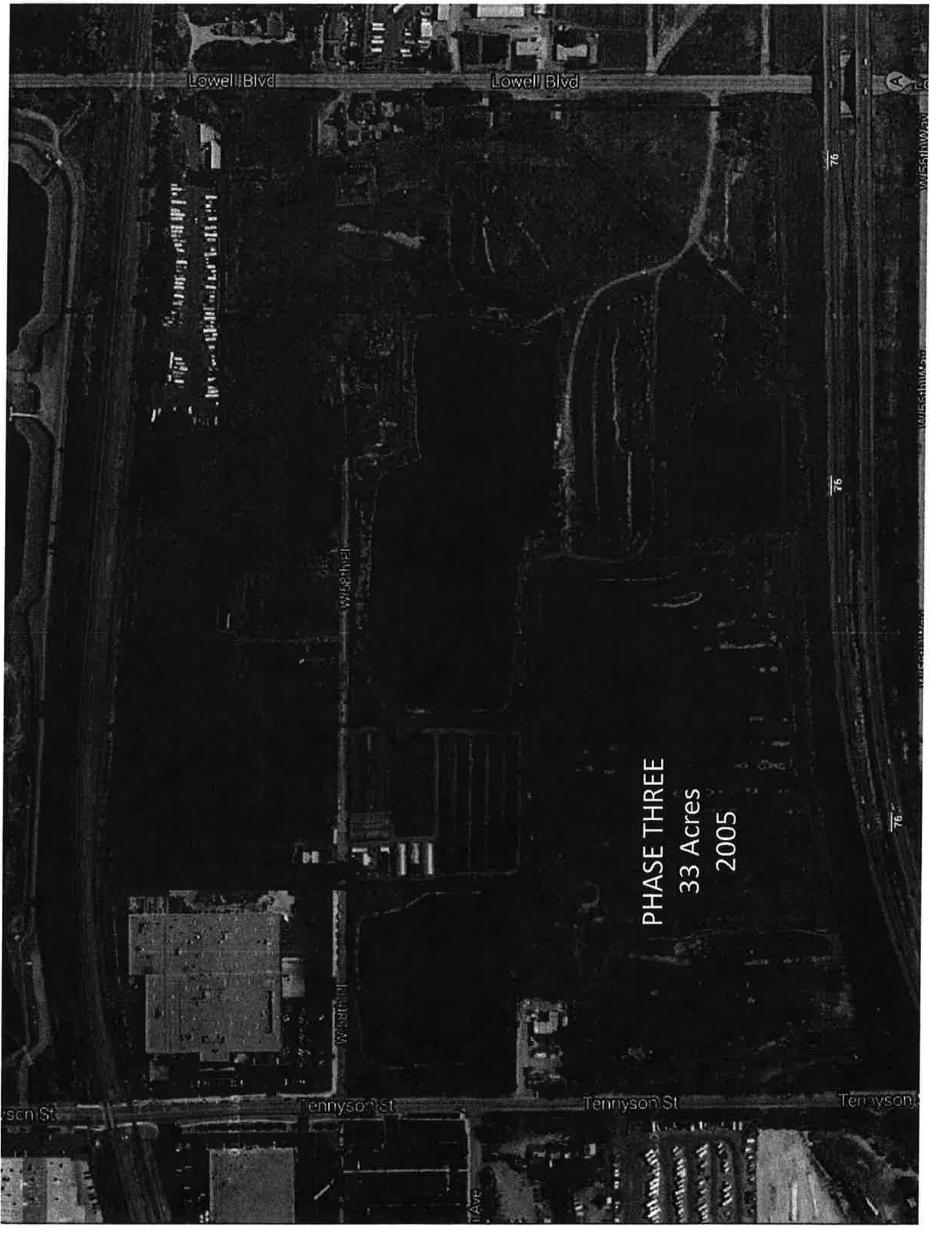
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PHASE THREE
33 Acres
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WISCHNI ST

Lowell Blvd

Lowell Blvd

76

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A

www.fishbase.org

www.fishbase.org

www.fishbase.org

76

PHASE FOUR
0.75 Acre
2006

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West St

West St

Tennyson St

Tennyson St

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PHASE FIVE
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scn St

