CITY OF BOULDER
CITY COUNCIL MEETING
MUNICIPAL BUILDING, 1777 BROADWAY
Boulder, Colorado 80302
Tuesday, April 19, 2016
6 p.m.

AGENDA

1. **CALL TO ORDER AND ROLL CALL**
   A. eTown Declaration

2. **OPEN COMMENT and COUNCIL/STAFF RESPONSE** (limited to 45 min.) Public may address any city business for which a public hearing is not scheduled later in the meeting (this includes the consent agenda and first readings). After all public hearings have taken place, any remaining speakers will be allowed to address Council. All speakers are limited to three minutes.

3. **CONSENT AGENDA** (to include first reading of ordinances) Vote to be taken on the motion at this time.

   A. Motion to **approve the February 29, 2016 Regular Meeting Minutes**

   B. Consideration of a motion to **approve Resolution No. 1183** concerning the proposed City of Boulder (acting through its Water Utility Enterprise and its Wastewater Utility Enterprise**) Water and Sewer Revenue Bonds, Series 2016, in the aggregate principal amount of not to exceed $35,500,000**, authorizing the notice of bond sale with respect to said Series 2016 bonds; prescribing certain details concerning said proposed sale and said Series 2016 bonds; approving the form of a preliminary official statement; and providing the effective date of this resolution

   C. **Second reading** and consideration of a motion to **adopt Ordinance No. 8110 amending section 2-3-8, "Library Commission,"** B.R.C. 1981, to **conform with 2015 amendments to city charter** sections 132 through 136 and further provide **for the general functions and duties of the Library Commission and uses of the Library Fund**

   D. **Introduction, first reading** and consideration of a motion to order published by title only **Ordinance No. 8115 to rezone a 0.25-acre portion of the property at 2560 28th Street, from Public to Business - Community 2,** consistent with the **Boulder Valley Comprehensive Plan land use designation of Mixed Use Business.** Public hearing on the second reading of the ordinance and a request to change the Boulder Valley Comprehensive Plan land use designation on the site from Parks, Urban and Other to Mixed Use Business are scheduled for May 3, 2016.

   E. **Introduction**, first reading and consideration of a motion to publish by title only **Ordinance No. 8116** amending Chapter 4-20 "Fees," and by

amending Section 4-20-25 **adding a new subsection to impose fee on water users in single family homes and** amending Chapter 11-1 "Water Utility" by **adding a new Subsection** to Section 11-1-44 "Water User Fees" **authorizing the city manager to pay claims for damage from water main breaks** and setting forth related details

4. POTENTIAL CALL-UP CHECK IN

Opportunity for Council to indicate possible interest in the call-up of an item listed under 8A. No Action will be taken by Council at this time.

8A. Potential Call-Ups

1. **5075 Pearl Parkway- Easement Vacation**
2. **2560 28th Street- Site review**
3. **900 Baseline Road- Landmark Alteration Certificate**

ORDER OF BUSINESS

5. PUBLIC HEARINGS

A. **Second reading** and consideration of a motion to **adopt Ordinance No. 8111** amending Title 9, "**Land Use Code**," B.R.C. 1981, to allow for changes to the **city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance** with a **recent United States Supreme Court ruling regarding content based signage regulations** and setting forth related details

B. Consideration of a motion to **approve a new sister city relationship with Nablus, Palestine; to authorize the Mayor to sign a statement of cooperative agreement** with the City of Nablus, Palestine; **and to authorize the Mayor to sign a letter of acknowledgement** to Sister Cities International **appointing a council liaison** to the Boulder Nablus Sister City Project

6. MATTERS FROM THE CITY MANAGER

7. MATTERS FROM THE CITY ATTORNEY

8. MATTERS FROM MAYOR AND MEMBERS OF COUNCIL

A. Potential Call-Ups

1. **5075 Pearl Parkway- Easement Vacation**
2. **2560 28th Street- Site review**
3. **900 Baseline Road- Landmark Alteration Certificate**

9. PUBLIC COMMENT ON MATTERS

Public comment on any motions made under Matters

10. FINAL DECISIONS ON MATTERS

Action on motions made under Matters

11. DEBRIEF

Opportunity for Council to discuss how the meeting was conducted

12. ADJOURNMENT

This agenda and the meeting can be viewed at www.bouldercolorado.gov /City Council. Meetings are aired live on Municipal Channel 8 and the city's Web site and are re-cablecast at 6 p.m. Wednesdays and 11 a.m. Fridays in the two weeks following a regular council meeting.

Anyone requiring special packet preparation such as Braille, large print, or tape recorded versions may contact the City Clerk's Office at 303-441-4222, 8 a.m. – 5 p.m. Monday through Friday. The Council Chambers is equipped with a T-Coil assisted listening loop and portable assisted listening devices. Individuals with hearing or speech loss may contact us using Relay Colorado 711 (711) or 1-(800)-659-3656. Please request special packet preparation no later than 48 hours prior to the meeting.

If you need Spanish interpretation or other language-related assistance for this meeting, please call (303) 441-1905 at least three business days prior to the meeting. Si usted necesita interpretación o cualquier otra ayuda con relación al idioma para esta junta, por favor comuníquese al (303) 441-1905 por lo menos 3 negocios días antes de la junta.

Electronic presentations to City Council must be sent to City Clerk staff and will NOT be accepted after 2 p.m. the day of the meeting.

CCITY COUNCIL PROCEEDINGS
MUNICIPAL BUILDING, 1777 BROADWAY
Boulder, Colorado 80302
Monday, February 29, 2016

1. CALL TO ORDER AND ROLL CALL

Mayor Jones called the meeting to order at 6:02 p.m. Council Members Appelbaum, Brockett, Burton, Morzel, Shoemaker, Weaver, Yates and Young were present.

Council Member Brockett moved to amend the agenda adding Items 8B, 8C, and 8D. The motion was seconded by Council Member Young. The motion carried 9-0 at 6:04 p.m.

2. OPEN COMMENT and COUNCIL/STAFF RESPONSE

Open Comment was opened at 6:06 p.m. and the following persons spoke:

1. Gordon McCurry, resident, opposed the Hogan-Pancost site proposal.
2. Dr. Emily K Harrison, resident, supported the Boulder public arts.
3. Ben Binder, resident, had a hand out for new Council members. He opposed floodplain maps being remapped and opposed the development for Hogan-Pancost.
4. Jack Walker, resident, supported funding for the Jaipur Literature Festival.
5. Casey Algreen, opposed cutting down the trees in the Farmers Ditch.
6. Mark Silverstein (pooled with Darren O'Connor and Mike Homner), opposed criminalization of the homeless.
7. Jeff Rifkin, showed a presentation regarding Hogan-Pancost and opposed the development.
8. Fred Anderson, resident, opposed the Hogan-Pancost development.
9. Jessie Friedman, resident, supported funding the Jaipur Literature Festival.
10. Barry Satlow, resident, represented the ACLU and supported a citizen-based commission to keep the police in check.
11. Jeff McWhirter, showed a presentation regarding Hogan-Pancost and opposed the development.
12. Carolyn Bninski, resident, affiliated with the Rocky Mountain Peace and Justice Center, opposed the Trans Pacific Partnership.
13. Daniel Baumbach, resident, opposed how the city managed the water main break.
14. Paul Algreen (pooled with Yasmin Forouzandeh and Michele Algreen), showed a presentation regarding the trees in the Farmers Ditch and reported that the removal was unnecessary.
15. Patrick Murphy, resident, showed a presentation opposing the cost of municipalization.
16. Joel Koenig, resident, supported funding the Jaipur Literature Festival.
17. Jules Levinson, resident, supported the festival.
18. Tina Hortick, resident of Orchard Grove Mobile Home Park, opposed new owners charging too much for utilities.

19. Sina Simantob, resident, supported the funding of the literature festival.
20. Nick Forster, from Create Boulder, supported the arts and cultural opportunities funding these items.
21. Suzanne Delucia, showed a presentation opposing the Hogan-Pancost development.
22. Karen Daly (pooled with Malcolm Daly and Carla Grabau), opposed how the city handled the water main break and let too much water damage occur to the surrounding homes.
23. Jeff Grantham, resident of Gunbarrel, opposed the development of the Twin Lakes development.
24. Rob Smoke, resident, opposed the Portland trip.
25. Christopher Allred resident of Longmont, opposed the Trans Pacific Partnership.

With no further public comment the Open Comment was closed at 7:18 p.m.

Council briefly discussed the water main break, the water billing in mobile home parks and the tree removal by the Farmers Ditch Company.

Council asked for a "Nod of Five" to direct staff members on the Farmers Ditch Board of Directors to reanalyze the data. Council received approval on the "Nod of Five" at 7:18 p.m.

3. CONSENT AGENDA

A. Consideration of a motion to accept the Boulder Creek Restoration Master Plan

B. Second reading and consideration of a motion to adopt Ordinance No. 8106 amending Title 11-6, the "Boulder Cable Code"

C. Introduction and consideration of a motion to order published by title only and adopt by emergency Ordinance No. 8108 amending Chapter 10-3, "Rental Licenses," by changing the rental dwelling unit posting and advertising requirements in Section 10-3-20, B.R.C. 1981" correcting minor typographical errors associated with administrative remedies," in Section 10-3-16, B.R.C. 1981, and setting forth related details

Council Member Weaver moved to approve the consent agenda items 3A-3C, with changes to subsection 10-3-20(a) of item 3C in accordance with the handout. 3C amendment was as follows: (a) Every operator of any property with fewer than five dwelling units, shall at the time any dwelling unit is shown to any prospective renter, post conspicuously on the inside of the main entrance to each dwelling unit a sign listing a maximum occupancy number that shall be no greater than the maximum number of unrelated individuals permitted under section 9-8-5, B.R.C 1981 (Occupancy of Dwelling Units") in a form specified by the city manager. Any such sign may include an occupancy limit smaller than that allowed by section 9-8-5. The motion was seconded by Council Member Yates. The motion carried 9-0 at 7:20 p.m.

4. POTENTIAL CALL-UP CHECK IN

8A. Potential Call-Ups

1. 2449 Pine Street Use Review

There was no interest in calling up this item

5. PUBLIC HEARINGS

A. Consideration of a motion on the initial screening of public requests for map changes in Area II and Area III as part of the Boulder Valley Comprehensive Plan Major Update

The Public hearing was held and closed on February 2, 2016. No new testimony was received.

Staff members Susan Richstone and Lesli Ellis introduced this item to Council and gave a presentation at 7:25 p.m. Willa Willard answered questions from Council. Staff Members Mike Sweeney and Chris Hagelin spoke regarding the Transportation Master Plan and how it related to the community-wide EcoPass.

Council Member Appelbaum moved to direct staff to further consider and analyze land use map changes for requests 25, 26, 35 and 36. Council Member Brockett seconded the motion. The motion carried 9-0 at 8:25 p.m.

Amendment #1

Council Member Weaver moved to ask the Planning Board to reconsider request 29 (2801 Jay Road). Council Member Burton seconded the motion. The motion carried 8-1 with Council Member Morzel opposed at 8:08 p.m.

Amendment #2

Council Member Weaver moved to ask the County Planning Commission to reconsider request 32 (Hogan-Pancost). Council Member Morzel seconded the motion. The motion failed 4-5 with Council Members Yates, Appelbaum, Brockett, Burton and Shoemaker opposed at 8:24 p.m.

Friendly Amendment #3

Council Member Young moved that BVCP Requests #35 and #36 be further considered and analyzed, with the following request: That Boulder County Housing Authority, Boulder Valley School District, and Twin Lakes Action Group engage in an open and transparent facilitated discussion comprised of representatives of each group who are vested with the authority to speak for and bind their respective constituents. Each group should have equal representation and the discussion should be facilitated by an independent facilitator selected by the City of Boulder, with facilitator compensation shared between the City of Boulder and Boulder County. The three groups are expected to do the following, with the timing of work to align with the BVCP process: 1. Jointly formulate recommendations for areas of expertise and selection of experts to inform the desired land use patterns for the area. The areas for study should include the suitability for urban development, desired land use patterns, and

environmental constraints. 2. Jointly recommend the appropriate range of potential housing units with consideration given to intensity and community benefit, regardless of who holds title to the property. 3. Following the outcome of the BVCP process and 1 and 2 above, jointly recommend a timeline for the formulation of a set of guiding principles to inform next steps. While Council requests these groups engage in such good faith facilitated discussion, the failure of such discussions, for any reason, shall not affect Council's determination that BVCP Requests #35 and #36 be further considered and analyzed. Council Member Yates seconded the motion. The motion carried 9-0 at 8:38 p.m.

6. MATTERS FROM THE CITY MANAGER

A. City Council Retreat Follow-up on the 2016/2017 Work Plan

The Council discussed a potential head tax. There was no motion, but the direction was aimed at future engagement and outreach regarding any potential head tax. The evaluation of this item will not be considered for the 2016 Ballot.

B. Summary Report of the 2015 Major City-wide Special Events and Renewal with the World Triathlon Corporation (Ironman) for 2017 and 2018

Mike Eubank introduced this item to Council.

Council Member Yates moved to support negotiations by the City Manager for a renewal agreement with the World Triathlon Corporation to host the 2017 and 2018 Ironman events within the city limits of Boulder. Mayor Jones seconded the motion. The motion carried 9-0 at 11:15 p.m.

Council Member Shoemaker moved to support negotiations by the City Manager with OC Sparks for 2-17 and 2018 Haute Route Rockies start stages. Council Member Morzel seconded the motion. The motion carried 9-0 at 11:16 p.m.

Council Member Yates moved to support the proposed in-kind city support as defined and issue the appropriate permits for all event activities regulated by city code. Council Member Morzel seconded the motion. An amendment was made to cap in-kind contribution at $25,000 and match cash funds given by the Boulder Convention and Visitors Bureau up to $30,000. The motion as amended carried 9-0 at 11:16 p.m.

7. MATTERS FROM THE CITY ATTORNEY

None.

8. MATTERS FROM MAYOR AND MEMBERS OF COUNCIL

A. Potential Call-Ups

1. 2449 Pine Street Use Review

There was no interest in calling up this item

B. Consideration of a motion to approve the City Council Working Agreements

Mayor Jones moved to approve the City Council Working Agreements. Council Member Morzel seconded the motion. The motion carried 9-0 at 11:16 p.m.

C. "Nod of Five" for potential sign code ordinance amendment

Susan Richstone, Deputy Director of Planning, Housing and Sustainability, introduced this item to Council.

Council gave "Nod of Five."

D. "Nod of Five" for potential mobile food truck ordinance amendment

Staff Member Michael Gardner-Sweeney introduced this item to Council.

Council approved the "Nod of Five."

E. Discussion of Council trip to Portland, Oregon

Motion to continue the meeting passed 8-1 with Council Member Morzel opposed at 10:55 p.m.

9. PUBLIC COMMENT ON MATTERS

10. FINAL DECISIONS ON MATTERS

11. DEBRIEF

12. ADJOURNMENT

There being no further business to come before Council at this time, BY MOTION REGULARLY ADOPTED, THE MEETING WAS ADJOURNED on February 29, 2016 at 11:17 p.m.

Approved this 19th day of APRIL, 2016.

APPROVED BY:

_____
Suzanne Jones, Mayor

ATTEST:

_____
Lynnette Beck, City Clerk

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 19, 2016

AGENDA TITLE:
Consideration of a motion to approve Resolution No. 1183 concerning the proposed City of Boulder (acting through its Water Utility Enterprise and its Wastewater Utility Enterprise) Water and Sewer Revenue Bonds, Series 2016, in the aggregate principal amount of not to exceed $35,500,000, authorizing the notice of bond sale with respect to said Series 2016 bonds; prescribing certain details concerning said proposed sale and said Series 2016 bonds; approving the form of a preliminary official statement; and providing the effective date of this resolution.

PRESENTERS:
Jane S. Brautigam, City Manager
Maureen Rait, Executive Director of Public Works
Jeffrey Arthur, Director of Public Works for Utilities
Tom Carr, City Attorney
Kathy Haddock, Senior Assistant City Attorney
Bob Eichem, Chief Financial Officer
Cheryl Pattelli, Director of Finance
Ron Gilbert, Assistant Controller
Ken Baird, Financial Manager, Utilities

EXECUTIVE SUMMARY:
City Council is asked to consider approval of a resolution (**Attachment A**) that authorizes the City Manager to call for a public sale of City of Boulder Water and Sewer Revenue Bonds, Series 2016, in the aggregate principal amount not to exceed $35,500,000 and to approve a Preliminary Official Statement (POS) (**Attachment B**).

The bond proceeds will be used to construct, acquire, improve and equip certain treatment and conveyance improvements to the City's water treatment and transmission facilities by the Utility and to pay necessary issuance costs. For the specific projects please see the Background and Analysis: Key Project Identification section later in this agenda memo.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests council to consider this matter and action and make the following motion:

Motion to adopt Resolution No. 1183 (**Attachment A**) concerning the proposed City of Boulder Water and Sewer Revenue Bonds, Series 2016, in a principal amount not to exceed $35,500,000, authorizing the notice of bond sale with respect to said Series 2016 bonds; prescribing certain details concerning said proposed sale and said Series 2016 bonds; approving the form of a preliminary official statement (**Attachment B**); and providing the effective date of this resolution.

COUNCIL SUSTAINABILITY ASSESSMENTS AND IMPACTS:

- Economic: Maintaining the structural integrity of the water transmission system is one of the critical components of the utility's asset management goals. The water treatment facility upgrades using bond proceeds represent a long-term economically viable solution to meet Colorado Department of Public Health and Environment (CDPHE) regulations and replace equipment at the end of its useful life.
- Environmental: Maintaining the water transmission system is critical to meeting the City's environmental goals by minimizing pipe breaks and water loss. The water treatment plant upgrades will allow the facility to meet more stringent CDPHE regulations and replace aging equipment.
- Social: Achieving quality and reliable water conveyance and treatment is necessary to the health, safety, and well being of the community. Water conveyance and treatment is a critical Public Works goal and priority.

OTHER IMPACTS:

- Fiscal: The issuance of the bonds will address major capital needs of the utility that are summarized in the Key Project Identification section of this agenda memo. The annual debt service payments will be supported by rates in the Water Fund.
- Staff time: Administration of the revised debt service on this bond issue is part of normal staff time that is included in the appropriate department budgets.

BACKGROUND AND ANALYSIS:

Key Project Identification: The Project will consist of capital improvements in the City's Water Utility. It is anticipated that this will include improvements at the City's Betasso Water Treatment Facility ("BWTF") and also fund rehabilitation of the water transmission system that moves water treated at BWTF to City customers. The BWTF project will involve the construction of new pretreatment facilities to help meet more stringent treatment requirements and replace existing electrical, mechanical and structural facilities that are at the end of their useful lives. In addition, the Project is anticipated to include funding for replacement and rehabilitation of around 12,500 feet of 18" diameter steel water transmission line.

To complete this bond offering, the City Council is requested to approve the attached resolution which does two things: (1) authorizes the City Manager to call for a public sale of a maximum of $35,500,000 in Water and Sewer Revenue Bonds, Series 2016, on such date as the Manager determines (currently set as May 3, 2016) and (2) approves the Preliminary Official Statement (POS) that is included as Attachment B. The POS is required to provide potential bond buyers information to make an informed financial decision regarding the possible purchase of the bonds. The bond issue was originally sized at $35,000,000 million, and that is the amount Council authorized in the reimbursement resolution that was passed on January 19, 2016. Since then, it has been decided that the higher amount may be required for this bond issue and is the amount of bond proceeds that will be spent within the timeline allowed by the Internal Revenue Service for tax exempt bonds.

Additional Information Regarding a Bond Sale by the City

Ratings - The City has applied to Moody's and Standard & Poor's for ratings on these bonds. They are two of the major rating services in the United States. These ratings will be available the night of the council meeting. The current ratings for the Water and Sewer Revenue bonds are Aa2 from Moody's and AAA from Standard and Poor's. These are excellent ratings for this type of bond in Colorado. Credit ratings are made after analyzing the credit worthiness of the issuer and the quality of the bond being issued. The ratings are then used by potential buyers of the bonds as one of the determinants in whether they will purchase the bonds or not. The highest investment grade rating given is AAA and the lowest is BBB.

Lowest Bid Evaluation – The Charter of the City of Boulder requires that all bonds issued or refunded by the city be conducted by competitive bid. Because it incorporates the time value of money, the True Interest Cost (TIC) method of evaluating the cost of an issue has become the norm in the industry to determine winning bids for competitive underwritings. Technically it is defined as that semiannual discount rate which equates the principal and interest payments on the bonds to the purchase price paid by the underwriters to the issuer. In a competitive sale all of the bonds are purchased by one bidder and the bids are submitted electronically.

Continuing Disclosure Procedures and Required Follow Up Over the Lifetime of the Bonds – Due to actions taken by the Securities Exchange Commission (SEC) in 2014, continuing disclosure and adherence to reporting requirement commitments has become a much more serious concern in the eyes of the SEC. Council discussed this topic at their November 18, 2014 City Council meeting. The agenda memo can be found at the following link:

https://documents.bouldercolorado.gov/weblink8/0/doc/126951/Electronic.aspx

Staff asks that Council Members please take note of the section entitled "Public Statements Regarding Financial Information." Whenever representatives of the City make statements or release information relating to its finances to the public that is reasonably expected to reach investors and the trading markets (including, without limitation, all material event notices, statements in the Comprehensive Annual Financial Report, and other financial reports and statements of the City), the City is obligated to ensure that such statements and information are complete, true, and accurate in all material aspects. This is a new area of concern for the SEC and is very important to comply with when making public statements. There have been recent actions by the SEC that have penalized elected and appointed representatives of governmental entities for making what the SEC deemed misleading statements about the financial position of the entity being commented on. To ensure

compliance selected City staff will receive annual training on disclosure requirements. They will share the information and requirements with other city representatives who may be involved in continuing disclosure compliance issues.

The public sale of the bonds is proposed for the morning of May 3, 2016. At the Council meeting that night the bond sale ordinance will be presented for adoption. Council will receive a list of all underwriting companies that bid and the TIC rates they submitted. The lowest rate will have been confirmed by the City's financial advisor. Staff will recommend that Council award the bid to the company that submitted the lowest bid. The acceptance of the bond sale will be by emergency ordinance because the bids are only good for twenty-four hours and if not accepted in that timeframe the bid is no longer valid. This timeframe is the norm for competitive bond sales in the industry and has been in the past for the City of Boulder.

Next Steps:

- May 3: 10:00a.m. Public Sale of Bonds – Bids received from underwriters for the estimated $35,500,000.

- May 3: City Council Meeting – Adoption of Emergency Bond Sale Ordinance. Sale of the bonds will be awarded to the lowest bidder.

- June 7: Closing on the Bond Sale – Mayor will have signed documents and the funds from the sale will be received.

ATTACHMENTS:

A. Resolution – Notice of Sale
B. Draft Preliminary Official Statement (POS)

RESOLUTION NO. 1183

A RESOLUTION CONCERNING THE PROPOSED CITY OF BOULDER, COLORADO (ACTING THROUGH ITS WATER UTILITY ENTERPRISE AND ITS WASTEWATER UTILITY ENTERPRISE), WATER AND SEWER REVENUE BONDS, SERIES 2016 IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $35,500,000; AUTHORIZING THE NOTICE OF BOND SALE WITH RESPECT TO SAID 2016 BONDS; PRESCRIBING CERTAIN DETAILS CONCERNING THE PROPOSED SALE OF THE 2016 BONDS; APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT AND A NOTICE OF SALE; AND PROVIDING THE EFFECTIVE DATE OF THIS RESOLUTION.

WHEREAS, the City of Boulder, Colorado, in the County of Boulder and State of Colorado (the "City"), is a municipal corporation duly organized and existing as a home rule city pursuant to Article XX of the Constitution of the State of Colorado (the "Constitution") and the home rule charter of the City (the "Charter"); and

WHEREAS, Article X, Section 20 of the Constitution ("TABOR") requires that bonded debt (other than certain refunded debt) not be issued without prior voter approval unless the issuer is an "Enterprise" as defined in TABOR; and

WHEREAS, Ordinance No. 5601, introduced, read, passed and adopted on the 9th day of November 1993, added new sections 11-1-55 to -61 to the Boulder Revised Code, 1981 (the "City Code") providing for the establishment of the City's water system as a "water activity enterprise" within the meaning of Part 1 of Article 45.1 of Title 37, Colorado Revised Statutes, as amended, and naming the City's water system the "Water Utility Enterprise"; and

WHEREAS, Ordinance No. 5601 also added new sections 11-2-36 to -42 to the City Code, providing for the establishment of the City's sanitary sewer system as a "water activity enterprise" within the meaning of Part 1 of Article 45.1 of Title 37, Colorado Revised Statutes, as amended, and naming the City's sanitary sewer system the "Wastewater Utility Enterprise"; and

WHEREAS, pursuant to the Charter and the City Code, the City Council of the City (the "Council") is the governing body of the Water Utility Enterprise and the Wastewater Utility Enterprise and the Council need not announce or acknowledge that actions taken by the Council are taken by the governing body of the Water Utility Enterprise and/or the Wastewater Utility Enterprise; and

WHEREAS, pursuant to the Charter and the City Code, the Water Utility Enterprise and the Wastewater Utility Enterprise may issue revenue bonds payable from revenues derived from the operation of such Enterprise without voter approval so long as such Enterprise qualifies as an "Enterprise" within the meaning of TABOR in the City's fiscal year of the issuance of such revenue bonds; and

WHEREAS, the Water Utility Enterprise and the Wastewater Utility Enterprise are "Enterprises" within the meaning of TABOR; and

WHEREAS, the Council deems it advisable and necessary to issue revenue bonds of the City in an aggregate principal amount of not to exceed $35,500,000 designated Water and Sewer Revenue Bonds, Series 2016 (the "2016 Bonds") for the purpose of providing funds for constructing, acquiring, improving and equipping of certain treatment and transmission facilities in the City's water system, purchasing a reserve fund surety bond for the reserve fund and paying all necessary, incidental and appurtenant expenses in connection therewith, including the costs of issuance of the 2016 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER THAT:

Section 1. The 2016 Bonds shall be, and the same hereby are ordered to be, publicly sold, and the Council shall cause sealed bids to be received and to be opened publicly for the purchase of the 2016 Bonds on May 3, 2016 or on such other date as shall be determined by the City Manager of the City (the "City Manager"). Upon making such a public sale date determination, the City Manager shall notify the Chief Financial Officer of the City (the "Chief Financial Officer") or the Director of Finance of the City ("Director of Finance") as to the date, hour and place that sealed bids shall be received and opened. The City shall indicate in the notice hereinafter described the date, the hour and the place that sealed bids shall be received and opened.

Section 2. The Mayor of the City (the "Mayor"), the Chief Financial Officer or the Director of Finance are hereby authorized and directed to provide for the publication of the Notice of Bond Sale in *The Daily Camera* at such times as they deem adequate to give reasonable notice of the proposed sale, but no less than once after the date hereof and at least five (5) days prior to the sale date hereinabove designated. The Notice of Bond Sale shall be in substantially the following form, with such changes therein, including but not limited to changes in dates, principal amounts and maturities and completions thereto, as the Chief Financial Officer or the Director of Finance shall direct and shall deem to be in the best interest and to the best advantage of the City, the execution of such notice by the Mayor and the Chief Financial Officer or the Director of Finance to indicate conclusively the approval of any and all such changes:

[Form of Notice of Bond Sale]

NOTICE OF BOND SALE

$35,240,000*
CITY OF BOULDER, COLORADO
(Acting through its Water Utility Enterprise
and its Wastewater Utility Enterprise)
WATER AND SEWER REVENUE BONDS
SERIES 2016

(Payable solely from certain net income of the municipal water system and municipal sanitary sewer system.)

PUBLIC NOTICE IS HEREBY GIVEN that electronic bids will be received for the purchase of the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise) Water and Sewer Revenue Bonds, Series 2016 (the "2016 Bonds"), more particularly described below. As more fully described in the Preliminary Official Statement, dated April ___, 2016 (the "Preliminary Official Statement"), the City of Boulder, Colorado (the "City"), is causing the 2016 Bonds to be offered and issued pursuant to the Bond Ordinance of the City to be adopted on May 3, 2016 (the "Ordinance"). Bids for the purchase of the 2016 Bonds must be submitted through the BIDCOMP/PARITY electronic bidding system ("PARITY"). The date and time for submitting bids will be as follows:

Bid Date: **May 3, 2016**

Bid Time: **Between 11:30 a.m. and 12:00 noon Eastern Time (Between 9:30 a.m. and 10:00 a.m. Mountain Time)**

Submit Bid to: **BIDCOMP/PARITY electronic bidding system as set forth in "TERMS OF SALE—Submission of Bids"**

Delivery Date: **June 7, 2016**

Information relating to this auction may be obtained from the City's Financial Advisor, Piper Jaffray & Co. (the "Financial Advisor"), at (720) 556-0167 or (303) 405-0845 (P. Jonathan Heroux or Stacy Berlinger) or from PARITY at (212) 849-5021.

To bid, each bidder must have both (1) a subscription to BIDCOMP and (2) requested and received admission to the bidding of the 2016 Bonds, as described under "TERMS OF SALE—Submission of Bids" below. The use of PARITY shall be at the bidder's risk and expense, and neither the City, the Financial Advisor, Kutak Rock LLP ("Bond Counsel") nor U.S. Bank National Association (the "Paying Agent") shall have any liability with respect thereto.

*Preliminary; subject to adjustment as set forth herein.

Neither the City, the Paying Agent, the Financial Advisor, nor Bond Counsel shall be responsible for, and each bidder expressly assumes the risk of, any incomplete, inaccurate, or untimely bid submitted by Internet transmission by such bidder, including, without limitation, by reason of garbled transmissions, mechanical failure, engaged telephone or telecommunications lines, or any other cause arising from delivery by Internet transmission. Additionally, the PARITY time stamp will govern the receipt of all electronic bids. The official bid clock does not automatically refresh. Bidders must refresh the auction page periodically to monitor the progression of the bid clock and to ensure that their bid will be submitted prior to the termination of the auction. All bids will be deemed to incorporate the provisions of this Notice of Bond Sale.

This Notice of Bond Sale, and the information set forth herein, are not to be treated as a complete disclosure of all relevant information with respect to the 2016 Bonds. The information set forth herein is subject, in all respects, to a more complete description of the 2016 Bonds and the security therefor set forth in the Preliminary Official Statement.

BOND DETAILS

Terms. The City of Boulder, Colorado Water and Sewer Revenue Bonds, Series 2016 will be issued in the aggregate principal amount set forth in the caption of this Notice of Bond Sale, and will be dated the date of delivery. The proceeds of the 2016 Bonds are being used to (a) construct, acquire, improve and equip certain treatment and transmission facilities in the City's water system; (b) purchase a reserve fund surety bond for the Reserve Fund; and (c) pay all necessary, incidental and appurtenant expenses in connection therewith, including the costs of issuance of the 2016 Bonds. Interest on the 2016 Bonds will be payable on each June 1 and December 1, commencing on December 1, 2016. The 2016 Bonds will mature on December 1 in each of the designated amounts and years as follows:

Maturity Schedule*

Maturity Date (December 1)	Principal Amount	Maturity Date (December 1)	Principal Amount
2016	$755,000	2026	$1,775,000
2017	1,570,000	2027	1,815,000
2018	1,585,000	2028	1,850,000
2019	1,600,000	2029	1,895,000
2020	1,615,000	2030	1,940,000
2021	1,635,000	2031	1,985,000
2022	1,655,000	2032	2,030,000
2023	1,680,000	2033	2,080,000
2024	1,710,000	2034	2,135,000
2025	1,740,000	2035	2,190,000

* Preliminary; subject to adjustment as set forth in "TERMS OF SALE—Adjustment of Principal Amount and of Maturities After Determination of Best Bid" herein.

The 2016 Bonds will be issued in registered form, in denominations of $5,000 or integral multiples thereof. The 2016 Bonds will be issued in book-entry form utilizing the services of The Depository Trust Company, New York, New York ("DTC") as securities depository.

Adjustment of Aggregate Principal Amount and of Maturities After Determination of Best Bid. The aggregate principal amount and the principal amount of each maturity of the 2016 Bonds described above are subject to adjustment by the City, after the determination of the best bid. Changes to be made will be communicated to the successful bidder by the time of award of the 2016 Bonds to the successful bidder, and will not reduce or increase the aggregate principal amount of the 2016 Bonds by more than 25% in total principal amount. The successful bidder may not withdraw its bid as a result of any changes made within these limits.

By submitting its bid, each bidder agrees to purchase the 2016 Bonds in such adjusted principal amounts and to modify the purchase price for the 2016 Bonds to reflect such adjusted principal amounts. The bidder further agrees that the interest rates for the various maturities as designated by the bidder in its bid will apply to any adjusted principal amounts designated by the City for such maturities.

Amendment of Notice. In addition, the City reserves the right to amend this Notice of Bond Sale at any time prior to the date and time for receipt of bids by publishing the amendments via TM3.com and/or Bloomberg wire service.

Interest Rates and Limitations. Interest from the date of delivery will be payable on December 1, 2016, and semiannually thereafter on June 1 and December 1 in each year, as calculated based on a 360-day year of twelve 30-day months.

Only one interest rate shall be specified for any one maturity of the 2016 Bonds.

Each interest rate specified must be stated in a multiple of 1/8 or 1/20 of 1 percent per annum.

The maximum differential between the lowest and highest interest rates permitted for the issue is two percent (2.0%) (*i.e.,* the maximum rate of interest accruing on any 2016 Bond prior to its maturity may not exceed the lowest rate of interest accruing on any other 2016 Bond prior to its maturity by more than two percent (2.0%)).

A zero rate is not permitted. No supplemental or "B" interest shall be allowed.

The interest rates on the 2016 Bond shall be in level or ascending order from lowest to highest.

Optional Redemption. The 2016 Bonds maturing on and after December 1, 2025 are callable for redemption at the option of the City, in whole or in part in such order of maturities as the City shall determine and by lot within a maturity, on December 1, 2024 and on any date thereafter, at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date.

Term Bonds; Mandatory Sinking Fund Redemption. A bidder may request that any Bonds maturing on and after December 1, 2024 be aggregated to form one or two term bonds. Any such term bond will be subject to mandatory sinking fund redemption in the same amounts and on the same dates as the 2016 Bonds would have matured if they were not included in a term bond. 2016 Bonds redeemed pursuant to mandatory sinking fund redemption will be redeemed at a redemption price equal to 100% of the principal amount thereof, plus accrued interest to the redemption date, in the manner as otherwise provided in the Ordinance. Any election to designate 2016 Bonds as being included in a term bond must be made at the time the prospective bidder submits a bid for the 2016 Bonds via PARITY. See "TERMS OF SALE—Submission of Bids."

Security. The 2016 Bonds will be payable from, and will constitute a first and prior (but not exclusive) lien on the Net Income (hereinafter defined) of the municipal water system and the sanitary sewer system and moneys on deposit in the Bond Fund and the Reserve Fund established and continued by the Ordinance. Net Income of the municipal water system and sanitary sewer system means the gross income derived from the operation and use of the water system and the sanitary sewer system as may be designated after the deduction of the operation and maintenance expenses as more fully described in the Preliminary Official Statement prepared by the City with respect to the 2016 Bonds. Reference is made to the Preliminary Official Statement for a more complete description of the security for the 2016 Bonds.

Reserve Fund. A Reserve Fund is established by the Ordinance. Upon delivery of the 2016 Bonds, the City will utilize a reserve fund surety policy from Assured Guaranty to fund the Reserve Fund in an amount equal to the average annual debt service on the 2016 Bonds. The Reserve Fund will be used to pay debt service on the 2016 Bonds to the extent that the net income of the municipal water system and sanitary sewer system is insufficient therefor.

Additional Bonds; Outstanding Parity Bonds. The Ordinance will permit the issuance of additional bonds of the City, payable from a lien on the Net Income on a parity with, or subordinate to, the lien thereof of the 2016 Bonds. Upon the issuance of the 2016 Bonds, there will be $830,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2005B; $8,180,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2007, $7,960,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2010; $10,910,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2011; $24,325,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2012; and $10,075,000 City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2015 outstanding payable from the Net Income on a parity with the 2016 Bonds.

Ratings. Standard & Poor's Ratings Services, a division of The McGraw-Hill Companies, Inc., and Moody's Investors Service Inc., have assigned the 2016 Bonds municipal bond ratings of "___" and "___," respectively. See "RATINGS" in the Preliminary Official Statement.

Authorization. The 2016 Bonds are authorized to be issued by the Constitution of the State of Colorado, the Charter of the City, the laws of the State of Colorado, the Ordinance and the Supplemental Public Securities Act.

TERMS OF SALE

Submission of Bids. A prospective bidder must electronically submit a bid for the 2016 Bonds via PARITY. Bids may be submitted electronically via PARITY in accordance with this Notice of Bond Sale, until 10:00 a.m. Mountain Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in PARITY conflict with this Notice of Bond Sale, the terms of this Notice of Bond Sale shall control. For further information about PARITY, potential bidders may contact the Financial Advisor at Piper Jaffray & Co., 1200 Seventeenth Street, Suite 1250, Denver, Colorado, Telephone (720) 556-0167 or (303) 405-0845 (P. Jonathan Heroux or Stacy Berlinger), or Bidcomp/PARITY at 1359 Broadway, 2nd Floor, New York, New York 10018, Telephone (212) 404-8153; Fax (212) 849-5021.

Bidding Parameters. Bidders are required to submit unconditional bids specifying the rate of interest and premium, if any, at which the bidder will purchase all and not less than all of the 2016 Bonds.

Information Regarding Bids. Bidders may change and submit bids as many times as they wish during the bidding. During the bidding, no bidder will see any other bidder's bid, but each bidder will be able to see its own ranking (i.e., "Leader," "Cover," "3rd," etc.).

Bids Constitute an Irrevocable Offer. Each bid submitted through PARITY shall be deemed an irrevocable offer to purchase the 2016 Bonds on the terms provided in this Notice of Bond Sale and shall be binding upon the bidder.

Purchase Price. The purchase price bid shall not be less than 100% of the par amount, nor will any net discount or commission be allowed or paid on the sale of the 2016 Bonds.

Basis of Award. The 2016 Bonds will be sold to the bidder offering to purchase the 2016 Bonds at the lowest true interest cost ("TIC"). The actuarial yield on the 2016 Bonds using the TIC method will be computed at that yield which, if used to compute the present value of all payments of principal and interest on the 2016 Bonds as of the date of the 2016 Bonds (i.e., June 7, 2016), produces an amount equal to the aggregate bid price. Such calculation will be made based upon a 360-day year and a semi-annual interval for compounding.

The winning bid will be indicated on PARITY and the auction results, as posted on such website, will be subject to verification by the City and the Financial Advisor. The City and the Financial Advisor will verify the auction results immediately following the close of the bidding period and notice of confirmation by the City and the Financial Advisor of the winning bidder will be made by a posting on PARITY under the "Results" link.

If two or more bids have the same TIC, the first bid submitted, as determined by reference to the time stamp displayed on PARITY, shall be deemed to be the leading bid.

Sale Reservations. The City reserves the right (a) to reject any and all bids for any 2016 Bonds, (b) to reoffer any 2016 Bonds for public or negotiated sale and (c) to waive any irregularity or informality in any bid.

Good Faith Deposit. A good faith deposit will not be required in connection with the submission of a bid for the bonds. The winning bidder will be required to wire _____Thousand Dollars ($_____) (1.00% of the par amount) to the City as bid security by 3:00 p.m. Mountain Time on June 7, 2016. The City will provide wire instructions to the winning bidder. The bid security will be retained by the City and: (a) will be applied, without allowance for interest, against the purchase price when the 2016 Bonds are delivered to and paid for by such winning bidder or (b) will be retained by the City as liquidated damages if the bidder defaults with respect to the bid or (c) will be returned to the bidder if the 2016 Bonds are not issued by the City for any reason which does not constitute a default by the bidder.

Manner and Time of Delivery. The 2016 Bonds will be delivered to DTC for the account of the winning bidder at the expense of the City on June 7 2016 or such later date as the City and the winning bidder may agree. The winning bidder will not be required to accept delivery of the 2016 Bonds if they are not tendered for delivery by the City on June 7, 2016, or such later date as the City and the winning bidder may agree; provided that delivery of any 2016 Bonds is conditioned upon the receipt by the City of a certificate as to their issue price. See "—Certification of Issue Price" below. Payment of the purchase price due at delivery must be made in Federal Reserve funds for immediate and unconditional credit to the City.

The good faith deposit of the winning bidder will be credited to the purchaser at the time of delivery of the 2016 Bonds (without accruing interest). If the winning bidder for the 2016

Bonds fails or neglects to complete the purchase of the 2016 Bonds within five days after such 2016 Bonds are made ready and are tendered for delivery, the amount of its good faith deposit will be forfeited (as liquidated damages for non-compliance with the bid) to the City, except as hereinafter provided.

Official Statement. The Preliminary Official Statement, dated April ___, 2016, and the information contained therein has been deemed final by the City as of its date within the meaning of Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12") with permitted omissions, but is subject to change without notice and to completion or amendment in the Final Official Statement in final form (the "Final Official Statement" or the "Official Statement"). The Notice of Bond Sale and the Preliminary Official Statement may be viewed and downloaded at www.meritos.com and at www.i-dealprospectus.com or a physical copy may be obtained by contacting the City's Financial Advisor. See "—Information" below.

The City, at its expense, will make available to the winning bidder, within seven (7) business days after the award of the sale of the 2016 Bonds, up to 10 physical copies of the Final Official Statement, and additional copies of the Final Official Statement may be provided at the winning bidder's expense. The winning bidder must cooperate in providing the information required to complete the Final Official Statement. The City will also provide the Final Official Statement to the winning bidder in electronic form.

The winning bidder shall comply with the requirements of Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board.

Continuing Disclosure Undertaking. The City has covenanted to provide, in a timely manner, to the municipal securities information repository at http://emma.msrb.org notice of the occurrence of specified, material events and to provide certain financial information on an annual basis as more fully set forth in the Preliminary Official Statement. Reference is made to the Preliminary Official Statement for a more complete description of the City's continuing disclosure undertaking obligations.

State Securities Laws. The City has taken no action to qualify the offer or sale of the 2016 Bonds under the securities laws of any state. Should any such qualification be necessary, the City agrees to cooperate with the winning bidder in such matters, provided that the City reserves the right not to consent to service of process outside its boundaries and expenses related to any such qualification shall be the responsibility of the winning bidder.

CUSIP Numbers. CUSIP numbers will be issued and printed on the 2016 Bonds. Any error or omission in printing such numbers on the 2016 Bonds will not constitute cause for the winning bidder to refuse delivery of any 2016 Bond. All expenses in relation to obtaining the CUSIP numbers and printing of the CUSIP numbers on the 2016 Bonds shall be paid for by the winning bidder.

Legal Opinion, 2016 Bonds and Transcript. The validity and enforceability of the 2016 Bonds will be approved by the City's Bond Counsel:

Kutak Rock LLP
1801 California Street
Suite 3000
Denver, Colorado 80202
(303) 297-2400
FAX: (303) 292-7799
www.kutakrock.com

The purchaser of the 2016 Bonds will receive a certified transcript of legal proceedings which will include, among other items:

(a) a certificate of the City to the effect that, as of its date, the Preliminary Official Statement was deemed final within the meaning of Rule 15c2-12, except for the omissions permitted under Rule 15c2-12;

(b) a certificate executed by officials of the City to the effect that there is no litigation pending or, to their knowledge, threatened affecting the validity of the 2016 Bonds as of the date of their delivery;

(c) a certificate of the City to the effect that, as of the date of the Official Statement and at all times to and including the date of delivery of the 2016 Bonds, the Official Statement did not contain any untrue statement of a material fact or omit any statement of a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and

(d) the opinion dated the date of the delivery of the 2016 Bonds, of Butler Snow LLP, Special Counsel to the City, to the effect that although they have made no independent investigation or verification of the correctness and completeness of the information included in the Official Statement, nothing that came to their attention in rendering legal services in connection with the preparation of the Official Statement causes them to believe that the Official Statement (excepting financial, demographic, economic and statistical information, any forecasts, estimates and assumptions, and any expressions of opinion, as to which they will express no belief), as of its date, contained any untrue statement of a material fact or omitted to state any material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

Certification of Issue Price. THE SUCCESSFUL BIDDER SHALL MAKE A BONA FIDE PUBLIC OFFERING OF THE 2016 BONDS AT THE INITIAL OFFERING PRICES AND SHALL PROVIDE THE RELATED CERTIFICATION DESCRIBED BELOW.

Upon award of the Bonds, the successful bidder shall advise the City and the Financial Advisor of the initial reoffering prices to the public of each maturity of the 2016 Bonds (the "Initial Reoffering Prices"). SIMULTANEOUSLY WITH OR BEFORE DELIVERY OF THE 2016 BONDS, THE SUCCESSFUL BIDDER SHALL FURNISH TO THE CITY A CERTIFICATE ACCEPTABLE TO BOND COUNSEL (A) CONFIRMING THE INITIAL REOFFERING PRICES; AND (B) CERTIFYING (i) THAT THE SUCCESSFUL BIDDER

HAS MADE A BONA FIDE PUBLIC OFFERING OF THE 2016 BONDS AT THE INITIAL REOFFERING PRICES; (ii) THAT A SUBSTANTIAL AMOUNT OF THE 2016 BONDS WAS SOLD TO THE PUBLIC (EXCLUDING BOND HOUSES, BROKERS AND OTHER INTERMEDIARIES) AT SUCH INITIAL REOFFERING PRICES; AND (iii) THE PRICES AT WHICH A SUBSTANTIAL PORTION OF EACH MATURITY OF THE 2016 BONDS WERE SOLD TO THE PUBLIC (EXCLUDING BOND HOUSES, BROKERS, AND OTHER INTERMEDIARIES). Bond Counsel advises that (A) such certificate must be made on the best knowledge, information and belief of the successful bidder; (B) the sale to the public of 10% or more in par amount of the 2016 Bonds of each maturity at (or below) the Initial Reoffering Prices would be sufficient to certify as to the sale of a substantial amount of the 2016 Bonds; and (C) reliance on other facts as a basis for such certification would require evaluation by Bond Counsel to assure compliance with the statutory requirement to avoid the establishment of an artificial price for the 2016 Bonds. Any questions concerning such certification should be directed to Kutak Rock LLP, Bond Counsel.

Right to Modify or Amend Notice of Bond Sale. The City reserves the right to modify or amend this Notice of Bond Sale and the Bid Form, prior to the bid date. If any modifications occur, supplemental information with respect to the 2016 Bonds will be communicated by posting on the PARITY website not later than 3:00 p.m. Mountain Time on the day preceding the day on which proposals may be submitted, and bidders shall bid upon the 2016 Bonds based upon the terms thereof set forth in this Notice of Bond Sale, as so modified by such supplemental information.

Postponement of Sale. The City reserves the right to postpone the date and time established for the receipt of bids. Any such postponement will be announced by posting on PARITY prior to commencement of the bidding. If any date and time fixed for the receipt of bids and the sale of the 2016 Bonds is postponed, an alternative sale date and time will be announced at least one business day prior to such alternative sale date. On any such alternative sale date and time, any bidder may submit bids electronically as described above for the purchase of the 2016 Bonds in conformity in all respects with the provision of this Notice of Bond Sale, except for the date and time of sale and except for any changes announced by posting on PARITY at the time the sale date and time are announced.

By order of the City Council of the City of Boulder, Colorado, dated this 19th day of April, 2016.

By *\/s/ Suzanne Jones*
Mayor, City of Boulder, Colorado

By *\/s/ Cheryl Patelli*
Director of Finance,
City of Boulder, Colorado

(End of Notice of Bond Sale)

Section 3. Bids for the 2016 Bonds shall be received at the time and place and in the manner provided in the Notice of Bond Sale as herein prescribed.

Section 4. The Council hereby approves the distribution and use in connection with the offering of the 2016 Bonds of the Preliminary Official Statement in substantially the form presented to the Council at this meeting, with such changes therein, if any, as are approved by the Chief Financial Officer, Director of Finance or the City Attorney.

Section 5. The officers of the City and its financial advisor are hereby authorized and directed to take all other action necessary or appropriate to effectuate the provisions of this resolution. All action heretofore taken (not inconsistent with this resolution) is hereby ratified, approved and confirmed.

Section 6. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 7. This resolution shall take effect immediately upon its introduction and passage.

INTRODUCED, READ, PASSED AND ADOPTED this 19th day of April, 2016.

[CITY SEAL]

CITY OF BOULDER, COLORADO

By _____
Mayor

Attest:

By _____
City Clerk

[Signature Page to the Resolution]

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2016

NEW ISSUE **RATINGS: S&P "___"**
BOOK-ENTRY ONLY **Moody's "___"**

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and continuing compliance by the City of Boulder, Colorado (the "City") with certain covenants, interest on the 2016 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax. Bond Counsel is also of the opinion that, to the extent excludable from gross income for federal income tax purposes, interest on the 2016 Bonds is not subject to State of Colorado income taxation and is not included in the calculation of alternative minimum taxable income for purposes of the Colorado alternative minimum tax. See "TAX MATTERS" herein for a more detailed discussion.