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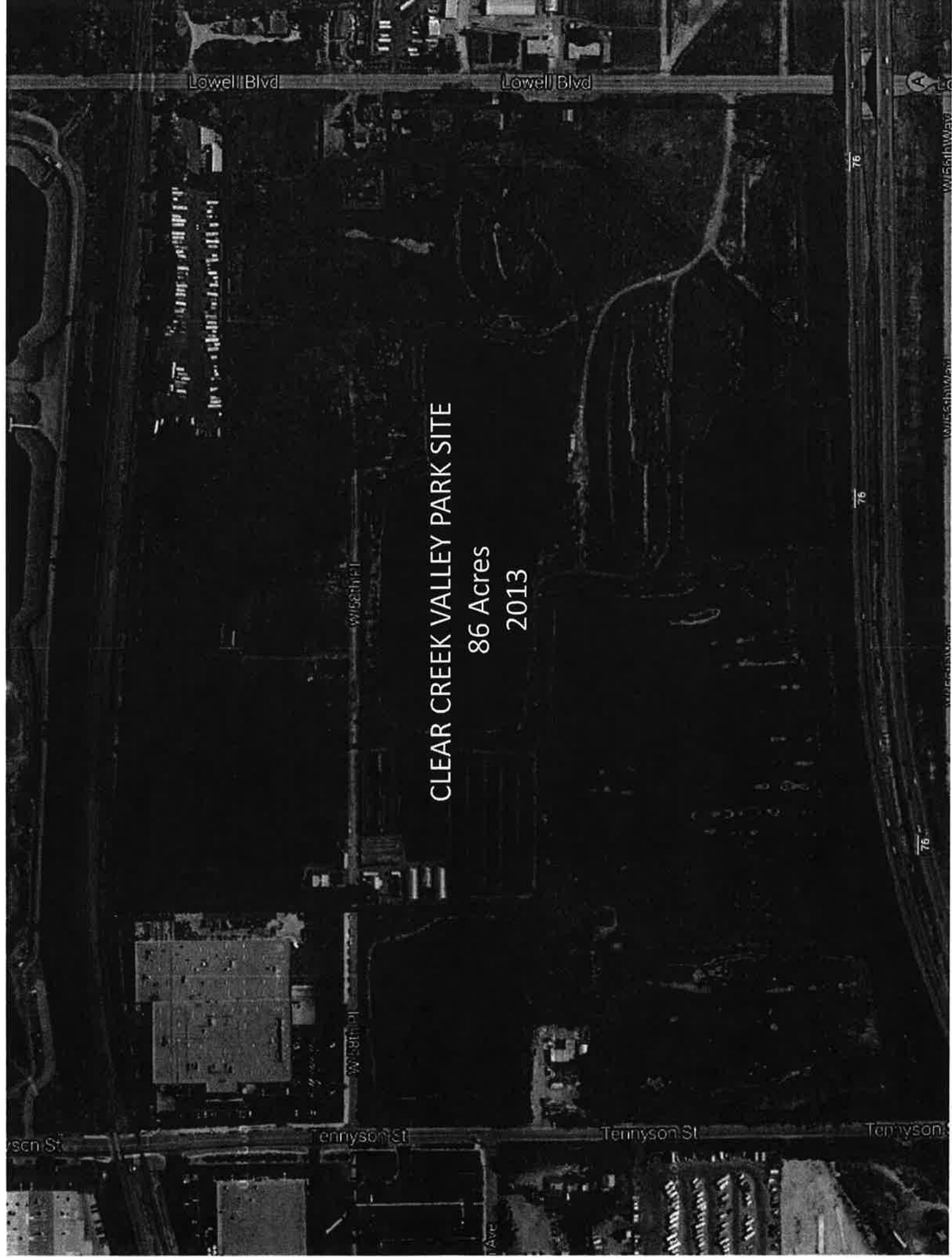
W 56th W

W 56th W

W 56th W

W 56th W

W 56th W



CLEAR CREEK VALLEY PARK SITE
86 Acres
2013

Lowell Blvd

Lowell Blvd

A

76

76

76

scn St

Tennyson St

Tennyson St

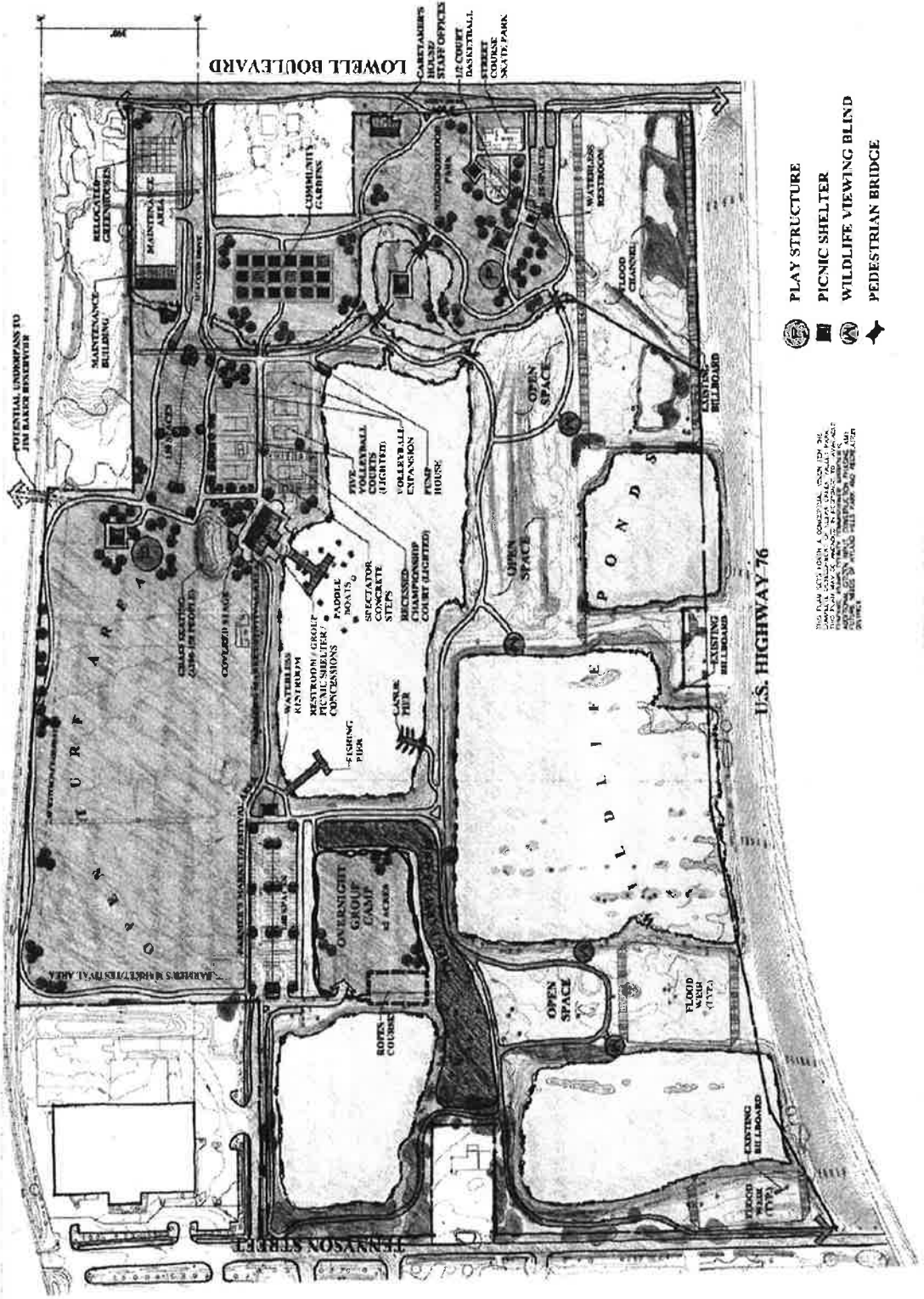
Tennyson

Ave

CLEAR CREEK VALLEY PARK SITE DEVELOPMENT PLAN

- Rezoned from Industrial to Public Lands 2006
- Concept Park Development Plan in 2007
 - July 12, 2007 Public Meeting at Carl Park
- Development Slowed Due to Funding and Water Re-adjudication Issues