$35,240,000*
CITY OF BOULDER, COLORADO
(ACTING THROUGH ITS WATER UTILITY ENTERPRISE AND ITS WASTEWATER UTILITY ENTERPRISE)
WATER AND SEWER REVENUE BONDS
SERIES 2016

Dated: Date of Delivery **Due: December 1, as shown herein**

The City, acting through its Water Utility Enterprise and its Wastewater Utility Enterprise, is issuing its Water and Sewer Revenue Bonds, Series 2016 (the "2016 Bonds") are issued as fully registered bonds in denominations of $5,000, or any integral multiple thereof. The 2016 Bonds initially will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), the securities depository for the 2016 Bonds. Purchases of the 2016 Bonds are to be made in book-entry form only. Purchasers will not receive certificates representing their beneficial ownership interest in the 2016 Bonds. See "THE 2016 BONDS--Book-Entry Only System." The 2016 Bonds bear interest at the rates set forth herein, payable on December 1, 2016, and semiannually thereafter on June 1 and December 1 of each year, to and including the maturity dates shown on the inside cover hereof (unless the 2016 Bonds are redeemed earlier), to the registered owner of the 2016 Bonds, initially Cede & Co. The principal of, and premium, if any, on the 2016 Bonds will be payable upon presentation and surrender at U.S. Bank National Association, at its operations center in St. Paul, Minnesota, or its successor, as the paying agent for the 2016 Bonds. See "THE 2016 BONDS."

THE 2016 BONDS WILL NOT CONSTITUTE AN INDEBTEDNESS OR A DEBT OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL, CHARTER OR STATUTORY PROVISION OR LIMITATION; THE 2016 BONDS WILL NOT BE PAYABLE FROM THE PROCEEDS OF GENERAL PROPERTY TAXES; AND THE 2016 BONDS WILL NOT BE CONSIDERED OR HELD TO BE GENERAL OBLIGATIONS OF THE CITY, BUT WILL BE ITS SPECIAL OBLIGATIONS, PAYABLE SOLELY OUT OF

* Subject to change.

THE GROSS INCOME TO BE DERIVED FROM THE CITY'S WATER AND SEWER FACILTIIES, LESS ONLY OPERATION AND MANAGEMENT EXPENSES (OTHER THAN DEPRECIATION AND AMORTIZATION) WITH RESPECT THERETO, WHICH AMOUNT WILL BE SO PLEDGED.

The 2016 Bonds are subject to redemption prior to maturity at the option of the City as described in "THE 2016 BONDS--Redemption of the 2016 Bonds."

Proceeds of the 2016 Bonds will be used to: (i) finance water projects; and (ii) pay the costs of issuing the 2016 Bonds, including the cost of a reserve fund surety bond. See "SOURCES AND USES OF FUNDS."

This cover page contains certain information for quick reference only. It is *not* a summary of the issue. Investors must read the entire Official Statement to obtain information essential to making an informed investment decision.

[PIPER LOGO]

The 2016 Bonds are offered when, as, and if issued by the City and accepted by the Underwriter subject to the approval of legality of the 2016 Bonds by Kutak Rock LLP, Denver, Colorado, Bond Counsel, and the satisfaction of certain other conditions. Butler Snow LLP, Denver, Colorado, has acted as special counsel to the City in connection with the Official Statement. Certain legal matters will be passed upon for the City by the City Attorney. Piper Jaffray & Co., Denver, Colorado, is acting as financial advisor to the City. It is expected that the 2016 Bonds will be available for delivery through the facilities of DTC, on or about _____, 2016.*

This Official Statement is dated _____, 2016

RED HERRING: This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of these securities, in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

$35,240,000*
CITY OF BOULDER, COLORADO
WATER AND SEWER REVENUE BONDS
SERIES 2016

MATURITY SCHEDULE*
(CUSIP© 6-DIGIT ISSUER NUMBER: _____)

Maturing (December 1)	Principal Amount	Interest Rate	Price or Yield	CUSIP© Issue Number	Maturing (December 1)	Principal Amount	Interest Rate	Price or Yield	CUSIP© Issue Number
2016	$ 755,000				2026	$1,775,000			
2017	1,570,000				2027	1,815,000			
2018	1,585,000				2028	1,850,000			
2019	1,600,000				2029	1,895,000			
2020	1,615,000				2030	1,940,000			
2021	1,635,000				2031	1,985,000			
2022	1,655,000				2032	2,030,000			
2023	1,680,000				2033	2,080,000			
2024	1,710,000				2034	2,135,000			
2025	1,740,000				2035	2,190,000			

* Subject to change.

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USE OF INFORMATION IN THIS OFFICIAL STATEMENT

This Official Statement, which includes the cover page, the inside cover page and the appendices, does not constitute an offer to sell or the solicitation of an offer to buy any of the 2016 Bonds in any jurisdiction in which it is unlawful to make such offer, solicitation, or sale. No dealer, salesperson, or other person has been authorized to give any information or to make any representations other than those contained in this Official Statement in connection with the offering of the 2016 Bonds, and if given or made, such information or representations must not be relied upon as having been authorized by the City or the Underwriter. The City maintains an internet website; however, the information presented there is not to be relied upon in making an investment decision with respect to the 2016 Bonds.

The information set forth in this Official Statement has been obtained from the City, from the sources referenced throughout this Official Statement and from other sources believed to be reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information received from parties other than the City. This Official Statement contains, in part, estimates and matters of opinion which are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions, or that they will be realized.

In accordance with their responsibilities under federal securities laws, the Underwriter has reviewed the information in this Official Statement but does not guarantee its accuracy or completeness.

The information, estimates, and expressions of opinion contained in this Official Statement are subject to change without notice, and neither the delivery of this Official Statement nor any sale of the 2016 Bonds shall, under any circumstances, create any implication that there has been no change in the affairs of the City, or in the information, estimates, or opinions set forth herein, since the date of this Official Statement.

This Official Statement has been prepared only in connection with the original offering of the 2016 Bonds and may not be reproduced or used in whole or in part for any other purpose.

The 2016 Bonds have not been registered with the Securities and Exchange Commission due to certain exemptions contained in the Securities Act of 1933, as amended. The 2016 Bonds have not been recommended by any federal or state securities commission or regulatory authority, and the foregoing authorities have neither reviewed nor confirmed the accuracy of this document.

THE PRICES AT WHICH THE 2016 BONDS ARE OFFERED TO THE PUBLIC BY THE UNDERWRITER (AND THE YIELDS RESULTING THEREFROM) MAY VARY FROM THE INITIAL PUBLIC OFFERING PRICES OR YIELDS APPEARING ON THE INSIDE COVER PAGE HEREOF. IN ADDITION, THE UNDERWRITER MAY ALLOW CONCESSIONS OR DISCOUNTS FROM SUCH INITIAL PUBLIC OFFERING PRICES TO DEALERS AND OTHERS. IN ORDER TO FACILITATE DISTRIBUTION OF THE 2016 BONDS, THE UNDERWRITER MAY ENGAGE IN TRANSACTIONS INTENDED TO STABILIZE THE PRICE OF THE 2016 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

CITY OF BOULDER, COLORADO

CITY COUNCIL
Suzanne Jones, Mayor
Mary Young, Mayor Pro Tem
Lisa Morzel, Council member
Matthew Appelbaum, Council member
Bob Yates, Council member
Aaron Brockett, Council member
Andrew Shoemaker, Council member
Sam Weaver, Council member
Jan Burton, Council member

CITY OFFICIALS
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
Bob Eichem, Chief Financial Officer

BOND COUNSEL
Kutak Rock LLP
Denver, Colorado

SPECIAL COUNSEL
Butler Snow LLP
Denver, Colorado

REGISTRAR AND PAYING AGENT
U.S. Bank National Association

FINANCIAL ADVISOR
Piper Jaffray & Co.
Denver, Colorado

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OFFICIAL STATEMENT

$35,240,000*
CITY OF BOULDER, COLORADO
WATER AND SEWER REVENUE BONDS
SERIES 2016

INTRODUCTION

General

This Official Statement, including the cover page, the inside cover page and appendices, is furnished by the City of Boulder (the "City"), a home rule city of the State of Colorado (the "State"), to provide information about the City and the $35,240,000* Water and Sewer Revenue Bonds, Series 2016 (the "2016 Bonds"), to be issued by the City acting through its Water Utility Enterprise and its Wastewater Utility Enterprise. The 2016 Bonds will be issued pursuant to an ordinance (the "Bond Ordinance") adopted by the City Council of the City (the "City Council") prior to the issuance of the 2016 Bonds.

The offering of the 2016 Bonds is made only by way of this Official Statement, which supersedes any other information or materials used in connection with the offer or sale of the 2016 Bonds. The following introductory material is only a brief description of and is qualified by the more complete information contained throughout this Official Statement. A full review should be made of the entire Official Statement and the documents summarized or described herein. Detachment or other use of this "INTRODUCTION" without the entire Official Statement, including the cover page, the inside cover page and appendices, is unauthorized. Unless otherwise provided, capitalized terms used herein have the meanings given to them in the Bond Ordinance.

The Issuer

The City is a municipal corporation duly organized and existing under the laws of the State of Colorado. In particular, the City is a home rule city and adopted a charter pursuant to Article XX of the Colorado Constitution by vote of the electorate on October 30, 1917 (the "City Charter"). The City is located in north central Colorado, approximately 25 miles northwest of Denver. The City is situated at the base of the foothills of the Front Range of the Rocky Mountains at an altitude of 5,354 feet. The City encompasses 25 square miles, and is the county seat of Boulder County (the "County"). As of 2015, the population of the City was estimated to be approximately 104,810 persons. See "THE CITY."

The City operates a municipal water system (as defined in the Bond Ordinance, the "Water System") and a municipal sanitary sewer or wastewater system (as defined in the Bond Ordinance, the "Sewer System") and related facilities, which provide services to the residents of the City and to residents of the area immediately surrounding the City. The City's Water System and Sewer System served 29,021 and 27,573 of such accounts, respectively, as of December 31, 2015.

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* Subject to change.

Authority for Issuance

The 2016 Bonds are issued pursuant to the Constitution and laws of the State, including particularly the City Charter, the Bond Ordinance and Part 2, Article 57, Title 11 of the Colorado Revised Statutes (the "Supplemental Public Securities Act")..

Purpose

Proceeds of the 2016 Bonds will be used to: (i) finance water improvements (the "Project"); and (ii) pay the costs of issuing the 2016 Bonds, including the cost of a reserve fund surety bond. See "SOURCES AND USES OF FUNDS."

Security

The 2016 Bonds will be payable solely from and secured by the Net Income of the City's water and sewer systems, which Net Income consists of the Gross Income of the water and sewer systems (collectively, the "Facilities"), less only reasonable and necessary Operation and Maintenance Expenses related to the Facilities. Following the issuance of the 2016 Bonds, the Net Income will secure the 2016 Bonds as well as the following parity bonds (collectively, the "Parity Bonds"): the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2005B (the "2005B Bonds") currently outstanding in the aggregate principal amount of $830,000; the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2007 (the "2007 Bonds") currently outstanding in the aggregate principal amount of $8,180,000; the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2010 (the "2010 Bonds") currently outstanding in the aggregate principal amount of $7,960,000; the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2011 (the "2011 Bonds") currently outstanding in the aggregate principal amount of $10,910,000; the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2012 (the "2012 Bonds") currently outstanding in the aggregate principal amount of $24,325,000; the City of Boulder, Colorado (Acting through its Water Utility Enterprise and its Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2015 (the "2015 Bonds") currently outstanding in the aggregate principal amount of $10,075,000 and any bonds that are hereafter issued and secured by a lien on the Net Income of the Facilities on a parity with the lien thereon of the 2005B Bonds, the 2007 Bonds, the 2010 Bonds, the 2011 Bonds, the 2012 Bonds, the 2015 Bonds and the 2016 Bonds.

Upon delivery of the 2016 Bonds, the City will fund a Reserve Fund for the 2016 Bonds in an amount equal to $_____,* which is the average annual debt service on the 2016 Bonds and all other Parity Bonds, less amounts on deposit in any reserve fund in connection with Parity Bonds heretofore or hereafter issued (the "Minimum Bond Reserve"). At the time the 2016 Bonds are issued, the Minimum Bond Reserve will be funded using a reserve fund surety bond provided by Assured Guaranty Municipal Corp. (the "2016 Reserve Policy"). The 2016 Reserve Policy will be used to pay debt service on the 2016 Bonds to the extent that the Net

* Subject to change.

Income of the Facilities is insufficient therefore, as provided in the Ordinance. See "SECURITY FOR THE 2016 BONDS—Reserve Fund and —Assured Guaranty Municipal Corp."

The 2016 Bonds will not constitute an indebtedness or a debt of the City within the meaning of any constitutional, charter or statutory provision or limitation, will not be payable from the proceeds of general property taxes, and will not be considered or held to be general obligations of the City, but will be its special obligations, payable as aforesaid.

Rate Covenant. The City will covenant in the Ordinance authorizing the 2016 Bonds to set its rates, fees and other charges for usage of the Facilities such that Gross Income will be adequate annually to pay the annual Operation and Maintenance Expenses and 125% of the actual annual debt service requirements on the Parity Bonds and any other bonds payable annually from Gross Income..

Additional Parity Bonds and Subordinate Bonds. Additional bonds may be issued which will be payable from the Net Income of the Facilities on a parity with the lien 2016 Bonds and the Parity Bonds upon the conditions set forth in the Bond Ordinance, as described in this Official Statement. See "THE BOND ORDINANCE—Additional Bonds" herein. Further, bonds are permitted to be issued and secured by a lien on the Net Income of the Facilities subordinate to the lien thereon of the 2005A Bonds, the 2005B Bonds, the 2007 Bonds, the 2010 Bonds, the 2011 Bonds, the 2012 Bonds, the 2015 Bonds and the 2016 Bonds.

The 2016 Bonds; Prior Redemption

The 2016 Bonds are issuable as fully registered bonds in the denominations of $5,000 and integral multiples thereof. The 2016 Bonds are dated as of the date of delivery and bear interest from their date or such later date to which interest has been paid, payable semiannually on June 1 and December 1 of each year, commencing on December 1, 2016. The 2016 Bonds bear interest at the rates and mature in the amounts and on the dates set forth on the inside cover page of this Official Statement.

The 2016 Bonds will be issued as fully registered bonds without coupons and will initially be registered in the name of "Cede & Co.," as nominee of The Depository Trust Company ("DTC"), as securities depository for the 2016 Bonds. Purchases of the 2016 Bonds are to be made in book entry only form in principal amounts of $5,000 or any integral multiple thereof. The principal of and premium, if any, on the 2016 Bonds are payable at U.S. Bank National Association, at its operations center in St. Paul, Minnesota (together with any successors or assignees, the "Paying Agent"). Payment of interest on any 2016 Bond will be payable by wire transfer on the interest payment date to Cede & Co. Payments to the owners of the 2016 Bonds are to be made as described in "APPENDIX B – Book Entry Only System."

The City has made arrangements for custodial deposit of the 2016 Bonds with DTC in New York, New York. The Bond Ordinance contains such provisions and provides for the issuance of the 2016 Bonds in such a manner as to make them eligible for such custodial deposit. After the initial deposit of the 2016 Bonds with DTC, they may not be removed from such custodial deposit, transferred or exchanged except as provided in the Bond Ordinance.

The 2016 Bonds are subject to redemption prior to maturity at the option of the City as described in "THE 2016 BONDS--Redemption of the 2016 Bonds."

Professionals

Kutak Rock LLP, Denver, Colorado, has acted as Bond Counsel in connection with the execution and delivery of the 2016 Bonds. Butler Snow, LLP, Denver, Colorado, has acted as special counsel to the City in connection with this Official Statement. As is customary, the fees of Kutak Rock LLP and Butler Snow LLP will be paid only at closing from the proceeds of the 2016 Bonds. Certain legal matters will be passed on for the City by the City Attorney. U.S. Bank National Association, will act as the paying agent and registrar for the 2016 Bonds (the "Paying Agent" and "Registrar"). The basic financial statements of the City included in this Official Statement as Appendix A have been audited by BKD LLP, Certified Public Accountants and Advisors, Denver, Colorado. See "INDEPENDENT AUDITORS." Piper Jaffray & Co., Denver, Colorado, is acting as the Financial Advisor to the City (the "Financial Advisor"). The fees of the Financial Advisor also will be paid only from 2016 Bond proceeds at closing.

Tax Status

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and continuing compliance by the City with certain covenants, interest on the 2016 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax. Bond Counsel is also of the opinion that interest on the 2016 Bonds is not subject to State of Colorado income taxation and is not included in the calculation of alternative minimum taxable income for purposes of the Colorado alternative minimum tax. See "TAX MATTERS" herein for a more detailed discussion.

Continuing Disclosure Undertaking

The City will enter into a continuing disclosure undertaking (the "Disclosure Undertaking") at the time of the closing for the 2016 Bonds. The Disclosure Undertaking will be executed for the benefit of the beneficial owners of the 2016 Bonds and the City will covenant in the Bond Ordinance to comply with the terms of the Disclosure Undertaking. The Disclosure Undertaking will provide that so long as the 2016 Bonds remains outstanding, the City will provide the following information to the Municipal Securities Rulemaking Board, through the Electronic Municipal Market Access ("EMMA") system: (i) annually, certain financial information and operating data; and (ii) notice of the occurrence of certain material events; each as specified in the Disclosure Undertaking. The form of the Disclosure Undertaking is attached hereto as Appendix C.

The City has previously entered into several similar continuing disclosure undertakings. In certain circumstances in the past five years, the City has accidentally delayed filing updated data for tables presented in previous official statements. The City has since updated the information contained in those tables on EMMA. The City additionally notes that it did not file material event notices with respect to bond insurer downgrades or global recalibrations by rating agencies as the City does not consider those changes to be material. The City has procedures in place to assist with compliance with its continuing disclosure undertakings in the future.

Additional Information

This introduction is only a brief summary of the provisions of the 2016 Bonds, the Bond Ordinance and the Project; a full review of the entire Official Statement should be made by potential investors. Brief descriptions of the 2016 Bonds, the Bond Ordinance and the City are included in this Official Statement. All references herein to the 2016 Bonds, the Bond Ordinance and other documents are qualified in their entirety by reference to such documents. *This Official Statement speaks only as of its date and the information contained herein is subject to change*.

Additional information and copies of the documents referred to herein are available from the City and the Financial Advisor:

City of Boulder, Colorado
Attn: Finance Department
1777 Broadway
Boulder, Colorado 80302
Telephone: (303) 441-3040

Piper Jaffray & Co.
1200 17th Street, Suite 1250
Denver, Colorado 80202
Telephone: (303) 405-0848.

SOURCES AND USES OF FUNDS

Sources and Uses of Funds

The proceeds from the sale of the 2016 Bonds are expected to be applied in the following manner:

Sources and Uses of Funds

Sources of Funds:	Amount
Par amount of 2016 Bonds	
Plus: original issue premium	
Total	
Uses of Funds:	
The Project	
2016 Reserve Policy	
Costs of issuance (including Underwriter's discount)	
Total	

Source: The Financial Advisor.

The Project

The Project will consist of capital improvements in the City's Water Utility. It is anticipated that this will include improvements at the City's Betasso Water Treatment Facility ("BWTF") and also fund rehabilitation of the water transmission system that conveys water treated at BWTF to City customers. The BWTF project will involve the construction of new pretreatment facilities to help meet more stringent treatment requirements and replace existing electrical, mechanical and structural facilities that are at the end of their useful lives. In addition, the Project is anticipated to include funding for replacement and rehabilitation of around 12,500 feet of 18" diameter steel water transmission line.

THE 2016 BONDS

Description

The 2016 Bonds are issuable as fully registered bonds in the denominations of $5,000 and integral multiples thereof. The 2016 Bonds are dated as of the date of delivery and bear interest from their date or such later date to which interest has been paid, payable semiannually on June 1 and December 1 of each year, commencing on December 1, 2016. The 2016 Bonds bear interest at the rates and mature in the amounts and on the dates set forth on the inside cover page of this Official Statement.

Book-Entry Only System

The 2016 Bonds will be issued as fully registered bonds without coupons and will initially be registered in the name of "Cede & Co.," as nominee of The Depository Trust Company ("DTC"), as securities depository for the 2016 Bonds. Purchases of the 2016 Bonds are to be made in book entry only form in principal amounts of $5,000 or any integral multiple thereof. The principal of and premium, if any, on the 2016 Bonds are payable at U.S. Bank National Association, at its operations center in St. Paul, Minnesota (together with any successors or assignees, the "Paying Agent"). Payment of interest on any 2016 Bond will be payable by wire transfer on the interest payment date to Cede & Co. Payments to the owners of the 2016 Bonds are to be made as described in "APPENDIX B — Book Entry Only System."

The City has made arrangements for custodial deposit of the 2016 Bonds with DTC in New York, New York. The Bond Ordinance contains such provisions and provides for the issuance of the 2016 Bonds in such a manner as to make them eligible for such custodial deposit. After the initial deposit of the 2016 Bonds with DTC, they may not be removed from such custodial deposit, transferred or exchanged except as provided in the Bond Ordinance.

Discontinuation of Book Entry Only System

The Beneficial Owners of the 2016 Bonds have no right to a Securities Depository for the 2016 Bonds. DTC or any successor Securities Depository may resign as Securities Depository for the 2016 Bonds by giving notice to the City and discharging its responsibilities under applicable law. In addition, the City may remove DTC or a successor Securities Depository at any time. In such event, the City will (a) appoint a Securities Depository qualified to act as such under Section 17(a) of the Securities Exchange Act of 1934, notify the prior Securities Depository of the appointment of such successor Securities Depository and transfer one or more separate bond certificates to such successor Securities Depository or (b) notify the Securities Depository of the availability through the Securities Depository of bond certificates and transfer one or more separate bond certificates to Direct Participants having 2016 Bonds credited to their accounts at the Securities Depository. In such event, such 2016 Bonds will no longer be restricted to being registered in the name of the Securities Depository or its nominee, but may be registered in the name of the successor Securities Depository or its nominee, or in whatever name or names the Direct Participants receiving such 2016 Bonds designate, in accordance with the provisions of the Bond Ordinance.

If no qualified Securities Depository is a registered owner of the 2016 Bonds, the Beneficial Owners will be paid by the Paying Agent by check for interest mailed to the person

registered on the Record Date as the holder of the 2016 Bonds and upon presentation at the principal office of the Paying Agent for the principal of the 2016 Bonds.

Transfer and Exchange

The following provisions do not apply as long as the 2016 Bonds are in book entry only form.

The Paying Agent will maintain on behalf of the City books for the purpose of registration and transfer of the 2016 Bonds, and such books will specify the person entitled to the 2016 Bonds and the rights evidenced thereby, and all transfers of the 2016 Bonds and the rights evidenced thereby. The 2016 Bonds may be transferred or exchanged without cost, except for any tax or governmental charge required to be paid with respect to such transfer or exchange, at U.S. Bank National Association in Denver, Colorado. The 2016 Bonds may be exchanged for a like aggregate principal amount of 2016 Bonds of other authorized denominations of the same maturity and interest rate. Upon surrender for transfer of any 2016 Bond, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner or the Registered Owner's attorney duly authorized in writing, the City will execute and the Paying Agent will authenticate and deliver in the name of the transferee or transferees a new 2016 Bond or 2016 Bonds of the same maturity and interest rate for a like aggregate principal amount. The Person in whose name any 2016 Bond is registered will be deemed and regarded as the absolute owner thereof for all purposes.

Additional Bonds

The Bond Ordinance will permit the issuance of additional bonds on a parity with the 2016 Bonds under certain conditions and the issuance of bonds payable from the net income by a lien thereon subordinate to the lien thereon of the 2016 Bonds. See the captions "THE BOND ORDINANCE— Additional Bonds."

Redemption of 2016 Bonds*

Optional Redemption. The 2016 Bonds maturing on and after December 1, 2025 are callable for redemption at the option of the City, in whole or in part, and if in part in such order of maturities as the City determines and by lot within a maturity on December 1, 2024, and on any date thereafter, at a redemption price equal to the principal amount thereof, plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption. The 2016 Bonds maturing on December 1, ____ shall be subject to mandatory sinking fund redemption by lot, in the manner designated by the Paying Agent, on the dates and in the principal amounts as follows:

* Subject to change.

2016 Bonds Maturing
December 1, ____

Date (December 1)	Principal Amount
	$ *

* Final Maturity.

The 2016 Bonds maturing on December 1, ____ shall be subject to mandatory sinking fund redemption by lot, in the manner designated by the Paying Agent, on the dates and in the principal amounts as follows:

The City must give the Paying Agent notice of its intent to redeem 2016 Bonds at least 45 days prior to the redemption date.

Notice of Redemption. Notice of any redemption will be given by the Paying Agent in the name of the City, by sending a copy of such notice by certified or registered first class, postage prepaid mail, at least 30 days prior to the redemption date, to the Registered Owners of each of the 2016 Bonds being redeemed. Such notice shall specify the number or numbers of the 2016 Bonds so to be redeemed and the redemption date. If any of the 2016 Bonds shall have been duly called for redemption and if, on or before the redemption date, there shall have been deposited with the Paying Agent in the Bond Fund, funds sufficient to pay the redemption price of such 2016 Bonds at the redemption date, then said 2016 Bonds shall become due and payable at such redemption date, and from and after such date interest will cease to accrue thereon. Any 2016 Bonds redeemed prior to their maturity by call for prior redemption or otherwise shall not be reissued and shall be cancelled the same as 2016 Bonds paid at or after maturity.

SECURITY FOR THE 2016 BONDS

Net Income

The 2016 Bonds will not constitute an indebtedness or a debt of the City within the meaning of any constitutional, charter or statutory provision or limitation, will not be payable from the proceeds of general property taxes, and will not be considered or held to be general obligations of the City, but rather are the City's special obligations payable solely from the Net Income derived from the operation and use of the Facilities. Net Income consists of all Gross Income of the Facilities (i.e., all income derived directly or indirectly by the City from the operation and use of the Facilities), less only reasonable Operation and Maintenance Expenses related to the Facilities. Net Income will be irrevocably pledged to the payment of debt service on the 2016 Bonds, the outstanding Parity Bonds, and any Parity Bonds hereafter issued pursuant to the terms and conditions of the Bond Ordinance.

The Bond Ordinance will also permit the City to apply the Net Income for other lawful purposes, including a pledge thereof to secure payment of bonds subordinate to the 2016 Bonds. See the captions "THE BOND ORDINANCE—Pledge Securing 2016 Bonds" and "—Additional Bonds" herein.

Special Funds under the Bond Ordinance

The Bond Ordinance will establish certain special funds and continue the authorization of other special funds which include the Water Income Fund, the Sewer Income Fund, the Sewer System Operation and Maintenance Fund, the Water System Operation and Maintenance Fund, the Bond Fund, the Reserve Fund, the Issuance Expense Fund and the Rebate Fund. As described under the caption "THE BOND ORDINANCE—Administration of Income Funds," the income from the Facilities will be required to be distributed to certain of the above funds on certain dates and in certain priorities. Also, as described under the caption "THE BOND ORDINANCE—Bond and Reserve Funds," deposits to the Bond Fund will be made on a monthly basis. Moneys in the Bond Fund and the Reserve Fund will be irrevocably pledged to payment of the 2016 Bonds.

Reserve Fund

The Bond Ordinance establishes the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2016 Reserve Fund" (the "Reserve Fund"). Upon the issuance of the 2016 Bonds, the Reserve Fund shall be funded in an amount equal to the average annual debt service on the 2016 Bonds, less amounts on deposit in any reserve fund in connection with Parity Bonds heretofore or hereafter issued in accordance with the Bond Ordinance (the "Minimum Bond Reserve"). Pursuant to the Ordinance, the City will utilize a debt service reserve fund surety bond (the "2016 Reserve Policy") provided by Assured Guaranty Municipal Corp. ("Assured Guaranty" or the "2016 Reserve Policy Provider). See "THE BOND ORDINANCE—Bond and Reserve Funds – Reserve Fund" and "—Defraying Delinquencies." A specimen of the 2016 Reserve Policy is attached hereto as Appendix E.

Reserve Fund Surety. Assured Guaranty has made a commitment to issue the 2016 Reserve Policy for the Reserve Fund with respect to the 2016 Bonds, effective as of the date of issuance of the 2016 Bonds. Under the terms of the 2016 Reserve Policy, Assured Guaranty will unconditionally and irrevocably guarantee to pay that portion of the scheduled

principal and interest on the 2016 Bonds that becomes due for payment but shall be unpaid by reason of nonpayment by the City (the "Insured Payments").

Assured Guaranty will pay each portion of an Insured Payment that is due for payment and unpaid by reason of nonpayment by the City to the Paying Agent, as beneficiary of the 2016 Reserve Policy on behalf of the holders of the 2016 Bonds on the later to occur of (i) the date such scheduled principal or interest becomes due for payment, or (ii) the business day next following the day on which Assured Guaranty receives a demand for payment therefor in accordance with the terms of the 2016 Reserve Policy.

No payment shall be made under the 2016 Reserve Policy in excess of the Minimum Bond Reserve (the "2016 Reserve Policy Limit"). Pursuant to the terms of the 2016 Reserve Policy, the amount available at any particular time to be paid to the Paying Agent shall automatically be reduced to the extent of any payment made by Assured Guaranty under the 2016 Reserve Policy, provided, that, to the extent of the reimbursement of such payment to Assured Guaranty the amount available under the 2016 Reserve Policy shall be reinstated in full or in part, in an amount not to exceed the 2016 Reserve Policy Limit.

The 2016 Reserve Policy does not insure against nonpayment caused by the insolvency or negligence of the Paying Agent.

The 2016 Reserve Policy is not covered by any insurance or guaranty fund established under New York, California, Connecticut or Florida insurance law.

Assured Guaranty Municipal Corp.

AGM is a New York domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. ("AGL"), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol "AGO". AGL, through its operating subsidiaries, provides credit enhancement products to the U.S. and global public finance, infrastructure and structured finance markets. Neither AGL nor any of its shareholders or affiliates, other than AGM, is obligated to pay any debts of AGM or any claims under any insurance policy issued by AGM.

AGM's financial strength is rated "AA" (stable outlook) by Standard and Poor's Ratings Services, a Standard & Poor's Financial Services LLC business ("S&P"), "AA+" (stable outlook) by Kroll Bond Rating Agency, Inc. ("KBRA") and "A2" (stable outlook) by Moody's Investors Service, Inc. ("Moody's"). Each rating of AGM should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AGM in its sole discretion. In addition, the rating agencies may at any time change AGM's long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AGM. AGM only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AGM on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the

securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Current Financial Strength Ratings

On June 29, 2015, S&P issued a credit rating report in which it affirmed AGM's financial strength rating of "AA" (stable outlook). AGM can give no assurance as to any further ratings action that S&P may take.

On November 13, 2014, KBRA assigned an insurance financial strength rating of "AA+" (stable outlook) to AGM. AGM can give no assurance as to any further ratings action that KBRA may take.

On July 2, 2014, Moody's issued a rating action report stating that it had affirmed AGM's insurance financial strength rating of "A2" (stable outlook). On February 18, 2015, Moody's published a credit opinion under its new financial guarantor ratings methodology maintaining its existing rating and outlook on AGM. AGM can give no assurance as to any further ratings action that Moody's may take.

For more information regarding AGM's financial strength ratings and the risks relating thereto, see AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2014.

Capitalization of AGM

At, June 30, 2015, AGM's policyholders' surplus and contingency reserve were approximately $3,729 million and its net unearned premium reserve was approximately $1,670 million. Such amounts represent the combined surplus, contingency reserve and net unearned premium reserve of AGM, AGM's wholly owned subsidiary Assured Guaranty (Europe) Ltd. and 60.7% of AGM's indirect subsidiary Municipal Assurance Corp.; each amount of surplus, contingency reserve and net unearned premium reserve for each company was determined in accordance with statutory accounting principles.

Incorporation of Certain Documents by Reference

Portions of the following documents filed by AGL with the Securities and Exchange Commission (the "SEC") that relate to AGM are incorporated by reference into this Official Statement and shall be deemed to be a part hereof:

(i) the Annual Report on Form 10-K for the fiscal year ended December 31, 2014 (filed by AGL with the SEC on February 26, 2015);

(ii) the Quarterly Report on Form 10-Q for the quarterly period ended March 31, 2015 (filed by AGL with the SEC on May 8, 2015); and

(iii) the Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2015 (filed by AGL with the SEC on August 6, 2015).

All consolidated financial statements of AGM and all other information relating to AGM included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or

portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at http://www.sec.gov, at AGL's website at http://www.assuredguaranty.com, or will be provided upon request to Assured Guaranty Municipal Corp.: 31 West 52nd Street, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AGM included herein under the caption "SECURITY FOR THE 2016 BONDS—Assured Guaranty Municipal Corp." or included in a document incorporated by reference herein (collectively, the "AGM Information") shall be modified or superseded to the extent that any subsequently included AGM Information (either directly or through incorporation by reference) modifies or supersedes such previously included AGM Information. Any AGM Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

AGM or one of its affiliates may purchase a portion of the 2016 Bonds or any uninsured bonds offered under this Official Statement and such purchases may constitute a significant proportion of the bonds offered. AGM or such affiliate may hold such 2016 Bonds or uninsured bonds for investment or may sell or otherwise dispose of such 2016 Bonds or uninsured bonds at any time or from time to time.

AGM makes no representation regarding the 2016 Bonds or the advisability of investing in the 2016 Bonds. In addition, AGM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AGM supplied by AGM and presented under the heading "SECURITY FOR THE 2016 BONDS—Assured Guaranty Municipal Corp.".

Rate Covenant

The City will covenant in the Bond Ordinance to set its rates, fees and other charges for usage of the Facilities such that Gross Income will be adequate annually to pay the annual Operation and Maintenance Expenses and 125% of the actual annual debt service requirements on the 2016 Bonds and any other bonds payable annually from Gross Income (excluding the reserves therefor).

No Pledge of Property

The payment of the 2016 Bonds will not be secured by an encumbrance, mortgage or other pledge of property of the City, except for the Net Income and any other moneys that may be lawfully pledged for the payment of the 2016 Bonds pursuant to the Bond Ordinance. No property of the City, except as above stated, will be liable to be forfeited or taken in payment of the 2016 Bonds.

THE FACILITIES

Generally

The City operates the Facilities pursuant to Article XX of the Constitution of the State, the City's Charter and ordinances, including the Enterprise Ordinance, adopted by the City Council. Policy direction for the Facilities is set by the City Council, and the Facilities are administered by the City Manager. The Utilities Division of the Public Works Department directs the day to day operations of the water, sewer and storm water/flood management utilities. Although the three utilities are each financially independent, all three are managed in an integrated fashion. For purposes of the Ordinance and the security for the 2016 Bonds, the Facilities consist only of the water and sewer utilities, and do not include the City's Storm Water and Flood Management Utility Enterprise.

As of December 31, 2015, the Facilities provided water and sewer service to approximately 29,021 and 27,573 accounts, respectively, within the City limits and the area immediately adjacent to the City.

Governing and Administrative Personnel; Employees

The City Council is responsible for policy decisions with respect to the Facilities. The City Council consists of nine members elected for staggered four and two year terms. A presiding member of the City Council, as selected by the members thereof, is designated as Mayor. Currently there are no vacancies on the City Council. See "THE CITY— Governing Body."

Various individuals are responsible for implementation of the City Council's actions with respect to the Facilities, and the day-to-day operation and maintenance of, and collection of revenues from, the Facilities. These persons include the City Manager and the Utilities Director, as well as other persons described below.

Biographical information with respect to various individuals responsible for the Facilities is as follows:

Maureen Rait, Executive Director of Public Works. Ms. Rait has been the Executive Director of Public Works since February 2008. In this role, she directly manages the Development & Support Services Division and oversees the Utilities and Transportation Divisions. She also co-manages information and administrative resources with the Department of Community Planning & Sustainability. Ms. Rait joined the City in 1990 as the Assistant Director of Public Works for Development and Inspection Services. Her responsibilities expanded in 1995 to included facilities and asset management, and again in 1998 to include fleet services. She served as the Acting Director of Public Works from August 1997 to August 1998. From 2001 - 2008, Ms. Rait partnered with colleagues to jointly manage the Public Works Department. Prior to working in Boulder, Ms. Rait worked in the municipal engineering field for other local governments in Colorado and California and in the private sector. Ms. Rait received a Bachelor of Science Degree in Civil Engineering from Ohio Northern University, and a Master of Public Administration Degree from California State University, Fullerton. She is a licensed Professional Engineer in the states of California and Colorado.

Jeff Arthur, Director of Public Works for Utilities. Mr. Arthur has been Director of Public Works for Utilities since October 2011. In this role, he manages the city's Water, Wastewater, and Stormwater/Flood Control utilities including a staff of approximately 170 employees. He previously served the City as the Engineering Review Manager (2002-2011) and as a Civil Engineer (1997-2002). Prior to joining the City of Boulder, he served as the Assistant Town Engineer and Utilities Superintendent for the Town of Essex, Vermont (1994-1997). Mr. Arthur received a Bachelor of Science Degree in Civil Engineering from Clarkson University, Potsdam, NY.

Kenneth C. Baird, Utilities Financial Manager. Mr. Baird has been the Utilities Financial Manager since April 2011. In this position he coordinates budget development, monitors revenues and expenditures, and develops rates and fees for the three utility funds. The total budget for the utility funds is approximately $70 million plus any additional bond proceeds. He also manages transaction processing functions and utility billing operations. Prior to this position, Mr. Baird was the Financial Analyst for the City of Boulder's Transportation division (2007-2011), and a Budget Analyst for the Office of Management and Budget in Broward County, Florida (2003-2007) working with the Water and Wastewater Utility. He received a Bachelor of Science degree in Sociology in 2001 and a Master of Public Administration degree in 2003 from Brigham Young University.

Robert J. Harberg, Principal Engineer. Mr. Harberg has been the Utilities Planning and Project Coordinator since July 1990. In this position he manages the Utilities Division Capital Improvement Program. This program includes long range planning, design and construction for the City's water, wastewater, flood control and drainage utilities. Facilities included in this work program include water storage, transmission, pumping and distribution; wastewater and storm water conveyance; flood mitigation; hydroelectric; cogeneration and solar photovoltaic; water and wastewater treatment. He manages a professional staff of ten people and an annual budget of approximately $23 million in addition to projects funded with bond proceeds. In addition, Mr. Harberg managed the design and construction of the City's telecommunications network infrastructure including fiber optic cable and conduit. Prior to this position he was a Project Manager for Utilities (1989-1990) and worked on a variety of capital improvement projects including a major expansion to the City's wastewater treatment and sludge processing facilities. He worked as a civil engineer for Black & Veatch Engineering (1978-1989) where he was involved in water supply and treatment; wastewater collection and treatment; and hazardous waste cleanup projects. Mr. Harberg received his Bachelor of Science in Civil Engineering from the University of Nebraska, his Master of Science in Civil Engineering from the University of Colorado and he is a licensed professional engineer in Colorado and a Certified Floodplain Manager. He authored the book Planning and Managing Reliable Urban Water Systems (American Water Works Association, 1997) and has served as an expert witness in water system reliability proceedings. Most recently, Mr. Harberg has taken on a temporary roll of coordinating the separation engineering and reliability analysis associated with the city's municipalization exploration project.

Douglas Sullivan, Acting Principal Engineer for Water, Wastewater, & Stormwater. Mr. Sullivan has been an Engineering Project Manager at the City of Boulder since May 1999. In this position, he manages the Capital Improvements Program for the Wastewater Utility as well as large capital Stormwater Utility projects. The Wastewater Utility program includes long-range planning, design and construction for the City's 25-mgd wastewater treatment facility, a large sewage lift station, and the wastewater collection system comprised of 360 miles of sanitary sewer pipe. He manages an annual budget of approximately $4 million in

addition to projects funded with bond proceeds. In addition to managing the Wastewater Utility, he has managed large capital Stormwater Utility projects including multi-million dollar major drainage projects, and stormwater drainage projects. Prior to this position, Douglas worked in the consulting engineering sector for 10 years in Denver, Colorado – first with Brown & Caldwell Engineers and then with RTW Engineers. He specialized in water and wastewater treatment facilities, pump stations, and collection system evaluations. Mr. Sullivan received his Bachelor of Science Degree in Civil Engineering from Villanova University in Pennsylvania, and is a licensed professional engineer in Colorado.

Joe Taddeucci, Water Resources Manager. Mr. Taddeucci has been the Water Resources Manager since August 2012. In this position, he manages the operations of the City's raw water delivery systems, water rights portfolio and hydroelectric facilities. Prior to that, he worked for the City's Department of Public works as a Utilities Engineering Project Manager starting in 2005. Prior to joining the City, Mr. Taddeucci was a water resources Project Director for TCB (now AECOM), a national design and consulting firm. Mr. Taddeucci received his Bachelor of Science in Civil Engineering from Michigan Technological University in Houghton, Michigan in 1991. He is a licensed Professional Engineer in Colorado.

Steve Buckbee, Engineering Project Manager. Mr. Buckbee has been responsible for the treated water capital improvement project program since early 2010. The program includes long-range planning, design and construction for the City's 16 and 40 mgd water treatment facilities, seven pump stations, four hydroelectric generating facilities, six storage tanks, one pressure reducing station and the water distribution and transmission system comprised of 465 miles of water pipe. He manages an annual budget of approximately $5 million in addition to projects funded with bond proceeds. He previously served the City as a Civil Engineer (2000-2010). Prior to joining the City, he worked for several commercial construction companies in project engineer and project superintendent roles (1994-2000). Mr. Buckbee received a Bachelor of Science Degree in Mechanical Engineering from Tufts University, Medford, MA in 1993 and is a licensed professional engineer in Colorado.

Tom Settle, Water Treatment Manager. Mr. Settle has been the Water Treatment Manager since March 2014. In this position he manages the operations of the city's two water treatment facilities. Mr. Settle has 39 years experience, starting as a plant operator and working in all facets of drinking water supply including raw water delivery, watershed management, and water quality compliance. He has held a Colorado Class A Water Facility Operator certification since 1978 and has a Master's degree in Public Administration from the University of Colorado. He also currently serves in a Governor-appointed position as the Vice-chair of the Colorado Water/Wastewater Facility Operators Certification Board.

Christopher J. Douville, Wastewater Treatment Manager. Mr. Douville has been the Manager of Wastewater Treatment since July 2008. Prior to joining the City, Mr. Douville was a Senior Engineer and Construction Manager in the Wastewater Practice for Brown and Caldwell Engineers, a national environmental engineering design and consulting firm. He holds a Class "A" Wastewater Treatment Operator Certification. Mr. Douville received his Bachelor of Science in Environmental Resources Engineering from Humboldt State University in Arcata, California in 1995. He received his Master of Science Degree in Civil Engineering from the University of Colorado at Boulder in 1999. Mr. Douville is a licensed Professional Engineer in Colorado and Hawaii.

Bret Linenfelser, Water Quality and Environmental Services Manager. Mr. Linenfelser has been the Manager for Water Quality and Environmental Services Group since August 2006. Prior to joining the City, Mr. Linenfelser was an Associate and Water Resources Practice Leader for the Denver office of Brown and Caldwell, a national environmental engineering consulting firm. Mr. Linenfelser received his Bachelor of Science in Watershed Sciences from Colorado State University in 1987 and his master's degree in mineral resource ecology from Colorado School of Mines in 1993. Mr. Linenfelser is a Professional Hydrologist under certification from the National Institute of Hydrology.

The Utilities Division of the Department of Public Works is charged with the operation and maintenance of the water, sewer, and storm water/flood management utilities and is comprised of 166.92 full time employees. Non-management employees are unionized, and are represented by the Boulder Municipal Employees Association. The current contract with the employees expires on December 20, 2016. See "GENERAL INFORMATION REGARDING THE CITY—Labor Relations" below. The City considers its employee relations to be satisfactory.

Existing Facilities

The Facilities are comprised of two main components, those being the Water System and the Sewer System for wastewater. The service area of the Facilities consists of approximately 58 square miles, including all of the City and certain adjacent areas, as limited by the topography of the area and political or community decisions.

Water System. The City obtains its raw water supplies from three geographical sources: (a) the City owned Silver Lake Watershed and North Boulder Creek via Lakewood Reservoir, (b) Middle Boulder Creek watershed via Barker Reservoir and (c) West Slope water via Boulder Reservoir.

The Silver Lake Watershed is situated directly east of the continental divide on North Boulder Creek. The United States Congress granted the City ownership of the Silver Lake Watershed through three Congressional acts in 1907, 1919 and 1927. The stated Congressional intent of the grants was to provide a clean, healthy and reliable water supply for the City. Seven reservoirs located in the Silver Lake Watershed store snowmelt water during high streamflow periods. The reservoirs then release water during low streamflow periods to meet the water needs of the City. Water from these reservoirs is delivered into Silver Lake Pipeline at a diversion structure located on North Boulder Creek two miles downstream of Silver Lake Reservoir. The water flows by gravity through the Silver Lake Pipeline for approximately 3.6 miles to Lakewood Reservoir. At Lakewood Reservoir, the water is diverted into the Lakewood Pipeline along with additional diversion of water from North Boulder Creek at Lakewood Reservoir. The water flows by gravity through the Lakewood Pipeline for 10 miles to the Betasso Water Treatment Facility ("WTF") and is treated for municipal use.

Lakewood Pipeline and Silver Lake Pipeline were originally constructed in 1906 and 1919, respectively. The pipelines were constructed to protect the City's water supply from contamination from tungsten, gold and silver mine drainage, and from human encampment along the creek. In 1919, the City closed the Silver Lake Watershed to public access to protect the quality of the water supply. Since 1997, the City has reconstructed the Silver Lake and Lakewood Pipelines. In conjunction with the pipeline projects, the City constructed the Silver Lake and

Lakewood Hydroelectric Facilities to dissipate pressure developed in the pipelines. The power generated from these facilities is sold to Xcel Energy.

The Middle Boulder Creek watershed is situated east of the continental divide near Nederland, Colorado, and drains directly into Barker Reservoir. The Barker system, comprised of Barker Reservoir, Barker Gravity Pipeline, Kossler Reservoir and the Boulder Canyon Penstock, was originally constructed as a hydroelectric power generating system in 1909 and was owned and operated by Public Service Company of Colorado ("PSCo"). The City had a series of agreements with PSCo since the 1950's, permitting the City to divert and store water in Barker Reservoir and to use the associated pipelines. In 2001, the City acquired Barker Reservoir and its related facilities from PSCo at a total cost of approximately $12.4 million.

Water from Barker Reservoir flows through a gravity pipeline to Kossler Reservoir. Water is then diverted into a high pressure pipeline (penstock) at Kossler Reservoir and flows to the Boulder Canyon Hydroelectric Facility, located in Boulder Canyon west of Boulder. The City redirects the municipal use portion of the water into a pipeline at a point just above the hydroelectric turbines in the power plant. Any remaining water is used to generate power at the Boulder Canyon Hydroelectric Facility which is sold to Tri-State Generation and Transmission Association under a power purchase agreement. The municipal use portion of the water is conveyed to the Betasso WTF via a pressurized pipeline. Just prior to the water entering the treatment plant, excess pressure is used to generate hydroelectric power at the City's Betasso Hydroelectric Facility which is sold to Xcel Energy.

The West Slope water is derived from two Colorado River projects, the Colorado Big Thompson ("CBT") Project and the Windy Gap Project. These two Colorado River projects are operated by the Northern Colorado Water Conservancy District ("NCWCD"). Reservoirs, located on tributaries of the upper Colorado River on the Rocky Mountains' western slope, collect and store water, which then flows through the Adams Tunnel (under the continental divide) to the eastern slope of the Rocky Mountains. A series of reservoirs store this water before final delivery through open canals for storage at Boulder Reservoir, located northeast of the City. This water is then treated for municipal use at the Boulder Reservoir WTF.

Both the Betasso WTF and Boulder Reservoir WTF use conventional treatment technology with pre-chlorination, chemical stabilization, coagulation, flocculation and sedimentation (air floatation at the Boulder Reservoir WTF), filtration, post chlorination and fluoridation. Treated water from the Betasso WTF flows by gravity via two transmission lines to the City. Treated water from the Boulder Reservoir WTF is pumped into the City. Water delivered to Betasso WTF consists mostly of snowmelt which is relatively free of contaminants due to limited public access into the Silver Lake Watershed and wilderness areas and delivery of the raw water through pipelines rather than creeks. Water treated at Boulder Reservoir WTF is delivered through open canals and, while still high-quality, is not as pristine as water delivered to Betasso. Due to the need for more chemicals to treat this water and the need to pump the treated water into the City, it costs more to treat and deliver water at the Boulder Reservoir WTF than at the Betasso WTF.

The Betasso WTF can treat 40 million gallons per day ("mgd") of water and the Boulder Reservoir WTF was upgraded in 2010 to provide a firm 16 mgd of treatment capacity, for a total of 56 mgd of treatment capacity. In 2014 and 2015, the City treated an average of 15.7 mgd of water each day. The peak days of water treatment in 2014 and 2015 were 33.5 mgd and 32.5 mgd, respectively.

The water distribution system services areas with elevations ranging from 5,750 feet on the west side of the City to 5,150 feet in the eastern section. Due to this large elevation differential, the system is divided into three pressure zones to keep water pressures within practical limits. Zone 1 serves areas generally below an elevation of 5,270 feet, Zone 2 serves areas between 5,270 and 5,450 feet and Zone 3 serves areas above an elevation of 5,450 feet. Excess water pressure that develops in each zone as water is delivered from the Betasso WTF is reduced by pressure reducing valves and four small hydroelectric facilities. The power that is generated is sold to Xcel Energy. Water from the Boulder Reservoir WTF is pumped to Zone 1 and can be delivered to Zones 2 and Zone 3 by pump stations.

The water distribution system consists of a grid of approximately 460 miles of interconnected mains varying in size from 4 to 30 inches. The system is in generally good condition.

There are eight storage tanks for treated water in the distribution system: Gunbarrel reservoir (2.0 mg) and Boulder Reservoir WTF (2.3 mg) serve Zone 1; Maxwell (9.5 mg) and Kohler (9.4 mg) storage tanks serve Zone 2; and Chautauqua (8.0 mg), Booton (3.5 mg), Devil's Thumb (5.0 mg), and Betasso WTF (4.0 mg) storage tanks serve Zone 3. Connected to the Maxwell and Kohler storage tanks are combination pressure reducing hydroelectric and emergency pump stations, which generate electricity sold to Xcel Energy during normal operations and pump water from the tank to higher pressure zones during emergencies. There are also two pressure reducing hydroelectric generation facilities (Sunshine and Orodell) on existing transmission lines. The City owns and operates a total of eight hydroelectric facilities which generate power that is sold to Xcel Energy. In 2011, revenue from hydroelectric power totaled about $2.5 million.

Wastewater System. The wastewater system (or Sewer System) is composed of a collection system and treatment facility. Approximately 350 miles of collection lines deliver wastewater, primarily by gravity flow, to the City's 75th Street Wastewater Treatment Facility. The collection system has one lift station that pumps wastewater from small developed areas in the northeastern part of the City to a gravity line which then flows to the treatment plant.

The 75th Street wastewater treatment facility treats all wastewater from the City and can provide 25.0 mgd of treatment capacity (monthly average). In 2014 and 2015 this facility treated an average of 14.8 mgd and 15.6 mgd, respectively, of wastewater. The peak days of wastewater treatment in 2014 and 2015 were 25.3 mgd and 39.9 mgd, respectively. Higher than normal flows in 2014 and 2015 were heavily influence by significant weather events (residual from 2013 flood, and May 2015 events). The plant is composed of the following components: headworks facilities where large materials are screened out and grit is removed; primary clarifiers where some solids settle out; a pump station where sewage is pumped to aeration basins, where microbiological activity reduces dissolved organics and removes a portion of the total nitrogen through nitrification (ammonia reduction) and denitrification (nitrate conversion); aerated solids contact basins where the further reduction of dissolved organics and ammonia occurs; final clarifiers where remaining settleable solids are removed; and ultraviolet light (UV) facilities for disinfection.

The treated effluent is then discharged to Boulder Creek. Sludge is removed from the primary and final clarifiers, thickened in gravity sludge thickeners and dissolved air floatation thickeners, and then biologically degraded in anaerobic digesters. The methane gas produced in this process is burned in engine generators that produce electricity and heat which is recovered. The heat captured from the engines is used to heat the digesters as well as many of the

buildings on the facility grounds. The stabilized sludge (biosolids) from the digesters is dewatered in centrifuges and transported to agricultural land by a contract hauling company. There, it is applied to the land as a soil conditioner and fertilizer.

Water Supply Firm Yield and Uses

The operation of the City's raw Water System involves intricate relationships between water rights, laws and legal agreements, streamflows, storage facilities, transmission facilities, treatment capacity and water demands. During the peak streamflow period in the spring, snowmelt in the mountains causes high creek flows and water supplies are generally available for all users. However, because streamflows will quickly drop, many water users, like the City, store water in reservoirs and regulate the release of water to satisfy their needs throughout the year. It is also important for the City to store excess water in its reservoirs during wet years to carry over into dry years to assure a reliable water supply.

Water rights in Colorado are administered according to the Appropriation Doctrine, which has frequently been described as "first in time, first in right." Those water users who first put water to beneficial use gained a senior right to the water. Use by junior appropriators is curtailed during a water shortage. The City owns a diverse portfolio of water rights and water delivery contracts that allow the City to use water both from the local Boulder Creek basin and from the western slope through the CBT system. The City also holds decreed exchange rights that, in effect, allow the trade of CBT water in Boulder Reservoir and water in Baseline Reservoir for Boulder Creek basin water high in the mountains.

Use of available water is sequenced according to many factors including water quality, economics, delivery system restrictions and the need to maintain adequate carry-over storage for droughts. As described under "Existing Facilities" above, the City receives its raw water supply from three geographical sources: (a) the Silver Lake Watershed via Lakewood Reservoir; (b) Middle Boulder Creek watershed via Barker Reservoir; and (c) West Slope water from the CBT and Windy Gap Projects via Boulder Reservoir. Under normal operations, the water from Lakewood and Barker Reservoirs are used preferentially to meet the water demands of the City to the extent that the long-term reliable yield of the Water System is not reduced. The balance of the water demand is met by Boulder Reservoir.

The City has recognized that it would be prohibitively expensive to acquire sufficient water rights to provide a full supply of water for all uses under all conditions. The City's Drought Plan, 2010 (the "Drought Plan") and its adopted water system reliability criteria state that it has planned to provide water for all needs in 19 out of 20 years on average. This means that the City expects to reduce its water demands in response to drought in about five years out of a hundred. During a drought as severe as that experienced in 2002, planned water use reductions such as lawn watering limitations would be instituted. The City manages its reservoirs to achieve the adopted reliability criteria through conditions as severe as those found within the historic streamflow record for Boulder Creek as extended back to the early 1500s using tree-ring records. This record contains several multi-year drought periods. Therefore, officials of the City believe that the City owns adequate raw water supplies to serve the maximum population projected under the 2011 Water Utility Master Plan at the levels defined in its Drought Plan.

It is estimated that the City's water rights could reliably meet a demand level of more than 28,600 acre feet even in moderately dry years. It is projected that the City's average annual treated water demand at build-out will be approximately 24,000 acre-feet. The City's

current water use over the past few years for municipal treated water supply needs has averaged about 18,300 acre-feet. Another 1,250 to 1,300 acre-feet has been provided for the Boulder Creek Instream Flow Program. The remainder of the City's water portfolio remains available for future municipal treated water supply, as well as for instream flow and agricultural leasing uses.

The following table details the quantities of water drawn over the past five years from each of the City's water sources:

Treated Water Production in Million Gallons

Year	Silver Lake / Lakewood System	Barker System	Colorado-Big Thompson System	Total Water Treated
2011	3,012	1,766	1,345	6,123
2012	892	3,220	2,348	6,460
2013	1,240	3,088	1,417	5,745
2014	3,677	1,004	1,007	5,688
2015	2,908	1,456	1,422	5,786

Additional amounts of CBT and direct flow water are leased directly as irrigation water to downstream farmers and other uses on an as-available basis. These amounts are not included in the table above entitled "Treated Water Deliveries in Million Gallons." Listed below are the amounts leased:

Leased Water Amounts in Acre Feet

Year	Leased
2011	2,263
2012	4,491
2013	8,244
2014	7,321
2015	3,263

Future Capital Improvements

The City estimates that capital improvements for the Facilities will be as follows for the years 2016 through 2020:

Capital Improvements for the Facilities 2016-2020

	2016	2017	2018	2019	2020
Water Improvements	$33,449,251	$8,679,585	$41,107,591[1]	$11,196,676	$19,698,520[1]
Sewer Improvements	4,355,600	5,987,421	5,571,420	7,335,867	27,559,277[1]

[1]The City plans to issue approximately $37,600,000 in Water and Sewer revenue bonds in 2018 for the Carter Lake Pipeline project and other improvements, and approximately $31,100,000 in Water and Sewer bonds in 2020 for Barker Dam improvements and Wastewater Treatment Facility improvements.

Customers

The Water System served a customer base of 29,021 accounts as of December 31, 2015. Of this 2015 total, 28,150 accounts were inside the City and 871 accounts were outside the City limits. See the caption "—Rates and Charges—Water Rates" below. In 2015, residential customers made up 88% of the total Water System customers, while Commercial and Industrial customers made up 12% of the total.

The five largest users of the City's water in 2015, their respective usage and the revenues derived by the City therefrom are as follows:

Largest Water Users as of December 31, 2015

Customer	Total Consumption (in 1,000 gallons)	2015 Revenues Generated	Percentage of 2015 Revenues
University of Colorado	272,468	888,817	3.8%
City of Boulder[1]	257,012		
International Business Machines Corp (IBM)	121,018	438,953	1.9%
Boulder Valley Schools	76,853	354,687	1.5%
National Institute of Standards and Technology	44,590	199,742	0.9%

[1]The City of Boulder does not charge its departments for municipal water use.

The sewer system served a customer base of 27,537 accounts as of December 31, 2015. Of this 2015 total, 26,611 accounts were inside the City and 962 accounts were outside the City limits. See the caption "—Rates and Charges—Sewer Rates" below.

The following table shows a history of the City's water and sewer accounts.

History of Customer Accounts

	2011	2012	2013	2014	2015
Water	28,560	28,759	28,674	28,741	29,021
Sewer	27,301	27,346	27,396	27,436	27,573

Rates and Charges

Introduction. Water and sewer charges are reviewed annually by the Utilities Division to ensure that adequate revenues are collected to meet the financial obligations of each utility. In addition, a financial consultant is hired periodically to review the utilities' rates and fees. The City has hired such financial consultants several times over the last few years to (1) assist with the review and update of water rates since the implementation of the water budget rate structure in 2007, (2) review revenue impacts for a change in wastewater bill calculation implemented in 2012, (3) update the wastewater rate model in 2008 to reflect the upgrades made to the treatment processes at the Wastewater Treatment Facility which were funded by the 2005 Water and Sewer Revenue Bonds, and (4) review and analyze changes to the methodology used

in assessing Utilities Plant Investment Fees, or system development charges, to ensure an equitable system that reinforces the goals of the water budget rate structure. The City is currently in the early stages of a rate study and has contracted with a consultant to review how well the rates structures are meeting rate goals. It is anticipated that the results of the study will inform the rates structures that will be scheduled for adoption in January 2018.

Recommended rate increases are reviewed and approved by City Council as part of the annual budget process. Rates are designed to maintain revenues sufficient to meet debt service requirements on revenue bonds; to pay operation, maintenance and capital expenses with respect to the Facilities; to meet all reserve requirements and to meet rate covenant requirements such as those contained in the Ordinance. The City's water and sewer rates are not subject to Public Utilities Commission review.

The City utility rates are computed through an analysis of revenues compared to revenue requirements. The projections of revenue requirements are based upon an examination of current costs incurred in providing utility service, projected capital infrastructure needs and reflect anticipated changes in the future level of costs. Increases in future costs are primarily due to replacements and additions to the system, growth and inflationary conditions. Projections of revenue are based on the estimated future number of customers to be served and associated water usage or sewage treatment for those customers.

Comparison of projected revenue requirements with projected revenue under existing rates measures the degree of adequacy of the overall level of current charges. Based on this analysis, adjustments to the existing rate schedule are recommended to the City Council. The primary basis of this rate setting method is the recovery of costs from customers in a manner reasonably commensurate with services provided.

Water Rates. Water rates consist of a fixed service charge levied each billing period and a quantity charge which is applied to the amount of water consumed. Service charges are designed to recover meter reading, billing and collection which are attributable to each customer regardless of the quantity used and are assessed based on meter size. The monthly service charge also recovers a portion of the capital costs to further ensure revenue stability as water sales are influenced by the weather and can fluctuate year to year. Quantity charges primarily recover those costs that are incurred to provide customer average and peak water usage requirements. The City's quantity rate varies with water usage, but not by meter size.

Since 1988, the City has administered an increasing block rate structure to encourage the efficient use of water. As the amount of water used increases and moves into the next rate block the quantity charge, or the cost per 1,000 gallons, increases. In January 2007 the city implemented a new water rate structure that uses "water budgets" and a more aggressive pricing strategy to further encourage water conservation. The rate structure is intended to further promote water conservation and the efficient use of water, support community goals, reflect the value of water, send a price signal to customers who exceed their water budget (waste water) and avoid the costs of new water development and expanded water treatment. The City's municipal code also contains provisions for an emergency water conservation plan that can be invoked if needed. The plan includes lawn watering restrictions, excess usage surcharges and enforcement provisions. The City did invoke mandatory water use restrictions during the drought year of 2002.

A monthly water budget is developed for each customer using criteria such as number of people in the household, historic usage and specific irrigable area. The budgets for

residential customers and irrigation-only accounts are shaped throughout the year to reflect outdoor watering patterns. The City still uses increasing block rates and correlates the block/price changes to the customer's individual water budget. Water use above a monthly water budget is billed at increasingly higher rates than water use that is within a monthly water budget. The block rate structure for the quantity charge portion of the water bill is shown in the following table.

Water Block Rate Structure

	Rate Per 1,000 Gallons	Water Usage (Gallons) Billed in Each Rate Block
Block 1	3/4 the Block 2 Rate	Usage up to 60% of the monthly budget
Block 2	Block 2 Rate	Usage between 60-100% of the monthly budget
Block 3	2 times the Block 2 Rate	Usage over monthly budget up to 150% of monthly budget
Block 4	3 times the Block 2 Rate	Usage between 150% and 200% of monthly budget
Block 5	5 times the Block 2 Rate	Usage over 200% of monthly budget

The following table, Table X, shows water rate changes since 2011. The table shows the service charges per billing period, and quantity charges per 1,000 gallons of water used. In addition, the table also includes the number of accounts by meter size as of December 31, 2015. Approximately 22% of the total revenue from monthly water sales comes from the monthly service charge and 78% from the quantity charges.

History of Water Rates for the City

Inside City

Service Charge

Meter Size	Accounts	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
3/4"	23,487	$ 8.91	$ 9.16	$ 9.40	$ 9.67	$ 10.44
1"	2,473	14.97	15.42	15.81	16.27	17.57
1 1/2"	1,391	32.22	33.23	34.08	35.04	37.84
2"	508	56.41	58.21	59.70	61.38	66.29
3"	145	125.43	129.50	132.81	136.54	147.46
4"	55	222.06	229.31	235.17	241.76	261.10
6"	8	498.29	514.60	527.75	542.52	585.92
8"	6	884.97	913.97	937.34	963.56	1,040.64

Quantity Charge

Per 1000 gal					
Block 1	$ 2.25	$ 2.32	$ 2.42	$ 2.55	$ 2.76
Block 2	3.00	3.09	3.23	3.40	3.68
Block 3	6.00	6.18	6.46	6.80	7.36
Block 4	9.00	9.27	9.69	10.20	11.04
Block 5	15.00	15.45	16.15	17.00	18.40

Outside City

Service Charge

Meter Size	Accounts	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
3/4"	763	$ 13.37	$ 13.74	$ 14.10	$ 14.51	$ 15.67
1"	82	22.46	23.13	23.72	24.40	26.36
1 1/2"	13	48.33	49.85	51.12	52.57	56.76
2"	5	84.61	87.32	89.56	92.08	99.44
3"	2	188.18	194.25	199.22	204.81	221.19
4"	1	333.09	343.96	352.75	362.63	391.65
6"	1	747.43	771.89	791.63	813.78	878.88
8"	1	1,327.45	1,370.95	1,406.00	1,445.34	1,560.97

Quantity Charge

Per 1000 gal					
Block 1	$ 2.25	$ 2.32	$ 2.42	$ 2.55	$ 2.76
Block 2	3.00	3.09	3.23	3.40	3.68
Block 3	6.00	6.18	6.46	6.80	7.36
Block 4	9.00	9.27	9.69	10.20	11.04
Block 5	15.00	15.45	16.15	17.00	18.40

The average annual charge for water service for a typical single family residential customer has been as follows:

Typical Customer Annual Water Bill (1)

Bill for Inside City Customer

	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
Service Charge	$106.92	$109.92	$112.80	$116.04	$125.32
Quantity Charge	285.00	293.80	306.60	323.00	349.60
Total Charge	$391.92	$403.72	$419.40	$439.04	$474.92

Bill for Outside City Customer

	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
Service Charge	$160.44	$164.88	$169.20	$174.06	$188.04
Quantity Charge	285.00	293.80	306.60	323.00	349.60
Total Charge	$445.44	$458.68	$475.80	$497.06	$537.64

(1) Profile of the Typical Customer:
Customer Class = Single Family Residential
Meter Size = 3/4"
Irrigable Area = 5,200 square feet
Annual Water Consumption = 120,000 gallons
Monthly Average Winter Water Consumption = 5,000 gallons

Wastewater Rates. The basic schedule of sewer rates consists of a monthly service charge, which varies by water meter size, and a quantity charge. The quantity charge for customers with average strength sewage is based on the average winter water consumption (AWC) by the customer during the months of December through March. The residential customer's wastewater charges are based on the customer's AWC or on the quantity of water consumed in the current billing period, whichever is less. All non residential customers with average strength sewage that have only an indoor water budget allocation are billed for

wastewater based on actual water consumed during the billing period throughout the year. Non-residential customers that have both an indoor and outdoor water budget allocation will be billed based on the actual water use or their indoor water budget allocation, whichever is lower. Wastewater charges are not assessed against irrigation-only accounts. Customers with above average strength sewage are billed according to the excess strength charges. There are only a few customers paying a sewer charge based on excess strength waste, and the City's revenues derived therefrom are minimal.

The following table shows how sewer rates have changed over the past five years. Service charges are shown for each billing period, and quantity charges for each 1,000 gallons of consumption as described above. Approximately 4% of the total revenue from monthly wastewater sales comes from the monthly service charge and 96% from the quantity charges.

History of Wastewater Rates for the City

Inside City

Service Charge

Meter Size	Accounts	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
3/4"	22,699	$ 1.00	$ 1.05	$ 1.10	$ 1.43	$ 1.50
1"	2,020	1.75	1.84	1.93	2.51	2.64
1 1/2"	1,203	4.00	4.20	4.41	5.73	6.02
2"	363	7.05	7.40	7.77	10.10	10.61
3"	132	15.85	16.64	17.47	22.71	23.85
4"	48	28.20	29.61	31.09	40.42	42.44
6"	6	63.45	66.62	69.95	90.94	95.49
8"	5	112.80	118.44	124.36	161.67	169.75

Quantity Charge

Per 1000 gal	$4.02	$4.22	$4.43	$5.76	$6.05

Outside City

Service Charge

Meter Size	Accounts	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
3/4"	724	$ 1.50	$ 1.58	$ 1.66	$ 2.15	$ 2.25
1"	215	2.65	2.78	2.92	3.76	3.95
1 1/2"	13	5.95	6.25	6.56	8.60	9.02
2"	3	10.60	11.13	11.69	15.15	15.91
3"	2	23.80	24.99	26.24	34.07	35.77
4"	2	42.30	44.42	46.64	60.63	63.66
6"	0	95.15	99.91	104.91	136.40	143.23
8"	1	169.15	177.61	186.49	242.50	254.63

Quantity Charge

Per 1000 gal	$6.00	$6.30	$6.61	$8.64	$9.07

The average annual charge for sewer service for a typical single family residential customer has been as follows:

Typical Customer Annual Wastewater Bill (1)

Bill for Inside City Customer

	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
Service Charge	$ 12.00	$ 12.60	$ 13.20	$ 17.16	$ 18.02
Quantity Charge	241.20	253.20	265.80	354.54	380.90
Total Charge	$253.20	$265.80	$279.00	$371.70	$398.92

Bill for Outside City Customer

	1/1/12	1/1/13	1/1/14	1/1/15	1/1/16
Service Charge	$ 18.00	$ 18.96	$ 19.92	$ 25.80	$ 27.00
Quantity Charge	360.00	378.00	396.60	518.40	544.20
Total Charge	$378.00	$396.96	$416.52	$544.20	$571.20

(1) Profile of the Typical Customer:
Customer Class = Single Family Residential
Meter Size = $^3/_4$"
Annual Water Consumption = 120,000 gallons
Monthly Average Winter Water Consumption = 5,000 gallons

Operations. The utility billing office carries out payment processing, billing, collections and customer service functions for all three City utilities. The staff supporting this effort includes one billing supervisor, four customer service representatives and $^3/_4$ technical support person for the billing system. Meter reading, maintenance, testing and repair are accomplished by an additional staff of eight people.

Approximately 1,500 water meters are read each day. These meter readings are uploaded into the utility billing computer system on a daily basis, generating bills which are mailed on the following day. Each account receives one bill per month that includes water, sewer and storm water/flood management charges.

Payment for utility services is due within 10 days of the date of the bill. If payment has not been received at the time of the next regular billing, a message noting that a portion of the bill is past due will appear on the bill. When payment is not received within two months and ten days from the date of the original billing, a notice of delinquency is automatically produced through the billing system and mailed to the customer. When payment is not received within three months and 10 days from the date of the original billing, a late fee is charged and a second notice of delinquency is automatically generated which notifies the customer they have 10 days to make a payment before water service is discontinued. If the account remains unpaid, then a door tag is placed at the property before the water is turned off. Historically the City has experienced a less than one percent delinquency rate. If a partial payment is made the payment is automatically applied to the flood management utility first, then the wastewater utility and finally the water utility. If all collection efforts fail, the City's code provides that service may be terminated and delinquent charges may be certified to the Boulder County Treasurer for collection as part of property taxes.

Comparison to Other Cities' Rates. The City annually completes a survey for fifteen Front Range Communities of the average annual water and sewer bills for a hypothetical inside city, single family residence with a 3/4" meter using 120,000 gallons annually. For 2016, of the fifteen Colorado Front Range cities surveyed, the City ranked third lowest with respect to

water bills; sixth highest with respect to sewer bills and fifth highest for combined water and sewer bills.

Budgets

The City-wide 2015 budget was developed using a priority-based budgeting approach that scores or rates individual program to community defined results (or goals) to ensure resources are being allocated to areas deemed most important to the community. Annual operating budget proposals are developed by the managers of each functional group within the Utilities Division. The Utility manager responsible for Planning and Project Management formulates the Capital Improvement Program ("CIP") for the upcoming six years. These proposals are reviewed and modified by successive levels of management within the department until a final proposal is approved by the Executive Director of Public Works. The department budget proposal is then submitted to the Water Resources Advisory Board and the Planning Board for their review and recommendation. The City Manager considers these recommendations, along with public comment, before submitting the staff recommended budget to City Council, which makes the final determination regarding the budget. While the Utilities Division budget is developed in a cohesive manner (e.g. programs or projects that affect more than one utility fund), the water and wastewater budgets are entirely independent, each relying upon separate revenues and each maintained as a separate accounting entity.

THE BOND ORDINANCE

Summary of certain provisions of the Bond Ordinance are as follows:

Definitions

The terms in this Section defined for all purposes of the Bond Ordinance except where the context by clear implication otherwise requires, shall have the meanings specified below:

"*Bond Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds Series 2016 Interest and Bond Retirement Fund" created in the Bond Ordinance.

"*Charter*" means the charter of the City.

"*Chief Financial Officer*" means the Chief Financial Officer of the City.

"*City*" means the City of Boulder, Colorado, and its successors.

"*Clerk*" means the City Clerk of the City.

"*Code*" means the Internal Revenue Code of 1986, as amended.

"*Council*" means the City Council of the City.

"*DTC*" means The Depository Trust Company, New York, New York, or its successors or assigns and any other securities depository for the 2016 Bonds.

"*Event of Default*" means any of the events stated in Section 10.03 of the Bond Ordinance.

"*Facilities*" means, collectively, the Sewer System and the Water System of the City.

"*Federal Securities*" means bills, certificates of indebtedness, notes, bonds or similar securities which are direct obligations of, or the principal and interest of which securities are unconditionally guaranteed by, the United States of America or evidences of such indebtedness which are noncallable at the option of the issuer thereof.

"*Financial Advisor*" means Piper Jaffray & Co.

"*Fiscal Year*" for the purposes of the Bond Ordinance means the Fiscal Year as provided by State law.

"*Gross Income*" means all income and revenues derived directly or indirectly by the City from the operation and use of the Sewer System," and the Water System, as may be designated, or any part thereof, whether resulting from improvements, extensions, enlargements, repairs or betterments thereto, or otherwise, including interest earnings on moneys in any fund or account created by the Bond Ordinance and includes all revenues earned by the City therefrom, including without limiting the generality of the foregoing, all rentals, fees, rates and other charges for the use thereof, or for any service rendered by the City in the operation thereof, but

excluding any moneys received as grants, appropriations or gifts from the United States of America, the State, or other sources, the use of which is limited by the grantor or donor to the construction of capital improvements therefor, except to the extent any such moneys will be received as payments for the use of the Facilities, or any part thereof.

"*Independent Accountant*" means any certified public accountant, or any firm of such certified public accountants, duly licensed to practice and practicing as such under the laws of the State, appointed and paid by the Council, in the name of the City, as determined by the Council:

(i) who is, in fact, independent and not under the domination of the City;

(ii) who does not have any substantial interest, direct or indirect, with the City; and

(iii) who is not connected with the City as an officer or employee thereof, but who may be regularly retained to make annual or similar audits of any books or records of the City.

"*Insured Bank*" means a bank which is a member of the Federal Deposit Insurance Corporation or Federal Savings and Loan Insurance Corporation.

"*Issuance Expense Fund*" means the "City of Boulder, Colorado Water and Sewer Revenue Bonds, Series 2016 Issuance Expense Fund" created in the Bond Ordinance.

"*Manager*" means the City Manager or Acting City Manager of the City.

"*Mayor*" means the Mayor of the City.

"*Minimum Bond Reserve*" means an amount equal to not less than the average annual debt service on the 2016 Bonds and all other Parity Bonds, less amounts on deposit in any reserve fund in connection with Parity Bonds heretofore or hereafter issued.

"*Net Income*" means the Gross Income derived from the operation and use of the Sewer System and the Water System as may be designated, after the deduction of the Operation and Maintenance Expenses other than those Operation and Maintenance Expenses set forth in clause (a) of the definition of Operation and Maintenance Expenses set forth in the Bond Ordinance.

"*Operation and Maintenance Expenses*" means all reasonable and necessary current expenses of the City, paid or accrued, for operating, maintaining and repairing the Water System" and the Sewer System as may be designated; and the term may include at the City's option (except as limited by law), without limiting the generality of the foregoing, (a) engineering, auditing, reporting, legal and other overhead expenses of the City directly related to the administration, operation and maintenance thereof, (b) insurance and fidelity bond premiums, (c) the reasonable charges of the Paying Agent and any other depositary bank appertaining thereto, (d) payments to pension, retirement, health and hospitalization funds, (e) any taxes, assessments or other charges which may be lawfully imposed on the City or its income or operations of any properties under its control and appertaining thereto, (f) ordinary and current rentals of equipment or other property, (g) refunds of any revenues lawfully due to others, (h)

expenses in connection with the issuance of bonds or other securities evidencing any loan to the City and payable from Gross Income, (i) the expenses and compensation of any trustee or other fiduciary, (j) contractual services and professional services required by the Bond Ordinance, (k) salaries, labor and the cost of materials and supplies used for current operation, and (l) all other third party administrative, general and commercial expenses, but (i) excluding any allowance for depreciation or any amounts for capital replacements; (ii) excluding the costs of improvements, extensions, enlargements and betterments (or any combination thereof) that qualify as capital items in accordance with generally accepted accounting principles, or any reserves therefor; (iii) excluding any reserves for operation, maintenance or repair of the Facilities; (iv) excluding any allowance for the redemption of any bond or other security evidencing a loan, or the payment of any interest thereon, or any reserve therefor; and (v) excluding liabilities incurred by the City as the result of its negligence in the operation of the Facilities or other ground of legal liability not based on contract, or any reserve therefor.

"*Ordinance No. 7421*" means Ordinance No. 7421, introduced, passed and adopted by the Council on the 3rd day of May, 2005.

"*Ordinance No. 7524*" means Ordinance 7524, introduced, passed and adopted by the Council on the 5th day of June, 2007.

"*Ordinance No. 7754*" means Ordinance No. 7754, introduced, passed and adopted by the Council on the 7th day of September, 2010.

"*Ordinance No. 7781*" means Ordinance No. 7781, introduced, passed and adopted by the Council on the 18th day of January, 2011.

"*Ordinance No. 7875*" means Ordinance No. 7875, introduced, passed and adopted by the Council on the 16th day of October, 2012.

"Ordinance No. 8074" means Ordinance No. 8074, introduced, passed and adopted by the Council on the 1st day of September, 2015.

"*Original Purchaser*" means the original purchaser of the 2016 Bonds as designated in the Bond Ordinance.

"*Outstanding*" when used with reference to bonds as of any particular date means all bonds payable from the Net Income of the Facilities in any manner theretofore and thereupon being executed and delivered:

(a) except any bond canceled by the City, by the Paying Agent, or otherwise on the City's behalf, at or before said date;

(b) except any bond for the payment or the redemption of which moneys at least equal to the principal amount of, any prior redemption premium due in connection with, and the interest on the bond to the date of maturity or the prior redemption date, will have theretofore been deposited with a commercial bank in escrow or in trust for that purpose, as provided in Section 9.01 of the Bond Ordinance; and

(c) except any bond in lieu of or in substitution for which another bond will have been executed and delivered pursuant to Section 3.08, Section 3.09 or Section 11.08 of the Bond Ordinance.

"*Parity Bonds*" means bonds or other obligations payable from Net Income on a parity with the 2016 Bonds authorized to be issued in the Bond Ordinance.

"*Paying Agent*" means U.S. Bank National Association, or its successors, acting under the Bond Ordinance as, among other things, paying agent, registrar and authenticating agent.

"*Permitted Investments*" means any investment permitted by the laws of the State and the City's investment policies.

"*Person*" means a corporation, firm, other body corporate, partnership, association or individual, and also includes an executor, administrator, trustee, receiver or other representative appointed according to law.

"*Project*" means the construction, improvement, acquisition and equipping of certain treatment and capacity improvements to the City's water treatment facilities and other capital improvements with respect to the Facilities.

"*Project Fund*" means the "City of Boulder, Colorado Water and Sewer Revenue Bonds, Series 2016 Project Fund" created in the Bond Ordinance.

"*Rebate Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2016 Rebate Fund" created in the Bond Ordinance.

"*Rebate Income Account*" means the Rebate Income Account created in the Bond Ordinance.

"*Rebate Principal Account*" means the Rebate Principal Account created in the Bond Ordinance.

"*Record Date*" means the 15th day of the month prior to each interest payment date with respect to the 2016 Bonds.

"*Registered Owner*" or "*holder*" means the Person or Persons in whose name or names a bond will be registered on the registration books of the City maintained by the Paying Agent.

"*Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2016 Reserve Fund" created in the Bond Ordinance.

"*Sewer Income Fund*" means the "City of Boulder Sewer Income Fund," created and designated as the "City of Boulder Gross Income Sewer Fund" in Section 9, Ordinance No. 2000, and directed to be continued and redesignated in the Bond Ordinance.

"*Sewer System*" means the City's municipally owned sanitary sewer system, consisting of all properties, real, personal, mixed, or otherwise, now owned or hereafter acquired by the City, through purchase, construction, or otherwise, and used in connection with the sanitary sewer system of the City, and in any way appertaining thereto, whether situated within or without the corporate boundaries of the City, or both within and without the corporate boundaries of the City.

"*Sewer System Operation and Maintenance Fund*" means the "City of Boulder Sewer System Operation and Maintenance Fund" created by Ordinance No. 2577, and directed to be continued in Ordinance No. 7421, Ordinance No. 7524, Ordinance No. 7754, Ordinance No. 7781, Ordinance No. 7875, Ordinance No. 8074 and in the Bond Ordinance.

"*State*" means the State of Colorado.

"*Subordinate Bonds*" means bonds payable from Net Income subordinate and junior to the lien of the 2016 Bonds authorized to be issued.

"*Superior Bonds*" means bonds payable from Net Income superior to the lien of the 2016 Bonds authorized to be issued.

"*Tax Letter of Instructions*" means the Tax Letter of Instructions, dated the date of delivery of the 2016 Bonds, delivered by Kutak Rock LLP to the City, as the same may be superseded or amended as provided in the Bond Ordinance.

"*2005B Bonds*" means the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2005B," authorized by Ordinance No. 7421.

"*2005B Bond Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Refunding Bonds, Series 2005B Interest and Bond Retirement Fund" created in Ordinance No. 7421.

"*2005B Minimum Bond Reserve*" means the "Minimum Bond Reserve" as defined in Ordinance No. 7421.

"*2005B Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Refunding Bonds, Series 2005B Reserve Fund" created in Ordinance No. 7421.

"*2007 Bonds*" means the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2007, authorized by Ordinance No. 7524."

"*2007 Bond Fund*" means the "City of Boulder, Colorado Water and Sewer Revenue Bonds Series 2007 Interest and Bond Retirement Fund," created in Ordinance No. 7524.

"*2007 Minimum Bond Reserve*" means the "Minimum Bond Reserve," as defined in Ordinance No. 7524.

"*2007 Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Refunding Bonds, Series 2007 Reserve Fund," created in Ordinance No. 7524.

"*2007 Reserve Policy*" means the Municipal Bond Debt Service Reserve Insurance Policy issued by Financial Security Assurance Inc. and deposited in or credited to the 2007 Reserve Fund pursuant to Ordinance No. 7524.

"*2010 Bonds*" means the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2010, authorized by Ordinance No. 7754."

"*2010 Bond Fund*" means the "City of Boulder, Colorado Water and Sewer Revenue Bonds Series 2010 Interest and Bond Retirement Fund," created in Ordinance No. 7754.

"*2010 Minimum Bond Reserve*" means the "Minimum Bond Reserve," as defined in Ordinance No. 7754.

"*2010 Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2010 Reserve Fund," created in Ordinance No. 7754.

"*2011 Bonds*" means the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2011," authorized by Ordinance No. 7781.

"*2011 Bond Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2011 Interest and Bond Retirement Fund," created in Ordinance No. 7781.

"*2011 Minimum Bond Reserve*" means the "Minimum Bond Reserve," as defined in Ordinance No. 7781.

"*2011 Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2011 Reserve Fund," created in Ordinance No. 7781.

"*2012 Bonds*" means those bonds designated as the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Refunding Bonds, Series 2012."

"*2012 Bond Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Refunding Bonds, Series 2012 Interest and Bond Retirement Fund," created in Ordinance No. 7875.

"*2012 Minimum Bond Reserve*" means the "Minimum Bond Reserve," as defined in Ordinance No. 7875.

"*2012 Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Refunding Bonds, Series 2012 Reserve Fund," created in Ordinance No. 7875.

"*2012 Reserve Policy Agreement*" means the Reserve Policy Insurance Agreement, dated as of November 1, 2012, by and between the City and the 2012 Reserve Policy Provider with respect to the 2012 Bonds and the 2012 Reserve Policy.

"*2012 Reserve Policy Provider*" means Assured Guaranty Municipal Corp., and its successors and assigns.

"*2012 Reserve Policy*" means the municipal bond debt service reserve insurance policy issued by the 2012 Reserve Policy Provider guaranteeing certain payments from the

Reserve Fund with respect to the 2012 Bonds, which shall be deposited to the 2012 Reserve Fund.

"*2015 Bond Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2015 Interest and Bond Retirement Fund," created in Ordinance No. 8074.

"*2015 Minimum Bond Reserve*" means the "Minimum Bond Reserve," as defined in Ordinance No. 8074.

"*2015 Reserve Fund*" means the "City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2015 Reserve Fund," created in Ordinance No. 8074.

"*2016 Bonds*" means those bonds issued under the Ordinance and designated as the "City of Boulder, Colorado (Acting through its Water Utility Enterprise and Wastewater Utility Enterprise), Water and Sewer Revenue Bonds, Series 2016.

"*2016 Reserve Policy Agreement*" means the Reserve Policy Insurance Agreement, by and between the City and the 2016 Reserve Policy Provider with respect to the 2016 Bonds and the 2016 Reserve Policy.

"*2016 Reserve Policy Provider*" means Assured Guaranty Municipal Corp., and its successors and assigns.

"*2016 Reserve Policy*" means the municipal bond debt service reserve insurance policy issued by the 2016 Reserve Policy Provider guaranteeing certain payments from the Reserve Fund with respect to the 2016 Bonds, which shall be credited to the 2016 Reserve Fund.

"*Water Income Fund*" means the "City of Boulder Water Income Fund," created and designated as the "City of Boulder Gross Income Water Fund" in Section 9, Ordinance No. 2000, and directed to be continued and redesignated in the Bond Ordinance.

"*Water System*" means the City's municipally-owned water system, consisting of all properties, real personal, mixed or otherwise, now owned or hereafter acquired by the City, through purchase, construction, or otherwise, and used in connection with the water system of the City, and in any way appertaining thereto, whether situated within or without the City limits, or both within and without the City limits.

"*Water System Operation and Maintenance Fund*" means the "City of Boulder Water System Operation and Maintenance Fund" created in Ordinance No. 5491 and directed to be continued in Ordinance No. 7421, Ordinance No. 7524, Ordinance No. 7754, Ordinance No.7781, Ordinance No. 7875, Ordinance No. 8074 and the Bond Ordinance.

Ordinance to Constitute Contract

In consideration of the purchase and the acceptance of the 2016 Bonds by those who will hold the same from time to time, the provisions of the Bond Ordinance will be deemed to be and will constitute contracts between the City and the holders from time to time of the 2016 Bonds; and the covenants and agreements in the Bond Ordinance set forth to be performed on behalf of the City will be for the equal benefit, protection and security of the holders of any and all of the Outstanding 2016 Bonds, all of which, regardless of the time or times of their issue or

maturity, will be of equal rank without preference, priority or distinction of any of the 2016 Bonds over any other thereof, except as otherwise expressly provided in or pursuant to the Bond Ordinance.

Pledge Securing 2016 Bonds

Subject only to the right of the City to cause amounts to be withdrawn therefrom and paid on account of Operation and Maintenance Expenses of the Facilities, the Net Income and all moneys and securities paid, or to be paid to, or held, or to be held, in any account under Article V of the Bond Ordinance or under the Bond Ordinance are pledged to secure the payment of the principal of and the interest on the 2016 Bonds; and this pledge of the resulting Net Income will be valid and binding from and after the date of the first delivery of any 2016 Bonds, and the moneys, as received by the City and pledged, will immediately be subject to the lien of this pledge without any physical delivery thereof or further act, and the lien of this pledge and the obligation to perform the contractual provisions made will have priority over any or all other obligations and liabilities of the City, and the lien of this pledge will be valid and binding as against all parties having claims of any kind in tort, contract or otherwise against the City irrespective of whether such parties have notice thereof.

Income Deposits

So long as any of the 2016 Bonds will be Outstanding, either as to principal or interest, or both, the entire Gross Income of the Facilities will be set aside and credited, as follows:

(a) *Sewer Income Fund*. For the purposes of the Bond Ordinance, a separate account will continue to be set aside, maintained and known as the "City of Boulder Sewer Income Fund" (the "Sewer Income Fund"). So long as any of the 2016 Bonds will be Outstanding, either as to principal or interest, all Gross Income derived from the operation of the Sewer System will continue to be credited to the Sewer Income Fund.

(b) *Water Income Fund*. For the purposes of the Bond Ordinance, a separate account will continue to be set aside, maintained and known as the "City of Boulder Water Income Fund" (the "Water Income Fund"). So long as any of the 2016 Bonds will be Outstanding, either as to principal or interest, all Gross Income derived from the operation of the Water System will continue to be credited to the Water Income Fund.

Administration of Income Funds

So long as any of the 2016 Bonds authorized by the Bond Ordinance will be Outstanding, either as to principal or interest, or both, as provided in the Bond Ordinance, the following payments will be made from the Sewer Income Fund and the Water Income Fund:

(a) *Sewer O. & M. Expenses*. First, as a first charge thereon, there will be set aside from the Sewer Income Fund in an account heretofore created by Ordinance No. 2577 and reauthorized by Ordinance No. 7421, Ordinance No. 7524, Ordinance No. 7754, Ordinance No. 7781, Ordinance No. 7875, Ordinance No. 8074 and the Bond Ordinance and known as the "City of Boulder Sewer System Operation and Maintenance Fund" (the "Sewer System Operation and Maintenance Fund"), moneys sufficient to pay Operation and Maintenance Expenses of the Sewer System as they become due and payable, and thereupon they will be promptly paid. Any

surplus remaining at the end of the Fiscal Year and not needed for Operation and Maintenance Expenses will be transferred to the Sewer Income Fund and be used for the purposes thereof, as provided in the Bond Ordinance.

(b) *Water O. & M. Expenses*. Concurrently, as a first charge thereon, there will be set aside from the Water Income Fund in an account heretofore created and reauthorized by Ordinance No. 7421, Ordinance No. 7524, Ordinance No. 7754, Ordinance No. 7781, Ordinance No. 7875, Ordinance No. 8074 and the Bond Ordinance, known as the "City of Boulder Water System Operation and Maintenance Fund" (the "Water System Operation and Maintenance Fund"), moneys sufficient to pay Operation and Maintenance Expenses of the Water System, as they become due and payable, and thereupon they will be promptly paid. Any surplus remaining at the end of the Fiscal Year and not needed for Operation and Maintenance Expenses will be transferred to the Water Income Fund and be used for the purposes thereof, as provided in the Bond Ordinance.

Bond and Reserve Funds

2005B Bond Fund Payments. Second, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, there will be credited to the 2005B Bond Fund the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2005B Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2005B Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2005B Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2005B Bonds.

The moneys credited to the 2005B Bond Fund will be used to pay the principal of and interest on the 2005B Bonds as the same become due.

2005B Reserve Fund Payments. Third, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2005B Reserve Fund by Ordinance No. 7421, there will be credited to the 2005B Reserve Fund any moneys necessary to make up any deficiency in the 2005B Reserve Fund, to the extent moneys on deposit in the 2005B Reserve Fund are less than the 2005B Minimum Bond Reserve. No payment need be made into the 2005B Reserve Fund so long as the moneys therein are at least equal to the 2005B Minimum Bond Reserve. The moneys in the 2005B Reserve Fund will be maintained as a continuing reserve to be used, except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2005B Bonds resulting from the failure to deposit into the 2005B Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2005B

Reserve Fund arises due to a transfer from the 2005B Reserve Fund to the 2005B Bond Fund, then such deficiency will be made up from the Sewer Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2005B Reserve Fund in excess of the 2005B Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2005B Reserve Fund, may be withdrawn therefrom and transferred to the 2005B Bond Fund.

2007 Bond Fund Payments. Fourth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, there will be credited to the 2007 Bond Fund, the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2007 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2007 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2007 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2007 Bonds.

The moneys credited to the 2007 Bond Fund will be used to pay the principal of and interest on the 2007 Bonds as the same become due.

2007 Reserve Fund Payments. Fifth, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2007 Reserve Fund by Ordinance No. 7524, there will be credited to the 2007 Reserve Fund any moneys necessary to make up any deficiency in the 2007 Reserve Fund, to the extent moneys on deposit in the 2007 Reserve Fund are less than the 2007 Minimum Bond Reserve. No payment need be made into the 2007 Reserve Fund so long as the moneys therein are at least equal to the 2007 Minimum Bond Reserve. The moneys in the 2007 Reserve Fund will be maintained as a continuing reserve to be used, except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2007 Bonds resulting from the failure to deposit into the 2007 Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2007 Reserve Fund arises due to a transfer from the 2007 Reserve Fund to the 2007 Bond Fund, then such deficiency will be made up from the Sewer Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2007 Reserve Fund in excess of the 2007 Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2007 Reserve Fund, may be withdrawn therefrom and transferred to the 2007 Bond Fund.

2010 Bond Fund Payments. Sixth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, there will be credited to the 2010 Bond Fund the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2010 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2010 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2010 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2010 Bonds.

The moneys credited to the 2010 Bond Fund will be used to pay the principal of and interest on the 2016 Bonds as the same become due.

2010 Reserve Fund Payments. Seventh, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, except as provided in Sections in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2010 Reserve Fund by Ordinance No. 7754, there will be credited to the 2010 Reserve Fund any moneys necessary to make up any deficiency in the 2010 Reserve Fund, to the extent moneys on deposit in the 2010 Reserve Fund are less than the 2010 Minimum Bond Reserve. No payment need be made into the 2010 Reserve Fund so long as the moneys therein are at least equal to the 2010 Minimum Bond Reserve. The moneys in the 2010 Reserve Fund will be maintained as a continuing reserve to be used, except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2010 Bonds resulting from the failure to deposit into the 2010 Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2010 Reserve Fund arises due to a transfer from the 2010 Reserve Fund to the 2010 Bond Fund, then such deficiency will be made up from the Sewer Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2010 Reserve Fund in excess of the 2010 Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2010 Reserve Fund, may be withdrawn therefrom and transferred to the 2010 Bond Fund.

2011 Bond Fund Payments. Eighth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, there shall be credited to the 2011 Bond Fund, created in Section 4.01 of the Bond Ordinance, the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2011 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2011 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2011 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2011 Bonds.

The moneys credited to the 2011 Bond Fund will be used to pay the principal of and interest on the 2016 Bonds as the same become due.

2011 Reserve Fund Payments. Ninth, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Water Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2011 Reserve Fund by Ordinance No. 7754, there will be credited to the 2011 Reserve Fund any moneys necessary to make up any deficiency in the 2011 Reserve Fund, to the extent moneys on deposit in the 2011 Reserve Fund are less than the 2011 Minimum Bond Reserve. No payment need be made into the 2011 Reserve Fund so long as the moneys therein are at least equal to the 2011 Minimum Bond Reserve. The moneys in the 2011 Reserve Fund will be maintained as a continuing reserve to be used, except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2011 Bonds resulting from the failure to deposit into the 2011 Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2011 Reserve Fund arises due to a transfer from the 2011 Reserve Fund to the 2011 Bond Fund, then such deficiency will be made up from the Sewer Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2011 Reserve Fund in excess of the 2011 Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2011 Reserve Fund, may be withdrawn therefrom and transferred to the 2011 Bond Fund.

2012 Bond Fund Payments. Tenth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, there shall be credited to the 2012 Bond Fund the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2012 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2012 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2012 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2012 Bonds.

The moneys credited to the 2012 Bond Fund shall be used to pay the principal of and interest on the 2012 Bonds as the same become due.

2012 Reserve Fund Payments. Eleventh, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2012 Reserve Fund by Ordinance No. 7875, there shall be credited to the 2012 Reserve Fund any moneys necessary to make up any deficiency in the 2012 Reserve Fund, to the extent moneys on deposit in the 2012 Reserve Fund are less than the 2012 Minimum Bond Reserve or to repay the 2012 Reserve Policy Provider for a drawing on the 2012 Reserve Policy. No payment need be made into the 2012 Reserve Fund

so long as the moneys therein are at least equal to the 2012 Minimum Bond Reserve and no draw has been made on the 2012 Reserve Policy deposited in the 2012 Reserve Fund. The moneys in the 2012 Reserve Fund shall be maintained as a continuing reserve to be used (including draws on the 2012 Reserve Policy), except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2012 Bonds resulting from the failure to deposit into the 2012 Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2012 Reserve Fund arises due to a transfer from the 2012 Reserve Fund to the 2012 Bond Fund (or a draw on the 2012 Reserve Policy), then such deficiency shall be made up from the Water Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2012 Reserve Fund in excess of the 2012 Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2012 Reserve Fund, may be withdrawn therefrom and transferred to the 2012 Bond Fund.

2015 Bond Fund Payments. Twelfth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, there shall be credited to the 2015 Bond Fund the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2015 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2015 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2015 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2015 Bonds.

The moneys credited to the 2015 Bond Fund shall be used to pay the principal of and interest on the 2015 Bonds as the same become due.

2015 Reserve Fund Payments. Thirteenth, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the 2015 Reserve Fund by Ordinance No. 7875, there shall be credited to the 2015 Reserve Fund any moneys necessary to make up any deficiency in the 2015 Reserve Fund, to the extent moneys on deposit in the 2015 Reserve Fund are less than the 2015 Minimum Bond Reserve or to repay the 2015 Reserve Policy Provider for a drawing on the 2015 Reserve Policy. No payment need be made into the 2015 Reserve Fund so long as the moneys therein are at least equal to the 2015 Minimum Bond Reserve and no draw has been made on the 2015 Reserve Policy credited to the in the 2015 Reserve Fund. The moneys in the 2015 Reserve Fund shall be maintained as a continuing reserve to be used (including draws on the 2015 Reserve Policy), except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2015 Bonds resulting from the failure to deposit into the 2015 Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the 2015 Reserve Fund arises due to a transfer from the 2015 Reserve Fund to

the 2015 Bond Fund (or a draw on the 2015 Reserve Policy), then such deficiency shall be made up from the Water Income Fund as soon as any moneys become available therein. Any moneys at any time in the 2015 Reserve Fund in excess of the 2015 Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the 2015 Reserve Fund, may be withdrawn therefrom and transferred to the 2015 Bond Fund.

Bond Fund Payments. Fourteenth, and concurrently with the payments required for the bond funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, there shall be credited to the Bond Fund, created in Section 4.01 of the Bond Ordinance, the following:

(a) *Interest Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2016 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of interest on the 2016 Bonds then Outstanding.

(b) *Principal Payments*. Monthly, commencing on the first day of the month immediately succeeding the delivery of any of the 2016 Bonds, an amount in equal monthly installments necessary, together with any other moneys from time to time available therefor, from whatever source, to pay the next maturing installment of principal of the Outstanding 2016 Bonds.

The moneys credited to the Bond Fund shall be used to pay the principal of and interest on the 2016 Bonds as the same become due.

Reserve Fund Payments. Fifteenth, and concurrently with the payments required for the reserve funds of the Parity Bonds as set forth in the Bond Ordinance, from any moneys remaining in the Sewer Income Fund, except as provided in the Bond Ordinance, and in addition to the moneys required to be deposited in the Reserve Fund by the Bond Ordinance, there shall be credited to the Reserve Fund any moneys necessary to make up any deficiency in the Reserve Fund, to the extent moneys on deposit in or credited to the Reserve Fund are less than the Minimum Bond Reserve or to repay a drawing on the 2016 Reserve Policy. No payment need be made into the Reserve Fund so long as the moneys therein or credited thereto are at least equal to the Minimum Bond Reserve and no draw has been made on the 2016 Reserve Policy deposited to the Reserve Fund. The moneys in the Reserve Fund shall be maintained as a continuing reserve to be used (including draws on the 2016 Reserve Policy), except as provided in the Bond Ordinance, only to prevent deficiencies in the payment of the principal of and the interest on the 2016 Bonds resulting from the failure to deposit into the Bond Fund sufficient funds to pay said principal and interest as the same accrue. Except as otherwise provided in the Bond Ordinance, if a deficiency in the Reserve Fund arises due to a transfer from the Reserve Fund to the Bond Fund (or a draw on the 2016 Reserve Policy), then such deficiency shall be made up from the Water Income Fund as soon as any moneys become available therein. Any moneys at any time in the Reserve Fund in excess of the Minimum Bond Reserve, including investment earnings derived from amounts on deposit in the Reserve Fund, may be withdrawn therefrom and transferred to the Bond Fund.