2007 CLEAR CREEK VALLEY CONCEPTUAL PLAN



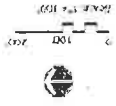
- PLAY STRUCTURE
- PICNIC SHELTER
- WILDLIFE VIEWING BLIND
- PEDESTRIAN BRIDGE

THIS PLAN IS A CONCEPTUAL PLAN ONLY. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THE INFORMATION HEREON. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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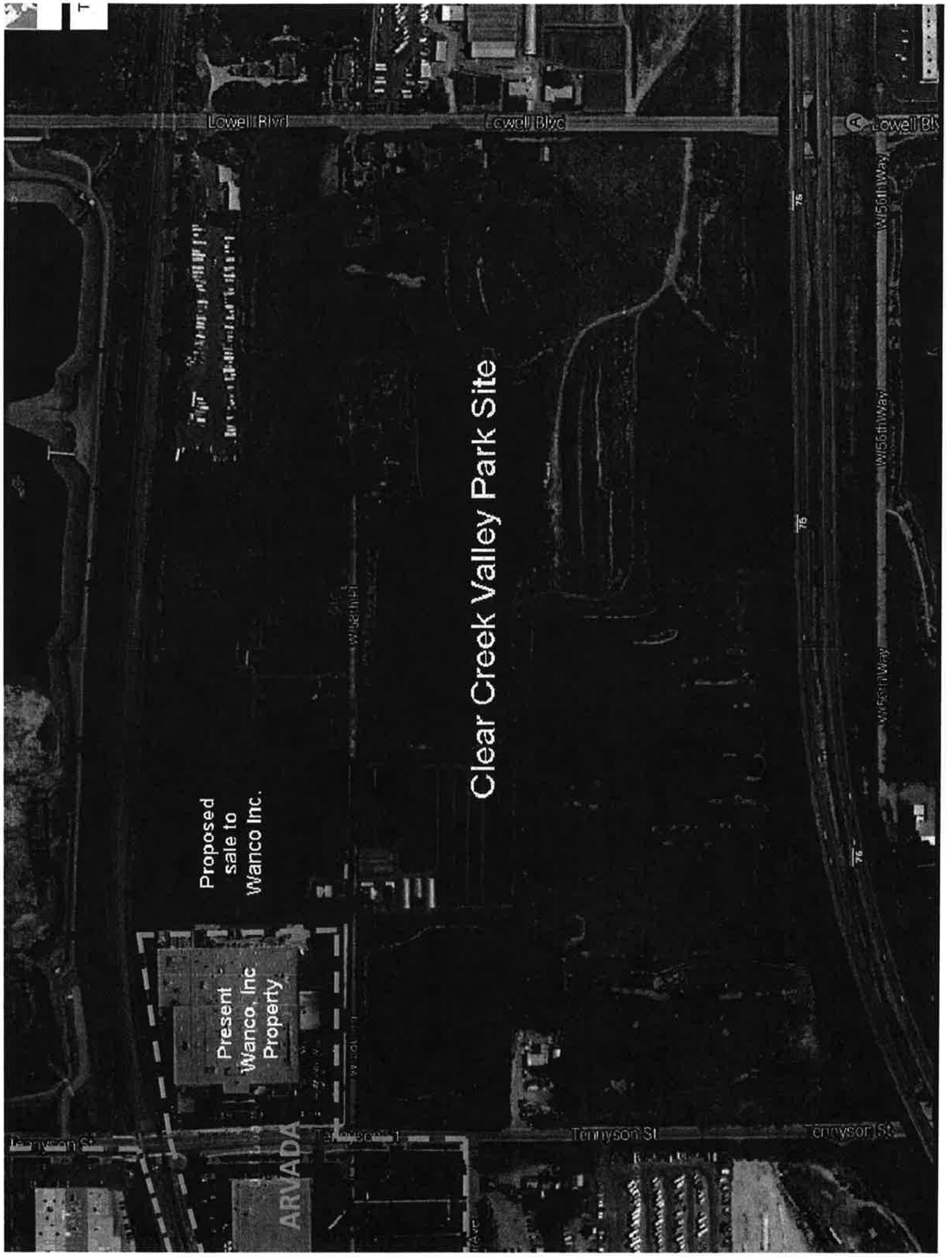
HYLAND HILLS
 AUGUST 2007