Rebate Fund

The City established the "City of Boulder, Colorado Water and Sewer Revenue Bonds, Series 2016 Rebate Fund" (the "Rebate Fund"), which will be expended in accordance with the provisions of the Bond Ordinance and the Tax Letter of Instructions, and there is further established within said Rebate Fund the Rebate Principal Account and the Rebate Income Account. The City will make deposits to and disbursements from the Rebate Fund in accordance with the Tax Letter of Instructions, will invest the Rebate Fund pursuant to said Tax Letter of Instructions, and will deposit income from said investments immediately upon receipt thereof in the Rebate Income Account, all as set forth in the Tax Letter of Instructions. The deposits required to be made to the Rebate Fund will be made from any Net Income of the Facilities, including amounts on deposit in any fund or account created by the Bond Ordinance. The City will make the calculations, deposits, disbursements and investments as may be required by the immediately preceding sentence or, to the extent it deems necessary in order to ensure the tax exempt status of interest on the 2016 Bonds, will employ at its expense a person or firm with recognized expertise in the area of rebate calculation, to make such calculations. The Tax Letter of Instructions may be superseded or amended by a new Tax Letter of Instructions drafted by, and accompanied by an opinion of, nationally recognized bond counsel addressed to the City to the effect that the use of said new Tax Letter of Instructions will not cause the interest on the 2016 Bonds to become includible in Gross Income for the purposes of federal income taxation.

The City will annually make the rebate deposit described in the Tax Letter of Instructions. Records of the determinations required by the Bond Ordinance and the Tax Letter of Instructions will be retained by the City until six years after the final retirement of the 2016 Bonds.

Not later than 30 days after the end of the fifth anniversary of the date of issuance of the 2016 Bonds and every five years thereafter, the City will pay to the United States of America 90% of the amount required to be on deposit in the Rebate Principal Account as of such payment date and 100% of the amount on deposit in the Rebate Income Account as of such payment date. Not later than 60 days after the final retirement of the 2016 Bonds, the City will pay to the United States of America 100% of the balance remaining in the Rebate Principal Account and the Rebate Income Account. Each payment required to be paid to the United States of America pursuant to Section 5.16 of the Bond Ordinance will be filed with the Internal Revenue Service Center, Ogden, Utah 84201. Each payment will be accompanied by a copy of the Internal Revenue Form 8038-G originally filed with respect to the 2016 Bonds and a statement summarizing the determination of the amount to be paid to the United States of America.

Termination of Deposits

No payment need be made into the Bond Fund, the Reserve Fund, or both, if the amount in the Bond Fund and the amount in the Reserve Fund total a sum at least equal to the entire amount of the Outstanding 2016 Bonds, both as to principal and interest to their respective maturities, or to any prior redemption date on which the City shall have exercised or shall have obligated itself to redeem prior to their respective maturities the 2016 Bonds then Outstanding and thereafter maturing, and both accrued and not accrued, in which case, moneys in said two accounts in an amount, except for any interest or other gain to accrue from any investment of moneys in Permitted Investments from time to time of any such deposit to the time or respective times the proceeds of any such investment shall be needed for such payment, at least equal to

such principal and interest requirements, shall be used together with any such gain from investments solely to pay such as the same become due; and any moneys in excess thereof in said two accounts and any other moneys derived from the operation of the Facilities may be used in any lawful manner determined by the Council.

Defraying Delinquencies

If, in any month, the City shall for any reason fail to pay into the Bond Fund the full amount above stipulated from the Sewer Income Fund, then an amount shall be paid into the Bond Fund in such month from the Reserve Fund (or from a draw on the 2016 Reserve Policy), in accordance with the Bond Ordinance, equal to the difference between that paid from the Sewer Income Fund and the full amount so stipulated. The money so used shall be replaced in the Reserve Fund (or used to reimburse a draw on the 2016 Reserve Policy) from the first income thereafter received from the operation of the Facilities not required to be otherwise applied by the Bond Ordinance, but excluding any payments required for any Subordinate Bonds. In the event that other bonds are Outstanding, any lien to secure the payment of which on the Net Income is on a parity with the lien thereon of the 2016 Bonds, and the proceedings authorizing the issuance of those bonds require the replacement of moneys in a reserve fund therefor, then the moneys replaced in the Reserve Fund for the 2016 Bonds (or used to reimburse a draw on the 2016 Reserve Policy) and in each such other reserve fund shall be replaced on a pro rata basis as moneys become available therefor. If, in any month, the City shall for any reason fail to pay into the Reserve Fund (or reimburse a draw on the 2016 Reserve Policy) the full amount above stipulated, if any, from the Net Income, the difference between the amount paid and the amount so stipulated shall in a like manner be paid therein from the first Net Income thereafter received and not required to be applied otherwise by the Bond Ordinance, but excluding any payments required for any Subordinate Bonds. The moneys in the Bond Fund and in the Reserve Fund shall be used solely and only for the purpose of paying the principal of and the interest on the 2016 Bonds; provided, however, that any moneys at any time in excess of the Minimum Bond Reserve in the Reserve Fund may be withdrawn therefrom and used as provided for the payment of the 2016 Bonds as they become due or on any prior redemption date; and provided, further, that any moneys in the Bond Fund and in the Reserve Fund in excess of accrued and unaccrued principal and interest requirements to the respective maturities or designated prior redemption date of the Outstanding 2016 Bonds may be used as provided in Section 5.19 of the Bond Ordinance.

Payment of Additional Bonds

Sixteenth, but either concurrently with, in the case of additional Parity Bonds, or subsequent to, in the case of additional Subordinate Bonds, the payments required by the Bond Ordinance with respect to Parity Bonds, as provided in the Bond Ordinance, any moneys remaining in the Water Income Fund and in the Sewer Income Fund, after making the payments provided above, may be used by the City for the payment of interest on and the principal of additional bonds hereafter authorized to be issued and payable from the Net Income of the Facilities, including reasonable reserves therefor, as the same accrue; provided, however, that the lien of such additional bonds on the Net Income of the Facilities and the pledge thereof for the payment of such additional bonds will be on a parity with, in the case of additional Parity Bonds, or subordinate to, in the case of additional Subordinate Bonds, the lien and pledge of the bonds, as provided in the Bond Ordinance.

Facilities Income Pledge

If moneys in the Water Income Fund or the Sewer Income Fund are at any time insufficient to pay the amounts required to be paid therefrom, after permitted transfers from the Reserve Fund, then moneys in either such fund will be used to pay all items payable therefrom pursuant to the Bond Ordinance.

Use of Remaining Revenues

After making the payments required above pursuant to the Bond Ordinance, any remaining income derived from the operation of the Water System in the Water Income Fund, and any remaining income derived from the operation of the Sewer System in the Sewer Income Fund, will be used for any one of any combination of purposes, as follows:

(a) *Payment of Obligations*. For the payment of the interest on and principal of general obligation bonds, debt and other obligations, if any, incurred in the acquisition, construction and improvement of the Facilities;

(b) *Purchase of Obligations*. For the purchase in the open market of the 2016 Bonds or any other Outstanding bonds or other obligations incurred for any such purpose or purposes and payable from the Net Income of the Facilities, at the best price obtainable, not, however, in excess of the call price therefor then applicable, or if none be then applicable, not in excess of a reasonable price therefor;

(c) *Prior Redemption*. For the prior redemption of the 2016 Bonds or any other Outstanding bonds or other obligations payable from the Net Income of the Facilities, in accordance with the provisions of the 2016 Bonds or other obligations and any instrument authorizing their issuance, including but not necessarily limited to the Bond Ordinance, but not in excess of a price at which such 2016 Bonds or other obligations can be purchased in the open market;

(d) *Improvement*. For the repair, enlargement, extension, betterment and improvement of the Facilities;

(e) *O. & M. Expenses*. For defraying any Operation and Maintenance Expenses for which provision has not otherwise been made (i) of the sewer system with surplus water Gross Income or (ii) of the water system with surplus sewer Gross Income; and

(f) *Any Other Purpose*. For any lawful purpose or purposes authorized by the Constitution and laws of the State and the resolutions, ordinances and Charter of the City, as the same may be amended from time to time.

Project Fund

Use of Project Fund. The moneys in the Project Fund, except as otherwise expressly provided in the Bond Ordinance, shall be used and paid out solely for the purpose of paying costs of the Project including, without limitation, interest during construction of the Project, engineering, inspection, fiscal and legal expenses, costs of financial, professional and other estimates and advice, contingencies, any reimbursements due to the federal government, or any agency, instrumentality or corporation thereof, of any moneys theretofore expended for or in connection with the Project, and all such other incidental expenses as may be necessary or

incidental to the financing and construction of the Project, or any part thereof, the issuance of the 2016 Bonds and the placing of the Project in operation.

Application of Project Fund. Moneys, except as otherwise expressly provided in the Bond Ordinance, shall be withdrawn from the Project Fund for the purposes designated in the Bond Ordinance upon written direction of the Manager or her designee. Moneys shall be disbursed only upon receipt of bills or invoices indicating that the required sum is then due and owing for materials supplied or work satisfactorily completed in substantial accordance with the plans and specifications for the work involved. Any interest earnings on moneys deposited to the Project Fund shall be retained in the Project Fund until the Project shall have been completed and then shall be transferred as provided "Completion of the Project" below.

Prevention of Bond Default. The Chief Financial Officer shall use any 2016 Bond proceeds credited to the Project Fund, without further order or warrant, to pay the interest on and the principal of the 2016 Bonds as the same become due whenever and to the extent moneys in the Bond Fund or otherwise available therefor are insufficient for that purpose, unless such 2016 Bond proceeds shall be needed to defray obligations accrued and to accrue under any contracts then existing and appertaining to the Project. The Chief Financial Officer shall promptly notify the Council of any such use. Any moneys so used shall be restored to the Project Fund, as permitted by the Bond Ordinance, from the Net Income of the Facilities thereafter received and not needed to meet the requirements provided in the Bond Ordinance.

Completion of Project. When the Project shall have been completed in accordance with the relevant plans and specifications and all amounts due therefor, including all proper incidental expenses, shall have been paid, or for which full provision shall have been made, the Chief Financial Officer shall cause to be transferred to the Reserve Fund, all surplus moneys remaining in the Project Fund, if any, to the extent the amount on deposit in the Reserve Fund is less than the Minimum Bond Reserve, and any remaining surplus moneys shall be transferred to the Bond Fund, except for moneys to be retained to pay any unpaid accrued costs or contingent obligations. The Chief Financial Officer may cause to be transferred from the Project Fund to the Reserve Fund, to the extent of any deficiency, at any time prior to the termination of the Project Fund any moneys which will not be necessary for the Project.

Original Purchaser Not Responsible. The validity of the 2016 Bonds shall not be dependent on, nor be affected by, the validity or regularity of any proceedings relating to the acquisition, construction, reconstruction or replacement of the Project, or any part thereof, or to the completion of the Project. The Original Purchaser of the 2016 Bonds, any associate thereof, and any subsequent holder of any 2016 Bond shall in no manner be responsible for the application or disposal by the City or by any of its officers, agents and employees of the moneys derived from the sale of the 2016 Bonds or any other moneys designated in the Bond Ordinance.

Lien on Bond Proceeds. Until the proceeds of the 2016 Bonds are applied as described above and used to defray costs of the Project from time to time, the 2016 Bonds shall be secured by a lien on such proceeds which are pledged for the benefit of the holders of the 2016 Bonds from time to time as provided in the Bond Ordinance.

Investment of Moneys

Any moneys in any account designated in the Bond Ordinance, and not needed for immediate use, may be invested or reinvested by the Chief Financial Officer in securities or

obligations which are lawful investments for such funds of the City and which constitute Permitted Investments. The Permitted Investments so purchased as an investment or reinvestment of moneys in any such account shall be deemed at all times to be part of the account, and (unless otherwise expressly provided in the Bond Ordinance) any interest accruing thereon and any other gain realized therefrom shall be credited to the account, and any loss resulting from such investment shall be charged to the account; provided, however, that any yield from investments of moneys in the Reserve Fund in excess of the Minimum Bond Reserve may be credited to the Sewer Income Fund or Water Income Fund on a pro rata basis based on each fund's share of the Reserve Fund. In computing the amount in any such account for any purpose under the Bond Ordinance, except as otherwise expressly provided in the Bond Ordinance, such obligation will be valued at the lower of the cost or market value thereof, exclusive of any accrued interest or any other gain. The expenses of purchase, safekeeping, sale and all other expenses incident to any investment or reinvestment of moneys pursuant to Section 6.03 of the Bond Ordinance will be accounted for as Operation and Maintenance Expenses. The Chief Financial Officer will present for redemption or sale on the prevailing market at the best price obtainable any Permitted Investments so purchased as an investment of moneys in the account whenever it will be necessary so to do to provide moneys to meet any withdrawal, payment or transfer from such account. The Chief Financial Officer will not be liable or responsible for any loss resulting from any such investment made in accordance with the Bond Ordinance.

First Lien Bonds

The 2016 Bonds, subject to the payment of all necessary and reasonable Operation and Maintenance Expenses of the Facilities, constitute an irrevocable and first lien (but not necessarily an exclusive first lien) upon the resulting Net Income derived from the operation and use of the Facilities on a parity with the lien thereon of the Outstanding Parity Bonds.

Equality of 2016 Bonds

The 2016 Bonds from time to time Outstanding are equitably and ratably secured by a lien on Net Income and shall not be entitled to any priority one over the other in the application of the Net Income regardless of the time or times of the issuance of the 2016 Bonds, it being the intention of the Council that there shall be no priority among the 2016 Bonds regardless of the fact that they may be actually issued and delivered at different times.

Additional Bonds

Issuance of Parity Bonds. The City may issue additional bonds payable from Net Income and constituting a lien thereupon on a parity with, but not prior nor superior to, the lien of the 2016 Bonds, nor to prevent the issuance of bonds refunding all or a part of the 2016 Bonds; provided, however, that before any such additional Parity Bonds are authorized or actually issued (excluding any parity refunding bonds other than any bonds refunding Subordinate Bonds as permitted in the Bond Ordinance):

(a) *Absence of Default*. The City shall not have defaulted in making any payments required by Article V of the Bond Ordinance during the 24 calendar months immediately preceding the issuance of such additional bonds, or if none of the 2016 Bonds have been issued and Outstanding for a period of at least 24 calendar months, for the longest period any of the 2016 Bonds have been issued and Outstanding.

(b) *Facilities Earnings Test*. The annual Gross Income derived from the operation of the Facilities for the Fiscal Year immediately preceding the date of the issuance of such additional Parity Bonds shall have been sufficient to pay the annual Operation and Maintenance Expenses of the Facilities for said Fiscal Year, and, in addition, sufficient to pay an amount representing 125% of the combined maximum annual principal and interest requirements of the Outstanding Parity Bonds of the City payable from and constituting a lien upon Net Income of the Facilities and the bonds proposed to be issued, except as otherwise expressly provided in the Bond Ordinance.

(c) *Reduction of Annual Requirements*. The respective annual principal and interest requirements (including as a principal requirement the amount of any prior redemption premiums due on any prior redemption date as of which any Outstanding bonds have been called or have been ordered to be called for prior redemption) shall be reduced to the extent such requirements are scheduled to be paid each of the respective Fiscal Years with moneys held in trust or in escrow for that purpose by any Insured Bank located within or without the State and exercising trust powers, including the known minimum yield from any investment in Federal Securities.

(d) *Consideration of Additional Expenses*. In determining whether or not additional Parity Bonds may be issued as aforesaid, consideration shall be given to any probable increase (but not reduction) in Operation and Maintenance Expenses of the Facilities, that will result from the expenditure of the funds proposed to be derived from the issuance and sale of the additional bonds.

(e) *Reserve Fund*. There shall be established a reserve fund in an amount equal to at least the average annual debt service on such additional Parity Bonds.

(f) *Reserve Policy Costs*. In addition to the requirements set forth in subsection (b) above, the annual Gross Income derived from the operation of the Facilities for the Fiscal Year immediately preceding the date of the issuance of such additional Parity Bonds shall have been sufficient to pay 100% of the Policy Costs then due and owing on any reserve policy on any Outstanding Parity Bonds.

Certification of Gross Income. A written certification by the Chief Financial Officer or an Independent Accountant that said annual Gross Income, when adjusted as provided in the Bond Ordinance, is sufficient to pay said amounts, as provided in the Bond Ordinance, shall be conclusively presumed to be accurate in determining the right of the City to authorize, issue, sell and deliver additional bonds on a parity with the 2016 Bonds.

Subordinate Bonds Permitted. The Bond Ordinance does not prevent the City from issuing additional bonds payable from Net Income and having a lien thereon subordinate, inferior and junior to the lien of the 2016 Bonds authorized to be issued by the Bond Ordinance.

Superior Bonds Prohibited. The Bond Ordinance does not permit permit the City to issue additional bonds payable from Net Income and having a lien thereon prior and superior to the 2016 Bonds.

Issuance of Parity Refunding Bonds. No refunding bonds payable from Net Income shall be issued on a parity with the 2016 Bonds authorized in the Bond Ordinance unless:

(a) *Parity Lien*. The lien on Net Income of the Outstanding bonds so refunded is on a parity with the lien thereon of the 2016 Bonds; or

(b) *Default and Earnings Tests*. The refunding bonds are issued in compliance with the requirements set forth under "Issuance of Parity Bonds" above.

Protective Covenants

Adequacy and Applicability of Charges. There shall be charged against all purchasers of service and all users of the Facilities, such rates, fees and other charges as shall be adequate to meet the requirements of the Bond Ordinance. Such rates and amounts from the Facilities shall be sufficient to produce Gross Income or earnings annually to pay the annual Operation and Maintenance Expenses, 125% of both the principal of and the interest on the 2016 Bonds and any other bonds payable annually from Gross Income (excluding the reserves therefor), all of which income, including any income received from the City, shall be subject to distribution to the payment of Operation and Maintenance Expenses of the Facilities and to the payment of principal of and interest on all bonds payable from any Net Income, including reasonable reserves therefor. No free service or facilities shall be furnished by the Facilities, except to the City in its discretion.

Levy of Charges. The City will forthwith and, in any event, prior to the delivery of any of the 2016 Bonds authorized in the Bond Ordinance, fix, establish and levy the fees, rates and other charges which are required by the Bond Ordinance, if such action be necessary therefor. No reduction in any initial or existing rate schedule for the Facilities may be made:

(a) *Proper Application*. Unless the City has fully complied with the provisions of Article V of the Bond Ordinance for at least the full Fiscal Year immediately preceding such reduction of the initial rate schedule;

(b) *Sufficient Revenues*. Unless the audit required by the Independent Accountant by Section 8.30 of the Bond Ordinance for the full Fiscal Year immediately preceding such reduction discloses that the estimated revenues resulting from the proposed rate schedule, after its proposed reduction, for the Facilities will be sufficient to pay an amount at least equal to the Operation and Maintenance Expenses of the Facilities for the said period and, in addition, 125% of both the principal of and interest on 2016 Bonds and any other securities payable annually from any Net Income from the Facilities including reasonable reserves therefor.

Efficient Operation and Maintenance. The City shall at all times operate the Facilities properly and in a sound and economical manner; and the City shall maintain, preserve and keep the same properly or cause the same to be so maintained, preserved, and kept, with the appurtenances and every part and parcel thereof in good repair, working order, and condition, and shall, from time to time, make or cause to be made all necessary and proper repairs, replacements and renewals so that, at all times, the operation of the Facilities may be properly and advantageously conducted, all as the City shall reasonably determine.

Rules, Regulations and Other Details. The City, acting by and through the Council, shall establish and enforce reasonable rules and regulations governing the operation, use and services of the Facilities. All compensation, salaries, fees and wages paid by it in connection with the maintenance, repair and operation of the Facilities shall be reasonable and no more than would be paid by other corporations, municipalities or public bodies for similar services. The

City shall comply with all valid acts, rules, regulation, orders and directions of any legislative, executive, administrative or judicial body applicable to the Facilities or to the City.

Payment of Governmental Charges. The City shall pay all taxes and assessments or other municipal or governmental charges, if any, lawfully levied or assessed upon, or in respect of, the facilities, or upon any part thereof, or upon any portion of the Net Income, when the same shall become due, and shall duly observe and comply with all valid requirements of any municipal or governmental authority relative to any part of the Facilities; and the City shall not create or suffer to be created any lien or charge upon the Facilities, or any part thereof, or upon the Net Income, except the pledge and lien created by the Bond Ordinance for the payment of the principal of, any prior redemption premium due in connection with, and the interest on the 2016 Bonds, and except as otherwise permitted in the Bond Ordinance. The City shall pay or cause to be discharged or will make adequate provision to satisfy and to discharge, within 60 days after the same shall become payable, all lawful claims and demands for labor, materials, supplies or other objects which, if unpaid, might by law become a lien upon the Facilities, or any part thereof, or the Net Income; provided, however, that the City is not required to pay or to cause to be discharged or to make provision for any such lien or charge, so long as the validity thereof shall be contested in good faith and by appropriate legal proceedings.

Prejudicial Action Prohibited. No contract will be entered into nor any other action taken by the City which the rights of any holder of any 2016 Bond might be impaired or diminished.

Protection of Security. The City, the officers, agents and employees of the City, and the Council shall not take any action in such manner or to such extent as might prejudice the security for the payment of the 2016 Bonds and the interest thereon according to the terms thereof.

Corporate Existence. The City will maintain its corporate identity and existence so long as any of the 2016 Bonds authorized in the Bond Ordinance remain Outstanding, unless another body corporate and politic by operation of law succeeds to the duties, privileges, powers, liabilities, immunities and rights of the City and is obligated by law to operate and maintain the Facilities as provided in the Bond Ordinance without adversely affecting to any substantial degree the privileges and rights of any holder of any Outstanding 2016 Bond at any time.

Disposal of Facilities Prohibited. Except for the use of the Facilities or services thereby rendered in the normal course of business, neither all nor a substantial part of the Facilities shall be sold, leased, mortgaged, pledged, encumbered, alienated or otherwise disposed of, until all the 2016 Bonds have been paid in full, both principal and interest, or unless provision has been made therefor, or until the 2016 Bonds have otherwise been redeemed, including but not necessarily limited to the termination of the pledge authorized in the Bond Ordinance; and the City shall not dispose of its title to the Facilities or to any useful part thereof, including any property necessary to the operation and use of the Facilities and the lands and interest in lands comprising the sites of the Facilities, except as provided in the paragraph below.

Disposal of Unnecessary Property. The City may sell, exchange, lease or otherwise dispose of at any time and from time to time any property constituting a part of the Facilities and not useful in the construction, reconstruction, or operation thereof, or which shall cease to be necessary for the efficient operation of the Facilities, or which shall have been replaced by other property of at least equal value. Any proceeds of any such sale, exchange,

lease or other disposition received and not used to replace such property so sold or so exchanged or otherwise so disposed of, and appertaining to the Sewer System or the Water System, shall be deposited by the City as Gross Income in the Sewer Income Fund or the Water Income Fund, respectively, to which the transaction appertains.

Competing Facilities. As long as any of the 2016 Bonds hereby authorized are outstanding, the City shall not grant any franchise or license to any competing facilities, nor shall it permit during said period (except as it may legally be required so to do) any Person to sell water, water services, sanitary sewer services or any rights to use water facilities or sanitary sewer facilities to any consumer, public or private, within the City.

Competent Management. The City shall employ experienced and competent management personnel for the Facilities who shall have full control over the Facilities and shall operate the Facilities for the City, subject to the reasonable control by and direction of the Council and the Manager.

Employment of Management Engineers. In the event of default on the part of the City in paying principal of or interest on the 2016 Bonds promptly as each falls due, or in the keeping of any covenants contained in the Bond Ordinance, and if such default shall continue for a period of 60 days, or if the Net Income of the Facilities in any Fiscal Year should fail to equal at least the amount of the principal of and the interest on the Outstanding 2016 Bonds and other bonds (including all reserves therefor specified in the authorizing proceedings, including but not limited to the Bond Ordinance) payable from the Net Income in that Fiscal Year, the City shall retain a firm of competent management engineers skilled in the operation of such facilities to assist the management of the Facilities so long as such default continues or so long as the Net Income is less than the amount designated above. (The right of any holder or holders of the 2016 Bonds to require the appointment of such management engineers shall not be exclusive, and in the event of default as outlined in the Bond Ordinance, such holder or holders shall have the right to proceed in law or in equity to require the performance of the covenants contained in the Bond Ordinance or otherwise to proceed in any action which to them shall seem appropriate).

Insurance and Reconstruction. The City shall, at all times, maintain fire and extended coverage insurance, worker's compensation insurance, public liability insurance, and all such other insurance as is customarily maintained with respect to facilities of like character against loss of, or damage to, the Facilities and against public and other liability to the extent reasonably necessary to protect the interests of the City and of each holder of a 2016 Bond, except as otherwise provided in the Bond Ordinance. The City shall be deemed to have obtained sufficient insurance coverage under this section if it chooses to self insure the Facilities. If any useful part of the Facilities shall be damaged or destroyed, the City shall, as expeditiously as may be possible, commence and diligently prosecute the repair or replacement of the damaged or destroyed property so as to restore the same to use unless such property is deemed obsolete or unnecessary by the City. The proceeds of any such property insurance appertaining thereto shall be payable to the City and shall be deposited in the Sewer Income Fund or the Water Income Fund, respectively, as Gross Income, depending upon which fund or funds the insurance proceeds appertain. In the event that the costs of such repair and replacement of the damaged or destroyed property exceed the proceeds of such property insurance available for payment of the same, in the case of property pertaining to the Sewer System moneys in the Sewer Income Fund and in case of property pertaining to the Water System moneys in the Water Income Fund, shall be used to the extent necessary for such purposes, as permitted by the Bond Ordinance.

Fire and Extended Coverage Insurance. Except for the time when the contractors, or any of them, engaged in constructing, furnishing and equipping any of the Facilities shall be responsible pursuant to the provisions of their respective contracts for loss or damage, the City shall procure and maintain, or continue to maintain, fire and extended coverage insurance of the Facilities, all in amounts at least sufficient to provide for not less than full recovery whenever the loss from perils insured against does not exceed 80% of the full insurable value, so long as any of the 2016 Bonds are Outstanding, except as otherwise provided in the Bond Ordinance.

Other Insurance. Upon receipt of any proceeds from the sale of the 2016 Bonds, the City will be obligated, except as otherwise provided in the Bond Ordinance with respect to self insurance, to maintain in connection with the Facilities, other insurance to the extent considered reasonable and necessary as determined by comparison with other comparable facilities.

Tax Covenants

(a) The City covenants that it shall not use or permit the use of any proceeds of the 2016 Bonds or any other funds of the City from whatever source derived, directly or indirectly, to acquire any securities or obligations and shall not take or permit to be taken any other action or actions, which would cause any of the 2016 Bonds to be an "arbitrage bond" within the meaning of Section 148 of the Code, or would otherwise cause the interest on the 2016 Bonds to be includible in Gross Income for federal income tax purposes. The City covenants that it shall at all times do and perform all acts and things permitted by law and which are necessary in order to assure that interest paid by the City on the 2016 Bonds shall, for purposes of federal income taxation, not be includible in Gross Income under the Code or any other valid provision of law.

(b) In particular, but without limitation, the City further represents, warrants and covenants to comply with the following restrictions of the Code, unless it receives an opinion of nationally recognized bond counsel stating that such compliance is not necessary:

(i) Gross proceeds of the 2016 Bonds shall not be used in a manner which will cause the 2016 Bonds to be considered "private activity bonds" within the meaning of the Code.

(ii) The 2016 Bonds are not and shall not become directly or indirectly "federally guaranteed."

(iii) The City shall timely file Internal Revenue Form 8038 G which shall contain the information required to be filed pursuant to Section 149(e) of the Code.

(iv) The City shall comply with the Tax Letter of Instructions delivered to it on the date of issue of the 2016 Bonds with respect to the application and investment of 2016 Bond proceeds, subject to the provisions of the Bond Ordinance regarding the Rebate Fund.

Defeasance

When all principal, interest and any prior redemption premiums due in connection with the 2016 Bonds have been duly paid, the pledge and lien and all obligations under the Bond

Ordinance will be discharged and the 2016 Bonds will no longer be deemed to be Outstanding within the meaning of the Bond Ordinance. There will be deemed to be such due payment when the City has placed in escrow or in trust with a commercial bank located within or without the State and exercising trust powers an amount sufficient (including the known minimum yield from Federal Securities in which such amount, wholly or in part, may be initially invested) to meet all requirements of principal, interest and any prior redemption premiums due as the same become due to the final maturities of the 2016 Bonds or upon any prior redemption date as of which the City will have exercised or will have obligated itself to exercise its prior redemption option by a call of the 2016 Bonds for payment then. The Federal Securities will become due prior to the respective times on which the proceeds thereof will be needed in accordance with a schedule established and agreed upon between the City and such bank at the time of the creation of the escrow or trust, or the Federal Securities shall be subject to redemption at the option of the holders thereof to assure such availability as so needed to meet such schedule.

Events of Default

Each of the following events is declared an "event of default," that is to say:

(a) *Nonpayment of Principal and Premium*. Payment of the principal of any of the 2016 Bonds or any prior redemption premium due in connection therewith or both shall not be made when the same will become due and payable either at maturity or by proceedings for prior redemption or otherwise.

(b) *Nonpayment of Interest*. Payment of any installment of interest on the 2016 Bonds will not be made when the same becomes due and payable or within 30 days thereafter.

(c) *Incapable to Perform*. The City will for any reason be rendered incapable of fulfilling its obligations under the Bond Ordinance.

(d) *Nonperformance of Duties*. The City will have failed to carry out and to perform (or in good faith to begin the performance of) all acts and things lawfully required to be carried out or to be performed by it under any contract relating to Gross Income or to the Facilities or otherwise and such failure will continue for 60 days after receipt of notice from either the Original Purchaser of the 2016 Bonds or from the holders of 10% in principal amount of the 2016 Bonds authorized by the Bond Ordinance and then outstanding.

(e) *Failure to Reconstruct*. The City will discontinue or shall unreasonably delay or will fail to carry out with reasonable dispatch the reconstruction of any part of the Facilities which will be destroyed or damaged and shall not be promptly repaired or replaced unless such failure to repair is due to obsolescence.

(f) *Appointment of Receiver*. An order or decree will be entered by a court of competent jurisdiction with the consent or acquiescence of the City appointing a receiver or receivers for the Facilities or for the Net Income of the Facilities or both or if an order or decree having been entered without the consent or acquiescence of the City will not be vacated or discharged or stayed on appeal within 60 days after entry.

(g) *Default of Any Provision*. The City will make default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions

contained in the 2016 Bonds or in the Bond Ordinance on its part to be performed, and such default shall continue for 60 days after written notice specifying such default and requiring the same to be remedied will have been given to the City by either the Original Purchaser of the 2016 Bonds or by the holders of 10% in principal amount of the 2016 Bonds then Outstanding.

Remedies for Defaults

Upon the happening and continuance of any of the events of default as provided above, then and in every case the holder or holders of not less than 10% in principal amount of the 2016 Bonds then Outstanding, including, but not limited to, a trustee or trustees therefor, may proceed against the City and its agents, officers and employees to protect and to enforce the rights of any holder of the 2016 Bonds under the Bond Ordinance by mandamus or by other suit, action or special proceedings in equity or at appointment of a receiver or for the specific performance of any covenant or agreement contained in the Bond Ordinance or in an award of execution of any power granted in the Bond Ordinance for the enforcement of any proper legal or equitable remedy as such holder or holders may deem most effectual to protect and to enforce the rights aforesaid, or thereby to enjoin any act or thing which may be unlawful or in violation of any right of any holder of any 2016 Bond, or to require the City to act as if it were the trustees of an express trust or any combination of such remedies. All such proceedings at law or in equity will be instituted, had and maintained for the equal benefit of all holders of the 2016 Bonds then Outstanding.

Limitations Upon Amendments

The Bond Ordinance may be amended or supplemented by instruments adopted by the Council in accordance with the laws of the State, without receipt by the City of any additional consideration, but with the written consent of the holders of more than 50% of the 2016 Bonds authorized by the Bond Ordinance and Outstanding at the time of the adoption of such amendatory or supplemental instrument (not including in any case any 2016 Bonds which may then be held or owned for the account of the City but including such refunding any of the 2016 Bonds authorized in the Bond Ordinance if such refunding securities are not owned by the City).

Notwithstanding the foregoing, so long as the 2005B Bonds, the 2007 Bonds, the 2010 Bonds, the 2011 Bonds, the 2012 Bonds, the 2015 Bonds and the 2016 Bonds remain outstanding, the Bond Ordinance may be amended or supplemented by instruments adopted by the Council in accordance with the constitution and laws of the State without receipt by the City of any additional consideration and without receipt by the City of any additional consideration and without notice to and consent from the holders of any of the 2016 Bonds, for the purposes of (i) curing any ambiguity or defective or inconsistent provision contained in the Bond Ordinance as the City may deem necessary and desirable and not inconsistent with the provisions of the Bond Ordinance and which shall not materially adversely affect the interests of the owners of the 2016 Bonds or any other Parity Bonds, (ii) subjecting additional properties to the lien of the Bond Ordinance or (iii) amend the provisions of the Bond Ordinance relating to the City's continuing disclosure undertaking.

The foregoing paragraphs are subject to the condition, however, that no such instrument shall have the effect of permitting:

(a) *Changing Payment*. A change in the maturity or in the terms of redemption of the principal of any Outstanding 2016 Bond or any installment of interest thereon; or

(b) *Reducing Return*. A reduction in the principal amount of any 2016 Bond, the rate of interest thereon or any prior redemption premium payable in connection, therewith without the consent of the holder of the 2016 Bond; or

(c) *Prior Lien*. The creation of a lien upon or a pledge of revenues ranking prior to the lien or to the pledge created by the Bond Ordinance; or

(d) *Modifying Any Bond*. A reduction of the principal amount, percentages or otherwise affecting the description of 2016 Bonds the consent of the holders of which is required for any such modification or amendment; or

(e) *Priorities Between Bonds*. The establishment of priorities as between 2016 Bonds issued and Outstanding under the provisions of the Bond Ordinance; or

(f) *Partial Modification*. The modification of or otherwise affecting the rights of the holders of less than all of the 2016 Bonds then Outstanding.

DEBT SERVICE REQUIREMENTS

Set forth below is a summary of the estimated debt service requirements for the 2016 Bonds, the combined debt service requirements for the Parity Bonds and the combined debt service payable on the 2016 Bonds and Parity Bonds.

Debt Service Requirements(1)*

Year	The 2016 Bonds Principal	Interest	Total	Debt Service on Parity Bonds	Grand Total
2016	$ 755,000			$10,016,931	
2017	1,570,000			9,136,606	
2018	1,585,000			9,124,650	
2019	1,600,000			7,976,125	
2020	1,615,000			6,577,269	
2021	1,635,000			6,569,669	
2022	1,655,000			4,478,019	
2023	1,680,000			4,480,619	
2024	1,710,000			4,455,819	
2025	1,740,000			4,444,519	
2026	1,775,000			1,350,919	
2027	1,815,000			1,348,669	
2028	1,850,000			1,349,929	
2029	1,895,000			1,349,509	
2030	1,940,000			1,347,369	
2031	1,985,000			678,631	
2032	2,030,000			675,506	
2033	2,080,000			676,913	
2034	2,135,000			676,925	
2035	2,190,000			676,288	
Total	$35,240,000			$77,390,881	

(1) Totals may not add due to rounding.

Source: The Financial Advisor.

* Subject to change.

Set forth below is a pro forma debt service coverage chart showing what the City's coverage of the maximum annual debt service on the Parity Bonds for the years 2011-2015 from the Net Income and projected coverage of the maximum annual debt service on the Parity Bonds and the 2016 Bonds in 2016 from the Net Income. The pro forma debt service coverage is not necessarily indicative of future coverage ratios, and the projected revenues for 2016 may not be realized as expected.

Debt Service Coverage*
(unaudited, in thousands)

	2011	2012	2013	2014	2015	2016 (1)
Gross Income (1)	$41,412	$41,390	$42,526	$46,519	$52,857	$50,182
Operations and Maintenance Expenses	23,026	23,503	24,347	26,183	26,224	28,268
Net Income	18,386	17,887	18,179	20,336	26,633	21,974
Maximum Annual Debt Service	11,385	11,385	11,385	11,385	11,385	11,385
Coverage Ratio	1.61x	1.57x	1.60x	1.79x	2.34x	1.93x

(1) Projections based upon anticipated Net Income. Coverage for 2016 and later years may be less than shown, and the difference may be material.

Source: The Financial Advisor and the City.

* Subject to change. Based in part on estimated debt service on the 2016 Bonds provided by the Financial Advisor.

THE CITY

Description

The City of Boulder, Colorado (the "City") is a municipal corporation duly organized and existing as a home rule city under Article XX of the Constitution of the State of Colorado (the "State") and the home rule charter of the City. The City, with an estimated 2015 population of approximately 104,810 is located in north central Colorado, approximately 25 miles northwest of Denver, Colorado. The City encompasses 25 square miles, and is the county seat of Boulder County.

Governing Body

The City operates under a council-manager form of government whereby all powers of the City are vested in an elected City Council. On November 2, 1999 voters approved an amendment to the City's Charter removing term limits for City Council members. The present members of the Council, their principal occupations, lengths of service to the Council, and terms of office are as follows:

Name, Office	Principal Occupation	Years of Service	Term Expires
Suzanne Jones, Mayor	Nonprofit Executive Director	4	2019
Mary Young, Mayor Pro Tem	Consultant	2	2017
Lisa Morzel	Geologist	16	2019
Matthew Appelbaum	Software Consultant	16	2017
Bob Yates	Community Advocate	1	2019
Aaron Brockett	Computer Programmer	1	2019
Andrew Shoemaker	Attorney	2	2017
Sam Weaver	CEO	2	2017
Jan Burton	Business Owner	1	2017

Administrative Personnel

The City Council consists of nine members elected for staggered four and two year terms. The presiding member of the City Council, as selected by the members thereof, is designated as Mayor.

Various individuals are responsible for implementation of the City Council's actions with respect the day-to-day operation and maintenance of the City. The following paragraphs summarize the background and experience of selected City administrative personnel.

The City Manager manages the day to day business of the City government; sets strategic direction to achieve the City's community sustainability goals; implements council determined policies; coordinates community issues between departments; and supervises the work of the departments.

Jane S. Brautigam, City Manager. Jane S. Brautigam was appointed City Manager in October of 2008 and is the City's first woman manager in its 90 year history. Before joining the City, Brautigam was city manager for Dublin, Ohio. Previously she worked as the city manager and city attorney for Loveland, Colorado and as assistant county attorney for Boulder County from 1983 to 1985. Ms. Brautigam began practicing law in 1976, where she focused on civil and municipal law, also serving as the city attorney for Greenwood Village, Colorado and assistant town attorney for the towns of Edgartown and Oak Bluffs, Massachusetts. Brautigam earned a Bachelor of Arts in history from Allegheny College and a law degree from the University of Pennsylvania Law School. She currently serves as a member of the Executive Board of the International City Manager's Association, one of three regional vice presidents representing the Mountain Plains region of the United States, and is a member of the board of directors of the Foothills United Way.

Robert W. Eichem, Chief Financial Officer. Mr. Eichem has been the Chief Financial Officer of the City since May 2005. He has 36 years of experience as a finance officer in Colorado local government. He has extensive experience in debt and investment portfolio management. He holds a bachelor's degree in business administration from Colorado State University. At the national level, he is the past president of the Government Finance Officers Association (GFOA) of the United States and Canada, and has served on the board of this organization for five years. He has served twice as the President of the Colorado Government Finance Officers Association and served as the Education Chairman of the organization for 11 years. He is a member of the American Institute of Certified Public Accountants and Colorado Society of Certified Public Accountants. Mr. Eichem is frequently asked to be a panel member, speaker or instructor at national and state conferences on a variety of local government finance topics.

Cheryl Pattelli, Director of Finance. Ms. Pattelli has been Director of Finance of the City since 2012. Cheryl holds a bachelor's degree in accounting from the University of Illinois, an MBA with a Finance concentration from DePaul University, and is a Certified Public Accountant. Cheryl began her career at Arthur Andersen, LLP and then worked as the Chief Financial Officer of Kane County, Illinois, for over 15 years. Cheryl is currently the vice-chair of the Government Finance Officers Association Treasury and Investments Management Committee and is the co-chair of the Colorado GFOA Education Committee.

Growth Policy

The City and County have jointly adopted a comprehensive plan, the Boulder Valley Comprehensive Plan (the "BVCP"), that directs new urban development to the City's service area, preserves land outside the urban growth boundary, promotes a compact community, provides for affordable housing, and promotes alternative transportation modes. The City and County are currently in the process of updating the BVCP. The update began in the summer of 2015 and is expected to be complete by the end of 2016.

In January 2015, the City and its service area (Areas I and II) had a population of approximately 116,840 and employment of 101,430. Approximately 30,000 students attend the University of Colorado. Over the next 20 years, the City is expected to add another 8,000 housing units, 16,000 people and 20,000 jobs. Since there is little vacant land left in the City's service area, most of the growth will occur through redevelopment.

Public Utilities

Gas and electricity for the City are provided by Public Service Company of Colorado. Rates for gas, electricity and telephone service are regulated by the Public Utilities Commission. The City is in the process of creating a municipal energy utility. See "LEGAL MATTERS – Litigation."

Retirement and Pension Matters

City employees are covered under several retirement plans and other, non-City funded postemployment benefits are available to employees. The matters are discussed in significant detail in Notes U, V and W to the City's audited financial statements appended hereto.

Labor Relations

Non-management, non exempt employees of most City departments are presently represented by the Boulder Municipal Employees Association (the "BMEA") through the last pay period of 2016. There are 418 standard employees represented by the BMEA. In addition, the City also has economic contracts with the police association (172 employees), renewed through the last pay period of 2016 and the firefighters' association (93 employees) renewed through the last pay period of 2016. In the opinion of the City's Human Resources Director, Joyce Lira, the City's relationship with its employees is presently satisfactory.

CITY FINANCIAL INFORMATION

Debt Limitation

Debt Limitation. The Charter limits City indebtedness to no more than three percent of the total assessed valuation of real property within the City. The 2015 assessed valuation is $3,160,450,409; therefore, the maximum general obligation debt permitted by the Charter is $94,813,512. This limit does not include revenue bonds, even if there is a contingent pledge of the full faith and credit of the City. The City presently has no indebtedness outstanding which applies toward the debt limit.

Revenue Obligations with General Obligation Pledge. Set forth below are certain obligations of the City outstanding secured with a pledge of revenues other than the Net Income and are additionally secured by a pledge of the City's full faith and credit. *The Bonds are not secured by a pledge of the City's full faith and credit and are secured solely by a pledge of the Net Income.*

Outstanding Revenue Bonds Secured by a General Obligation Pledge

Obligation	Outstanding Principal Amount
Open Space Acquisition Bonds, Series 2006	$7,320,000
Open Space Acquisition Refunding Bonds, Series 2007	4,930,000
Waste Reduction Bonds, Series 2009	4,500,000
Open Space Acquisition Bonds, Series 2014	9,630,000
	$26,380,000

Other Revenue Obligations. The City has the authority to issue revenue obligations payable from the net revenues derived from the operation of municipality-owned utilities or other income producing projects or from the revenue received from certain taxes other than ad valorem property taxes. Such obligations do not constitute an indebtedness of the City; however, except for refinancing bonded debt at a lower interest rate, TABOR (as defined hereafter) requires that all multiple fiscal year obligations of the City have voter approval, unless the City qualifies the issuing utility as an enterprise, which would exempt the issuance of such debt from the provisions of TABOR. The following table sets forth the City's revenue obligations not secured by the Net Income (other than conduit issuances) which are outstanding as of the date of this Official Statement.

Other Outstanding Revenue Obligations

Obligation	Outstanding Principal Amount
Storm Water and Flood Management Revenue Refunding Bonds, Series 2010	$ 1,085,000
Storm Water and Flood Management Revenue Bonds, Series 2015	22,520,000
TOTAL	$23,605,000

General Fund Bonds. In 2010 the City issued its Taxable Pension Obligation Bonds, Series 2010, which are presently outstanding in the aggregate principal amount of $7,360,000 and in 2012 the City issued its General Fund Capital Improvement Bonds, Series 2012, which are presently outstanding in the aggregate principal amount of $40,200,000. These bonds are not general obligations of the City but are secured by all legally available funds and revenues of the City's General Fund.

Central Area General Improvement District. In 1970, the City created the Central Area General Improvement District ("CAGID"), which consists of a portion of the City including its core downtown area. CAGID obligations are not obligations of the City as a whole, but are limited to the CAGID area. CAGID presently has outstanding $2,885,000 aggregate principal amount of General Obligation Refunding Bonds, Series 2009 and $5,890,000 aggregate principal amount of General Obligation Refunding Bonds, Series 2012. These bonds are secured by certain revenues pledged by CAGID as well as a pledge of the full faith and credit of CAGID, but not the City as a whole.

Other Financial Obligations. The City has the power to create special improvement districts and to issue special assessment bonds payable from assessments against benefited properties within the district. The City does not have any outstanding special improvement districts.

Leases and Long Term Contracts. The Council has the authority to enter into installment or lease option contracts, subject to annual appropriation, for the purchase of property or capital equipment without prior electoral approval as described in "LEGAL MATTERS--Certain Constitutional Limitations." The term of any such contract may not extend over a period greater than the estimated useful life of the property or equipment. As of December 31, 2015, the City had outstanding approximately $8,835,000 of lease purchase revenue notes, subject to annual appropriation which are payable from revenues guaranteed by the City's sales and use tax.

In addition, the City has entered into a lease purchase agreement with the Boulder Municipal Property Authority dated as of November 1, 2015 (the "2015 Lease") with respect to several buildings and properties used by the City. In connection with the 2015 Lease, Taxable Certificates of Participation, Series 2015 were issued and are presently outstanding in the aggregate principal amount of $41,000,000. The City's obligation to pay rent under the 2015 Lease is subject to annual appropriation and may be terminated by the City during any fiscal year for all subsequent fiscal years. The City's rental payments under the 2015 Lease total approximately $2.8 million per year through 2036.

Mill Levy Limitations and Tax Rates

The Charter restricts the property tax levy to 13.0 mills on a dollar of assessed valuation. This limitation does not include special assessments for local improvements, payment of interest or principal on bonded indebtedness or the charter mill levy for health and hospital purposes. Article X, Section 20 of the Colorado Constitution, however, imposes limitations which are substantially more restrictive than those of the Charter. See "LEGAL MATTERS--Certain Constitutional Limitations."

Earmarked funds from the property tax include 0.900 mills for the Permanent Park and Recreation Fund, 0.333 mills for the Library Fund, and 0.400 mills for human-services purposes. The 0.400 mills for human-services purposes is included in the City's General Fund.

Summary of City Funds

The following tables provide historic information regarding the City's General Fund, Water Utility Fund, and Wastewater Utility Fund. *The Bonds are secured solely by the Net Income and the inclusion of information regarding the City's General Fund is for informational purposes only. The Bonds are not secured by a pledge of any assets or revenue allocable to the General Fund.*

Historical Revenues, Expenditures and Changes in Fund Balance - General Fund (in thousands)

	2009	2010	2011	2012	2013	2014
Revenues:						
Taxes:						
Sales and use taxes	$38,591	$39,657	$41,762	$46,314	$51,375	$55,457
General property taxes	19,702	21,746	25,436	27,234	27,194	28,041
Accommodation taxes	3,049	3,199	4,668	4,890	5,192	6,443
Franchise taxes	7,909	9,023	8,457	10,460	10,938	10,410
Specific Ownership & Tobacco taxes	1,586	1,586	1,578	1,788	1,839	1,954
Excise taxes	491	182	585	361	329	790
Charges for Services	3,498	3,601	3,871	4,264	5,032	4,374
Sale of goods	49	61	179	423	197	350
Licenses, permits and fines	5,566	6,954	6,170	6,339	6,334	6,151
Intergovernmental	1,746	2,266	1,432	3,132	1,710	3,732
Leases, rents and royalties	202	216	214	221	219	214
Interest and investment earnings	468	482	653	257	128	251
Other	1,189	477	1,088	875	745	688
Total revenues	84,046	89,450	96,093	106,558	111,232	118,855
Expenditures:						
Current:						
General Government	10,324	12,121	15,809	13,390	18,575	14,831
Administrative Services	8,735	8,583	8,504	9,149	10,024	6,773
Public Safety	43,194	53,891	45,042	47,744	48,122	50,196
Public Works	4,366	4,502	4,962	5,196	5,529	6,052
Planning & Development Services	48	43	43	43	43	58
Culture and Recreation	4,080	4,196	11,444	12,474	12,585	13,768
Open Space and Mountain Parks	183	193	247	186	193	90
Housing and Human Services	5,338	5,827	6,263	9,614	10,278	7,466
Capital outlay	5,441	--	--	1,467	--	--
Debt service payments:						
Principal	5,906	1,250	1,850	2,420	3,115	2,920
Interest	226	333	650	1,546	2,341	2,261
Base rentals to Boulder Municipal Property Authority	598	594	598	601	--	--
Cost of issuance - bonds	--	--	104	--	--	--
Total expenditures	88,439	91,561	95,516	103,830	110,805	104,415
Excess (deficiency) of revenues over (under) expenditures	(4,393)	(2,111)	577	2,728	427	14,440
Other financing sources (uses):						
Sale of capital assets	6	9	12	--	--	1
Note payable issued	5,441	--	--	--	--	--
Bonds issued	6,000	9,203	--	--	--	--
Premium on bonds issued	72	--	--	--	--	--
Extraordinary item	--	--	(1,250)	--	1,888	956
Transfers in	8,274	9,099	15,498	11,026	10,283	1,444
Transfers out	(13,519)	(13,251)	(13,681)	(7,184)	(8,411)	(8,211)
Total other financing sources (uses)	6,274	5,060	579	3,842	3,760	(5,810)
Net change in fund balance	1,881	2,949	1,156	6,570	4,187	8,630
Fund balance, beginning of year	21,452	23,333	30,529 (1)	31,685	38,255	42,442
Fund balance, end of year	$23,333	$26,282	$31,685	$38,255	$42,442	$51,072

(1) The City's beginning fund balance for the year ended December 31, 2011, was amended to reflect a change in accounting practice pursuant to GASB 54.

Source: The City's audited financial statements for the years ended December 31, 2009-2014.

Historical Revenues, Expenditures and Changes in Fund Balance – Water Utility Fund (in thousands)

Operating revenues:	2010	2011	2012	2013	2014
Charges for services	$21,594	$22,916	$24,558	$23,239	$22,917
Total operating revenues	21,594	22,916	24,558	23,239	22,917
Operating expenses					
Personnel	6,082	5,920	6,419	6,387	6,677
Non-personnel	4,982	5,967	6,027	6,811	7,332
Depreciation and amortization	5,025	5,186	5,385	5,583	5,684
Total operating expenses	16,089	17,073	17,831	18,781	19,693
Operating income (loss)	5,505	5,843	6,727	4,458	3,224
Nonoperating revenues (expenses)					
Interest and investment earnings	564	548	196	144	176
Leases, rents and royalties	39	34	32	30	32
Intergovernmental revenue	--	60	283	--	--
Interest expense	(2,004)	(1,561)	(1,394)	(1,268)	(1,080)
Contribution expense - future water rights	(1,870)	(1,818)	(1,777)	(1,831)	(1,474)
Gain (loss) on sale of capital assets	(34)	(17)	201	(44)	(555)
Other, net	11	7	34	50	7
Total nonoperating revenues (expenses)	(3,294)	(2,747)	(2,425)	(2,919)	(2,894)
Income (loss) before capital contributions and transfers	2,211	3,096	4,302	1,539	330
Capital contributions	2,570	5,049	3,102	4,411	8,697
Transfers in	167	532	529	424	181
Transfers out	(1,323)	(1,348)	(1,399)	(1,447)	(266)
Change in net position	3,625	7,329	6,534	4,927	8,942
Total net position, beginning of year	184,880	188,505	195,834	202,164 (1)	207,091
Total net position, end of year	$188,505	$195,834	$202,368	$207,091	$216,033

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(1) The City's beginning fund balance for the year ended December 31, 2013, was amended to reflect a change in accounting practice pursuant to GASB 65.

Source: The City's audited financial statements for the years ended December 31, 2009-14.

Historical Revenues, Expenditures and Changes in Fund Balance – Wastewater Utility Fund (in thousands)

Operating revenues:	2010	2011	2012	2013	2014
Charges for services	$12,655	$12,932	$12,982	$14,235	$13,982
Total operating revenues	12,655	12,932	12,982	14,235	13,982
Operating expenses					
Personnel	4,090	4,307	4,581	4,513	4,508
Non-personnel	3,233	4,054	3,754	3,852	5,202
Depreciation and amortization	3,140	3,201	3,257	3,432	3,609
Total operating expenses	10,463	11,562	11,592	11,797	13,319
Operating income (loss)	2,192	1,370	1,390	2,438	663
Nonoperating revenues (expenses)					
Interest and investment earnings	410	309	35	43	56
Leases, rents and royalties	34	28	31	32	--
Intergovernmental revenue	37	--	--	--	--
Interest expense	(1,681)	(1,799)	(1,539)	(1,135)	(1,218)
Gain (loss) on sale of capital assets	(87)	(18)	79	(14)	(286)
Other, net	26		21	29	5
Total nonoperating revenues (expenses)	(1,261)	(1,480)	(1,373)	(1,045)	(1,443)
Income (loss) before capital contributions and transfers	931	(110)	17	1,393	(780)
Capital contributions	1,113	1,812	925	1,297	3,255
Extraordinary item	(1,024)	24	--	--	--
Transfers in	59	554	795	493	--
Transfers out	(992)	(1,023)	(1,443)	(1,084)	(231)
Change in net position	87	1,257	294	2,099	2,244
Total net position, beginning of year	62,351	62,438	63,695	63,545 (1)	65,644
Total net position, end of year	$62,438	$63,695	$63,989	$65,644	$67,888

(1) The City's beginning fund balance for the year ended December 31, 2013, was amended to reflect a change in accounting practice pursuant to GASB 65.

Source: The City's audited financial statements for the years ended December 31, 2009-14.

ECONOMIC AND DEMOGRAPHIC INFORMATION

This portion of the Official Statement contains general information concerning historic economic and demographic conditions in and surrounding the City. It is intended only to provide prospective investors with general information regarding the City's community. The information was obtained from the sources indicated and is limited to the time periods indicated. The information is historic in nature; it is not possible to predict whether the trends shown will continue in the future. The City makes no representation as to the accuracy or completeness of data obtained from parties other than the City.

Population

The following table sets forth the respective populations of the City, Boulder County, and the State of Colorado for the time periods shown. Between 2000 and 2010, the population of the City increased 2.9% and that of Boulder County increased 9.2%. The State's population increased 16.9% during the same time period.

Population

Year	City of Boulder	Percent Change	Boulder County	Percent Change	Colorado	Percent Change
1970	66,870	--	131,889	--	2,207,259	--
1980	76,685	14.7%	189,625	43.8%	2,889,735	30.9%
1990	83,312	8.6	225,339	18.8	3,294,394	14.0
2000(1)	94,673	13.6	269,814	19.7	4,301,261	30.6
2010	97,385	2.9	294,567	9.2	5,029,196	16.9
2011	100,169	--	300,217	--	5,120,193	--
2012	101,384	1.2%	305,148	1.6%	5,191,979	1.4%
2013	103,097	1.7	310,368	1.7	5,270,986	1.5
2014	105,270	2.1	313,708	1.1	5,353,471	1.6

(1) The Colorado State Demography Office adjusted the 2000 figure for Boulder County to reflect the 2001 creation of the City and County of Broomfield.

Sources: United States Department of Commerce, Bureau of the Census (1970-2010) and Colorado State Demography Office (2011-2014 estimates, which are subject to periodic revisions, and 2000 figure for Boulder County).

Income

The following table sets forth annual per capita personal income levels for Boulder County, the State and the United States. Per capita levels in Boulder County have consistently exceeded State and national levels during the period shown.

Annual Per Capita Personal Income

Year[1]	Boulder County	Colorado	United States
2010	$50,674	$41,877	$40,277
2011	52,700	44,349	42,453
2012	55,163	46,402	44,266
2013	56,047	46,746	44,438
2014	58,627	48,869	46,049

(1) Figures for Boulder County updated November 19, 2015. State and national figures updated September 30, 2015. All figures are subject to periodic revisions.

Source: United States Department of Commerce, Bureau of Economic Analysis.

Employment

The following table presents information on employment within Boulder County, the State and the United States for the period indicated.

Labor Force and Percent Unemployed

	Boulder County[1]		Colorado[1]		United States
Year	Labor Force	Percent Unemployed	Labor Force	Percent Unemployed	Percent Unemployed
2010	170,293	7.0%	2,724,417	8.7%	9.6%
2011	171,906	6.4	2,734,416	8.3	8.9
2012	174,308	6.1	2,757,126	7.8	8.1
2013	175,582	5.4	2,779,631	6.8	7.4
2014	177,744	4.1	2,817,334	5.0	6.2
Month of December					
2014	177,034	3.3%	2,815,114	4.1%	5.6%
2015	174,620	2.6	2,808,816	3.3	5.0

(1) Figures for Boulder County and the State are not seasonally adjusted.

Sources: State of Colorado, Department of Labor and Employment, Labor Market Information, Labor Force Data and United States Department of Labor, Bureau of Labor Statistics.

The following table shows the number of individuals employed within selected Boulder County industries which are covered by unemployment insurance. In 2014, the largest employment sector in Boulder County was professional and technical services (comprising approximately 15.1% of the county's work force), followed, in order, by educational services, health care and social assistance, manufacturing, and retail trade. For the twelve-month period ended December 31, 2014, total average employment in the County increased 2.7% as compared to the same period ending December 31, 2013, and the weekly average wage increased by 3.1% during the same time period.

Average Number of Employees within Selected Industries - Boulder County

Industry	2010	2011	2012	2013	[illegible]	[illegible]
Accommodation & Food Services	14,259	14,977	15,525	15,856	[illegible]	[illegible]
Administrative & Waste Services	5,832	6,492	6,617	6,832	[illegible]	[illegible]
Agriculture, Forestry and Fisheries	382	389	385	394	[illegible]	[illegible]
Arts, Entertainment & Recreation	2,749	2,788	2,813	2,861	[illegible]	[illegible]
Construction	4,086	3,831	3,993	4,259	[illegible]	[illegible]
Educational Services	18,986	19,150	19,537	19,955	[illegible]	[illegible]
Finance & Insurance	4,869	4,756	4,742	4,906	[illegible]	[illegible]
Government	7,590	7,565	7,609	7,667	[illegible]	[illegible]
Health Care & Social Assistance	17,605	18,314	18,853	19,558	[illegible]	[illegible]
Information	8,696	8,662	8,733	8,348	[illegible]	[illegible]
Management of Companies/Enterprises	923	939	1,029	1,068	[illegible]	[illegible]
Manufacturing	15,202	15,920	16,543	17,148	[illegible]	[illegible]
Mining	545	251	251	212	[illegible]	[illegible]
Non-classifiable	9	8	20	23	[illegible]	[illegible]
Other Services	4,429	4,430	4,566	4,773	[illegible]	[illegible]
Professional & Technical Services	21,504	22,628	23,721	24,422	[illegible]	[illegible]
Real Estate, Rental & Leasing	2,114	2,141	2,226	2,284	[illegible]	[illegible]
Retail Trade	15,181	15,582	16,009	16,177	[illegible]	[illegible]
Transportation & Warehousing	1,940	1,918	1,967	2,037	[illegible]	[illegible]
Utilities	332	306	292	284	[illegible]	[illegible]
Wholesale Trade	4,884	5,088	5,266	5,522	[illegible]	[illegible]
Total[2]	152,116	156,134	160,697	164,583	[illegible]	[illegible]

(1) Figures are averaged through the third quarter of 2015.
(2) Figures may not equal totals when added due to the rounding of averages or the inclusion in the total figure of employees that were not disclosed in individual classifications.

Source: State of Colorado, Department of Labor and Employment, Labor Market Information, Quarterly Census of Employment and Wages (QCEW).

Major Employers

The following table sets forth a selection of the largest public and private employers in Boulder County. No independent investigation of the stability or financial condition of the employers listed hereafter has been conducted; therefore, no representation can be made that these employers will continue to maintain their status as major employers in the area.

Major Employers in Boulder County

Name of Employer	Product or Service	Estimated Number of Employees[1]
University of Colorado at Boulder	Higher Education	7,964[2]
Boulder Valley School District	K-12 Education	4,412[3]
St. Vrain Valley School District	K-12 Education	4,352[4]
IBM Corporation	Computer Systems and Services	2,800
Boulder Community Health	Healthcare	2,220
Medtronic PLC	Medical Devices and Products	2,150
Good Samaritan Medical Center	Healthcare	1,410
Seagate Technology	Computer Hard Drives	1,380
Ball Aerospace & Technologies Corporation	Satellite Products and Equipment	1,350
Longmont United Hospital	Healthcare	1,280

(1) Figures show employees in Boulder County as of May 2015 unless otherwise noted.
(2) Figure as of November 1, 2014. Figure does not include student employees.
(3) Figure includes full-time and part-time employees as of January 1, 2015.
(4) Figure includes administrative personnel, teachers, classified employees and substitute teachers as of fall 2014.

Sources: Development Research Partners as posted by Metro Denver Economic Development Corporation; and individual public sector employers.

Retail Sales

The following table sets forth annual retail sales figures for the City, Boulder County, and the State.

Retail Sales
(in thousands)

Year	City of Boulder	Percent Change	Boulder County	Percent Change	Colorado	Percent Change
2010	$3,873,581	--	$8,474,164	--	$143,670,319	--
2011	4,204,617	8.5%	9,139,050	7.8%	154,697,943	7.7%
2012	4,459,244	6.1	9,632,691	5.4	164,387,648	6.3
2013	4,535,302	1.7	9,991,822	3.7	172,784,033	5.1
2014	4,766,616	5.1	10,379,172	3.9	182,481,821	5.6
2015(1)	1,041,320	--	2,379,038	--	42,405,111	--

(1) Figures are through the first quarter of 2015.

Source: State of Colorado, Department of Revenue, "Sales Tax Statistics", 2010-2015.

Building Activity

The following tables provide a history of building permits issued for new residential and commercial construction in the City and the unincorporated portions of Boulder County during the time period shown.

Building Permit Issuances for New Structures in the City of Boulder

	Single Family		Multi-Family(1)		Commercial/Industrial(2)	
Year	Buildings	Value	Buildings	Value	Buildings	Value
2011	35	$13,877,942	27	$64,270,630	4	$51,299,408
2012	50	23,978,967	11	50,498,662	9	63,573,730
2013	57	21,292,625	54	161,977,375	13	87,176,920
2014	83	47,911,360	42	103,430,970	20	115,793,193
2015	96	65,827,942	11	39,958,320	10	53,587,511
2016(3)	29	14,715,385	-0-	-0-	4	16,010,910

(1) Includes permits for condos, townhomes, and multi-family dwellings.
(2) Includes permits for hotels and motels; amusement, social and recreational; industrial; offices, banks and professional; and stores.
(3) Figures are for permits issued from January 1 through February 29, 2016.

Source: City of Boulder, Planning and Development Services.

Building Permit Issuances in Unincorporated Boulder County

	New Residential		New Commercial/Industrial[1]	
Year	Permits	Valuation	Permits	Valuation
2011[2]	101	$38,742,276	1	$49,000
2012	58	22,436,299	1	692,000
2013	59	26,599,986	2	681,500
2014	43	27,150,645	4	2,829,000
2015	59	29,107,083	6	5,108,000
2016[3]	28	1,564,116	2	310,006

(1) Includes new industrial; manufacturing; office, bank, and professional buildings; stores; and service and restaurant structures.
(2) The high number of new residential permits is partially due to permits issued to replace residences destroyed by wildfire.
(3) Figures are for permits issued from January 1 through February 29, 2016.

Source: Boulder County Land Use Department, Building Division.

Foreclosure Activity

The following table sets forth the number of foreclosures filed in Boulder County during the time period shown. Such information only represents the number of foreclosures filed and does not take into account foreclosures which were filed and subsequently redeemed or withdrawn.

History of Foreclosures

Year	Boulder County	Percent Change
2011	965	--
2012	789	(18.2)%
2013	389	(50.7)
2014	249	(36.0)
2015	221	(11.2)
2016[1]	49	--

(1) Figures are for January 1 through March 10, 2016.

Sources: Colorado Division of Housing (2011 to 2014 figures) and Boulder County Public Trustee's Office (2015 and 2016 figures).

TAX MATTERS

Generally

In the opinion of Kutak Rock LLP, Bond Counsel, under existing laws, regulations, rulings and judicial decisions, interest on the 2016 Bonds is excludable from gross income for federal income tax purposes and is not a specific preference item for purposes of the federal alternative minimum tax. The opinions described in the preceding sentence assume the accuracy of certain representations and compliance by the City with covenants designed to satisfy the requirements of the Internal Revenue Code of 1986, as amended, that must be met subsequent to the issuance of the 2016 Bonds. Failure to comply with such requirements could cause interest on the 2016 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the 2016 Bonds. The City has covenanted to comply with such requirements. Bond Counsel has expressed no opinion regarding other federal tax consequences arising with respect to the 2016 Bonds.

Bond Counsel is also of the opinion that, to the extent excludable from gross income for federal income tax purposes, interest on the 2016 Bonds is not subject to State of Colorado income taxation or in the calculation of alternative minimum taxable income for purposes of the Colorado alternative minimum tax.

Notwithstanding Bond Counsel's opinion that interest on the 2016 Bonds is not a specific preference item for purposes of the federal alternative minimum tax, such interest will be included in adjusted current earnings of certain corporations, and such corporations are required to include in the calculation of alternative minimum taxable income 75% of the excess of such corporation's adjusted current earnings over their alternative minimum taxable income (determined without regard to such adjustment and prior to reduction for certain net operating losses).

The accrual or receipt of interest on the 2016 Bonds may otherwise affect the federal income tax liability of the owners of the 2016 Bonds. The extent of these other tax consequences will depend upon such owner's particular tax status or other items of income or deduction. Bond Counsel has expressed no opinion regarding any such consequences. Purchasers of the 2016 Bonds, particularly purchasers that are corporations (including S corporations and foreign corporations operating branches in the United States), property or casualty insurance companies, banks, thrifts or other financial institutions, certain recipients of social security or railroad retirement benefits, taxpayers otherwise entitled to claim the earned income credit, taxpayers entitled to claim the refundable credit in Section 36B of the Code for coverage under a qualified health plan, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax exempt obligations, should consult their tax advisors as to the tax consequences of purchasing or owning the 2016 Bonds.

A copy of the proposed form of opinion of Bond Counsel with respect to the 2016 Bonds is attached as Appendix D to this Official Statement.

Original Issue Discount and Original Issue Premium

Certain of the 2016 Bonds are being sold at a premium (collectively, the "Premium Obligations"). An amount equal to the excess of the issue price of a Premium

Obligation over its stated redemption price at maturity constitutes original issue premium on such Premium Obligation. An initial purchaser of a Premium Obligation must amortize any premium over the term of such Premium Obligation using constant yield principles based upon the purchaser's yield to maturity (or, in the case of Premium Obligations callable prior to their maturity, by amortizing the premium to the call date, based upon the purchaser's yield to the call date and giving effect to any call premium). As premium is amortized, the amount of premium amortized in a payment period offsets a corresponding amount of the interest allocable to the corresponding payment period and the purchaser's basis in such Premium Obligation is reduced by a corresponding amount resulting in the gain (or decrease in the loss) to be recognized for federal income tax purposes upon a sale or disposition of such Premium Obligation prior to its maturity. Even though the purchaser's basis may be reduced, no federal income tax deduction is allowed. Purchasers of the Premium Obligations should consult with their tax advisors with respect to the determination and treatment of amortizable premium for federal income tax purposes and with respect to the state and local tax consequences of owning a Premium Obligation.

Certain of the 2016 Bonds are being sold at a discount (the "Discounted Tax Exempt Obligations"). The difference between the initial public offering prices of the Discounted Tax Exempt Obligations and their stated amounts to be paid at maturity or upon prior redemption, constitutes original issue discount treated in the same manner for federal income tax purposes as interest, as described above.

In the case of an owner of a Discounted Tax Exempt Obligation, the amount of original issue discount which is treated as having accrued with respect to such Discounted Tax Exempt Obligation is added to the cost basis of the owner in determining, for federal income tax purposes, gain or loss upon disposition of a Discounted Tax Exempt Obligation (including its sale, redemption or payment at maturity). Amounts received upon disposition of a Discounted Tax Exempt Obligation which are attributable to accrued original issue discount will be treated as tax exempt interest, rather than as taxable gain, for federal income tax purposes.

Original issue discount is treated as compounding semiannually, at a rate determined by reference to the yield to maturity of each individual Discounted Tax Exempt Obligation, on days which are determined by reference to the maturity date of such Discounted Tax Exempt Obligation. The amount treated as original issue discount on a Discounted Tax Exempt Obligation for a particular semiannual accrual period is equal to (a) the product of (i) the yield to maturity for such Discounted Tax Exempt Obligation (determined by compounding at the close of each accrual period) and (ii) the amount which would have been the tax basis of such Discounted Tax Exempt Obligation at the beginning of the particular accrual period if held by the original purchaser; and (b) less the amount of any interest payable for such Discounted Tax Exempt Obligation during the accrual period. The tax basis is determined by adding to the initial public offering price on such Discounted Tax Exempt Obligation the sum of the amounts which have been treated as original issue discount for such purposes during all prior periods. If a Discounted Tax Exempt Obligation is sold between semiannual compounding dates, original issue discount which would have been accrued for that semiannual compounding period for federal income tax purposes is to be apportioned in equal amounts among the days in such compounding period.

The Code contains additional provisions relating to the accrual of original issue discount in the case of owners of a Discounted Tax Exempt Obligation who purchase such Discounted Tax Exempt Obligations after the initial offering. Owners of Discounted Tax Exempt Obligations including purchasers of the Discounted Tax Exempt Obligations in the secondary market should consult their own tax advisors with respect to the determination for federal income tax purposes of original issue discount accrued with respect to such obligations as of any date and with respect to the state and local tax consequences of owning a Discounted Tax Exempt Obligation.

Backup Withholding

As a result of the enactment of the Tax Increase Prevention and Reconciliation Act of 2005, interest on tax-exempt obligations such as the 2016 Bonds is subject to information reporting in a manner similar to interest paid on taxable obligations. Backup withholding may be imposed on payments made to any owner of the 2016 Bonds who fails to provide certain required information including an accurate taxpayer identification number to any person required to collect such information pursuant to Section 6049 of the Code. The reporting requirement does not in and of itself affect or alter the excludability of interest on the 2016 Bonds from gross income for federal income tax purposes or any other federal tax consequence of purchasing, holding or selling tax exempt obligations.

Changes in Federal Tax Law

From time to time, there are legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to above or adversely affect the market value of the 2016 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether if enacted, it would apply to bonds issued prior to enactment. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value of the 2016 Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the 2016 Bonds of the market value thereof would be impacted thereby. Purchasers of the 2016 Bonds should consult their tax advisor regarding any pending or proposed tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation as of the date of issuance and delivery of the 2016 Bonds and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any pending legislation.

LEGAL MATTERS

Litigation

The City has been advised that to the best knowledge of the City Attorney as of the date of this Official Statement, there are no suits or claims currently pending or threatened against the City that will materially and adversely affect the financial condition or operations of the City, the City's power to issue and deliver the 2016 Bonds; the proceedings and authority under which the 2016 Bonds are issued, the Fee is charged and collected, or the Net Income is collected, or affecting the validity of the 2016 Bonds or the pledge of said Net Income to the

repayment of the 2016 Bonds thereunder; and neither the corporate existence nor the boundaries of the City or the title of its present officers to their respective offices is being contested.

The City created a municipal energy utility in 2014. Public Service Company of Colorado (known by the trade name "Xcel Energy") filed suit challenging the city decision to create a light and power utility through the adoption of Chapter 11-7, "Light and Power Utility," B.R.C. 1981 (Ordinance No. 7969). On June 25, 2015 the Boulder District Court dismissed Xcel's complaint for lack of subject matter jurisdiction. On August 12, 2015, Xcel filed a notice of appeal of that decision with the Colorado Court of Appeals. As of March 4, 2016, the case was fully briefed for the Court of Appeals to make its decision. The City is presently seeking approval from the Colorado Public Utilities Commission for transfer to the city of Xcel's assets serving Boulder customers for the city to operate its own municipal electric utility. The Commission provided guidance to the city for the city to submit a supplement to its application after reviewing a model of the electric system to be provided by Xcel Energy. After the Public Utilities Commission proceedings, the city intends to initiate good faith negotiations, and if necessary, condemnation proceedings to acquire such property and equipment.

Xcel Energy is presently the primary provider of electric service within the City. The municipal energy utility is anticipated to be an enterprise under Colorado law and so no further voter approval is required to take over and operate the electric facilities. In addition, the voters have approved issuance of up to $214 million of bonds or other obligations to acquire existing assets of the electric system and for paying stranded costs in one complete payment have been approved by the City's voters. The completion of this process is subject to certain conditions which may or may not be met. Any obligations issued on behalf of the municipal energy utility are not anticipated to be secured by the Net Income.

Governmental Immunity

The Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S. (the "Immunity Act"), provides that, with certain specified exceptions, sovereign immunity acts as a bar to any action against a public entity, such as the City, for injuries which lie in tort or could lie in tort.

The Immunity Act provides that sovereign immunity is waived by a public entity for injuries occurring as a result of certain specified actions or conditions, including: the operation of a non-emergency motor vehicle owned or leased by the public entity; operation and maintenance of any public water, gas, sanitation, electrical, power or swimming facility; a dangerous condition of any public buildings; the operation of any public water facility; and a dangerous condition of a public highway, road or street as provided in the Immunity Act. In such instances, the public entity may be liable for injuries arising from an act or omission of the public entity, or an act or omission of its public employees, which are not willful and wanton, and which occur during the performance of their duties and within the scope of their employment. The maximum amounts that may be recovered under the Immunity Act, whether from one or more public entities and public employees, are as follows: (a) for any injury to one person in any single occurrence, the sum of $350,000; (b) for an injury to two or more persons in any single occurrence, the sum of $990,000; except in such instance, no person may recover in excess of $350,000. The Immunity Act provides for increases in those amounts every four years pursuant to a formula based on the Denver-Boulder-Greeley Consumer Price Index. The City

may not be held liable under the Immunity Act either directly or by indemnification for punitive or exemplary damages unless the City voluntarily pays such damages in accordance with State law.

The City may be subject to civil liability and damages including punitive or exemplary damages and it may not be able to claim sovereign immunity for actions founded upon various federal laws, or other actions filed in federal court. Examples of such civil liability include suits filed pursuant to 42 U.S.C. § 1983 alleging the deprivation of federal constitutional or statutory rights of an individual. In addition, the City may be enjoined from engaging in anti-competitive practices which violate the antitrust laws. However, the Immunity Act provides that it applies to any State court having jurisdiction over any claim brought pursuant to any federal law, if such action lies in tort or could lie in tort.

Approval of Certain Legal Proceedings

In connection with the 2016 Bonds, Kutak Rock LLP, as Bond Counsel, will render its opinion as to the validity of the 2016 Bonds and the treatment of interest thereon for purposes of federal and State income taxation. See Appendix D - Form of Bond Counsel Opinion. Butler Snow LLP is acting as special counsel to the City in connection with this Official Statement. Certain matters will be passed upon for the City by the City Attorney.

Certain Constitutional Limitations

General. At the general election on November 3, 1992, the voters of Colorado approved Article X, Section 20 of the Colorado Constitution ("TABOR"). In general, TABOR restricts the ability of the State and local governments to increase revenues and spending, to impose taxes, and to issue debt and certain other types of obligations without voter approval. TABOR generally applies to the State and all local governments, including the City ("local governments"), but does not apply to "enterprises," defined as government-owned businesses authorized to issue revenue bonds and receiving under 10% of annual revenue in grants from all state and local governments combined.

Some provisions of TABOR are unclear and will require further judicial interpretation. No representation can be made as to the overall impact of TABOR on the future activities of the City, including its ability to generate sufficient revenues for its general operations, to undertake additional programs or to engage in any subsequent financing activities.

Voter Approval Requirements and Limitations on Taxes, Spending, Revenues, and Borrowing. TABOR requires voter approval in advance for: (a) any new tax, tax rate increase, mill levy above that for the prior year, valuation for assessment ratio increase, extension of an expiring tax, or a tax policy change causing a net tax revenue gain; (b) any increase in a local government's spending from one year to the next in excess of the limitations described below; (c) any increase in the real property tax revenues of a local government from one year to the next in excess of the limitations described below; or (d) creation of any multiple-fiscal year direct or indirect debt or other financial obligation whatsoever, subject to certain exceptions such as the refinancing of obligations at a lower interest rate. The City's Water Utility and Wastewater Utility are considered "enterprises" under TABOR, and therefore the 2016 Bonds may be issued without an election.

TABOR limits increases in government spending and property tax revenues to, generally, the rate of inflation and a local growth factor which is based upon, for school districts, the percentage change in enrollment from year to year, and for non-school districts, the actual value of new construction in the local government. Unless voter approval is received as described above, revenues collected in excess of these permitted spending limitations must be rebated. Debt service, however, including the debt service on the 2016 Bonds, can be paid without regard to any spending limits, assuming revenues are available to do so.

At the November 2, 1993 election, City voters authorized the City to collect, retain, and expend without regard to the revenue and limitations imposed by TABOR, the full proceeds of the City's sales and use tax, admission tax, accommodations tax, and non-federal grants. At the November 8, 1994 election, City voters approved an increase in the City's trash tax and allowed the City to collect and spend the full proceeds of such taxes and any interest thereon.

At the November 5, 1996 election, City voters authorized the City to remove TABOR restrictions on all revenues (except property tax) and expenditures of the City, and authorized the collect, retention and expenditures of all revenues of the City free from current revenue and expenditure limitations and from any limitations that may be enacted in the future without the amendment of the City's Charter by the electors of the City.

In addition, at the November 4, 2008 election, the City voters authorized the City to remove TABOR restrictions on property tax revenues collected above the limits imposed by TABOR. The election specified that retention above TABOR limits will not rise more than .5 mills annually for tax collection years 2009 and beyond up to the maximum allowable level of property taxes and that any tax monies that are collected above those that the City may retain will be credited to property owners as an offset against the subsequent year's taxes.

Emergency Reserve Funds. TABOR also requires local governments to establish emergency reserve funds. The reserve fund must consist of at least 3% of fiscal year spending. TABOR allows local governments to impose emergency taxes (other than property taxes) if certain conditions are met. Local governments are not allowed to use emergency reserves or taxes to compensate for economic conditions, revenue shortfalls, or local government salary or benefit increases. The City has set aside emergency reserves as required by TABOR.

Other Limitations. TABOR also prohibits new or increased real property transfer tax rates and local government income taxes. TABOR allows local governments to enact exemptions and credits to reduce or end business personal property taxes; provided, however, the local governments' spending is reduced by the amount saved by such action. With the exception of K-12 public education and federal programs, TABOR also allows local governments (subject to certain notice and phase-out requirements) to reduce or end subsidies to any program delegated for administration by the general assembly; provided, however, the local governments' spending is reduced by the amount saved by such action.

Police Power

The obligations of the City are subject to the reasonable exercise in the future by the State and its governmental bodies of the police power inherent in the sovereignty of the State

and to the exercise by the United States of America of the powers delegated to it by the Federal Constitution, including bankruptcy.

INDEPENDENT AUDITORS

The financial statements of the City, included in this Official Statement as Appendix A have been audited by BKD LLP, Certified Public Accountants and Advisors, Denver, Colorado, independent auditors, as stated in their report appearing therein. BKD LLP has not participated in the preparation of this official statement. Corresponding with a change in the City's internal accounting systems, the City reviewed several proposals for audit firms for its 2015 financial statements, and it has selected CliftonLarsonAllen LLP. The audit of the City's 2015 financial statements has not been completed as of the date of this Official Statement, and CliftonLarsonAllen LLP has not participated in the preparation of this Official Statement.

FINANCIAL ADVISOR

Piper Jaffray & Co. is acting as financial advisor to the City in connection with the issuance of the 2016 Bonds.

RATINGS

Standard & Poor's Rating Services, a Standard & Poor's Financial Services LLC business ("S&P") and Moody's Investors Service ("Moody's") have assigned the 2016 Bonds the ratings shown on the cover page of this Official Statement. An explanation of the significance of any S&P ratings may be obtained from S&P at 55 Water Street, New York, New York 10041. An explanation of the significance of any Moody's ratings may be obtained from Moody's at 7 World Trade Center at 250 Greenwich Street, New York, New York 10007.

Such ratings reflect only the views of the rating agencies, and there is no assurance that the ratings will be obtained or will continue for any given period of time or that the ratings will not be revised downward or withdrawn entirely by the applicable rating agency if, in its judgment, circumstances so warrant. Any such downward revision or withdrawal of such ratings may have an adverse effect on the market price of the 2016 Bonds. Other than the City's obligations under the Disclosure Undertaking, neither the City nor the Financial Advisor has undertaken any responsibility to bring to the attention of the owners of the 2016 Bonds any proposed change in or withdrawal of such rating once received or to oppose any such proposed revision.

PUBLIC SALE

The City expects to offer the 2016 Bonds at public sale on _____, 2016. See the Notice of Public Sale dated _____, 2016.

OFFICIAL STATEMENT CERTIFICATION

The preparation of this Official Statement and its distribution have been authorized by the City Council. This Official Statement is hereby duly approved by the City Council as of the date on the cover page hereof.

CITY OF BOULDER, COLORADO

By: _____
Mayor

APPENDIX A

AUDITED BASIC FINANCIAL STATEMENTS OF THE CITY AS OF AND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2014

NOTE: The audited basic financial statements of the City for the year ended December 31, 2014, have been excerpted from the City's Comprehensive Annual Financial Report for that year. Certain statistical tables and other information were purposely excluded from this Appendix A. Such statements provide supporting details and are not necessary for a fair presentation of the general purpose financial statement of the City.

APPENDIX B

BOOK-ENTRY ONLY SYSTEM

DTC will act as securities depository for the 2016 Bonds. The 2016 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered certificate will be issued for each maturity of the 2016 Bonds, in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of 2016 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2016 Bonds on DTC's records. The ownership interest of each actual purchaser of each 2016 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2016 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in 2016 Bonds, except in the event that use of the book-entry system for the 2016 Bonds is discontinued.

To facilitate subsequent transfers, all 2016 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of 2016 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2016 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2016 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect

Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2016 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2016 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2016 Bond documents. For example, Beneficial Owners of 2016 Bonds may wish to ascertain that the nominee holding the 2016 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2016 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the 2016 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts 2016 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, interest and redemption proceeds on the 2016 Bonds will be made to Cede& Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, interest or redemption proceeds to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the 2016 Bonds at any time by giving reasonable notice to the City or the Registrar and Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, 2016 Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, 2016 Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

APPENDIX C

FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (this "Agreement") is executed and delivered by the City of Boulder, Colorado (the "City") in connection with the issuance of $_____ aggregate principal amount of the City of Boulder, Colorado, Water and Sewer Revenue Bonds, Series 2016 (the "Bonds"). The Bonds are being issued pursuant to an Ordinance of the City dated as of _____, 2016 (the "Bond Ordinance").

In consideration of the issuance of the Bonds by the City and the purchase of such Bonds by the owners thereof, the City hereby covenants and agrees as follows:

Section 1. Purpose of this Agreement. This Agreement is executed and delivered by the City as of the date set forth below, for the benefit of the holders and owners (the "Bondholders") of the Bonds and in order to assist the Participating Underwriter (as defined below) in complying with the requirements of the Rule (as defined below). The City represents that it will be the only obligated person (as defined in the Rule) with respect to the Bonds at the time the Bonds are delivered to the Participating Underwriter and that no other person is expected to become an obligated person at any time after the issuance of the Bonds.

Section 2. Definitions. The terms set forth below shall have the following meanings in this Agreement, unless the context clearly otherwise requires.

"*Annual Financial Information*" means the financial information and operating data described in Exhibit I.

"*Annual Financial Information Disclosure*" means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4.

"*Audited Financial Statements*" means the City's annual financial statements, prepared in accordance with GAAP for governmental units as prescribed by GASB, which financial statements shall have been audited by such auditor as shall be then required or permitted by the Charter, and as described in Exhibit I hereto.

"*Commission*" means the Securities and Exchange Commission.

"*Dissemination Agent*" means any agent designated as such in writing by the City and which has filed with the City a written acceptance of such designation, and such agent's successors and assigns.

"*EMMA*" means the Electronic Municipal Market Access facility for municipal securities disclosure of the MSRB.

"*Exchange Act*" means the Securities Exchange Act of 1934, as amended.

"*Material Event*" means the occurrence of any of the events with respect to the Bonds set forth in Exhibit II.

"*Material Events Disclosure*" means dissemination of a notice of a Material Event as set forth in Section 5.

"*MSRB*" means the Municipal Securities Rulemaking Board.

"*Participating Underwriter*" means each broker, dealer or municipal securities dealer acting as an underwriter in any primary offering of the Bonds.

"*Prescribed Form*" means, with regard to the filing of Annual Financial Information, Audited Financial Statements and notices of Material Events with the MSRB at *www.emma.msrb.org* (or such other address or addresses as the MSRB may from time to time specify), such electronic format, accompanied by such identifying information, as shall have been prescribed by the MSRB and which shall be in effect on the date of filing of such information.

"*Rule*" means Rule 15c2 12 adopted by the Commission under the Exchange Act, as the same may be amended from time to time.

"*State*" means the State of Colorado.

"*Undertaking*" means the obligations of the City pursuant to Sections 4 and 5.

Section 3. CUSIP Number/Final Official Statement. The CUSIP Number of the Bonds is _____. The final Official Statement relating to the Bonds is dated _____, 2015 (the "Final Official Statement").

Section 4. Annual Financial Information Disclosure. Subject to Section 9 of this Agreement, the City hereby covenants that it will disseminate the Annual Financial Information and the Audited Financial Statements (in the form and by the dates set forth below and in Exhibit I) by delivering such Annual Financial Information and the Audited Financial Statements to the MSRB by July 31st of each year.

The City is required to deliver such information in Prescribed Form and by such time so that such entities receive the information by the dates specified.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the City will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Agreement, the Annual Financial Information for the year in which such amendment is made (or in any notice or supplement provided to the MSRB) shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

Section 5. Material Events Disclosure. Subject to Section 9 of this Agreement, the City hereby covenants that it will disseminate in a timely manner, not in excess of 10 business days after the occurrence of the event, Material Events Disclosure to the MSRB in Prescribed Form. Notwithstanding the foregoing, notice of optional or unscheduled redemption of any Bonds or defeasance of any Bonds need not be given under this Agreement any earlier than the notice (if any) of such redemption or defeasance is given to the owners of the Bonds pursuant to the Bond Ordinance. From and after the Effective Date, the City is required to deliver such Material Events Disclosure in the same manner as provided by Section 4 of this Agreement.

Section 6. Duty To Update EMMA/MSRB. The City shall determine, in the manner it deems appropriate, whether there has occurred a change in the MSRB's e-mail address or filing procedures and requirements under EMMA each time it is required to file information with the MSRB.

Section 7. Consequences of Failure of the City To Provide Information. The City shall give notice in a timely manner, not in excess of 10 business days after the occurrence of the event, to the MSRB in Prescribed Form of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the City to comply with any provision of this Agreement, the Bondholder of any Bond may seek specific performance by court order to cause the City to comply with its obligations under this Agreement. A default under this Agreement shall not be deemed an Event of Default under the Bond Ordinance or the Agreement or any other agreement, and the sole remedy under this Agreement in the event of any failure of the City to comply with this Agreement shall be an action to compel performance.

Section 8. Amendments; Waiver. Notwithstanding any other provision of this Agreement, the City may amend this Agreement, and any provision of this Agreement may be waived, if:

(i) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the City or type of business conducted;

(ii) This Agreement, as amended, or the provision, as waived, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(iii) The amendment or waiver does not materially impair the interests of the Bondholders of the Bonds, as determined either by parties unaffiliated with the City or by an approving vote of the Bondholders of the Bonds holding a majority of the aggregate principal amount of the Bonds (excluding Bonds held by or on behalf of the City or its affiliates) pursuant to the terms of the Bond Ordinance at the time of the amendment; or

(iv) The amendment or waiver is otherwise permitted by the Rule.

Section 9. Termination of Undertaking. The Undertaking of the City shall be terminated hereunder when the City shall no longer have any legal liability for any obligation on or relating to the repayment of the Bonds. The City shall give notice to the MSRB in a timely manner and in Prescribed Form if this Section is applicable.

Section 10. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 11. Additional Information. Nothing in this Agreement shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Agreement or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Material Event, in addition to that which is required by this Agreement. If the City chooses to include any information from any document or notice of occurrence of a Material Event in addition to that which is specifically required by this Agreement, the City shall not have any obligation under this Agreement to update such information or include it in any future disclosure or notice of the occurrence of a Material Event.

Section 12. Beneficiaries. This Agreement has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Agreement shall inure solely to the benefit of the City, the Dissemination Agent, if any, and the Bondholders of the Bonds, and shall create no rights in any other person or entity.

Section 13. Recordkeeping. The City shall maintain records of all Annual Financial Information Disclosure and Material Events Disclosure, including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

Section 14. Past Compliance. The City represents that it has complied with the requirements of each continuing disclosure undertaking entered into by it pursuant to the Rule in connection with previous financings to which the Rule was applicable.

Section 15. Assignment. The City shall not transfer its obligations under the Financing Agreement unless the transferee agrees to assume all obligations of the City under this Agreement or to execute a continuing disclosure undertaking under the Rule.

Section 16. Governing Law. This Agreement shall be governed by the laws of the State.

[Signature on Following Page]

CITY OF BOULDER, COLORADO

By _____
Chief Financial Officer

Dated: _____, 2016

EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND AUDITED FINANCIAL STATEMENTS

"*Annual Financial Information*" means financial information and operating data exclusive of Audited Financial Statements as set forth below of the type appearing or incorporated by reference as set forth on page iv of the Final Official Statement.

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted to the MSRB or filed with the Commission. The City shall clearly identify each such item of information included by reference.

Annual Financial Information will be provided to the MSRB by July 31st of each year. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, and Audited Financial Statements will be provided to the MSRB within 10 business days after availability to the City.

Audited Financial Statements will be prepared in accordance with generally accepted accounting principles in the United States as in effect from time to time.

If any change is made to the Annual Financial Information as permitted by Section 4 of the Agreement, including for this purpose a change made to the fiscal year-end of the City, the City will disseminate a notice to the MSRB of such change in Prescribed Form as required by such Section 4.

EXHIBIT II

EVENTS WITH RESPECT TO THE BONDS FOR WHICH MATERIAL EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies

2. Nonpayment-related defaults, if material

3. Unscheduled draws on debt service reserves reflecting financial difficulties

4. Unscheduled draws on credit enhancements reflecting financial difficulties

5. Substitution of credit or liquidity providers, or their failure to perform

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security

7. Modifications to rights of security holders, if material

8. Bond calls, if material, and tender offers

9. Defeasances

10. Release, substitution or sale of property securing repayment of the securities, if material

11. Rating changes

12. Bankruptcy, insolvency, receivership or similar event of the City *

13. The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material

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* This event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material

APPENDIX D

FORM OF BOND COUNSEL OPINION

APPENDIX E

SPECIMEN RESERVE FUND POLICY

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: APRIL 19, 2016

AGENDA TITLE: Second reading and consideration of a motion to adopt Ordinance No. 8110 amending section 2-3-8, "Library Commission," B.R.C. 1981, to conform with 2015 amendments to city charter sections 132 through 136 and further provide for the general functions and duties of the Library Commission and uses of the Library Fund.

PRESENTERS
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
Janet Michels, Senior Assistant City Attorney
David Farnan, Library and Arts Director

EXECUTIVE SUMMARY
In 2012, the Library Commission established a priority to propose changes to the City Charter to more closely align with other boards and commissions concerning the Library Commission's role. On September 1, 2015, City Council adopted Ordinance No. 8055, setting a ballot measure amending city charter sections 132 through 136 concerning the general functions and duties of the Library Commission and uses of the Library Fund. At the Nov. 3, 2015, election the ballot measure was approved by a vote of the people.

Staff prepared the attached ordinance for council's first reading and consideration to amend the Boulder Revised Coded (B.R.C.) section 2-3-8, "Library Commission," B.R.C. 1981, to be consistent with the 2015 amendments to city charter sections 132 through 136 (Attachment A).

STAFF RECOMMENDATION
Suggested Motion Language:
Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt on second reading No. 8110 amending section 2-3-8, "Library Commission," B.R.C. 1981, to conform with 2015 amendments to city charter sections 132 through 136 and further provide for the general functions and duties of the Library Commission and uses of the Library Fund.

BACKGROUND

See agenda memo from first reading at:
https://documents.bouldercolorado.gov/weblink8/0/doc/132039/Electronic.aspx

PUBLIC AND COUNCIL FEEDBACK

There were no questions or comment from the public or council on first reading.

ATTACHMENT

A. Ordinance 8110

ORDINANCE NO. 8110

AN ORDINANCE AMENDING SECTION 2-3-8, "LIBRARY COMMISSION," B.R.C. 1981, AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Section 2-3-8 B.R.C. 1981, is amended to read:

2-3-8. - Library Commission.

(a) The library commission of the City of Boulder consists of five members appointed by the city council for five-year terms. The commission shall have the primary responsibility as an advisory commission with regard to the provision of library services to the Boulder community. The members of the commission shall not hold any other office in the city, and shall serve without pay.

(b) The library commission shall not perform any administrative function unless expressly provided in the charter. The commission shall provide recommendations to the city council in matters concerning the library. ~~s of the commission are under the direction of the city manager to control the operations of the public library, leases of grounds or buildings for library purposes, administration of books and other resources entrusted to the library and management and custody of real and personal property acquired by loan, purchase, lease, gift, devise or bequest for the library.~~

(c) The commission ~~is authorized to~~shall have the following duties:

(1) ~~Make and enforce all rules and regulations for the administration, government and protection of the library and all real and personal property belonging thereto or loaned or leased thereto~~Adopt bylaws, rules, or policies for the guidance and governance of the commission and the library;

(2) ~~Administer any trust created for the library~~Provide advice to assist in preparation and revision of a master plan for the development and maintenance of a modern library system within the city;

(3) ~~Define powers and prescribe duties of all officers and employees of the library~~Review annually the library budget prepared by the library director prior to its submittal to the city manager and make recommendations regarding approval or modification of the same;

(4) ~~Borrow, lease, purchase and accept books, journals, publications, supplies and equipment for the library~~Review periodically the library director's operational service plans and make comments and recommendations;

(5) ~~Order payment from library funds for any liability or authorized expenditure of the library~~Make recommendations to the library director and the city council on library facilities, including capital improvements, maintenance of existing facilities, and need for new facilities;

(6) ~~Establish library branches and reading rooms meeting the needs of the city~~Review the library director's annual report and make comments and recommendations; ~~and~~

(7) ~~Make annual reports to the city council, including a statement of the number of books and periodicals on hand, the number of visitors and such other information as the city manager may request.~~Represent the library to the community and the community to the library with the goal of building awareness, understanding and support;

(8) Make recommendations concerning the expenditures of revenues for the benefit of the library from the following sources:

(1) Gifts, bequests, and donations to the Library Fund established by Charter section 134; and

(2) Proceeds of the sale of any library property, or the pro rata portion of such property, purchased with funds from the property tax appropriated pursuant to Charter section 134 or the predecessor section 135 or gifts, bequests, and donations; and

(9) Take steps as the library commission may deem feasible to encourage grants or gifts in support of the library.

(d) Members of the commission may serve on the board of directors of non-profit organizations that support the library.

(e~~d~~) The commission is not authorized to issue subpoenas.

Section 2. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 3. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this 15th day of March, 2016.

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_____
Mayor

Attest:

_____
City Clerk

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this 19th day of April, 2016.

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_____
Mayor

Attest:

_____
City Clerk

K:\LIAD\o - 8110 - 2nd-.docx

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 19, 2016

AGENDA TITLE: Introduction, first reading and consideration of a motion to order published by title only Ordinance No. 8115 to rezone a 0.25-acre portion of the property at 2560 28th Street, from Public to Business - Community 2, consistent with the Boulder Valley Comprehensive Plan land use designation of Mixed Use Business.

Public hearing on the second reading of the ordinance and a request to change the Boulder Valley Comprehensive Plan land use designation on the site from Parks, Urban and Other to Mixed Use Business are scheduled for May 3, 2016.

PRESENTER/S
Jane S. Brautigam, City Manager
David Driskell, Executive Director of Planning, Housing + Sustainability
Susan Richstone, Deputy Director of Planning, Housing + Sustainability
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

EXECUTIVE SUMMARY

The proposed ordinance (*Attachment A*) is for a rezoning of a 0.25-acre portion of the property located at 2560 28th Street from P (Public) to BC-2 (Business - Community 2). The request to rezone a portion of 2560 28th St. is but one component of the proposal currently seeking city approval. In all, the components include:

- Site Review for redevelopment of a portion of property at 2560 28th St. with 10 attached residential units (LUR2015-00104). No changes are proposed to the existing commercial building on site. The proposal includes a request for a 25% parking reduction. At their April 7, 2016 meeting, Planning Board voted 6-0 (L. May absent) to approve Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval with a few modifications relating to storm water quality, solar voltaic installation and electric vehicle charging. The option to call-up the project is available to City Council for a period of 30 days after the Planning Board decision. Staff is requesting that Council consider whether to call up the Site

Review at the April 19th meeting. If called up, Council public hearing would be scheduled for May 3 concurrent with the public hearing on the proposed rezoning and land use map change discussed below. The Site Review approval is conditioned upon the proposed rezoning of the 0.25 acre portion of the property located at 2560 28th Street to BC-1.

- BVCP land use map change: To be considered and acted upon by City Council on May 3, 2016. At their April 7, 2016 meeting, Planning Board voted 6-0 (L. May absent) to approve the request for a land use map change for a portion of the property at 2560 28th Street from Park, Urban and Other to Mixed Use Business related to the proposed rezoning and incorporating the staff memorandum as findings of fact.

- Rezoning: An Ordinance to be heard at first reading by City Council on April 19, and acted upon at second reading on May 3, 2016. At their April 7, 2016 meeting, Planning Board voted 6-0 (L. May absent) to recommend approval of the rezoning request no. LUR2015-00072 to City Council incorporating the staff memorandum as findings of fact.

STAFF RECOMMENDATION

Suggested Motion Language:
Staff requests council consideration of this matter and action in the form of the following motion:

Motion to introduce on first reading and order published by title only Ordinance No. 8115 rezoning 0.25 acres of land located at 2560 28th Street from Public to Business Community – 2, consistent with the Boulder Valley Comprehensive Plan land use designation of Mixed Use Business.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic – The intent of the rezoning is to provide the property owner with one redevelopable site under BC-2 zoning, which is a more intense zone district that supports a number of neighborhood-scale commercial uses as well as high-density residential uses. The proposed project would require no public expenditure and costs for the development would be done by the developer. The redevelopment of the site would enable the possibility for additional tax revenue flows to the City.