CONCEPTUAL MASTER PLAN HYLAND HILLS CLEAR CREEK VALLEY PARK



CLEAR CREEK VALLEY PARK SITE DEVELOPMENT PLAN

- Developments in 2013
 - Arvada’s desire to maintain/expand employment and tax base .
 - Wanco’s need for additional manufacturing capacity.
 - Hyland Hills’ desire to develop park for residents.
 - Limited funding available
- Hyland Hills Approached by Arvada & Wanco, Inc. to Sell 5.2 Acre Parcel to Wanco, Inc.



Lowell Blvd

Lowell Blvd

Lowell Blvd

Proposed sale to Wanco Inc.

Present Wanco, Inc Property

Clear Creek Valley Park Site

ARVADA

Tennyson St

Tennyson St

Tennyson St

Tennyson St

W 56th Way

W 56th Way

W 56th Way

76

76

76

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

- Concerns of Hyland Hills
 - Must benefit HH residents.
 - Must be financially sound decision.
 - Must be beneficial to future park development.
 - Confirmed by MIG, park planners/designers.
 - Does not impact park amenities.
 - Must have approval from BOCC.

CLEAR CREEK VALLEY PARK SITE DEVELOPMENT PLAN

- Elements of Memorandum of Understanding (MOU)
 - Hyland Hills to sell 5.2016 acres to Wanco, Inc.
 - Wanco, Inc. to pay purchase price of \$397,208.
 - Wanco, Inc. to contribute additional \$350,000 toward park development.
 - City of Arvada to contribute \$500,000 toward park development.
 - Hyland Hills to secure an additional \$2,500,000 in cash, grants and in-kind funding for park development.
 - Hyland Hills to start Phase One of park within 24 months.
 - BOCC will be asked to reinvest \$234,350 into park development (sale proceeds back to Adams County Open Space Fund).

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

- Who is Wanco, Inc.?
 - Begun in 1984; family owned/operated.
 - Manufacturer of highway safety & traffic control products.
 - Important Corporate Citizen in HH, Arvada & Adams County.
 - 200 plus employees.
 - Recognized as one of top 250 private companies in Colorado in 2012.

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

- Wanco Inc.'s Proposal
 - Keep manufacturing factory in City of Arvada.
 - Add new 90,000 sq. ft. manufacturing facility.
 - Maintain existing 200 current jobs.
 - Create 75-100 new jobs in Adams County, Arvada & HH.
 - Continue to be supporting member of community.

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

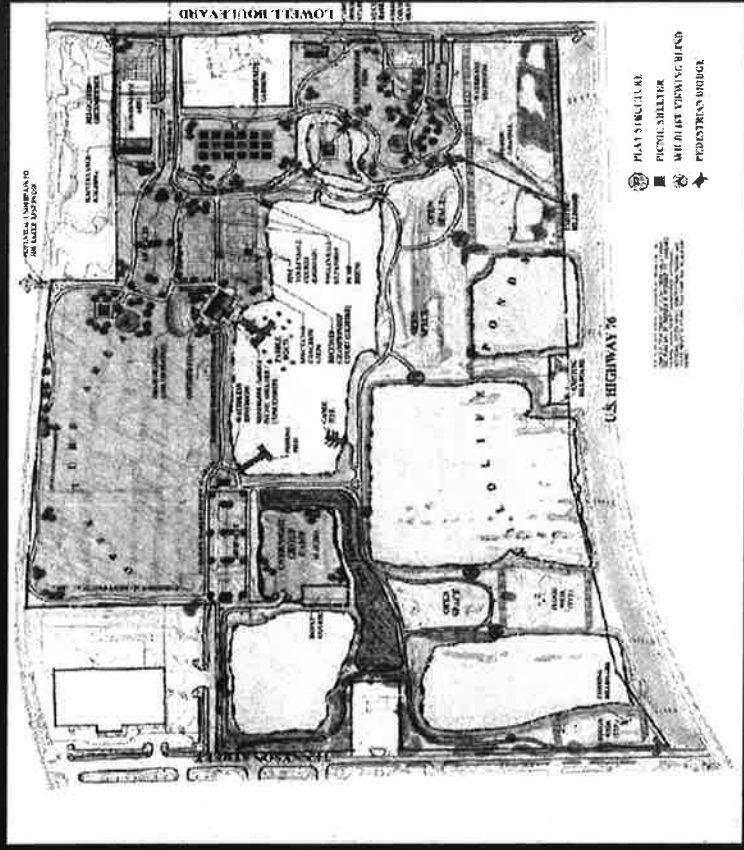
- Benefits to City of Arvada
 - Retain existing employment center in City.
 - Add additional jobs to local employment base.
 - Increase tax base for community.
 - Creates new park in Adams County for residents.
 - Interconnect City-wide trails to new park.
 - New partnership with Hyland Hills.