- Environmental – The existing land use designation and zoning for the site severely restrict redevelopment opportunities, so rezoning the property to allow for a broader range of residential and commercial infill development allows for more efficient use of land within the urban growth boundary.

- Social – None identified.

OTHER IMPACTS

- Fiscal – City services are existing and available to this site.

- Staff time: The applicant has submitted the required rezoning application fee to cover staff review time of this application for a rezoning.

BOARD AND COMMISSION FEEDBACK

On April 7, 2016, Planning Board reviewed the requested BVCP land use change and Rezoning request as well as the associated Site Review (meeting packet and minutes available here (go to 2016 → 04 Apr). On a motion by **J. Putnam**, seconded by **L. Payton**, the Planning Board voted 6-0 (**L. May** absent) to approve the request for a land use map change for a portion of the property at 2560 28th Street from Public to Mixed Use Business related to the proposed rezoning and incorporating the staff memorandum as findings of fact.

On a motion by **J. Putnam**, seconded by **L. Payton**, the Planning Board voted 6-0 (**L. May** absent) to recommend approval of the rezoning request no. LUR2015-00072 to City Council incorporating the staff memorandum as findings of fact. In recommending approval, the Planning Board found that the request is consistent with Land Use Code section 9-2-18(e), B.R.C. 1981. The draft ordinance to rezone is found in **Attachment A.**

In addition to the their actions on the land use map change and rezoning requests, on a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 6-0 (**L. May** absent), to approve the Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval in the staff memorandum with the three modifications related to storm water quality improvements, solar voltaic systems and electric vehicle charging stations. The consideration of a call-up of the Board's approval of the Site Review is under a separate Information Packet memo. City Council may vote to call-up the Planning Board's approval of the Site Review within 30 days of the Planning Board hearing. The call up period expires on May 9, 2016.

PUBLIC FEEDBACK

Required public notice was given in the form of written notification mailed to all property owners within 600 feet of the subject site, and a sign posted on the property for at least 10 days. All notice requirements of section 9-4-3, B.R.C. 1981 have been met.

Staff received comments from several nearby property owners expressing opposition to the proposed project. Specifically, neighbors expressed concerns about the requested parking reduction based on potential parking and traffic impacts to neighboring commercial properties. There were no public comments on the proposed project at the April 7, 2016 Planning Board meeting.

BACKGROUND

The current BVCP Land Use Designations and associated zoning designations for the property are reflective of the site's somewhat unique history. As shown below in **Figures 1 and 2**, the site currently has two separate land use designations, "Mixed Use Business" on the western portion of the property on which the existing commercial building is located, and "Park, Urban and Other" on the undeveloped eastern portion of the site. The zoning of the property corresponds to the land use designations, and is split between BC-2 (Business – Community 2) on the west and P (Public) on the east. As shown in the below figures, the Mixed Use Business land use designation and BC-2 zoning apply to properties along the east side of 28th St. to the north of the project site as well as along the west side of 28th to the north and south.

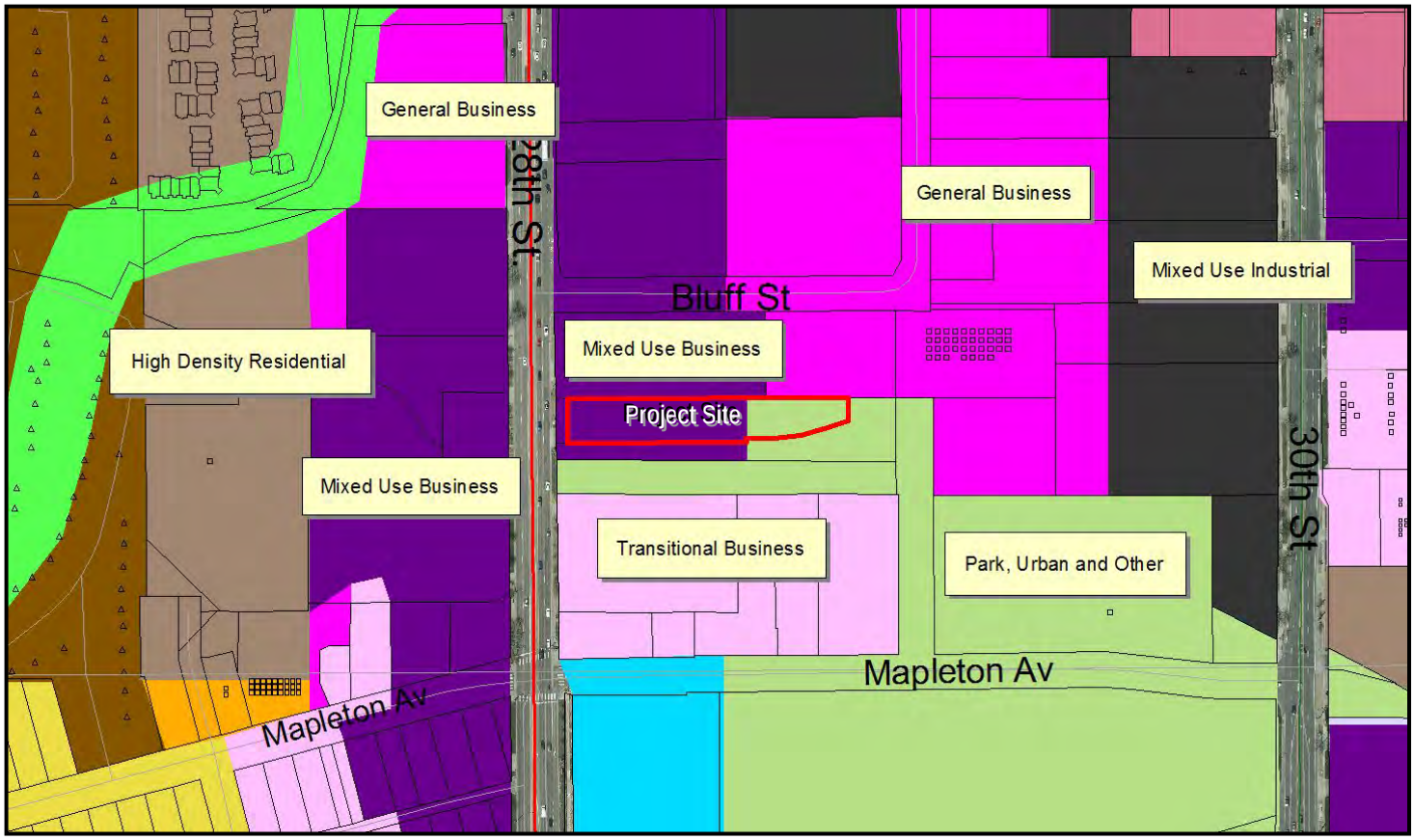


Figure 1: BVCP Land Use Map

The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses

The "Park, Urban and Other" land use designation and P zoning designation that apply to the eastern portion of the project site are otherwise only found on the city-owned properties to the south and east of the site containing the Goose Creek path and Mapleton Ballfields. The BVCP defines the intent of the "Park, Urban and Other" land use designation as follows:

Urban and Other Parks includes public lands used for a variety of active and passive recreational purposes. Urban parks provided by the city include pocket parks, neighborhood parks, community parks and city parks as defined in the Parks and Recreation Master Plan. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences… Other public recreational facilities, including city recreation centers, a golf course, swimming pools, ballfields, and the Eldorado Canyon State Park are also included in this category.

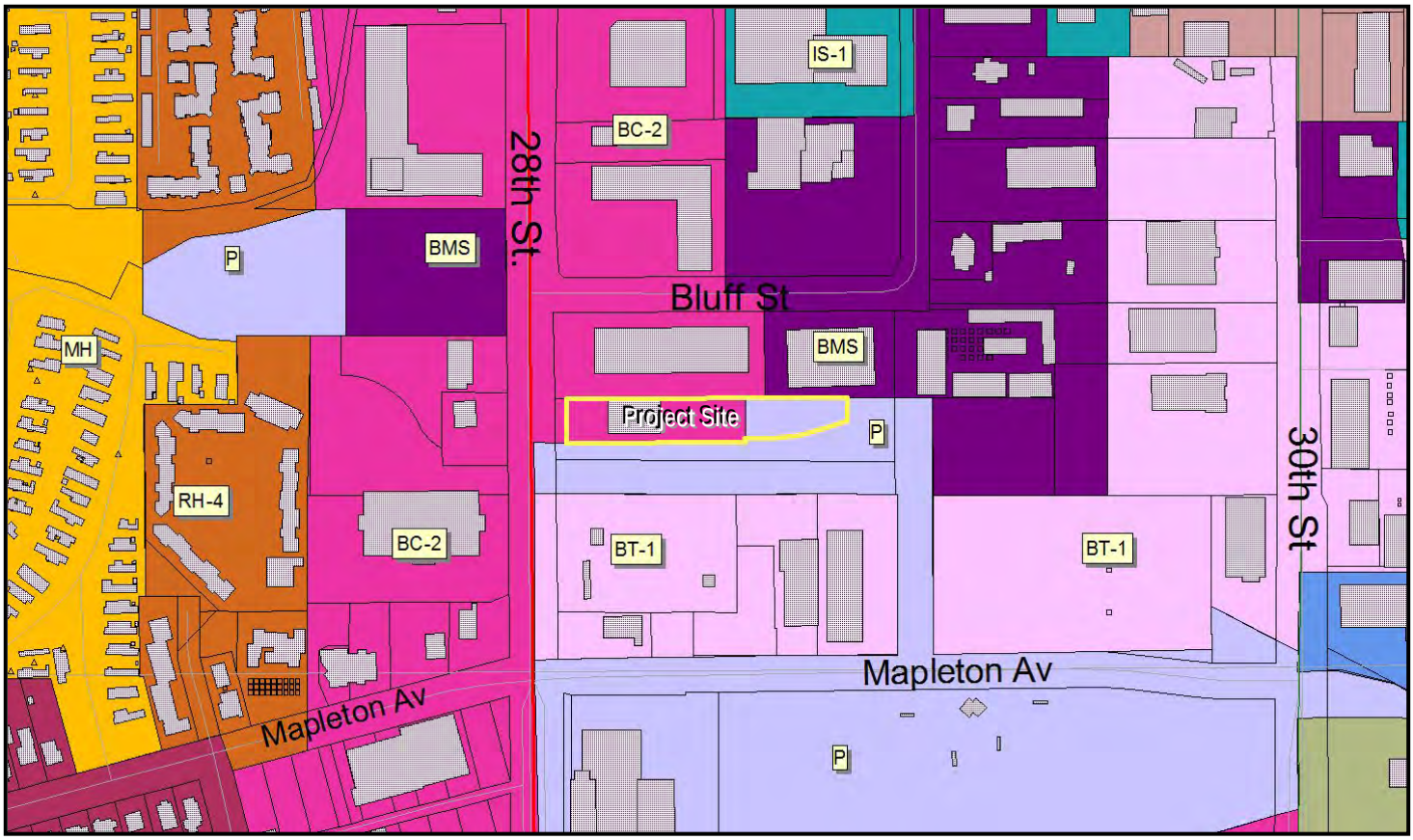


Figure 2: Zoning Map

The current split land use designation and zoning of the project site are the result of a land transfer that took place between the City and the former property owner in 1999 as part of the planning and construction of the Goose Creek flood control project. At the time of the land swap, Jack Pease owned Lot 1 of the Channel Park Subdivision and the City owned Lot 2 of the Channel Park Subdivision. The west line of Lot 1 borders 28th Street. Lot 2 was a flag lot to the east of Lot 1 with a 30-foot flag on the south side of Lot 1. The flag was encumbered by easements benefitting Lot 1. The City and the former

owner negotiated the conveyance of a strip of land along 28th Street to the City and the extinguishment of a portion of the easement encumbering the flag of the City-owned Lot 2 in order to accommodate a city flood control project for Goose Creek as well as a 28th Street transportation improvement project. In exchange, the City transferred a portion of Lot 2 to Jack Pease. See **Figure 3** for an exhibit depicting the land swap.

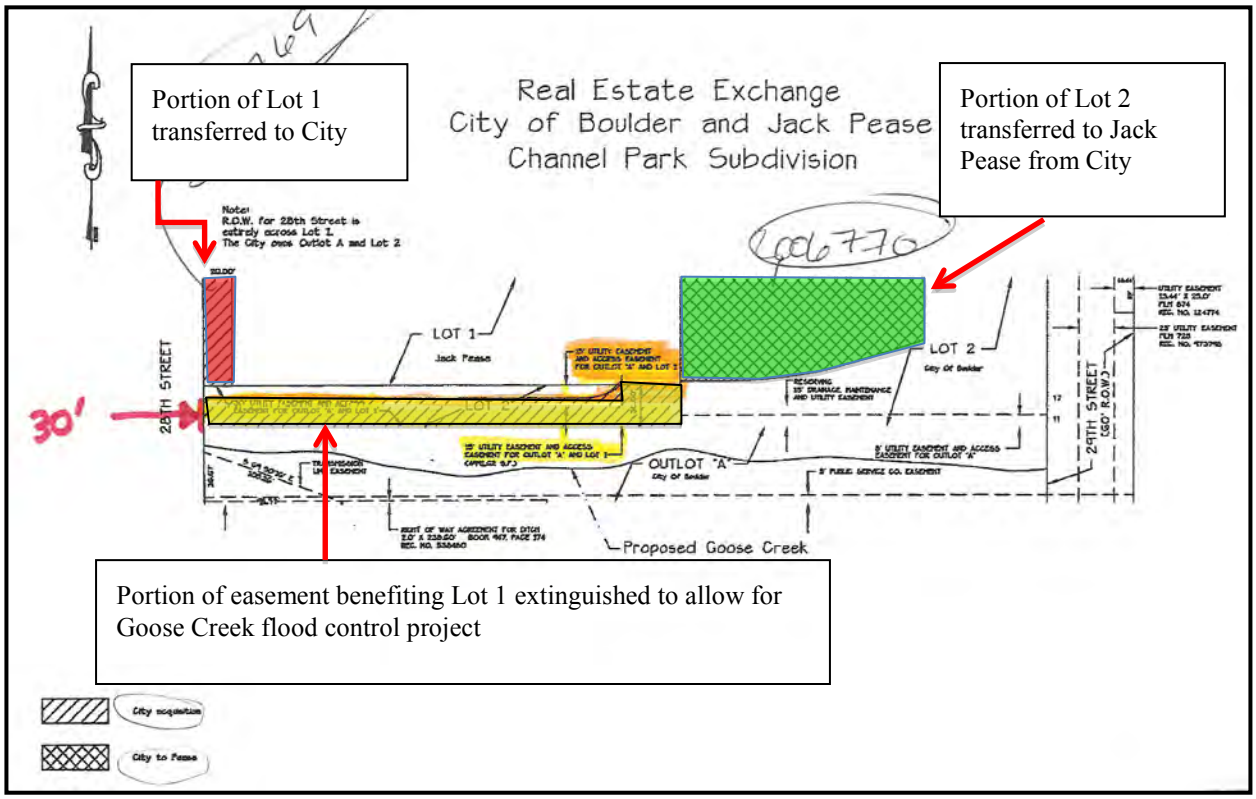


Figure 3: Land Swap Exhibit

The transfer of the portion of Lot was intended to create one larger merged building lot with Lot 1 and to initially serve as a parking area for uses located on Lot 1. The City agreed to install the parking improvements. City Council approved the land transfers. The intent of the land swap was to provide the property owner with one redevelopable site under the BC-E zoning (now known as BC-2). As part of the land swap, the city hired a consultant to explore potential redevelopment scenarios. These scenarios (included in **Attachment B**) anticipated an addition to the existing commercial building of 3,000 to 4,000 square feet, with the associated increase in required parking being accommodated on the eastern portion of the site. As noted by the applicant, the redevelopment scenarios created at that time appear to anticipate CB-E (now know as BC-2) zoning across the entire site.

Given that the land swap anticipated the eastern portion of the site being used for parking for the commercial use and that the land use code requires that "*any building additions or site improvements shall be regulated according to the zoning district in which such additions or improvements are located*" (section 9-9-2(d), B.R.C. 1981), it seems clear that a rezoning of the land transferred to the property owner by the city was anticipated. Following the land swap, the merged property was sold. The land use designation and

zoning on the portion of Lot 2 transferred from City to the former property owner were never amended.

As described above, the current zoning on the subject site is split between BC-2 (Business – Community 2) on the western portion of the site and P (Public) on the eastern portion of the site. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as "*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*" As such, a variety of commercial uses are allowed by-right in the BC-2 zone, including retail, personal service and office uses among others. While the intent of the BC-2 zone is primarily for retail and other commercial uses, duplexes and attached dwelling units are also uses allowed by-right in the zone. In fact, the BC-2 zone allows for the maximum residential density found in the land use code (27.2 DU/acre), which is based on a 1,600 sq. ft. minimum lot area per dwelling unit requirement with a minimum required open space per dwelling unit of 600 sq. ft. It is also worth noting that in the BC-2 zone, principal building height may be increased up to 40 feet without Site Review if the property is not adjacent to any residential zone district or residential land use designation.

The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as "*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.*" Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited. Duplexes and attached residential uses are allowed only if approved through Use Review, and at a low density of 6.2 dwelling units per acre.

LAND USE MAP CHANGE

The request for a rezoning is tied to the proposed land use map change that council will be asked to consider at its May 3rd meeting. Land use map changes may be considered at the time of rezoning subject to the following criteria:

Criteria for eligibility for changes that may be considered at any time:

(1) Land Use Map changes:

The Land Use Map is not intended to be a zoning map. It is intended to provide policy direction and definition for future land uses in the Boulder Valley. Thus, a change to the land use designations may be considered at any time if it is related to a proposed change in zoning or proposed annexation and meets all of the following criteria:

1. ***The proposed change is consistent with the policies and overall intent of the comprehensive plan.***

   The proposed land use map change is consistent with the policies and overall intent of the comprehensive plan. As discussed above, the portion of property in question was transferred to the property owner by the city in 1999 in exchange for

property and an easement required to accommodate the Goose Creek flood control project and 28th Street improvements. The land transferred to the property owner was previously owned by the city and anticipated to be developed as open space, hence the "Park, Urban and other" land use designation and associated Public zoning designation. As the documentation shows, the intent of the land swap was not to maintain the eastern portion of the subject property as open space or park land, but to make up for lost parking for the existing commercial use while allowing for additional parking should the commercial use be expanded in the future. The "Park, Urban and Other" land use designation applies specifically to "*public lands used for a variety of active and passive recreational purposes.*" The City transferred the western portion of the land to merge with the eastern lot and serve a private commercial use. The City no longer intended a "Park, Urban and Other" land use for the property.

Since the land swap was completed in 1999, the Goose Creek flood control project has been completed, and the area surrounding the project site has been developed as a mix of residential, retail, office and recreational uses. Since that time, the eastern portion of the subject property has remained in private ownership and has served as parking for the existing commercial use on the western portion of the site. Given the strong multi-modal connections to the site, the vibrant mixed-use context that has developed around the property and the fact that the eastern portion of the property is no longer planned to be developed as a public park or other public facility, amending the land use map to allow for a broader range of private redevelopment opportunities consistent with the land use designation on properties north of the site and the western portion of this parcel would improve the site's consistency with a number of BVCP core values and policies. Specifically, adopting the proposed land use and zoning to allow for residential infill development on an underutilized site close to transit and bike/ped facilities would support the BVCP core values of **sustainability** as a unifying framework, **compact, contiguous** development and infill that supports evolution to a more **sustainable urban form,** a diversity of **housing** types and price ranges, and an all-mode **transportation** system to make getting around without a car easy and accessible to everyone. In addition, the proposed land use map change would meet a number of specific BVCP Policies, including but not limited to the following:

- **1.16 Adapting to Limits on Physical Expansion**

"…*maintaining and improving the quality of life within defined physical boundaries"*

As discussed above, the "Park, Urban and Other" land use designation no longer applies to the site due to the fact that the city transferred the land to private ownership in 1999 and has no intention of developing the site as a park or other public use. The existing land use designation and zoning for the site severely restrict redevelopment opportunities, so allowing for a change of land use to accommodate zoning which allows for a broader range of residential and

commercial infill development allows for more efficient use of land within the urban growth boundary.

- **1.19 Jobs:Housing Balance**

"…encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations…"

The existing land use and zoning of the property are not intended to support residential development, and allow only for low-density residential uses through discretionary review. The proposed land use of Mixed Use Business would allow for a rezoning to BC-2, which allows for a much greater range and density of housing types (as demonstrated by the current site review application, which would add 10 new townhouse-style units where only 4 units would be possible under the existing zoning and land use).

- **2.03 Compact Development Pattern**

"… The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community."

Changing from the current land use designation and zoning which are intended only for public uses to a land use designation and zoning intended for residential or commercial character will allow for more efficient redevelopment of the land and for infill development that is compatible with the surrounding area.

- **2.16 Mixed Use and Higher Density Development**

"The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers."

The project site is located within an existing mixed use context immediately adjacent to a major multi-modal corridor and is within 1/3 mile of Boulder Junction transit facilities. Amending the land use from "Paerks, Urban and other" to "Mixed Use Business" would allow for a rezoning to BC-2, thereby allowing for a variety of mixed use and higher density development not currently allowed under the existing zoning on the site.

- **2.21 Commitment to a Walkable and Accessible City**

"The city and county will promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities."

In terms of walkability, the subject site is optimally located immediately adjacent to the Goose Creek path. As discussed above, the existing land use and zoning on the site are intended for public uses. Given that the site is not intended for public development and is currently in private ownership, changing the land use to allow for more residential and commercial uses would facilitate new development close to existing pedestrian amenities as described above.

- **4.04 Energy-Efficient Land Use**

"*The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development"*

The site's proximity to existing services, transit and multi-modal corridors makes it ideal for energy efficient redevelopment, and changing the land use and zoning to allow for a broader range of redevelopment opportunities consistent with the existing character of the surrounding area would facilitate such redevelopment.

- **6.02 Reduction of Single Occupancy Auto Trips**

"*The city and county will support greater use of alternatives to single occupancy automobile travel."*

Changing the land use designation from "Park, Urban and Other" to "Mixed Use Business" will support redevelopment of this transit-rich and well-connected site from an overflow parking lot. Redevelopment on the subject site will be able to access transit and a wide array of amenities via the Goose Creek multi-use path, thereby reducing the demand for SOV travel to and from the site.

2. ***The proposed change would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city.***

Standard met. Given that the project site was transferred to the property owner by the city in 1999 and that it is no longer intended for public use as well as the fact that the new requested land use designation of MUB currently applies to much of the surrounding area, and its location near the 28th Street corridor and away from city boundaries, staff finds that the requested land use map change would not have any cross-jurisdictional impacts. In addition, the small size of the portion of property proposed to be rezoned limits the overall redevelopment potential such that any new development on that portion of the site under BC-2 zoning would be limited to a relatively small size, thereby reducing the chance that there would be any cross-jurisdictional impacts.

3. ***The proposed change does not materially affect the land use and growth projections that were the basis of the comprehensive plan.***

Standard met. The small size of the portion of property to be rezoned limits the redevelopment potential of the site to such an extent that any new development

would not be large enough to affect the overall growth projections included in the BVCP. Using the current Site Review proposal as an example, the number of additional potential residential units (10) are not a significant change from what was projected. Further, it is important to note that the subject portion of property was exchanged for land that was previously held under private ownership and which could theoretically have allowed for additional redevelopment beyond what is currently existing on the site. When looked at in that context, the overall amount of redevelopment potential on the site following the land swap is roughly equivalent to what would have been possible anyways without the land swap.

4. ***The proposed change does not materially affect the adequacy of availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder,***

   Standard met. The proposed change, and the requested residential development associated with the change, would not affect the adequacy of availability of urban facilities and services to the immediate or greater surrounding area. In fact, the requested land use map change would allow for efficient, infill development within a mixed use context, and would allow for greater utilization of existing urban services and facilities. It would not require that new services and facilities be extended into an undeveloped area.

5. ***The proposed change would not materially affect the adopted Capital Improvements Program of the City of Boulder.***

   Standard met. The proposed change would have no impact on the adopted Capital improvements Program, as it applies only to a small portion of property that is not included in CIP projections.

6. ***The proposed change would not affect the Area II/Area III boundaries in the comprehensive plan.***

   Standard met. The subject site is located in Area I.

Therefore, staff recommends that city council, at its May 3rd meeting, approve a land use map change from Park, Urban and Other to Mixed Use Business.

REZONING

Rezonings of individual properties are quasi-judicial in nature and may be approved by city council only if city council finds that the rezoning criteria are met. Section 9-2-18, "Rezoning," B.R.C. 1981, states:

The city´s zoning is the result of a detailed and comprehensive appraisal of the city´s present and future land use allocation needs. In order to establish and maintain sound, stable, and desirable development within the city, rezoning of land is to be discouraged and allowed only under the limited circumstances herein described.

Rezoning Criteria:

City council shall grant a rezoning application <u>only if the proposed rezoning is consistent with the policies and goals of the Boulder Valley Comprehensive Plan</u>, <u>and</u>, for an application not incidental to a general revision of the zoning map, <u>meets one of the following criteria</u> (see below for the latter criteria analysis):

Staff finds the requested rezoning and associated land use map change to be consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP), specifically with the overall intent of the comprehensive plan and several goals and policies pertaining to sustainability, compact development, multi-modal transportation and provision of housing that were discussed above. .

✓ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;

The requested rezoning from Public (P) to Business- Community 2 (BC-2) is predicated upon a change in the underlying land use from "Parks, Urban and Other" to "Mixed Use Business." With a land use designation of Mixed Use Business, rezoning of the project site from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map. The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses

The existing Public zoning on the subject site does not correspond to the above intent. The intent of the Public zoning district is defined in section 9-5-2(c)(5)(A), B.R.C. 1981 as "*Public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational uses.*" The existing zoning is the result of the former "Park, Urban and other" land use designation, which was intended for public recreational facilities. Given that the intent of the P zone is to support public and semi-public uses, most commercial uses, including retail, office and restaurant uses, are prohibited.

While the intent of the Mixed Use Business land use designation does not necessarily correspond with one particular zoning district city-wide, in the area surrounding the project site along the east side of 28th St. to the north and along the west side of 28th to the north and south, BC-2 zoning has historically been applied to implement the Mixed Use Business land use designation. The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as "*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*"

Upon amendment of the Land Use Map as recommended in this memo, the intent of the P zone district would no longer be in compliance with the underlying land use designation and the BC-2 zone would be in keeping with the intent of the Mixed Use Business land use designation and as such has been applied to properties with a Mixed Use Business land use designation in the surrounding area; it follows that upon a change in the Land Use Map to a Mixed Use Business designation, rezoning of the subject property from P to BC-2 would be necessary to bring the property into compliance with the BVCP land use map.

N/A ***The existing zoning of the land was the result of a clerical error;***

N/A ***The existing zoning of the land was based on a mistake of fact;***

N/A ***The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;***

N/A ***The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area; or***

N/A ***The proposed rezoning is necessary in order to provide land for a community need that was not anticipated at the time of adoption of the Boulder Valley Comprehensive Plan.***

ATTACHMENTS

Attachment A: Ordinance No. 8115

Attachment B: Detailed Background Materials

ORDINANCE NO. 8115

AN ORDINANCE REZONING 0.25 ACRES OF LAND LOCATED AT 2560 28th STREET FROM THE PUBLIC (P) TO THE BUSINESS - COMMUNITY 2 (BC-2) ZONING DISTRICT AS DESCRIBED IN CHAPTER 9-5, "MODULAR ZONE SYSTEM," B.R.C. 1981, AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO FINDS:

A. A public hearing before the Planning Board of the City of Boulder was duly held on April 7, 2016, in consideration of rezoning approximately 0.25 acres of land from the Public (P) to the Business - Community 2 (BC-2) zoning district; the 0.25 acres of land are generally located at 2560 28th Street, City of Boulder, County of Boulder, State of Colorado, as more particularly described on Exhibit A attached to this ordinance (the "Property").

B. The Planning Board found that the rezoning of the Property from the Public (P) to the Business - Community 2 (BC-2) zoning district is consistent with the policies and goals of the Boulder Valley Comprehensive Plan; is necessary to bring the Property into compliance with the Boulder Valley Comprehensive Plan map; and meets the criteria for rezoning as provided in Chapter 9-2, "Review Processes," B.R.C. 1981.

C. The Planning Board recommended that the City Council amend the zoning district map to include the Property in the Business - Community 2 (BC-2) zoning district as provided in Chapter 9-5, "Modular Zone System," B.R.C. 1981.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Chapter 9-5, "Modular Zone System," B.R.C. 1981, and the zoning district map forming a part thereof are amended to include the Property within the Business - Community 2 (BC-2) zoning district.

Section 2. The City Council finds that the rezoning of the Property from the Public (P) to the Business - Community 2 (BC-2) zoning district is consistent with the policies and goals of the Boulder Valley Comprehensive Plan, is necessary to bring the Property into compliance with the Boulder Valley Comprehensive Plan map, and meets the criteria for rezoning as provided in Chapter 9-2, "Review Processes," B.R.C. 1981. The City Council adopts the recitals as a part of this ordinance.

Section 3. The City Council has jurisdiction and legal authority to rezone the Property.

Section 4. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern. The rezoning of the Property bears a substantial relation to, and will enhance the general welfare of, the Property and of the residents of the City of Boulder.

Section 5. The City Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this 19th day of April, 2016.

_____
Mayor

Attest:

_____
City Clerk

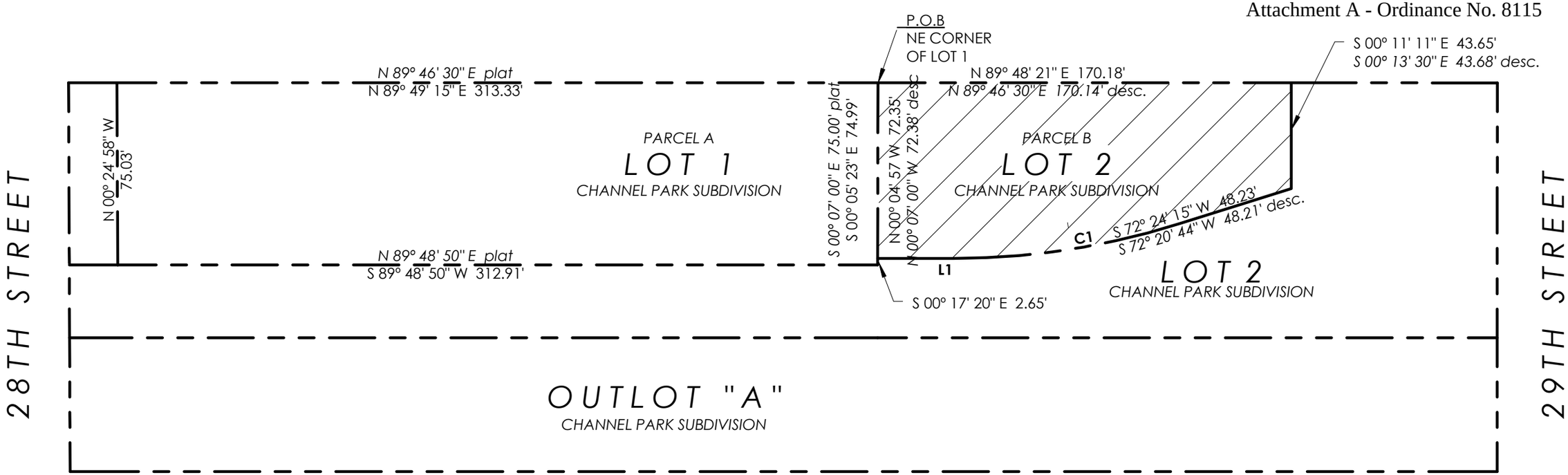
READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this ___ day of _____, 2016.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C1	17°25'39" *(17°25'30" desc.)*	310.50'	*94.44' (94.43' desc.)*	94.07'	S 81°03'29"

LINE	BEARING	DISTANCE
L1	S89°50'14"W *(S89°48'13"W desc.)*	31.30'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION. A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTWEST 1/4 OF SECTION 29. TOWNSHIP 1 NORTH. RANGE 70 WEST OF THE 6TH P.M. CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO. THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8.F-3.#17 OF THE BOULDER COUNTY RECORDS. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION.
THENCE N 89°46'30" E ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION. 170.14 FEET;
THENCE S 00°13'30" E. 43.68 FEET;
THENCE S 72°20'44" W. 48.21 FEET;
THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET. A CENTRAL ANGLE OF 17°25'30". AND A CHORD THAT BEARS S 81°03'29" W. 94.07 FEET;
THENCE S 89°46'13" W. 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1:
THENCE N 00°07'00" W. ALONG THE EAST LINE OF SAID LOT 1. 72.38 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 10,894 SQUARE FEET (0.250 ACRES) MORE OR LESS.

EXHIBIT MAP:
A PORTION OF LOT 2
CHANNEL PARK SUBDIVISION

LOCATED IN THE NE 1/4 NW 1/4
SECTION 29, T1N, R70W, CITY OF
BOULDER, COUNTY OF BOULDER,
STATE OF COLORADO

NOTE:

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY COBURN DEVELOPMENT, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN.

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: July 6, 1999
(Agenda Item Preparation Date: June 23, 1999)

AGENDA TITLE: Consideration of a motion to approve the granting of a parcel of land to Jack Pease in exchange for his granting to the City an access easement for the Goose Creek flood control project and a strip of land for the 28th St. project.

REQUESTING DEPARTMENT: David Rhodes, Public Works Director
Bob Harberg, Flood Control, Public Works
Doug Newcomb, Property Agent, OSRE

FISCAL IMPACT: none

PURPOSE: To obtain approval from the City Council for the granting of a parcel of land to Jack Pease to exchange for a permanent access easement to the City and a strip of land along 28th St. This proposed exchange will accomodate the Goose Creek Phase 3 flood control project and the contemplated 28th Street project where they occur on the property that was previously occupied by the City Electric Co. at 2560 28th Street.

BACKGROUND: See the attached map. The proposed Goose Creek Phase 3 flood control project crosses 28th St. between the Public Service Co. electric substation and the former City Electric Co. building, both of which are on the east side of 28th St. Jack Pease is now the owner of the City Electric building and property. To increase the design width of the flood control channel for aesthetic and functional purposes, a portion of Mr. Pease's property that is now asphalt driveway and asphalt parking spaces would be incorporated into the channel project.

Mr. Pease's existing access and parking that would be lost to the channel project is proposed to be replaced by the City. To do so, additional land is necessary. Fortunately, the City owns adjacent vacant property to the east. This proposed exchange provides to Mr. Pease the additional land for the replacement parking spaces plus some additional parking.

Additionally, the driveway, which is the only access to the rear loading docks and parking lot of Mr. Pease's building, is located in an existing 30 feet wide access easement over a portion of City property that we would like to use for the channel. This proposed exchange would eliminate the south 20 feet, more or less, of the existing 30 feet wide access easement and thereby allow the wider channel. The City would replace the lost portion of the driveway using the remaining northerly 10 feet of the existing access easement and some of Mr. Pease's property adjacent thereto.

AGENDA ITEM # 3E Page 1

Lastly, this proposed exchange would convey to the City a strip of land twenty feet wide along 28th St. for additional right-of-way.

ANALYSIS: The estimated value of the real estate, $112, 900.00, to be conveyed by the City to Jack Pease plus the City's cost to replace the lost parking places and an additional 17 non-replacement parking spaces behind the building is equal to the estimated value of the real estate, $128,600.00, to be conveyed to the City by Jack Pease.

Since the City would receive real estate that is equal in dollar value to the real estate it would give up plus the cost of the parking improvements it would complete, the exchange is considered even economically. However, the City would benefit by being able to construct a wider channel resulting in a more aesthetic appearance and reduced construction cost because the channel would be less deep with shorter retaining walls or side slopes and a less narrow appearance.

PUBLIC COMMENT AND PROCESS: This item is being heard at this public meeting, advertised in the *Daily Camera.*

STAFF RECOMMENDATION: Staff recommends that the City Council approve a motion authorizing the granting of the parcel of land described on Exhibit B to Jack Pease in exchange for his granting to the City the portion of his access easement described on Exhibit C and the parcel of land described on Exhibit D.

Approved By:

Alisa Lewis for
Ron Secrist
City Manager

ATTACHMENTS:

A. Map of the proposed real estate exchange
B. Legal Description of the parcel of City land for Jack Pease
C. Legal Description of the access easement from Pease to the City
D. Legal Description of the parcel of land from Pease to the City

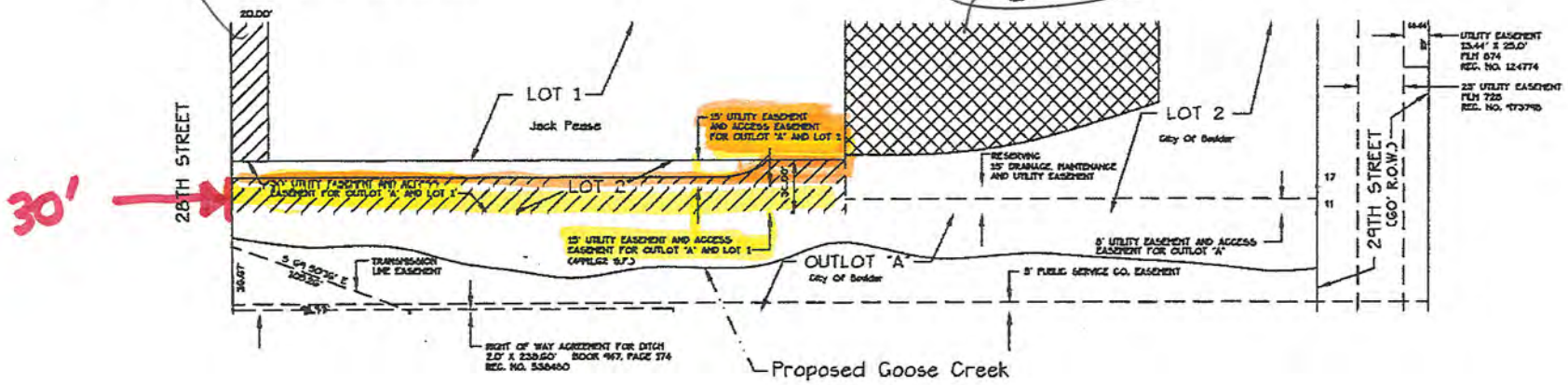
AGENDA ITEM # 3E

Real Estate Exchange
City of Boulder and Jack Pease
Channel Park Subdivision

2006769

2006770

Note:
R.O.W. for 28th Street is entirely across Lot 1.
The City owns Outlot A and Lot 2



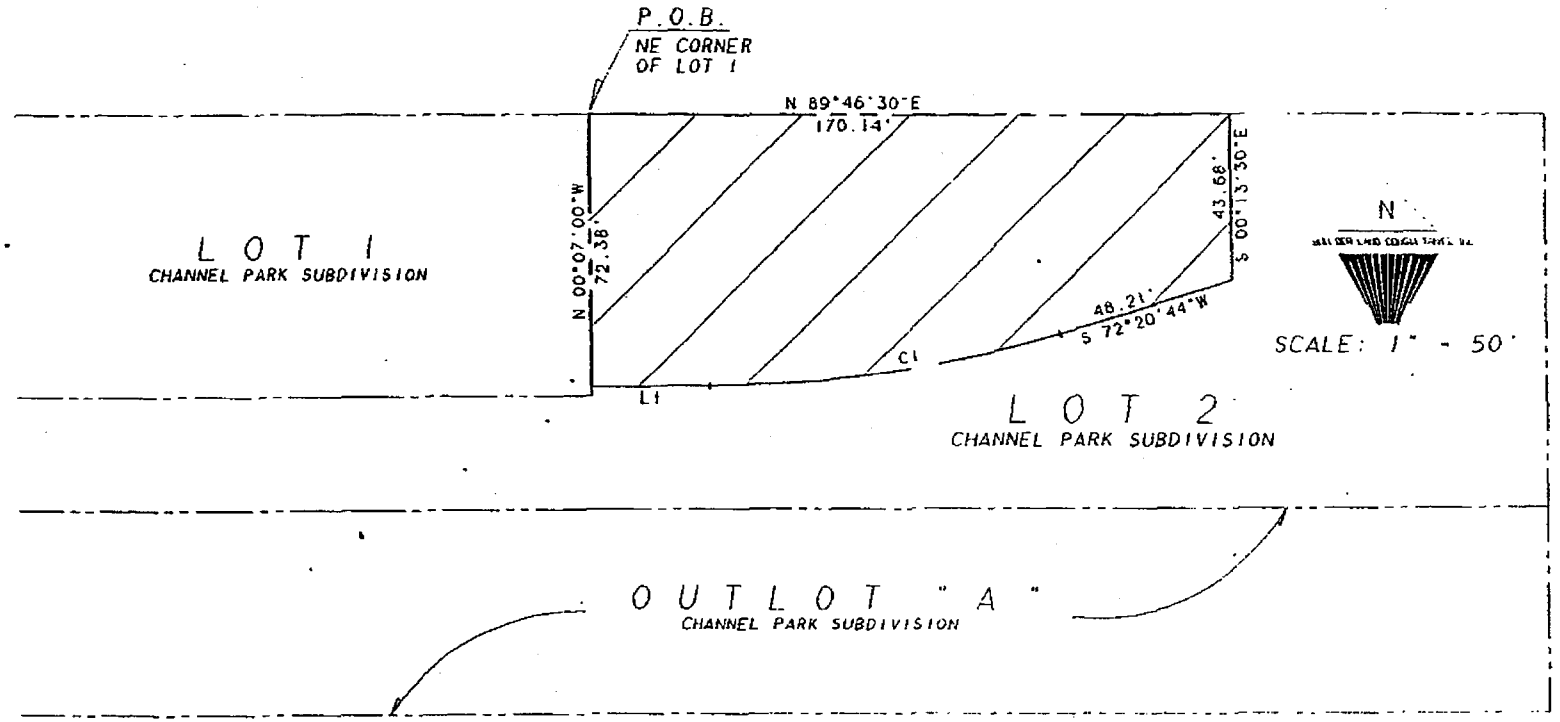
City acquisition

City to Pease

NOTE: PLATTED INFORMATION TAKEN FROM CHANNEL PARK SUBDIVISION, P-8, P-9, BOULDER COUNTY RECORDS

CITY OF BOULDER, COLORADO

City and Pease Land Trade



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	17°25'30"	310.50'	94.43'	94.07'	S 81°03'29"W

LINE	BEARING	DISTANCE
L 1	S 89°46'13"W	31.30'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET;
THENCE S 00°13'30" E, 43.68 FEET;
THENCE S 72°20'44" W, 48.21 FEET;
THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17°25'30", AND A CHORD THAT BEARS S 81°03'29" W, 94.07 FEET,
THENCE S 89°46'13" W, 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE N 00°07'00" W ALONG THE EAST LINE OF SAID LOT 1, 72.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 10894 SQUARE FEET (0.250 ACRES), MORE OR LESS.

EXHIBIT MAP:
A PORTION OF LOT 2
CHANNEL PARK SUBDIVISION

LOCATED IN THE NE1/4 NW1/4 SECTION 29, T1N, R70W, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

NOTE:
THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

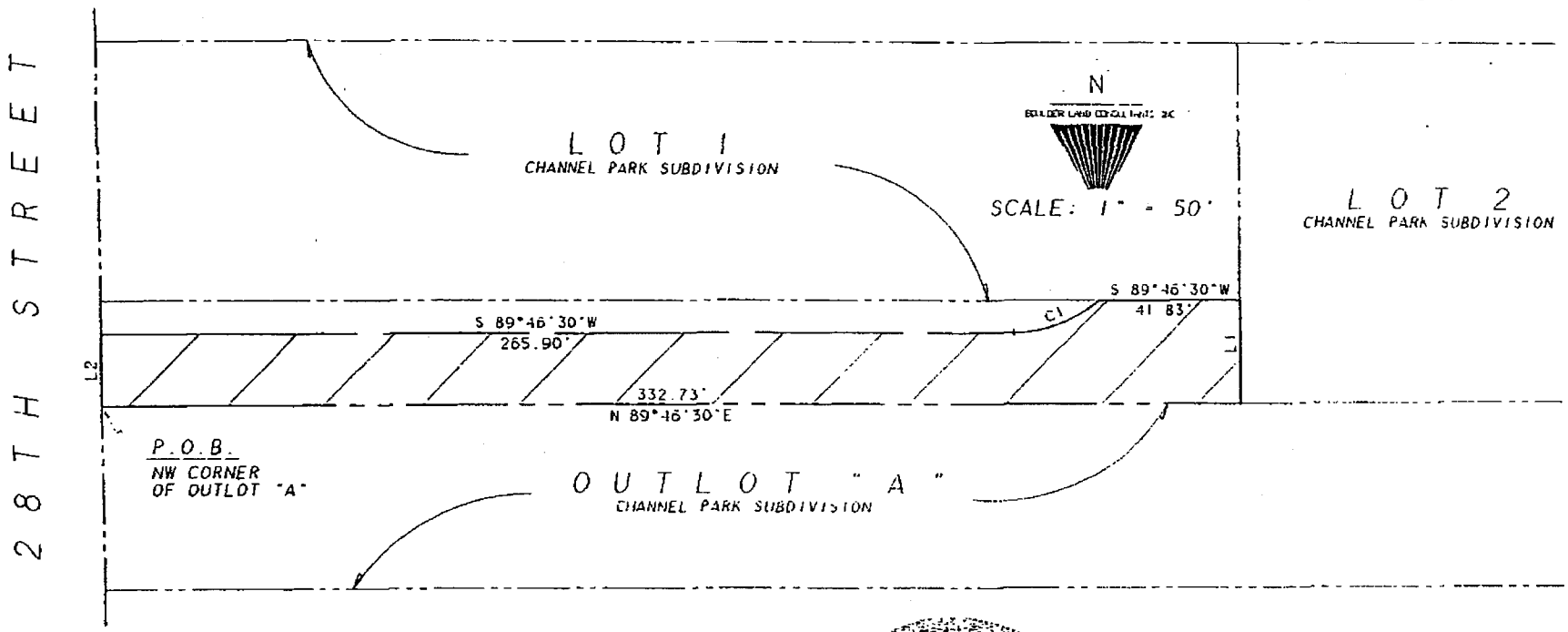
THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.
5690 VALMONT RD. BOULDER, CO 80301
(303) 443-3616

MARCH 10, 1999
BLC DRAWING '16197LDB GCD'

AGENDA ITEM # 3E PAGE 4

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	41°24'34"	38.00'	27.46'	26.87'	S 69°04'13"W

LINE	BEARING	DISTANCE
L 1	N 00°07'00"W	30.00'
L 2	S 00°26'30"E	20.50'



LEGAL DESCRIPTION

A STRIP OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT "A" OF SAID CHANNEL PARK SUBDIVISION, THENCE N 89°46'30" E ALONG THE NORTH LINE OF SAID OUTLOT "A", 332.73 FEET;
THENCE N 00°07'00" W, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION;
THENCE S 89°46'30" W ALONG THE SOUTH LINE OF SAID LOT 1, 41.83 FEET;
THENCE DEPARTING SAID SOUTH LINE, 27.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 41°24'34", AND A CHORD THAT BEARS S 69°04'13" W, 26.87 FEET;
THENCE S 89°46'30" W, 265.90 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2;
THENCE S 00°26'30" E ALONG THE WEST LINE OF SAID LOT 2, 20.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 7295 SQUARE FEET (0.168 ACRES), MORE OR LESS.

EXHIBIT MAP:
A PORTION OF LOT 2
CHANNEL PARK SUBDIVISION

LOCATED IN THE NE1/4 NW1/4 SECTION 29, T1N, R70W, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

NOTE:
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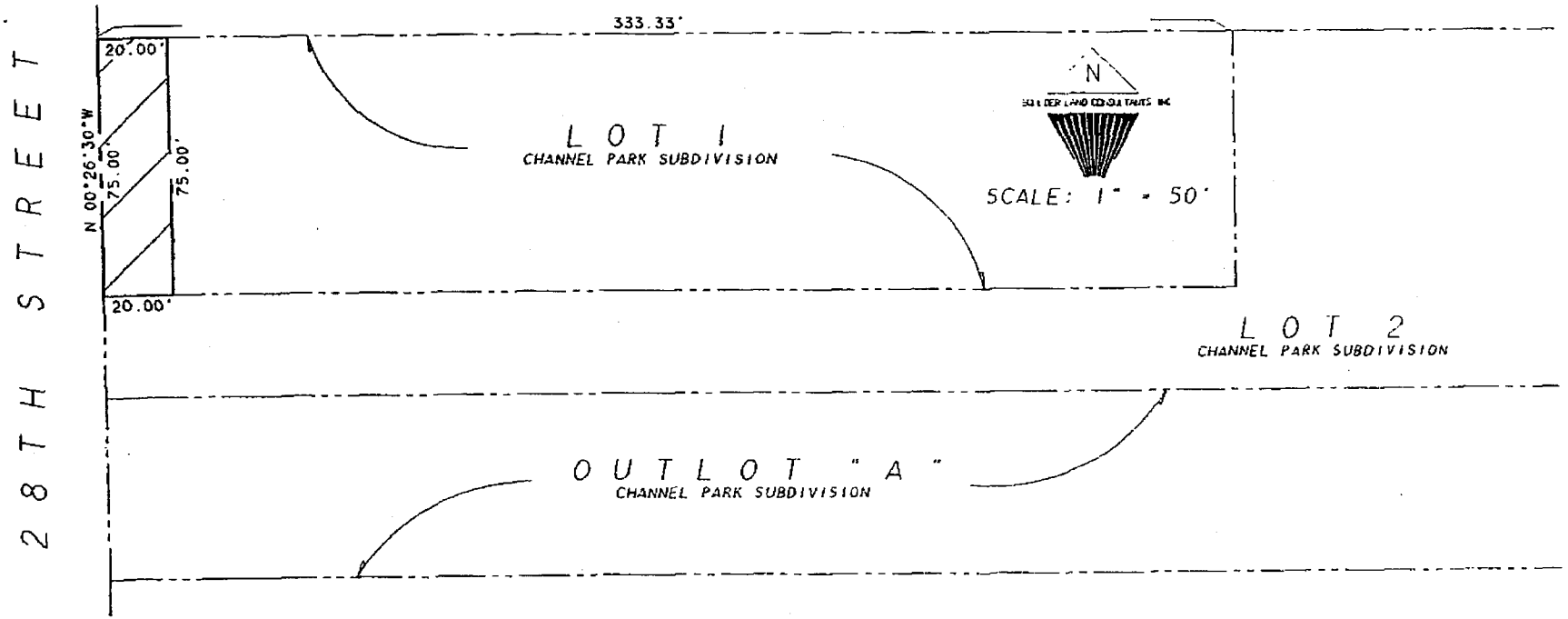
BOULDER LAND CONSULTANTS, INC.
5690 VALMONT RD. BOULDER, CO 80301
(303) 443-5616

MARCH 10, 1999
BLC DRAWING "16197LDA 6CD"



LEGAL DESCRIPTION

THE WEST 20.00 FEET OF LOT 1, CHANNEL PARK SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO, THE PLAT OF WHICH IS RECORDED IN PLANFILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 1500 SQUARE FEET (0.034 ACRES), MORE OR LESS.

EXHIBIT MAP:

A PORTION OF LOT 1
CHANNEL PARK SUBDIVISION

LOCATED IN THE NE1/4 NW1/4 SECTION 29, T1N, R70W, CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO

NOTE:

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY OR TITLE SEARCH PERFORMED BY BOULDER LAND CONSULTANTS, INC. THERE MAY EXIST EASEMENTS AND/OR OTHER ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

3/10/99

THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.

5690 VALMONT RD. BOULDER, CO 80301
(303) 443-3616

MARCH 10, 1999
BLC DRAWING "16197LDC GCD"

AGENDA ITEM # 3E PAGE 6

West 20' of Lot 1

Boulder County Clerk, CO WD R 18.00 D 12.00

2006769
Page: 1 of 2
12/15/1999 10:01A

SPECIAL WARRANTY DEED

THIS DEED, Made this 5th day of November, 1999,
between
Jack S. Pease as to the easement interest (as to Parcel I) and Jack S. Pease (as to parcel II)

of the County of Boulder and State of Colorado
grantor(s), and City of Boulder, Colorado, a Municipal Corporation

whose legal address is 1300 Canyon Boulevard, Boulder, CO 80306

of the County of Boulder and State of Colorado, grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100----------DOLLARS, ($129,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, and State of Colorado, described as follows:

Parcel II:

~~The West 20.00 feet of Lot 1, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records,~~
~~County of Boulder,~~
~~State of Colorado.~~

Parcel I:

--Continued--

also known by street and number as 2560 28th Street, Boulder, Colorado 80301

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Jack S. Pease

Jack S. Pease

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 5th day of November, 1999, by JACK S. PEASE

My Commission expires: August 2003

Witness my hand and official seal.

JENNIFER J. HARBUZ NOTARY PUBLIC OF COLORADO

Notary Public
Jennifer J. Harbuz

SPECIAL WARRANTY DEED (SPECWD) File # BR15205C99

2560 28th Street

Boulder County Clerk, CO WD R 19.00 D 12.00

2006769
Page: 2 of 2
12/15/1999 10:01A

CONTINUATION OF LEGAL DESCRIPTION TO DEED DATED
November 5, 1999

an easement interest in the following described property:

A strip of land being a portion of Lot 2, Channel Park Subdivision, a subdivision located in the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 1 North, Range 70 West of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, the plat of which is recorded in Planfile P-8, F-3, #17 of the Boulder County records. Said strip of land being more particularly described as follows:

Beginning at the Northwest corner of Outlot "A" of said Channel Park Subdivision; thence North 89 degrees 46'30" East along the North line of said Outlot "A", 332.73 feet; thence North 00 degrees 07'00 West, 30.00 feet to the Southeast corner of Lot 1, of said Channel Park Subdivision; thence South 89 degrees 46'30" West along the South line of said Lot 1, 41.83 feet; thence departing said South line, 27.46 feet along the arc of a curve to the right, said curve having a radius of 38.00 feet, a central angle of 41 degrees 24'34" and a chord that bears South 69 degrees 04'13" West, 26.87 feet; thence South 89 degrees 46'30" West, 265.90 feet to a point on the West line of said Lot 2; thence South 00 degrees 26'30" East along with the West line of said Lot 2, 20.50 feet to the point of beginning,
County of Boulder,
State of Colorado.

(for informational purposes only)
parcel II and parcel I are exhibit A of contract

County of Boulder, State of Colorado

Instead of vacating south 20' of easement

File # BR15205C99

Recorded at o'clock M.
Reception No.

Boulder County Clerk, CO QCD R 19.00 D 0.00

2006770
Page: 1 of 2
12/15/1999 10:01A

v Portion of Lot 2 to Pease

QUITCLAIM DEED

THIS DEED, made this 8th day of July, 19 99, between the City of Boulder, a Colorado home rule city,

of the

County of Boulder and State of Colorado, grantor(s), and Jack S. Pease

whose legal address is 2807 Jay Road, Boulder, Colorado 80310

of the County of Boulder and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of ----------an exchange for a permanent access easement and a parcel of property with a total value of $129,000.00---------- Dollars, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee(s), his heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Boulder and State of Colorado, described as follows: See Exhibit A attached

City now Lot 2 less this prop.

also known by street and number as:
assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) his heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

CITY OF BOULDER, a Colorado home rule city

Ronald A. Secrist, City Manager

ATTEST:
Sonya Oster for
City Clerk on behalf of the Director of Finanace and Record

STATE OF COLORADO)
) ss.
County of Boulder)

The foregoing instrument was acknowledged before me this 8th day of July, 19 99, by Ronald A. Secrist, City Manager for the City of Boulder.

Witness my hand and official seal.
My commission expires: 5-23-01

Notary Public

DOUGLAS A. NEWCOMB NOTARY PUBLIC STATE OF COLORADO

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

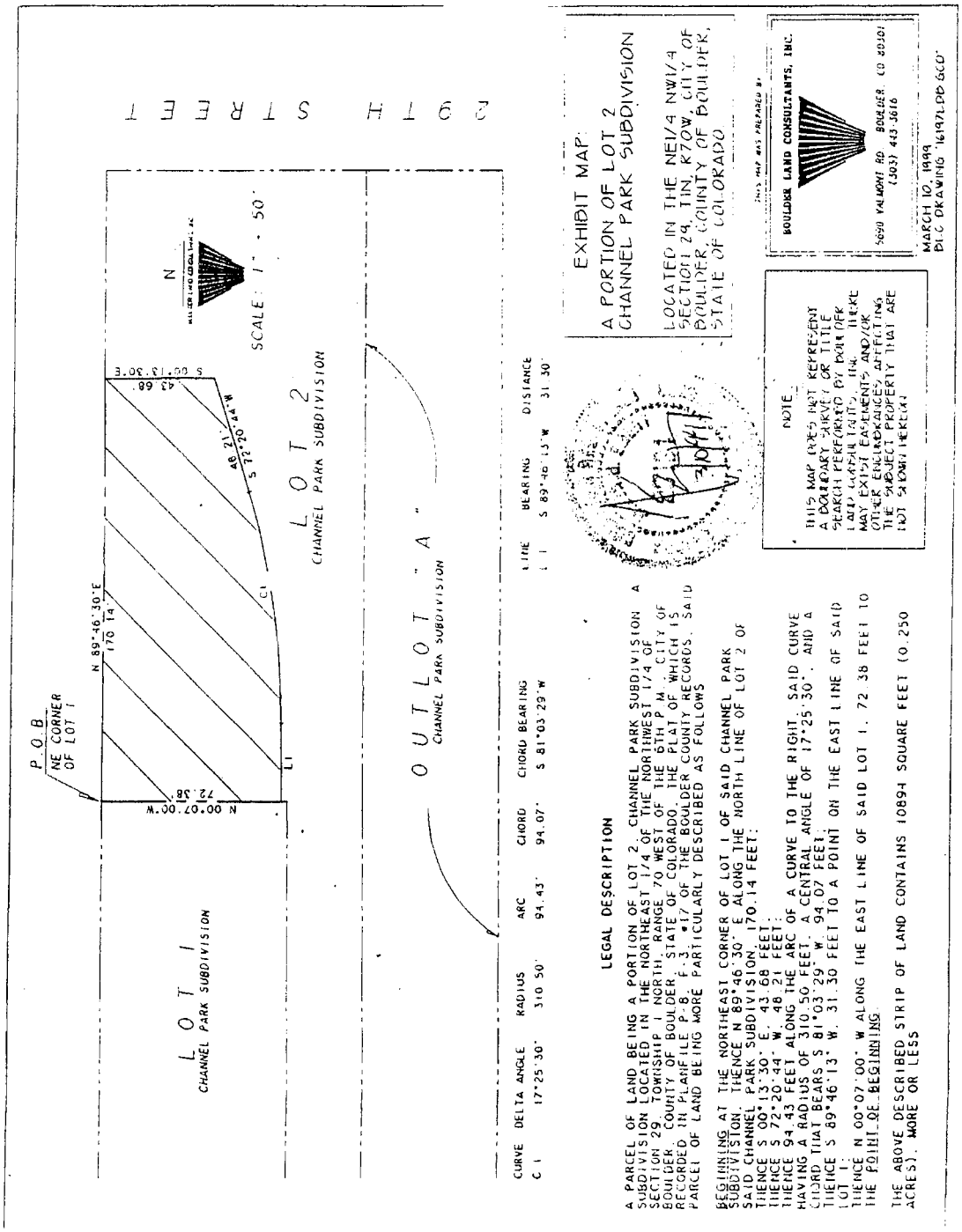
No. 933. Rev. 4-94. QUITCLAIM DEED

BradForms™ Software - Computer Generated Forms for City of Boulder
Bradford Publishing, 1743 Wazee St., Denver, CO 80202 - (303) 292-2500

BR15205-99

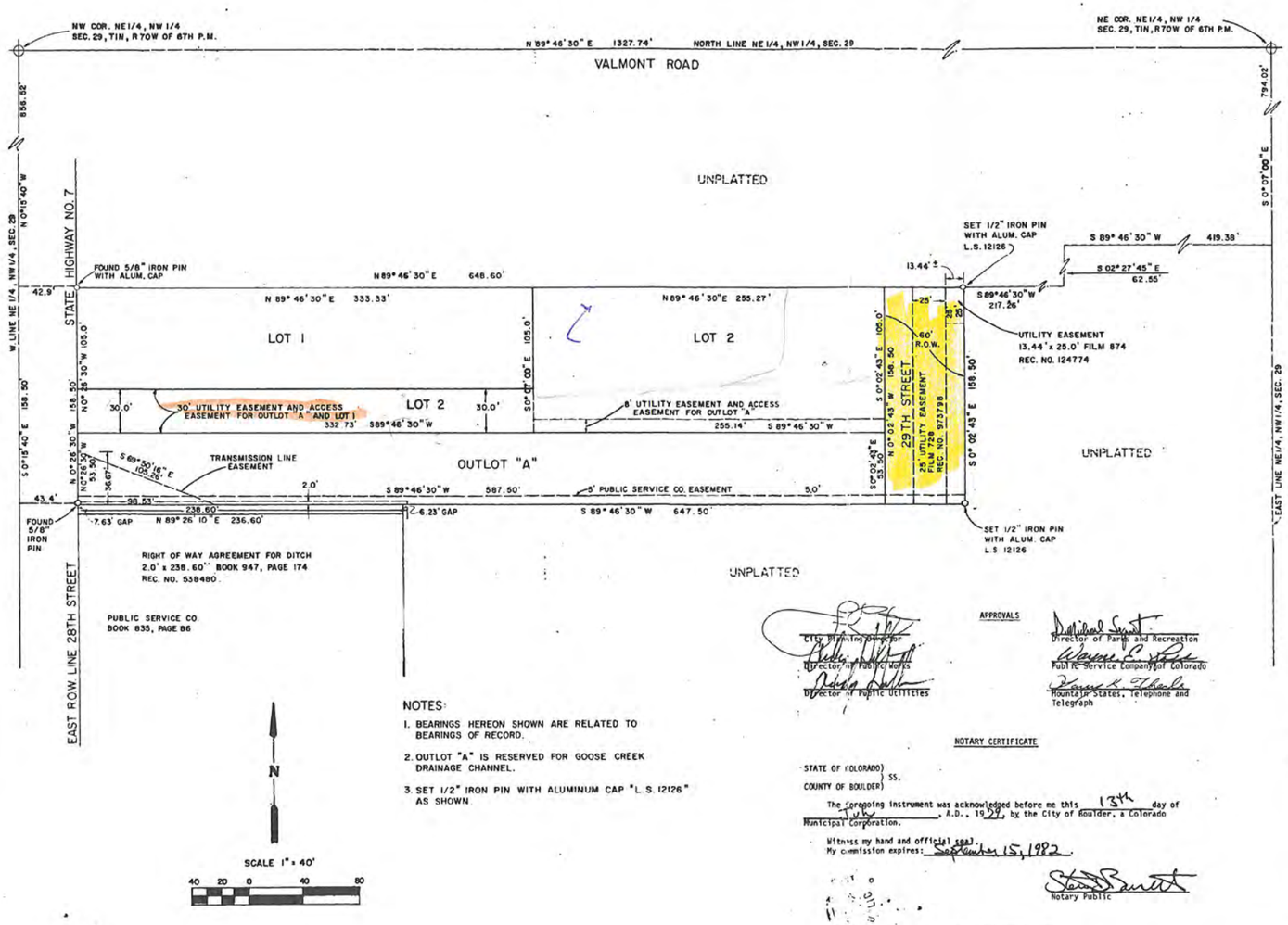
Boulder County Clerk, CO QCD R 19.00 D 0.00
2006770
Page: 2 of 2
12/15/1999 10:01A

EXHIBIT A



CHANNEL PARK SUBDIVISION

A SUBDIVISION OF A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, T1N, R70W OF THE 6TH P.M.
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 2.358 ACRES, MORE OR LESS



NOTES:

1. BEARINGS HEREON SHOWN ARE RELATED TO BEARINGS OF RECORD.
2. OUTLOT "A" IS RESERVED FOR GOOSE CREEK DRAINAGE CHANNEL.
3. SET 1/2" IRON PIN WITH ALUMINUM CAP "L.S. 12126" AS SHOWN.

APPROVALS

City Planning Director

Director of Public Works

Director of Public Utilities

Director of Parks and Recreation

Public Service Company of Colorado

Mountain States, Telephone and Telegraph

NOTARY CERTIFICATE

STATE OF COLORADO } SS.
COUNTY OF BOULDER }

The foregoing instrument was acknowledged before me this 13th day of July, A.D., 1979, by the City of Boulder, a Colorado Municipal Corporation.

Witness my hand and official seal.
My commission expires: September 15, 1982.

Notary Public

SURVEYOR'S CERTIFICATE

I, Albert O. Rose, do hereby certify that this plat as shown on the accompanying map was prepared under my supervision and that the same is correct to the best of my knowledge and belief. I have complied with Colorado Revised Statutes, Chapter 51, Article 2, (1963, as amended in 1967).

Registered Land Surveyor
No. 12126

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the City of Boulder, a Colorado Municipal Corporation is the owner of that real property situated in the City of Boulder, County of Boulder, State of Colorado, and lying within the exterior boundary of Channel Park Subdivision, a subdivision of a part of the NE¼ of the NW¼ of Section 29, T1N, R70W of the 6th P.M., City of Boulder, County of Boulder, State of Colorado, described as follows:

Commencing at the N¼ corner of said Section 29;

thence S 0°07'00" E, 794.02 feet along the East line of the NE¼ of the NW¼ of said Section 29;

thence S 89°46'30"-W, 419.38 feet parallel with the North line of the NE¼ of the NW¼ of said Section 29 to a point on the Easterly line of that tract of land described in Book 906 at Page 205 in the Boulder County Records;

thence S 2°27'45" E, 62.55 feet along the Easterly line of said tract of land described in said Book 906 at Page 205 to the Southeast corner thereof;

thence S 89°46'30" W, 217.26 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning;

thence S 0°02'43" E, 158.50 feet along the West line of that tract of land described on said Film 874 as Reception No. 124774 to the Southwest corner thereof;

thence S 89°46'30" W, 647.50 feet parallel with the North line of the NE¼ of the NW¼ of said Section 29 and also being along the South line of that tract of land described in Book 809 at Page 350 in the said Boulder County Records to the East ROW line of 28th Street (State Highway No. 7);

thence N 0°26'30" W, 158.50 feet along the East line of said 28th Street to the South line of said tract of land described in said Book 906 at Page 205;

thence N 89°46'30" E, 648.60 feet along the South line of said tract of land described in said Book 906 at Page 205 to the True Point of Beginning.

That the City of Boulder has laid out, subdivided and platted said land as per the drawing hereon contained under the name Channel Park, a subdivision of a part of the City of Boulder, Colorado, and by these presents do dedicate the street as shown on the accompanying plat for the public use thereof forever and does further dedicate those portions of said real property which are so designated as "Utility Easements" on the accompanying plat as easements for all municipally owned or municipally franchised utilities and services.

Executed this 13th day of July, 1979.

City Manager

Director of Finance and Records
Ex-officio City Clerk

PLANNING BOARD CERTIFICATE

This is to certify the within plat has been approved by the Planning Board of the City of Boulder, Colorado.

Chairman

MAYOR'S CERTIFICATE

This is to certify that the City of Boulder, Colorado, by motion of its City Council did on the 10th day of July, 1979, adopt and approve this plat and accept the dedications hereon made.

Mayor

ATTEST:

Director of Finance and Records
Ex-officio City Clerk

CITY SEAL

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF BOULDER } SS.

I hereby certify that this plat was filed in my office at 9:38 AM o'clock A.M. on the 19th day of July, 1979, and is duly recorded in Plan File P-8 F-3 #17. Fees Paid $10.00

Film 1073
Recp 349135

Recorder

By: Deputy

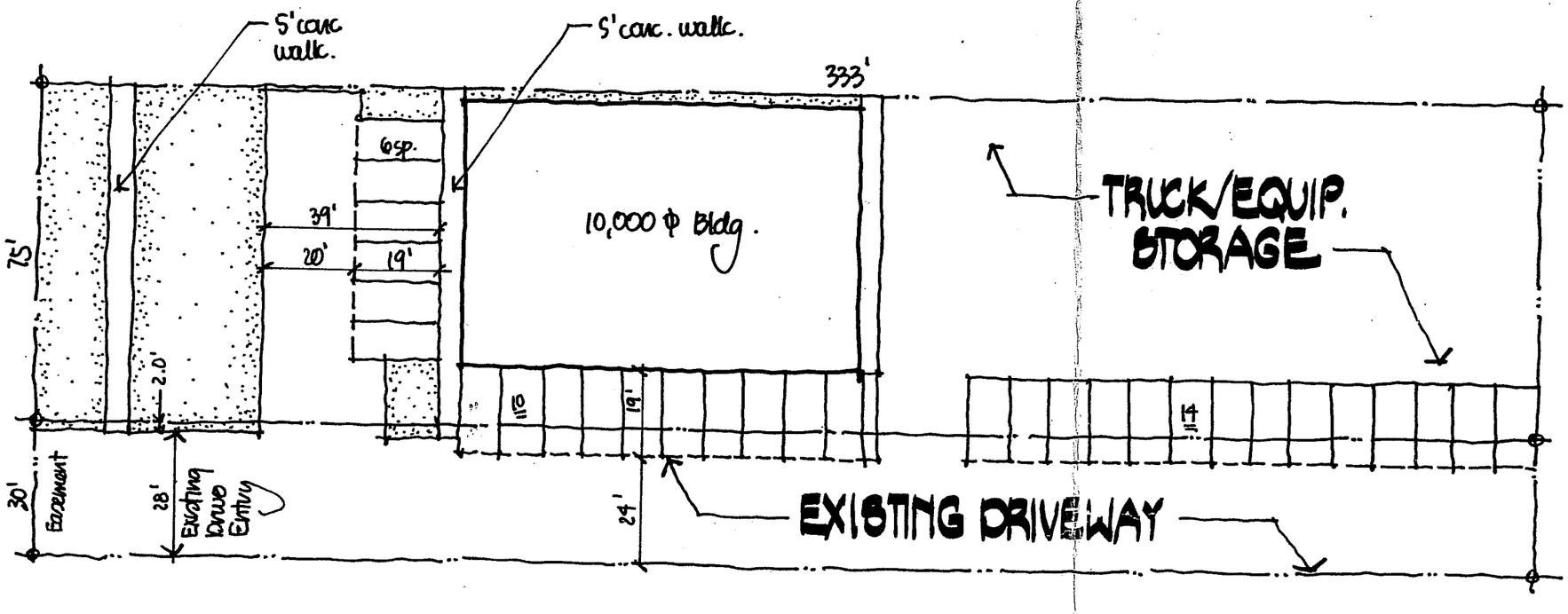
P-8 F-3 #17

PIANFILE P-8 F-3 #17

July 19 1979

Film 00349135

ATTACHMENT "A"



ZONING: CB-E

min lot area: 6,000ϕ
Parking: 1sp./300ϕ
min Front Yd. SB (Landscaped): 20' *
min side Yd: 12' (if any provided)
min Rear Yd: 20'
Max Ht: 35'

* 90' SB from ℄ of major arterial (or) 25' from ROW, whichever is greater.

TOTAL PARKING: 29 spaces + storage
TOTAL POTENTIAL PARKING (if incl. storage): 45 spaces.

TOTAL CITY ELECTRIC SITE: 75' x 333.33' = 25,000ϕ
+ EASEMENT: 30' x 333.33' = 10,000ϕ
TOTAL: 35,000ϕ

EXISTING CONDITION

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO

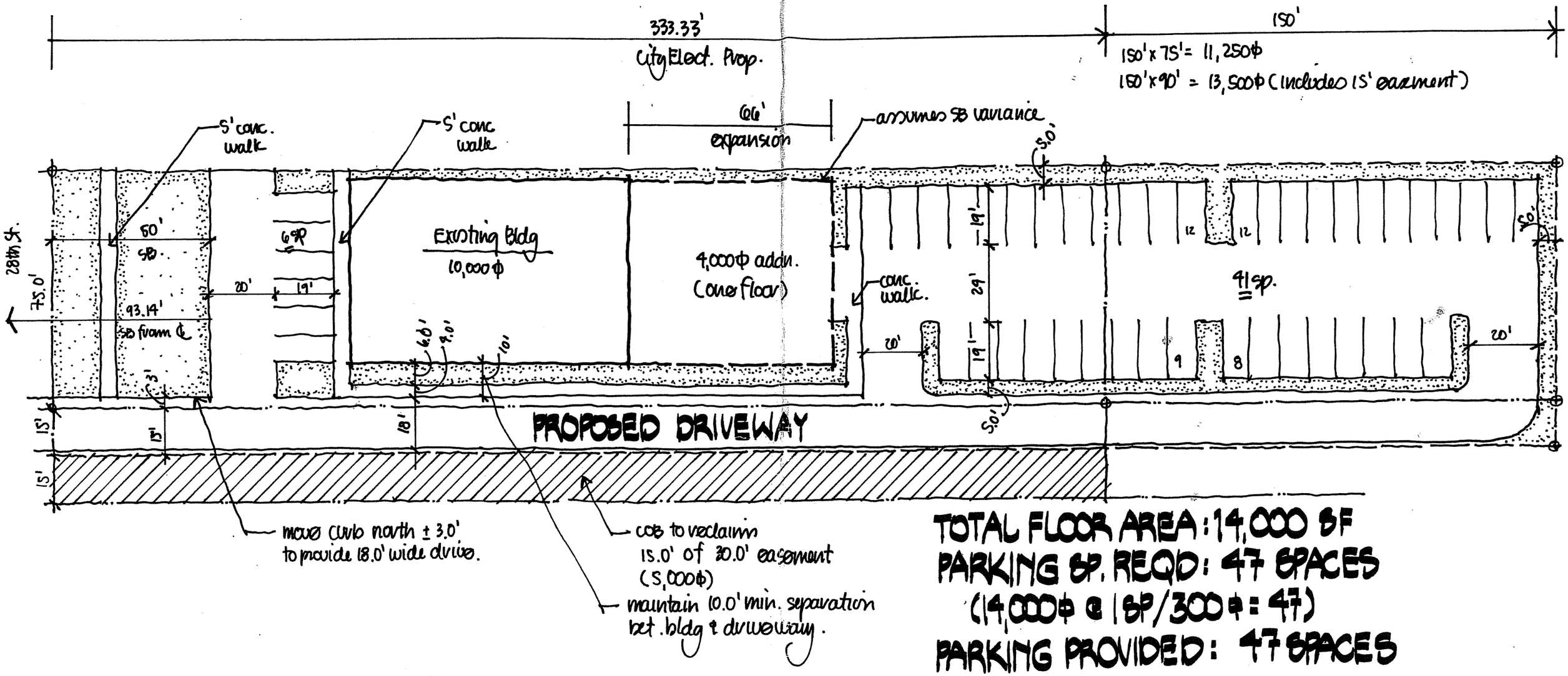
BLACKWOOD & Company
URBAN DESIGN AND PLANNING

N

1" = 30.0'

30 JUNE 1995

ATTACHMENT "A"



TOTAL FLOOR AREA: 14,000 SF
PARKING SP. REQD: 47 SPACES
(14,000 ϕ @ 1 SP/300 ϕ = 47)
PARKING PROVIDED: 47 SPACES

DEVELOPMENT SCENARIO 1.

4,000 ϕ single story addn.

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO

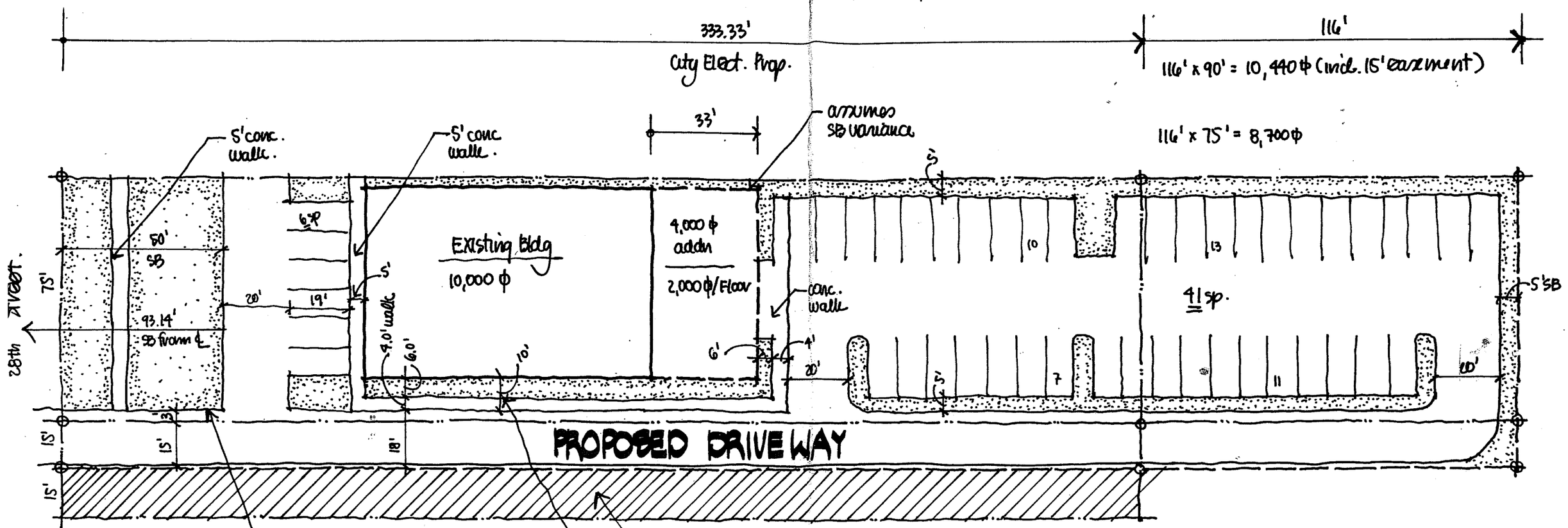
N

1" = 30.0'

30 JUNE 1995

BLACKWOOD & Company
URBAN DESIGN AND PLANNING

ATTACHMENT "A"



TOTAL FLOOR AREA: 14,000 SF
PARKING SP. REQD: 47 SPACES
(14,000 ϕ @ 1 SP/300 ϕ = 47)
PARKING PROVIDED: 47 SPACES

DEVELOPMENT SCENARIO 2

4,000 ϕ · two · story addn.

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO

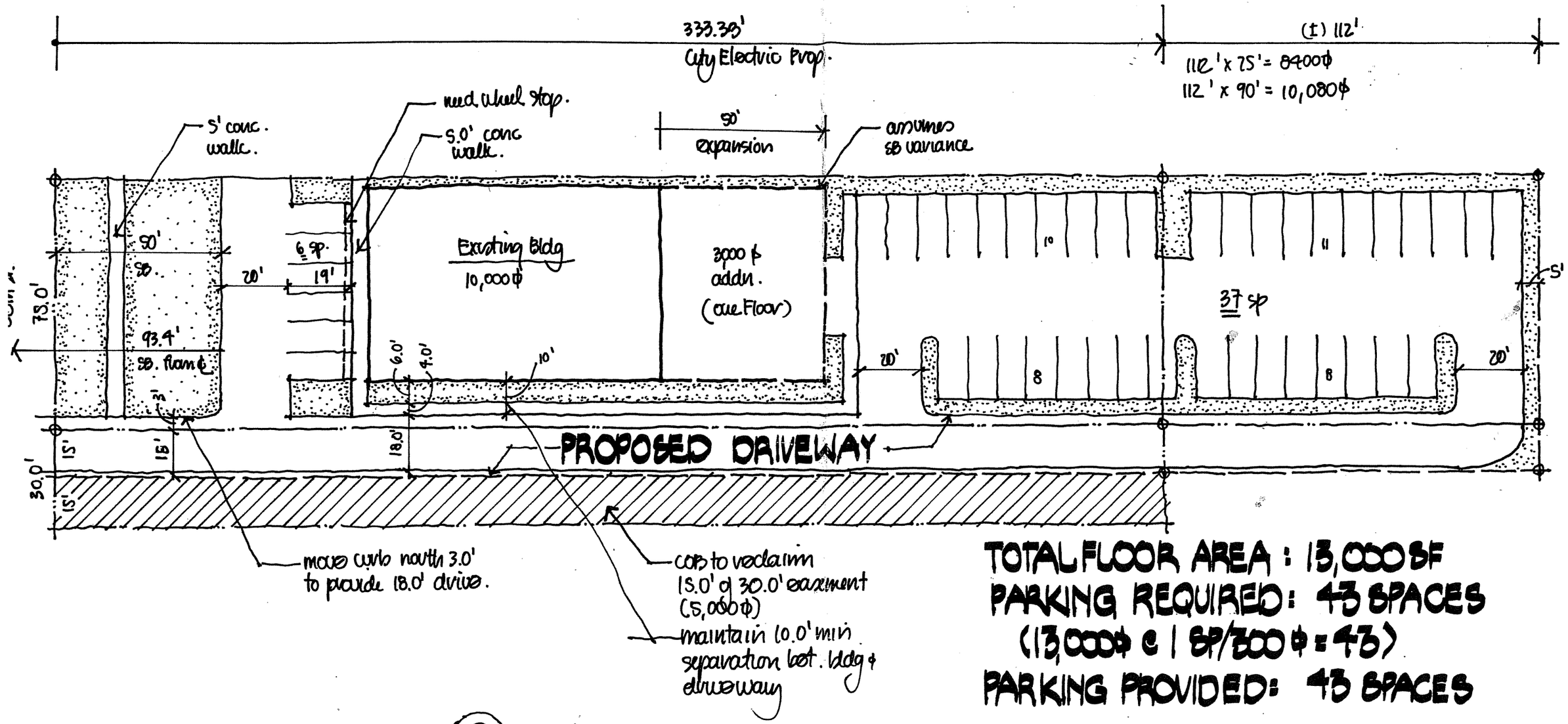
N

1" = 30.0'

30 JUNE 1995

BLACKWOOD & Company
URBAN DESIGN AND PLANNING

ATTACHMENT "A"



TOTAL FLOOR AREA : 13,000 SF
PARKING REQUIRED: 43 SPACES
(13,000 ϕ @ 1 SP/300 ϕ = 43)
PARKING PROVIDED: 43 SPACES

DEVELOPMENT SCENARIO 3. 3,000 ϕ · one-story addition

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO

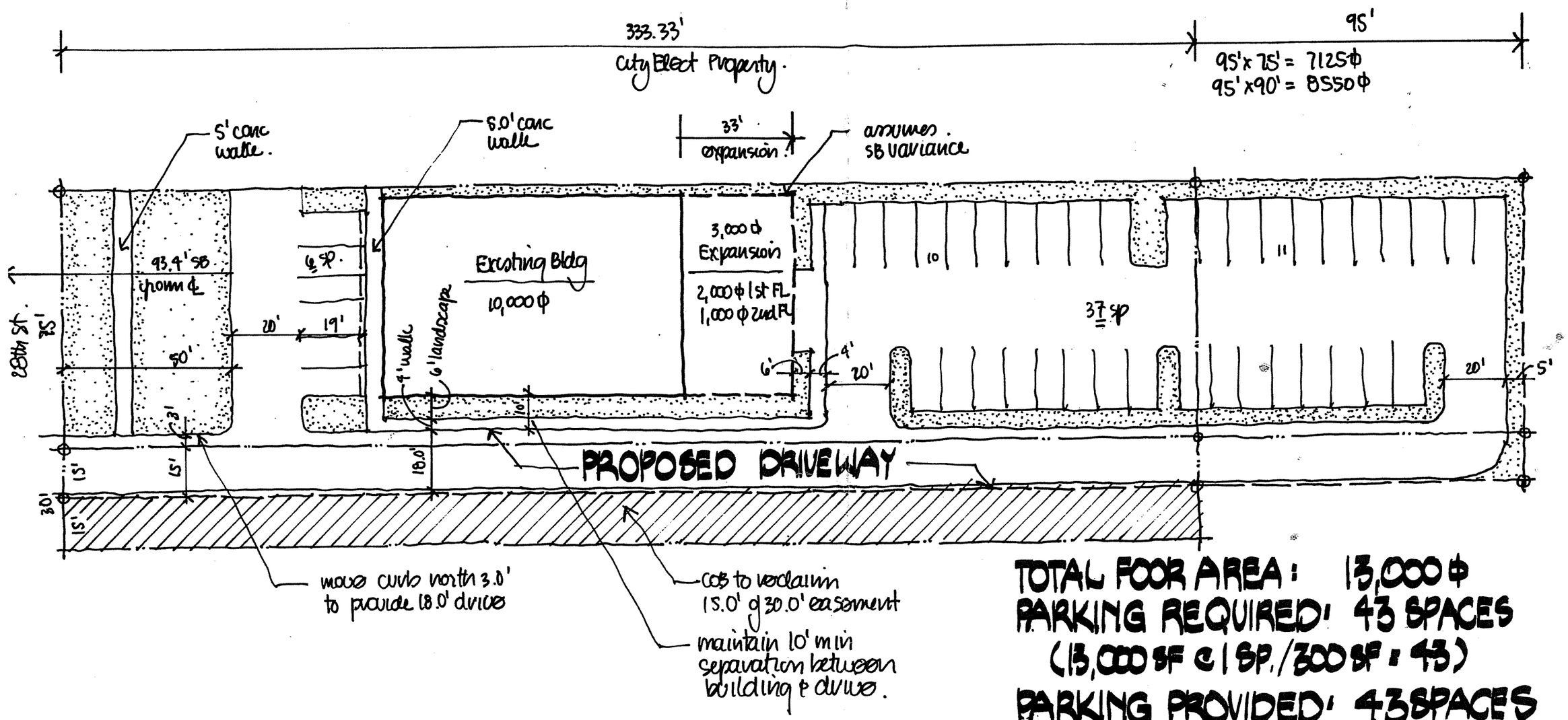
N

1" = 30.0'

30 JUNE 1995

BLACKWOOD & Company
URBAN DESIGN AND PLANNING

ATTACHMENT "A"



TOTAL FOOR AREA: 13,000 ϕ
PARKING REQUIRED: 43 SPACES
(13,000 SF @ 1 SP./300 SF = 43)
PARKING PROVIDED: 43 SPACES

DEVELOPMENT SCENARIO 4

3,000 SF addn: First Floor = 2000 ϕ / 2nd Floor = 1,000 ϕ

CITY ELECTRIC SITE STUDIES
BOULDER, COLORADO

N

1" = 30.0'

30 JUNE 1995

BLACKWOOD & Company
URBAN DESIGN AND PLANNING

CBE parking requirement = 1/300 ft → 1 show. now

No parking along 28th St. - 90' SB from ℄ major arterial or 6 mos. site review (maybe w/ expansion)

Rezoned?

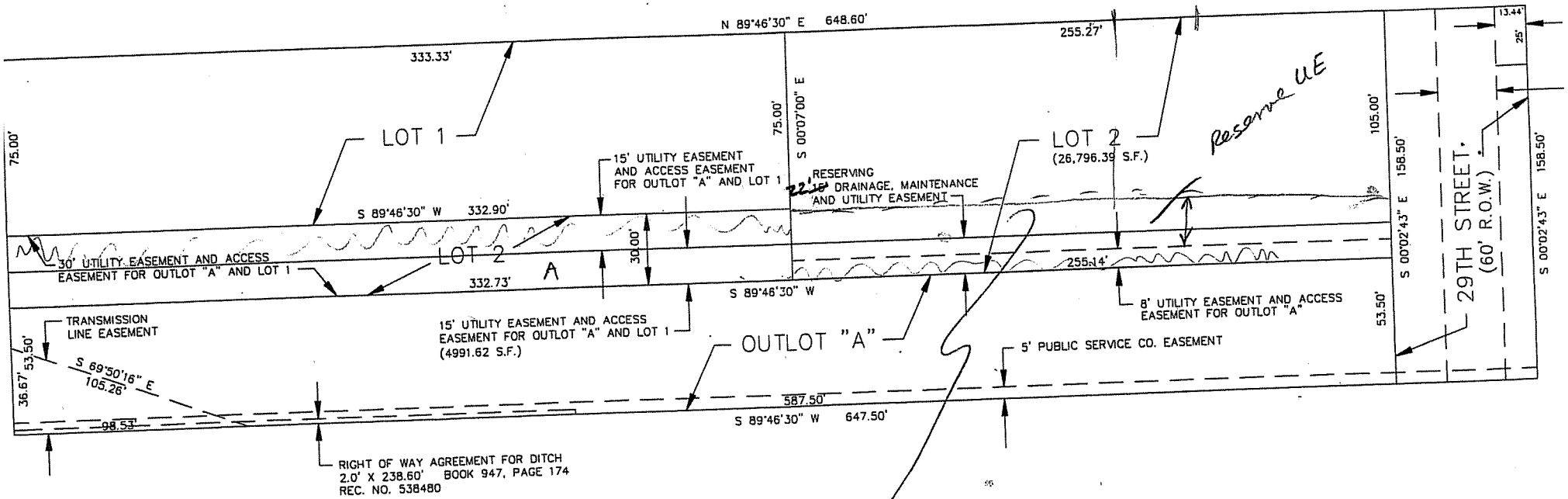
Vacate the access but not the UE

Reserve 22' U & Access Easement

Russ - pave future code changes

75' x 150'

105'



Settlement Plan

1:1 on access ease trade

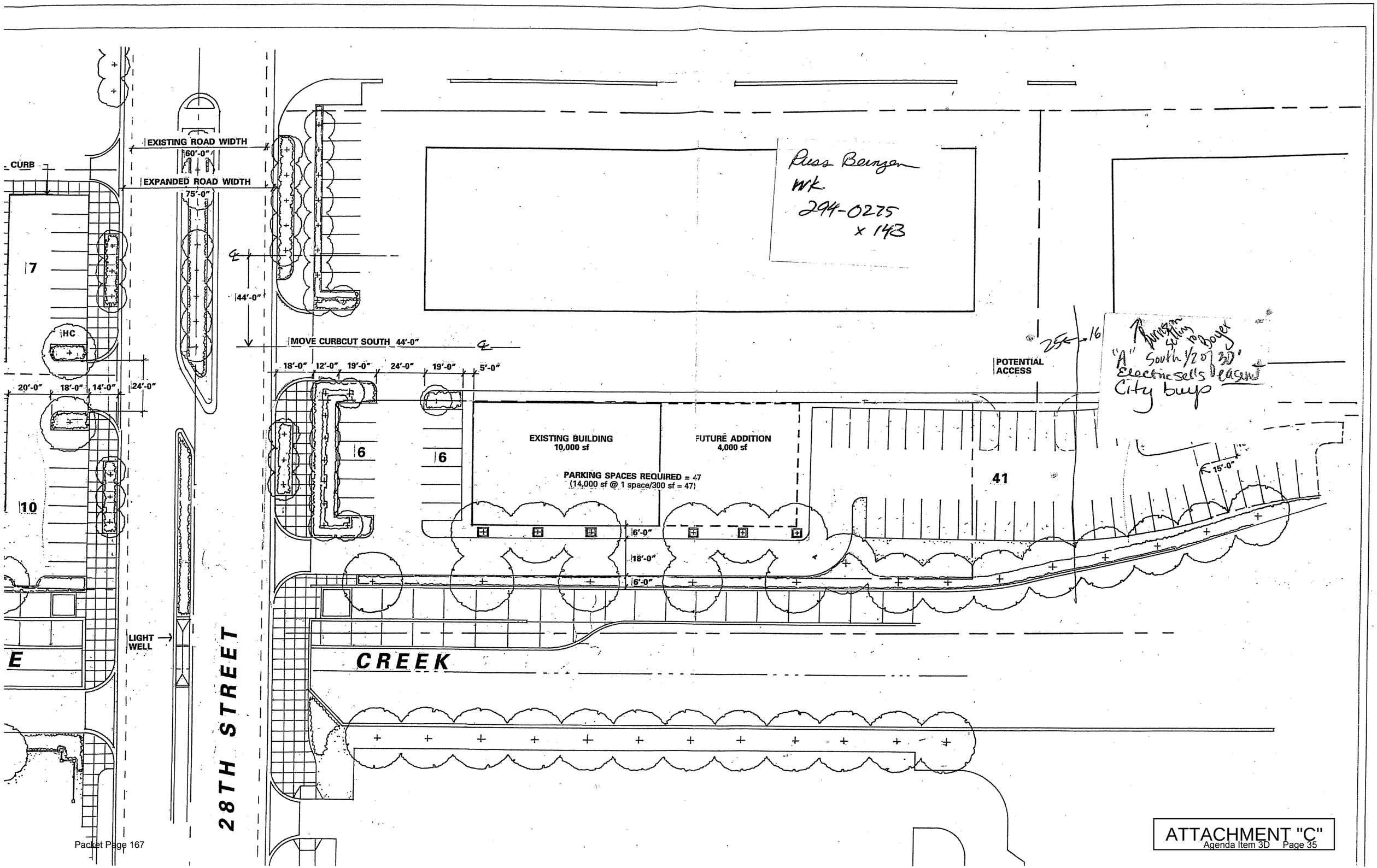
City does sidewalk & front parking & driveway

City owes for x parking spaces & replaces in rear for free

& is remaining access ease from Russ vs land area sold to Russ which is 75' x 105'

city keeps & gives C-E an access ease

ATTACHMENT "B"



ATTACHMENT "C"

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 19, 2016

AGENDA TITLE: Introduction, first reading and consideration of a motion to order published by title only Ordinance No. 8116 amending Chapter 4-20 "Fees," and by amending Section 4-20-25 adding a new subsection to impose fee on water users in single family homes and amending Chapter 11-1 "Water Utility" by adding a new Subsection to Section 11-1-44 "Water User Fees" authorizing the city manager to pay claims for damage from water main breaks and setting forth related details.

PRESENTERS
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
Bob Eichem, Chief Financial Officer
Maureen Rait, Executive Director Public Works
Jeff Arthur, Director, Public Works for Utilities
Cheryl Pattelli, Finance Director
Jessica Pault-Atiase, Senior Assistant City Attorney

EXECUTIVE SUMMARY

At the March 15, 2016 council meeting, the city council directed staff to study the possibility of paying claims for damages caused by water main breaks, even in situations where the city would not be legally obligated to pay for such damages. Council's interest in making these payments was the result of an incident on February 15, 2016, which resulted in the flooding of several homes in North Boulder. City staff learned that several other cities routinely pay such claims. The purpose of this agenda item is to introduce for council consideration an ordinance that would provide funding for and payment of certain damages suffered as the result of discharges from city water mains.

Suggested Motion Language:
Staff requests Council consideration of this matter and action in the form of the following motion:

Motion to introduce, pass on first reading and order published by title only, an ordinance amending Chapter 4-20 "Fees," by adding a new Section 4-20-69 adding a fee on water users in single family homes and amending Chapter 11-1 "Water Utility" by adding a new Subsection to Section 11-1-44 "Water User Fees" authorizing the city attorney, with the city manager's approval to pay claims for damage from water main breaks and setting forth related details.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic: The imposition of a small fee on single family residential water bills will have a small, but not significant economic impact.
- Environmental: None.
- Social: Shared responsibility for losses suffered is an important community social value.

OTHER IMPACTS

- Fiscal: The liability assumed through this ordinance should be financed through the new fee. There is no expected fiscal impact from the proposed ordinance.
- Staff Time: Implementation will be accomplished with existing staff.

BOARD AND COMMISSION FEEDBACK

None.

BACKGROUND & ANALYSIS

At the March 15, 2016 council meeting, council directed staff to consider whether the city should adopt a policy of paying for the damage caused by events like the February 15, 2016 Norwood Avenue water main break. The proposed ordinance is the product of that work.

The February 15, 2016 Water Main Break

As staff has learned more about February 15 water main break, it appears that a high level of damage was the result of a number of unfortunate circumstances that were relatively unique in the city's recent history. The location of the break at the top of a hill in an area without curb and gutter drainage increased the damage from the incident. The

properties at issue were more vulnerable to a water main break, because Norwood Avenue does not have curbs and gutters. The city's drainage system uses the streets to redirect water flow and prevent flooding. In some sections of the city, however, residents have expressed a preference for a more rural approach to drainage. The North Boulder Sub-Community plan provides as follows:

> For streets in the lower density residential areas of North Boulder, residents have expressed an interest in maintaining the character of the "rural" street section, characterized by no sidewalks, grassy borrow ditches instead of curb and gutter drainage, no or few painted traffic lines, and little street lighting . . . . From an environmental standpoint, borrow ditches are preferable to the piped drainage offered by curb and gutter, since it allows storm water to percolate back into the ground, filtered by the soil as it flows.

North Boulder Sub-Community Plan at 21-22.[1]

Many areas of north Boulder were originally subdivided in the County and subsequently annexed to the city at a later date. Based on this progression many of the associated streets retain the rural character of the original county improvements including no curb/gutter, road-side swales instead of storm drains, and no sidewalks.

Adjacent property owners were required to improve Norwood Avenue as a condition of annexation. The implemented Norwood Avenue street improvements including the rural street character and traffic mitigation features (no curb/gutter, raised intersections, chicanes) were constructed through a Local Improvement District (LID) financed by the adjacent property owners and the city. The implemented street design was developed through an extensive public engagement process involving residents and property owners.

City staff's research has found no evidence of any negligence either before or after the break. The original stories regarding delay in response and in turning off the water were the product of miscommunication. In fact, the standby water operator arrived within 5 minutes of the fire department and shut off the water within 20 minutes. This is well within industry standard for response. There was no prior indication that this particular water main would fail and no history of prior leaks. From a legal standpoint the city has no liability.

Nevertheless, being a responsible organization sometimes requires stepping beyond legal liability. Staff will propose the compensation plan described below to apply to future claims and to claims arising out of the February 15 water main break.

To date, the city has received 9 claims totaling $166,000. There are likely a few more residents who will submit a claim if council approves the proposed ordinance.

---

[1] The North Boulder Sub-Community Plan can be found at https://www-static.bouldercolorado.gov/docs/north-boulder-sub-plan-1-201305151136.pdf.

The Proposed Ordinance

Under the proposed policy, the city attorney, with the approval of the city manager would have discretion to pay claims arising from water main breaks. The city would create a limited program to help defer the costs associated with water main damage without imposing too great a burden on water ratepayers. Such payments are limited to $10,000 per claim. The city council could approve any claim above $10,000. The city will compensate residents for damage to drywall, flooring, furnaces and water heaters. The city will not pay for damage caused to more expensive finishes in basements, such as kitchens, bathrooms or upgraded tile flooring or carpeting. The rationale for this limitation is that it would not be equitable to ask other ratepayers to pay for expensive basement finishes.