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

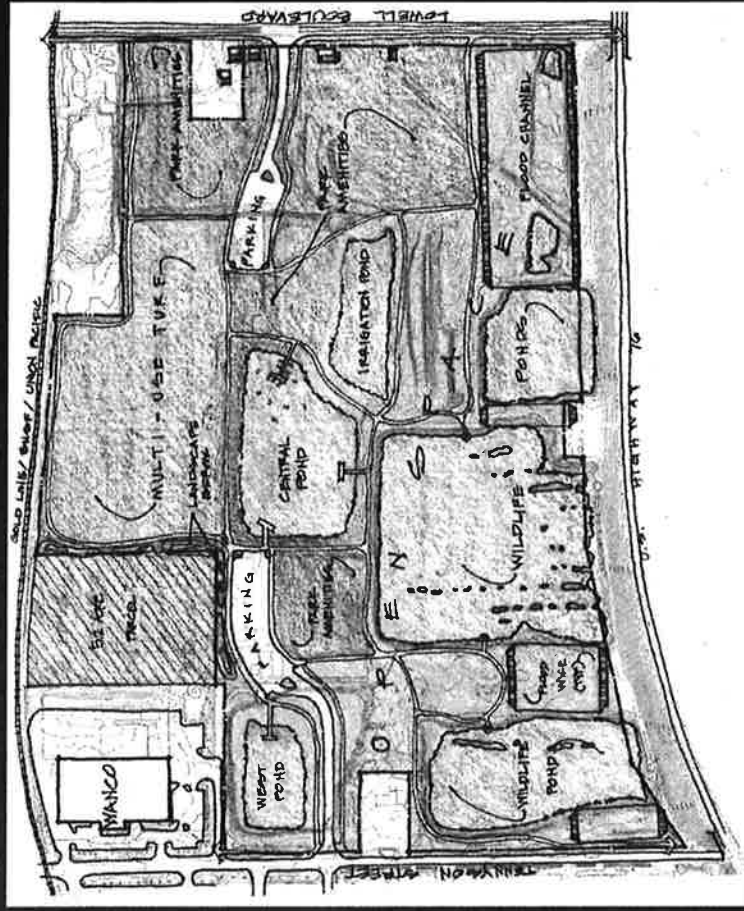
- Benefits to Hyland Hills Residents
 - Opportunity to develop park site quicker.
 - New partnership with City of Arvada.
 - Important element to Adams County Open Space Grants request process.
 - Provide new matching monies for development grants.

COMPARISON OF CONCEPTS

2007 Concept Plan



2013 Revised Concept Plan



CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

- Next Steps
 - BOCC meeting and decision early 2014.
 - Transfer property 2014.
 - Start park planning process with 2014 public meetings.
 - MIG to lead park design/public process.
 - Apply for funding grants 2014/15.
 - Complete final design, engineering & development approvals for phase one.
 - Bid construction projects.
 - Begin phase one park construction 2015/16.

CLEAR CREEK VALLEY PARK DEVELOPMENT PLAN

- Public Comments and Questions?
- Opportunity to Express Your Opinion
 - Fill out form with your preferences/comments.

Thank You for Your Attendance and Input.