Staff proposes to fund these payments through a limited special charge for several reasons. First, any payment from the existing water fund necessarily requires using funds to pay claims that are intended for other purposes. That is, the utility would be using funds intended to improve or maintain infrastructure to pay claims. The only realistic source for such payments would be the utility's reserves. The utility maintains sufficient reserves to address unanticipated expenses. Drawing down the reserve presents the risk of not have sufficient funds to address an emergency. The importance of sufficient reserves was demonstrated by the September 2013 flood during which the city was able to respond quickly because the money was available. If the reserve is used, there would still need to be a plan to replenish the reserve from ratepayers. The city's reserve policies and adherence to those policies are a key factor in obtaining bond funding at favorable interest rates. Routinely drawing on reserves or not maintaining sufficient balances could impact the city's bond rating and result in increased funding costs for major capital projects.

Establishing a special fund would allow the utility to appropriately fund infrastructure improvement and pay claims. In addition, the majority of utilities funding is from charges based on monthly water use. The amount of water a property uses each month does not have a direct correlation to the risk of damages from a water break. The benefits of the proposed fund are also not proportional to water use, that is, a large water user would not be eligible for proportionally greater compensation.

The fee and the benefit from the fee would be limited to accounts for "Single Unit Dwellings." This term is defined as follows:

> *Single Unit Dwelling* means a detached principal residential building including townhomes, other than a mobile home, designed for or used as a dwelling exclusively by one group.

§ 11-1-2, "Definitions," B.R.C. 1981.

In drafting the proposed ordinance, staff attempted to balance the benefits likely to be received with the cost imposed. That is, staff believes that the residents of single family homes are most likely to suffer an uninsured loss from a water main break. Businesses and multi-family residences are more likely to be able to obtain comprehensive coverage for such losses. In addition, the water utility has only approximately 2,000 business accounts. A $1 per month charge on those accounts would not fund the additional potential liability that the fund would assume if those accounts were included.

A per unit charge on a multi-family residence would, in most cases, include units above ground level not likely to suffer any damage from a water main break. Owners of such properties would be paying more than could be justified by the anticipated benefit. The monthly bill impact would vary based on number of units, but is estimated to be in the range of a 6-12% increase in monthly charges. Since the proposed ordinance excludes contents, a tenant would likely see an increase in the monthly charges passed along to them while receiving no direct benefit. Finally, mobile homes are, by their nature, above ground and do not have basements. It would seem inappropriate to charge these residents for a benefit that they are unlikely to receive.

Thus, it is staff's recommendation that only residents of single family homes pay the fee and receive the benefit. It appears that it is difficult or impossible for single family home owners to obtain insurance for this type of losses. This program is intended to fill the gap by providing a fund to pay claims not normally covered by insurance. The fund will likely disproportionately assist residents of single family homes with basements and/or that have built homes lower than the street in areas with limited storm drainage facilities. However, there is not sufficient data available to limit contribution to a subset of single family homes, such as only those with basements.

Staff also recommends that, at least at the outset, payment be limited to water main breaks. Sewer backups present more challenging circumstances. Most sewer backups result from issues with the customer's service line. It usually requires some level of investigation to determine the actual source of the backup. Staff recommends that sewer claims continue to be addressed on a case by case basis.

The water utility has 22,800 single family residential accounts. A $1 monthly surcharge on each account would generate approximately $273,600 per year in funding. A $12 per year increase is roughly equivalent to a 2.5% rate increase for a typical single family residential customer. It is impossible to know whether this will be sufficient to cover all claims. The most likely outcome is that there will be some years which will exceed that amount and others in which there is a balance to be carried over to fund future shortfalls.

Claims History

It is difficult to predict the ultimate impact of the proposed ordinance. While the city maintains records of claims received and claims paid, there is no record of damage

for which no claim was filed. It is fair to assume that some percentage of individuals who were told that the city would not pay a claim decided not to file a claim. The following chart demonstrates the city's history for claims over the ten year period between January 2006 and December 2015:

Year	Total Claims	Claims Paid	Total Paid	Avg. Paid	Avg./Claim
2006	7	4	$91,183.08	$22,795.77	$13,026.15
2007	9	2	$5,087.24	$2,543.62	$565.25
2008	9	7	$25,188.41	$3,598.34	$2,798.71
2009	8	4	$7,916.90	$1,979.23	$989.61
2010	4	1	$1,894.50	$1,894.50	$473.63
2011	16	5	$45,657.44	$9,131.49	$2,853.59
2012	12	5	$81,920.81	$16,384.16	$6,826.73
2013	7	1	$234.00	$234.00	$33.43
2014	57	1	$2,000.00	$2,000.00	$35.09
2015	10	4	$45,595.91	$11,398.98	$4,559.59
	139	34	$306,678.29	$9,019.95	$2,206.32

During that 10 year period, the city received 139 water and sewer claims and paid all or part of 34 claims. Of the 139 claims, 51 were for damages suffered during the September 2013 flood, mostly for sewer damage. The city did not pay any of those claims. The average payment for all claims paid was $9,019.95. The average per claim, that is, including the claims that were not paid, was $2,206.32. The total paid was $306,678.29 or an average of $30,667.83 per year. If the city had paid all claims with an average payment of $9,019.95, the city would have paid $947,094.72. If the flood claims are excluded, the total would have been $487,077.28. Again, it should be clear that this history most likely understates the potential liability.

ATTACHMENT

Attachment A – Proposed Ordinance

ORDINANCE NO. 8116

AN ORDINANCE AMENDING CHAPTER 4-20 "FEES," BY ADDING A NEW SECTION 4-20-69 ADDING A FEE ON WATER USERS IN SINGLE FAMILY HOMES AMENDING CHAPTER 11-1 "WATER UTILITY" BY ADDING A NEW SUBSECTION TO SECTION 11-1-44 "WATER USER FEES" AUTHORIZING THE CITY MANAGER TO PAY CLAIMS FOR DAMAGE FROM WATER MAIN BREAKS AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Section 4-20-25 is amended as follows:

4-20-25. - Monthly Water User Charges.

(a) Treated water monthly service charges:

Meter Size	***Inside City***	***Outside City***
¾″	$ 10.44	$ 15.67
1″	17.57	26.36
1½″	37.84	56.76
2″	66.29	99.44
3″	147.46	221.19
4″	261.10	391.65
6″	585.92	878.88
8″	1,040.64	1,560.97

(b) Treated water quantity charges:

(1) Block Rate Structure:

	Block Rates (per thousand gallons of water)	***Block Size (% of monthly water budget)***
Block 1	$ 2.76	0—60%
Block 2	3.68	61—100%
Block 3	7.36	101—150%

Block 4	11.04	151—200%
Block 5	18.40	Greater than 200%

(2) Definitions:

(A) *Block Rate Structure* is the water budget rate structure which includes Blocks 1—5. These blocks represent an increasing block rate structure such that the price of water increases as more water is used, particularly when the amount of water used exceeds the customer's water budget. This rate structure is intended to:

- promote water conservation and the efficient use of water;
- support community goals;
- reflect the value of water;
- send a price signal to customers who waste water;
- recover needed revenues for administration, operations, maintenance, capital projects, debt payments, and reserves for the water utility;
- avoid additional costs of new water development; and
- avoid additional costs of new and expanded water treatment.

The rate structure provides an individualized water budget to each customer that is expected to meet the customer's specific water needs. The revenues generated from the block rate structure will be used to satisfy the quantity charge portion of the basic revenue requirements of the water utility.

(B) *Monthly water budget* means the amount of water allocated to the water utility customers to meet their anticipated watering needs for the month. The monthly water budget shall be the indoor and/or outdoor allocation for each water utility customer. The allocation shall be based on reasonable and necessary indoor and/or outdoor use, water conservation, and other relevant factors associated with water use in the city. The allocations shall be defined by rules and guidelines issued by the city manager.

(c) Bulk water and metered hydrant rate: $8.00 per thousand gallons of water used. (Service charges do not apply.)

(d) Water leased on an annual basis: Colorado Big Thompson $35 per acre foot; all other based on cost of assessment plus ten percent administrative fee or $35 per acre foot, whichever is greater.

<u>(e) Effective June 1, 2016, water utility customers with accounts for Single Unit Dwellings shall pay a $1 per month fee.</u>

<u>Section 2.</u> Section 11-1-44 is amended as follows:

11-1-44. - Water User Charges.

(a) The water utility shall bill water users once a month. Failure by the water utility to so notify a water user shall not constitute a waiver of any fee or charge imposed by this chapter.

(b) Charges for water service consist of a monthly service charge and a quantity charge as prescribed by section 4-20-25, "Monthly Water User Charges," B.R.C. 1981. For those customers served by more than one meter, the appropriate service charge shall be applied to each meter. Monthly service charges shall be billed to each meter in use regardless of whether any quantity charge is made. A meter is considered to be in use as long as it is in place.

(c) If water users institute or terminate service or when the ownership of the property is transferred on other than established billing dates, the water utility shall prorate the charges for water services. When the ownership of the property is transferred, the established customer class average winter consumption will be used to calculate water charges until the next average winter consumption calculation period.

(d) For all water supplied by the city to the Boulder Valley School District No. RE 2 or to any of the properties that are located within the boundaries of the former Boulder Valley Water and Sanitation District, the inside city water rates apply.

(e) For all water supplied by the city outside of the city limits used for firefighting training purposes by bona fide and legally constituted firefighting units located in Boulder County, the inside city water rates apply.

(f) If any meter fails to register in any billing period, the water user shall be charged according to the average quantity of water used in a similar period as shown by the meter when in order.

(g) Billing for water service and any other notices relating to the water utility are effective on the date that they are deposited in the mail addressed to the last known address of the water user as shown on the records of the city water utility.

(h) All charges for the use of water prescribed by this section are due and payable within ten days after the date of the bill.

(i) To the extent that appropriated funds are available for the purpose, the city attorney, with the city manager's approval, is authorized to settle any claim against the city arising from damage to a Single Unit Dwelling caused by water released from facilities operated by the water utility. Such payments shall be limited to payments for damage to basements and replacement or repair equipment and appurtenances normally found in basements such as common flooring, drywall, furnaces, boilers and water heaters. No funds shall be provided for extraordinary basement finishes, including but not limited to kitchens, bathrooms or upgraded tile flooring or carpeting. Payments under this section shall be funded through fees collected through Section 4-20-25(e), "Water User Charges," B.R.C. 1981. Payment of such claims shall be subject to the limitations of Section 2-2-14, "Initiation and Settlement of Claims and Suits," B.R.C. 1981.

Section 3. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 4. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY this 19th day of April 2016.

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_____
Suzanne Jones
Mayor

Attest:

_____
Lynnette Beck
City Clerk

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CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 19, 2016

AGENDA TITLE Second reading and consideration of a motion to adopt Ordinance No. 8111 amending Title 9, "Land Use Code," B.R.C. 1981, to allow for changes to the city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations and setting forth related details.

PRESENTERS
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
David Driskell, Executive Director
Susan Richstone, Deputy Director
Charles Ferro, Development Land Use Review Manager
Hella Pannewig, Assistant City Attorney

EXECUTIVE SUMMARY

In February 2016, The Dairy Center for the Performing Arts applied for a permit for a canopy sign that is not consistent with the city's sign code regulations. Lettering heights for such signs are limited to 18" in height. On February 29, 2016, the city council directed staff to change the city's sign code to allow for larger, 24" letter heights in the Boulder Valley Regional Center (BVRC). A recent Supreme Court decision raised issues with other parts of the sign code. Staff recommends that council consider addressing these issues with this proposed amendment to the sign code.

Suggested Motion Language:
Staff requests Council consideration of this matter and action in the form of the following motion:

Motion to adopt on second reading and order published by title only, Ordinance 8111 amending Title 9, "Land Use Code," B.R.C. 1981, to allow for changes to the city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations and setting forth related details.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic: Signs play an important role in promoting businesses and contribute to the community's economic vitality.
- Environmental: Signs contribute to visual clutter.
- Social: Signs can distract drivers creating traffic hazards.

OTHER IMPACTS

- Fiscal: There is no fiscal impact from the proposed ordinance.
- Staff Time: Implementation will be accomplished with existing staff.

BOARD AND COMMISSION FEEDBACK

The Planning Board held a public hearing to consider the proposed ordinance on March 17, 2016. Board members voted unanimously to recommend the ordinance. Members asked staff to look at several issues.

- Board members expressed concern that section 9-9-21(d)(8) did not address signs relating to caucuses. This was an existing gap in the ordinance. Staff changed the language in section 9-9-21(d)(8) to allow political signs up to one month before a caucus.
- Board members asked staff to confirm that section 9-9-21(d)(8) addressed ballot measures. It does.
- Board members asked staff to confirm that section 9-9-21(d)(12) relating to subdivision signs limited the time for which such signs would be permitted. That language is included.
- Board members expressed concern that the section related to construction signs would allow for advertising at construction sites. A board member recommended that staff review requirements in other sections of the code relating to such signs to limit the use of such signs for purposes other than those for which they are intended. Staff will undertake such a review.

BACKGROUND & ANALYSIS

In February 2016, The Dairy Center for the Performing Arts applied for a permit for a canopy sign that is not consistent with the city's sign code regulations. Currently, lettering heights for such signs are limited to 18" in height. On February 29, 2016, City Council directed staff to change the city's sign code to allow for larger, 24" letter heights in the Boulder Valley Regional Center (BVRC). The boundaries of the BVRC are as follows:

Sign codes are restrictions on speech and therefore must conform to the First Amendment to the United States Constitution. A government may impose reasonable time, place and manner restrictions on speech if there is a rational basis for the restriction. For sign codes, the rational basis for regulating signs includes esthetics and the need to limit distractions for drivers. Such restrictions have been upheld to the extent that they regulate the manner of speech, but not the content. That is, the government can restrict how a party speaks, but not what the party says. To restrict the content of speech there must be a compelling government interest.

During the 2015 term, the United States Supreme Court struck down the sign code for the Town of Gilbert, Arizona as a content-based restriction on speech. *Reed v. Town of Gilbert*, 135 S. Ct. 2218 (2015). The court took a broad view of what constituted a content-based regulation. The holding in *Reed* was that if one needed to read the sign to determine whether the code applied, the code was a content-based regulation. The city's

current sign code includes certain exceptions which make it vulnerable to being struck down by a court following the *Reed* decision. These include exemptions for signs for lost animals, real estate signs and garage sale signs currently found Section 9-9-21(c)(1)(C) B.R.C. 1981. One could argue that because the city needs to read the sign to determine whether the exemption applies makes the city's sign code a content-based regulation. Thus, if staff were to recommend that signs advertising performing arts organizations be exempt, the ordinance could be considered a content-based regulation, hence the additional proposed changes to the city's sign code found in **Attachment A**.

At the Council Agenda Committee meeting on March 28, 2016, Mayor Pro Tem Young asked whether LED signs were prohibited by the following language in section 9-9-21(b)(3)(B):

> (3) Specific Signs Prohibited: No person shall erect, install, post, display, or maintain any of the following signs: . . . .(B) Flashing: A sign with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations.

LED signs are not prohibited under section 9-9-21(b)(3)(B), but are regulated under language in section 9-9-21(b)(3)(G).

> (3) Specific Signs Prohibited: No person shall erect, install, post, display, or maintain any of the following signs: . . . (G) Moving: A sign with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for gauges and dials that may be animated to the extent necessary to display correct measurement. ***Electronic signs which change the message not more than once per minute are considered copy changes and not prohibited moving signs.*** Vertical rotating cylindrical signs, in which the text or graphic is on the surface of the cylinder, and nothing beyond the radius of cylinder surface rotates, whose rotating part does not exceed twelve inches in diameter and thirty inches in height, are not considered prohibited moving signs.

PROPOSED ORDINANCE

The following table summarizes the changes included in the proposed ordinance.

Section	What's allowed	Change
9-9-12(a)(2)(C)	Intent	Eliminated references to real estate signs, construction warning signs, garage sale signs and lost animal signs.
9-9-21(b)(3)(L)	Non-commercial signs with sound	Changed "works of art" to "non-commercial".
9-9-21(c)(1)(A)	Construction signs	Eliminated requirement that the

		sign warn of danger or hazardous condition.
9-9-21(c)(1)(C)	Garage Sale	One sign for a period not to exceed 10 days, no more than twice a year. Limited to total signage allowed for the parcel. Eliminated the requirement that the sign advertise a garage sale.
9-9-21(c)(1)(D)	Lost animal	One sign for a period not to exceed 10 days. Limited to total signage allowed for the parcel. Eliminated the requirement that the sign be for a lost animal.
9-9-21(c)(1)(E)	Noncommercial	Changed "work of art" to "sign" .
9-9-21(c)(1)(G)	Real Estate	When a property is offered for sale, one temporary non-illuminated sign. This sign does not count against the allowable sign area.
9-9-21(c)(1)(M)	Cottage foods	Added a clarification that there is no limitation on the content of the sign.
9-9-21(d)(1)(B)(2)	Awning signs	Added a provision allowing an awning sign up to 24 inches in height the BVRC.
9-9-21(d)(4)	Construction signs	Eliminated content requirements for construction signs. Added a requirement that the sign be posted by a licensed contractor on a site at which the contractor is working.
9-9-21(d)(8)	Political signs	Eliminated the content requirement for political signs. They are still limited to election season and size limits.
9-9-21(d)(12)	Subdivision	Eliminated the content requirement and replaced it with a time limitation.
9-9-21(k)(4)((I)	City Manager Approval	Added a provision prohibiting the city manager from considering a sign's content.
9-9-21(m)(10)(C)	Construction Standards	Changed "warning" signs to "site" signs to eliminate content-based restriction.
9-16-1	Definitions	Eliminated definitions of construction sign and real estate sign and amended definition of political sign.

ATTACHMENT

Attachment A – Proposed Ordinance

ORDINANCE NO. 8111

AN AMENDING CHAPTER 9-9-21, "SIGNS," BY ELIMINATING ANY CONTENT-BASED RESTRICTIONS AND AMENDING THE RESRICTION ON AWNING SIGNS TO ALLOW AWNING SIGNS IN THE BOULDER VALLEY REGIONAL CENTER TO INCLUDE LETTERS OF NOT GREATER THAN TWENTY-FOUR INCHES IN HEIGHT AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. Section 9-9-21 is amended to read as follows:

9-9-21. - Signs.

(a) Application and Legislative Intent:

(1) Application of Section: This section applies only to signs erected on private property by the owner or lessee in possession of that property, or by persons acting with the permission or at the request of the owner or lessee. It applies only to signs which are visible beyond the boundaries of the property upon which they are located. There are two exceptions to this rule which are most conveniently included in this section: signs erected on private property as part of a sign program which was a condition of approval of development under this title; and signs on private vehicles located on public property. This section does not apply to a sign carried by a person, whether on public or private property. This section does not apply to signs, other than those on vehicles, on public property.

(2) Intent: The purpose of this section is to protect the health, safety, and welfare of the residents of the city by regulating the design, construction, and installation of private signs in the city. The city council recognizes that signs are necessary means of visual communication for the public convenience and that businesses and individuals have the

right to identify themselves and convey messages by using signs that are accessory and incidental to the use on the premises where the signs are located. In this section the council intends to provide a reasonable balance between the right of a business or an individual to identify itself and to convey its message and the right of the public to be protected against the visual discord that results from the unrestricted proliferation of signs, especially off-premises billboards. The ability to convey messages by signs is important to the proper and efficient functioning of society. However, the natural desire to speak more "loudly" through signs which are more numerous, larger, higher, and closer to the street than the signs used by one's neighbors and competitors requires a set of rules applicable to all similarly situated. With a level playing field the community as a whole benefits and no individual is disadvantaged in communicating. The council also intends by this section to ensure that signs are compatible with adjacent land uses and with the total visual environment of the community and that the value of nearby property and the economic health of the community as a whole are protected from visual blight. Another purpose of this section is to protect the public from hazardous conditions by prohibiting signs that: are structurally unsafe, particularly in light of the unique wind hazards in the city, obscure or distract the vision of motorists, or compete or conflict with necessary traffic signs and warning signals. In adopting this section, the council recognizes that the size of signs that provide adequate identification in pedestrian-oriented areas differs from that necessary in vehicular-oriented areas where traffic is heavy, travel speeds are greater, and required setbacks are greater.

(A) The city council recognizes that since the sign code was originally enacted in 1971, most nonconforming signs have been eliminated through attrition and through the

amortization provision of chapter 48 of the Revised Code of the City of Boulder, Colorado 1965. But nonconforming signs may enter the city as it annexes developed land, and code changes may make conforming signs nonconforming. The council recognizes that permitting the continuation of such nonconforming signs provides an unfair competitive advantage over persons whose signs conform to the section requirements and intends that signs that do not conform with this section be eliminated as expeditiously as practicable to protect the public safety and welfare and the visual environment.

(B) The city council recognizes the right of residents of the city to fully exercise their right to free speech by the use of signs containing noncommercial messages that are subject to minimum regulations regarding size, number, structural safety and visual setbacks.

(C) The city council finds that certain types of signs are not appropriate for regulation by permit under this section because they:

(i) Would not create a structural safety or traffic safety hazard;

(ii) Would promote public safety or the dissemination of public information;

(iii) Would not give rise to aesthetic or traffic concerns;

(iv) In the case of art, are deemed a privilege of individual creative expression;

(v) In the case of other noncommercial signs, are accessory to the exercise of first amendment rights;

~~(vi) With respect to real estate signs, the council finds that a small "for sale" or "for rent" sign is an important means of advertising real estate and does not create a~~

~~traffic hazard. In fact, appropriate real estate signs prevent traffic hazards by easing the task of the motorist looking for the property. In addition, the council finds that a substantial portion of such rentals occur as a result of prospective tenants examining areas of interest to them looking for signs indicating that space is for rent, and that approximately fifty-four percent of the dwelling units in the city are rental units;~~

~~(vii) With respect to permitted construction warning signs, the council finds that such signs are essential to warn persons entering the property of dangers created by the construction and that their prompt and unfettered use constitutes a compelling governmental interest and requires a different form of regulation;~~

~~(viii) With respect to permitted garage sale signs, the council finds that sporadic "garage sale" signs for garage sales permitted under this title do not constitute a commercial use of residential property and do not compromise the residential values served by the restrictions on home occupations, and that other means of advertising such sales are unacceptably burdensome. The need for such sales in the City, and the attendant signs on the premises where the occupant lives and is holding the sale, is particularly high because of the large college student population (approximately one-fourth of the City's population), and the high proportion of persons living in rental housing as opposed to owner occupied housing (approximately fifty-four percent of the dwelling units in Boulder are rental units), and who have from time to time a pressing need to unburden themselves from possessions they have determined they cannot reasonably take with them to their new place of abode;~~

~~(ix) With respect to permitted lost animal signs, the council finds that notices in newspapers or other means of communicating this information are inadequate, and that notice of the animal's loss near the site of the loss is necessary to increase the likelihood and timeliness of the animal's return to its owner, and promotes the government's interest in avoiding euthanasia and the other costs attendant upon stray animals;~~

(vi~~x~~) With respect to permitted private traffic signs, the council finds that such signs serve a compelling governmental interest in the safe movement of traffic in private parking lots and drives and serve a function which cannot effectively be served in any other manner;

(vii~~xi~~) With respect to signs required by law, the council finds that the law requiring the sign is sufficient regulation of the sign, and that it is inappropriate for the government to require a sign to be posted but count it against allowable private signage, and that such signs by definition serve a compelling governmental interest in a site-specific manner which cannot otherwise be served as effectively;

(~~xii~~) ~~With respect to small permitted residential wind signs, the council finds that the safety valve for personal expression provided by such signs serves a compelling governmental interest and is within the penumbra of the First Amendment;~~

(v~~x~~iii) With respect to permitted utility warning signs, the council finds that the dispersed nature of utility lines throughout all the community does not lend itself to the property by property regulation otherwise used in this code, and

that warning of the location of utilities and of their hazards so that persons will not be injured thereby, so that fire, police, and other public emergency services may be conducted expeditiously and safely, and so that the essential public functions served by such utilities will not be impaired constitutes a compelling governmental interest and requires a different form of regulation;

(v~~x~~iv) With respect to permitted vehicular signs, the council finds that regulation of bumper stickers and other forms of personal expression is inappropriate in a free and highly mobile society and that such signs are ordinarily small, whereas regulation of commercial signs on motor vehicles, which the council finds are often large, is appropriate for those who have chosen to engage in commerce within the City and serves a substantial governmental interest in aesthetics and traffic safety;

(x~~v~~) With respect to permitted window signs, the council finds that such signs present no structural hazards and provide a method by which messages may be displayed on short notice by the property owner or tenant as that person perceives the need to communicate without need for any government role in the protection of the broader public interest, and that within the limitations given have not and will not cause aesthetic blight or traffic hazards of the sort unacceptable to the community; and

(x~~v~~i) With respect to signs on bicycles, the council finds that the use of signs on bicycles will not cause aesthetic blight or traffic hazards of the sort unacceptable to the community and will service a substantial governmental interest by reducing the cost of an environmentally beneficial transportation

option that will relieve vehicular congestion, reduce greenhouse gas emissions and improve public health by providing opportunities for exercise; and

(x~~v~~ii) ~~Because of the extraordinary importance, amounting to a compelling societal and governmental interest, of election campaigning for public office and of voting on initiatives and referenda, and because political speech has its fullest and most urgent application during a political campaign from the time a candidate is nominated for electoral office until the day after the election, and from the time an initiative or referendum is placed on the ballot until the day after the election, the limit of one noncommercial residential sign within the residential noncommercial sign setback should not apply to signs urging the election or defeat of such candidates, or the passage or defeat of such measures, and the applicable provisions of this sign code reflect this determination. Without in any way limiting the applicability of the general severability provisions of section 1-1-4, "Severability of Parts of Code," B.R.C. 1981, but mindful of the possibility that a reviewing court might disregard such an otherwise clear expression of legislative intent because of its generality, the city council intends that this exception for signs during campaigns be considered severable from the remainder of the sign code should it for some reason be found wanting under the state or federal constitutions, just as it intends all other provisions of this sign code to be severable.~~

(D) Council finds that commercial signs towed over the City by aircraft are a distraction to motorists, pedestrians, and other users of the public streets and ways, and impair traffic safety, and constitute unfair competition for earthbound

advertisers who comply with the City's sign code when made by multiple passes over the City, and therefore are detrimental to the health, safety, and welfare of the people of the City, and urges the Federal Aviation Administration to place suitable restrictions upon any certificate of waiver to prohibit towing such signs over the City.

(b) Prohibitions and Prohibited Signs:

(1) Conformity With Sign Code Required: No person shall display, construct, erect, alter, use, or maintain any sign in the City except in conformance with the provisions of this section. No person shall display, alter, use, maintain, or enlarge any legal, nonconforming sign except in conformity with the provisions of this section. No person shall perform or order the performance of any act contrary to the provisions of this section or fail to perform any act required by the provisions of this section.

(2) Sign Permit Required: Except as provided in subsection (c) of this section, no person shall display, construct, erect, alter, or relocate any sign without first applying to the city manager and obtaining a permit under this section.

(3) Specific Signs Prohibited: No person shall erect, install, post, display, or maintain any of the following signs:

(A) Animal: A sign that involves the use of a live animal.

(B) Flashing: A sign with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations.

(C) Height: A sign twenty-five feet or more above the ground level.

(D) High Window: A window sign exceeding four square feet in area twelve feet or more above the ground level.

(E) Illuminated: An illuminated sign with any of the following characteristics:

(i) A beam or ray of light used to illuminate the sign shines directly from the sign onto the surrounding area.

(ii) Direct or reflected light from any light source associated with the sign creates a traffic hazard or distraction to operators of vehicles or pedestrians on the public right-of-way.

(iii) The sign is directly illuminated and is in a residential or an agricultural zoning district.

(iv) If a sign is indirectly or internally illuminated and is in a residential or an agricultural zone, the illumination may not continue between the hours of 11:00 p.m. and 7:00 a.m., unless the illumination is required for safety purposes.

(v) No illuminated sign visible from and located within three hundred feet of any property in a residential zoning district may be illuminated between the hours of 11:00 p.m. or one-half hour after the use to which it is appurtenant is closed, whichever is later, and 7:00 a.m.; but this time limit does not apply to any light primarily used for the protection of the premises or for safety purposes.

(F) Illusion: A sign with optical illusion of movement by means of a design giving the illusion of motion or changing of copy, including, without limitation, a sign that presents a pattern capable of reversible perspective.

(G) Moving: A sign with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for gauges and dials that may be animated to the extent necessary to display correct measurement. Electronic signs which change the message not more than once per minute are considered copy changes and not prohibited moving signs. Vertical rotating cylindrical signs, in which the text or graphic is on the surface of the cylinder, and nothing beyond the radius of cylinder surface rotates, whose rotating part does not exceed twelve inches in diameter and thirty inches in height, are not considered prohibited moving signs.

(H) Non-Appurtenant or Off-Premises: An off-premises commercial sign not appurtenant and clearly incidental to the principal use of the property where located.

(I) Obstructing: A sign or sign structure that obstructs or interferes in any way with ingress to or egress from or use of any standpipe, fire escape, required door, required window, or other required exit way; or any sign that obstructs any window to such an extent that light or ventilation is reduced to a point below that required by any provision of this code or other ordinance of the City.

(J) Projected Image: A sign that incorporates a projected image.

(K) Roof: A roof sign, except as specifically permitted by subsection (d)(11) of this section.

(L) Sound: A sign or building that emits any sound, except for a noncommercial sign~~work of art~~ located in a zoning district other than an agricultural or a residential district, which may emit noncommercial human voice or music recordings which do not exceed fifty dBA, measured at the nearest property line, between 8:00 a.m. and 6:00 p.m.

(M) String of Lights: A string of light bulbs used in connection with commercial premises for commercial purposes and attached to or suspended from a structure. This prohibition does not apply to a string of lights in a window for which a permit has been issued under subparagraph (d)(14)(I) of this section, concerning wall signs.

(N) Traffic Vision Obstruction: A freestanding sign or sign structure between a height of two and one-half feet and ten feet above the street elevation, other than a pole twelve inches or less in cross-sectional area, within the corner triangular areas described in Section 9-9-7, "Sight Triangles," B.R.C. 1981.

(O) Unsafe: A sign or structure that constitutes a hazard to safety or health including, without limitation, any sign that is structurally inadequate by reason of inadequate design, construction, repair, or maintenance, is capable of causing electrical shock to persons likely to come into contact with it, or has less than three feet horizontal or eight feet vertical clearance from overhead electric conductors that are energized in excess of seven hundred fifty volts.

(P) Vehicular: A sign displayed on a motor vehicle if:

(i) The vehicle is not in operable condition;

(ii) The sign is roof-mounted and has more than two faces or any face exceeds four square feet in area;

(iii) More than two signs are mounted on the roof of the vehicle;

(iv) The sign, if not roof-mounted, is not painted on or securely affixed on all edges to the surface of the side of the body of the vehicle;

(v) The principal use of the vehicle at the time of the display is for display of the sign;

(vi) It is a commercial sign which does not identify the owner of the vehicle or a good or service which may be purchased from the owner;

(vii) It is a commercial sign and the vehicle is not being operated in the normal course of business;

(viii) It is a commercial sign and the vehicle is not parked or stored in the normal course of business in an area appropriate to the use of the vehicle for delivery or another commercial purpose; or

(ix) It is a commercial sign and the vehicle, if parked on private property, is not parked within the setback requirements of this section, unless no other reasonable provision can be made for such parking.

(x) It is a specific defense to a charge of violation of subparagraph (b)(3)(P)(vi) of this section that the vehicle was licensed by the Colorado Public Utilities Commission for the commercial transportation of passengers, or was engaged in such transportation but was exempt from such licensure.

(Q) Wind: A wind sign, except as permitted for flags in subparagraph (c)(1)(B) of this section, or in a residential or agricultural zone as permitted in subparagraph (c)(1)(I) of this section.

(R) Bicycles: A sign displayed on a bicycle if:

i. The bicycle is not in operable condition; or

ii. The signs exceed two square feet in area.

(c) Signs Exempt From Permits:

(1) Specific Signs Exempted: The following signs are permitted in all zoning districts and are exempt from the permit requirements of this section, but shall in all other respects comply with the requirements of this code except as expressly excepted below:

(A) Construction site signs ~~Warning~~: A sign not exceeding sixteen square feet erected by a licensed construction contractor on property on which it is working ~~to warn of danger or hazardous conditions~~. Such sign is also exempt from the setback, limitation on number of freestanding signs, and total sign area regulations of this section.

(B) Flags: Up to three different flags per property, subject to the following restrictions:

(i) The total area of all flags shall not exceed seventy square feet;

(ii) The area of each such flag shall be exempt from the sign area limitations of paragraph (d)(2) of this section, but shall not exceed forty square feet, with no one dimension of any flag greater than eight feet;

(iii) The flag pole or other structure on which such a flag is displayed shall be treated as part of any building to which it is attached for all height computations and not as an appurtenance or a part of the sign;

(iv) No freestanding flagpole shall exceed twenty feet in height outside of the principal building setbacks or thirty-five feet in height within the principal building setbacks; and

(v) No flag bearing an explicit commercial message shall constitute an exempt flag.

(C) Garage Sale: One ~~garage sale~~ sign per property in an agricultural or residential district placed on private property owned or leased by the person holding a~~the garage~~ sale, for a period not to exceed ten consecutive days and not more than twice in a calendar year. The sign must be within the total signage permitted for the parcel. This provision does not restrict the content of the sign.

(D) Lost Animal: One ~~lost animal~~ sign per property placed on private property with the permission of the owner for a period not to exceed ten consecutive days, in an agricultural or residential district and within the total signage permitted for such parcel. This provision does not restrict the content of the sign.

(E) Noncommercial: A sign ~~work of art~~ that in no way identifies or advertises a product, service, or business or impedes traffic safety, a political sign, or any other noncommercial sign.

(F) Private Traffic: A private traffic directional sign guiding or directing vehicular or pedestrian traffic onto or off of a property or within a property that does not exceed

three square feet per face in area and six feet in height, does not contain any advertising or trade name identification, and is not illuminated, internally illuminated, or indirectly illuminated. But a private traffic control sign that conforms to the standards of the state traffic control manual defined in subsection 7-1-1(a), B.R.C. 1981, may exceed three square feet per face in area but shall not exceed seven square feet per face or eight feet in height. Such sign also is exempt from the setback, limitation on number of freestanding signs, and total sign area regulations of this section.

(G) Real Estate: At any time that a property is offered for sale or rent, ~~O~~one temporary, non-illuminated ~~real estate~~ sign per property or per dwelling unit street frontage, set back at least eighteen inches from the nearest public sidewalk, that does not exceed six square feet per face in area and a total of twelve square feet in area and four feet in height in the RR, RE, RL, RM, RMX, RH, and MH zones or sixteen square feet per face and a total of thirty-two square feet in area and seven feet in height in any other zone, but only if the sign remains in place no more than seven days after sale or rental of the subject property. The area of such a sign shall not be deducted from the allowable sign area or number of freestanding signs for the building or business unit. If the property owner or tenant is not using this real estate sign allowance, such person in possession of the property may place a noncommercial sign conforming to~~with~~ these limitations in lieu of such a real estate sign. This provision does not restrict the content of the sign.

(H) Sign Required by Law: A sign required or specifically authorized for a public purpose by any federal, state, or city law of any type, including, without limitation,

the number, area, height above grade, location or illumination authorized by the law under which such sign is required or authorized. But no such sign may be placed in the public right-of-way unless specifically authorized or required by law. Except for a warning sign or barricade of a temporary nature, any such sign shall be securely affixed to the ground, a building, or another structure. So much of such a sign as is required by law also is exempt from all other provisions of this section.

(I) Residential Wind Sign: A wind sign in a residential or an agricultural zone, within the limitations set forth in subsection (d) of this section, notwithstanding the prohibition of subparagraph (b)(3)(Q) of this section.

(J) Utility Warning: A sign not exceeding sixteen square feet erected by a public utility within a utility easement on property on which it is working to warn of danger or hazardous conditions or to indicate the presence of underground cables, gas lines, and similar devices. Such a sign also is exempt from the setback, limitation on number of freestanding signs, and total sign area regulations of this section.

(K) Vehicular: A sign displayed on a motor vehicle if not prohibited by this section.

(L) Window: A non-illuminated window sign of no more than four square feet in area and placed no more than twenty-five feet above finished grade, if the total area of such signs fills less than twenty-five percent of the area of the architecturally distinct window, and such signs do not exceed twenty-five percent of the total allowable sign area for the building or business unit. The area of a window sign not exempt from permit requirements under this subparagraph is calculated as a part of and limited by the total allowable sign area for the premises.

(M) Cottage Foods and Fresh Produce Signs. On any premises meeting the requirements of Chapter 6-17, a sign meeting the size restrictions applicable to residential detached dwellings in Table 9-13 of this section. <u>This provision does not restrict the content of the sign.</u>

(2) Copy Change and Maintenance: No permit is required for copy changes or maintenance on a conforming sign if no structural changes are made. This exception does not apply to copy changes in signs covered by a private sign program as specified in subsection (k) of this section.

(d) Size Limitations and Other Rules for Certain Signs:

(1) Awning: An awning sign that extends more than fifteen inches beyond a wall of a building shall comply with the following conditions:

(A) The total area of such awning sign may not exceed the lesser of one hundred fifty square feet or one square foot of sign area for every linear foot of awning length. Awning length is that portion of the awning that is parallel to the building wall on which it is located.

(B) No awning sign may project above, below, or beyond the face of the architectural projection on which it is located, except for an awning sign that meets the following standards:

(i) An awning sign may project horizontally beyond the face of a marquee or canopy no more than twelve inches, measured from the bottom of the sign, if necessary to accommodate the letter thickness and required electrical equipment;

(ii) An awning sign composed entirely of individual opaque alphanumeric characters twelve inches or less in height, or for any awning sign in the Boulder Valley Regional Center twenty-four inches or less in height, may project above the point at which they are attached to the marquee or canopy by no more than the height of the character plus two inches;

(iii) The canopy or marquee to which the awning sign is attached must be located over an entry to the building; and

(iv) The awning sign shall be substantially parallel with the building wall to which the canopy or marquee is attached.

(C) Awning signs that extend fifteen inches or less from a wall of a building shall be considered to be wall signs, subject to the requirements of paragraph (d)(14) of this section.

(D) Permission to construct, install, and maintain an awning sign over the public right-of-way must be obtained from the city manager pursuant to section 4-18-3, "Sidewalk Banner or Awning Permit Required," B.R.C. 1981, prior to the issuance of the sign permit.

(E) For purposes of determining projection, clearance, height, and materials, an awning sign shall be considered a part of and shall meet the requirements for a marquee, canopy, or awning, as specified in the city building code, chapter 10-5, "Building Code," B.R.C. 1981.

(F) If an awning sign is located on a marquee, canopy, or awning and is internally illuminated through translucent material, the entire illuminated area of the awning or awning sign shall be included in the calculation of the area of the sign.

(2) Banner: A banner is permitted for any permitted use in a business or industrial zoning district if the person wishing to display such sign applies therefore and obtains a permit, but such sign may be displayed for a maximum period of thirty consecutive days at the same location, one time during the first year of such use by the occupant. The area of the single sign permitted under this exception shall not exceed fifty square feet in total area and shall not exceed twenty feet in height, including, without limitation, the appurtenance on which the banner is displayed. Such a sign shall be firmly attached on at least all four corners.

(3) Downtown Pedestrian District:

(A) An application for a permit for a sign to be located in the downtown pedestrian district, as shown on the map in appendix E, "Downtown Pedestrian District," of this title, and which otherwise complies with all applicable provisions of this section and is not exempted under subparagraph (d)(3)(B) of this section shall be presented by the city manager to the downtown management commission for comment. The downtown management commission shall return the application within ten working days to the manager with its comments. The manager shall forward the comments to the applicant, who may resubmit the application to the manager in its original form or as amended based upon the downtown management commission's comments. If the downtown management commission fails to give its comments to the manager by the ten-working-day deadline, or if the applicant

resubmits the original application unaltered after considering the downtown management commission's comments, the manager shall issue the permit. If the application is resubmitted with amendments, the manager shall issue the permit if the amended application still complies with all other applicable provisions of this section.

(B) Sign permit applications which meet the following criteria are exempt from the downtown management commission comment procedure of subparagraph (d)(3)(A) of this section:

(i) The top of the sign is located no higher than the windowsill level of the second story of the building;

(ii) The sign is not internally illuminated;

(iii) If the sign is indirectly illuminated the light source must not be visible to pedestrians on public property, and all mounting hardware and electrical ducting must be concealed or integrated into the sign design;

(iv) If the sign is illuminated by neon, it does not exceed four square feet in area;

(v) The sign is not painted directly on the wall of a structure;

(vi) The sign uses a commercially available typeface;

(vii) The sign is rectangular or circular;

(viii) The sign is composed of colors from a palette approved by regulation by the downtown management commission; and

(ix) If a freestanding sign, it does not exceed seven feet in height or twenty square feet in area per sign face.

(4) Construction site: A sign erected by a licensed contractor at a construction site at which the contractor is working ~~identifying the type, duration, and responsible party of construction of a property~~ in any zoning district is permitted only if it is:

(A) Limited to a freestanding, wall, or window sign or signs not exceeding thirty-two square feet in total area and sixteen square feet per face and seven feet in height, with no riders or attachments in nonresidential zones, and twelve square feet in total area and six square feet per face and four feet in height in residential zones. Such signs are exempt from the sign area regulations of this section;

(B) Displayed only on the property to which the sign pertains, and no more than one such sign per street upon which the property has frontage; and

(C) Displayed only for the duration of construction for which a building permit has been obtained until issuance of a certificate of occupancy.

(D) A construction site sign may be erected only if an exempt real estate sign is not displayed on the same property.

(E) Each construction site shall identify the type, duration and responsible party for the construction site.

(5) Fence-Wall: A sign displayed upon a fence, or upon a wall that is not an integral part of a building or that is used as a fence, shall be erected or mounted in a plane parallel to the fence or wall and shall not extend above the top of the fence or wall or project more than fifteen inches from the face of the fence or wall. Such sign is subject to all

requirements of this section applicable to freestanding signs, including, without limitation, maximum area per sign, maximum sign height, minimum setback, and number of permitted signs.

(6) Freestanding:

(A) A freestanding sign in any zoning district shall be set back the following distances, and no point on any such sign may extend beyond the required setback line:

(i) Except in BMS, DT, and MU-1 districts, a sign up to and including seven feet in height shall be set back ten feet from any property line adjacent to a street. In the BMS, DT, and MU-1 districts, no setback is required for such a sign, but no sign may be located within eighteen inches of a public sidewalk or obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.

(ii) A sign over seven feet in height shall be set back at least twenty-five feet from any property line adjacent to a street in all zones.

(iii) No sign in a business or industrial district may be located less than twenty-five feet from any adjacent residential zoning district line.

(B) In addition to any other permitted signs on the property, no more than one freestanding sign may be maintained for each street frontage of the property.

(C) If a property has more than one street frontage, the freestanding sign permitted for each frontage must be located adjacent to that frontage, and the minimum permissible horizontal distance between freestanding signs on the same property is seventy-five feet.

(D) Except as otherwise provided in subparagraph (d)(6)(K) of this section, the maximum permissible total area of any freestanding sign is one hundred square feet; and the maximum permissible area of any one face of any freestanding sign is fifty square feet. For buildings with a linear frontage of less than or equal to one hundred feet, the maximum permissible sign area of all freestanding signs on a property is one and one-half square feet of sign area for every linear foot of building frontage up to a maximum of one hundred square feet per sign and fifty square feet per face. For a building with a linear frontage greater than one hundred feet, the allowable sign area for freestanding signs shall be deducted from the total allowable sign area for all signs for the building.

(E) Unless otherwise specified in subsection (e) of this section, the maximum permissible height of freestanding signs is the lesser of: twenty-five feet or one and one-fourth times the height of the principal building on the property where the sign is located.

(F) The horizontal distance between freestanding signs on adjacent properties must be not less than the height of the taller sign.

(G) The area of the support structure of a freestanding sign is counted in the total area of the sign to the extent that the support structure exceeds the minimum required for the support of the sign. But if the sign is less than seven feet in height, a plain pedestal for a freestanding sign shall not be counted in the total area of the sign.

(H) A flag on flagpole shall not be subject to this paragraph, but shall be regulated as set forth in subparagraph (c)(1)(B) of this section.

(I) Supports for a freestanding sign shall be designed in accordance with the requirements of this code and shall not be placed upon any public right-of-way or public easement, except pursuant to the terms of a lease to the adjacent property owner.

(J) Where a freestanding sign is located in a vehicular parking or circulation area, a base or barrier of concrete or steel, not less than thirty inches high, shall be provided to protect the base of the sign from damage by vehicles.

(K) The maximum total sign area for freestanding signs may be increased by one-third when such signs are located adjacent to the following major streets or specified portions thereof:

(i) Arapahoe Avenue - from 28th Street to the east city limits;

(ii) Baseline Road - from Broadway to Foothills Parkway;

(iii) 28th Street - from Arapahoe Avenue to Iris Avenue;

(iv) 30th Street - from Arapahoe Avenue to the Diagonal Highway;

(v) 63rd Street - from the north city limits to the south city limits; and

(vi) Lookout Road - from the west city limits to the east city limits.

But the increased sign area permitted in this subparagraph does not include any increase in sign height.

(L) All freestanding signs located within two hundred fifty feet of the nearest right-of-way line of Foothills Parkway (Colorado State Highway 157) or Pearl Parkway east

of Foothills Parkway and visible from such parkway shall be further limited to a maximum height of twelve feet.

(7) Historic District or Building: In addition to satisfying the provisions of this section, signs installed or maintained on a historic building or in a historic district must comply with the provisions of chapter 9-11, "Historic Preservation," B.R.C. 1981.

(8) Noncommercial Nonresidential: A noncommercial sign, including, without limitation, a work of art or a political sign in all nonresidential zoning districts that does not impede traffic safety is exempt from the total sign area and setback limitations of this section, except the following:

(A) Noncommercial freestanding, projecting, suspended, and awning signs are subject to the total sign area and setback limitations of this section.

(B) Prior to placing a noncommercial wall sign of more than nine square feet in area on an exterior wall, the building owner shall give thirty calendar days' notice to the city manager by delivery or by first class mail, effective on mailing, including the building address and a colored representation of the sign. The city manager may comment on the sign but shall have no power to prevent it from being placed on the building wall.

(C) Noncommercial signs on temporary construction barriers not located in the public right-of-way shall be deemed not to be wall or freestanding signs subject to regulation under this section during that period of time for which a building permit for the property which necessitated the barrier is valid.

(9) Noncommercial Residential: A noncommercial sign, including, without limitation, a work of art or a political sign, in all residential zoning districts, that does not impede traffic safety is exempt from the total sign area and setback limitations and wind sign prohibitions of this section, subject to:

(A) Noncommercial signs shall be set back at least eighteen inches from any public sidewalk adjacent to a street or from the curb or outer edge of the roadway if there is no such sidewalk.

(B) Noncommercial signs within twenty-five feet of any public sidewalk adjacent to a street, or thirty feet of the curb or outer edge of the roadway if there is no such sidewalk, shall not exceed seven feet in height or thirty-two square feet in total area, with no face larger than sixteen square feet, and there shall be only one such sign. However, during a political campaign from the time a candidate is nominated for electoral office or nominated or certified for a primary election, or a recall election date is set, until the day after the election, ~~and~~ from the time an initiative or referendum or other measure to be voted upon by the electors is placed on the ballot until the day after the election, <u>and from one month prior to a caucus</u> this limit of one noncommercial residential sign in the setback shall not apply ~~to signs urging the nomination, election, or defeat of such candidates or recall of such officials, or the passage or defeat of such measures~~. These ~~election~~ signs in the setback in excess of the one otherwise permitted may not exceed twelve square feet in total area per sign, with no face larger than six square feet.

(C) There are no setback, number, or area limitations in residential zoning districts for noncommercial signs which are set back farther than twenty-five feet from the

property line. If a side of a residential building is closer than thirty feet to the public sidewalk, or thirty-five feet to the curb or outer edge of the roadway if there is no such sidewalk, then that area within five feet of such building side shall be excluded from the restrictions of subparagraph (d)(9)(B) of this section, if applicable.

(D) Reference in this paragraph to sidewalks, curbs, and roadway edges does not authorize placement of signs off premises on public property or in the public right-of-way.

(10) Projecting: A projecting sign shall comply with the following conditions:

(A) Signs projecting over public property may not project more than thirty-six inches from a wall of a building, and the maximum permissible total area for such a sign is the lesser of:

(i) One square foot of sign area for each linear foot of frontage of the building upon which such sign is displayed; or

(ii) Eighteen square feet per sign, with no face of the sign exceeding nine square feet.

(B) Signs projecting over private property may not project more than six feet from a wall of a building nor beyond the minimum required building setback line and may not exceed twenty-four square feet in total area, and no face of a sign shall exceed twelve square feet.

(C) Projecting signs must have a minimum clearance above the sidewalk of eight feet and may not extend twelve feet or more above the sidewalk nor above the roof line.

(D) Any end panel on a projecting sign is considered a face of the sign and included in the area of that sign if the end panel is twelve inches or more in width.

(E) No more than one projecting sign may be maintained per tenant space frontage at the ground level of a building. The minimum horizontal distance between projecting signs on a building shall be twenty-five feet.

(11) Roof: A sign may be erected upon or against the side of a roof having an angle of forty-five degrees or more from the horizontal, but must be architecturally integrated with the building and roof by a dormer or similar feature. Such a sign is a wall sign and must comply with the provisions of paragraph (d)(14) of this section concerning wall signs, and must not project more than a total of fifteen inches horizontally, measured at the bottom of the sign, from the side of the roof upon which it is displayed.

(12) Subdivision: In addition to other such signs that may be allowed, signs erected at the time of ~~identifying a~~ subdivision of a property in any zoning district may be issued a sign permit if they comply with the following:

(A) A freestanding, wall, or window subdivision sign not exceeding thirty-two square feet in total area and sixteen square feet per face, not exceeding seven feet in height, and set back at least ten feet from any public right-of-way, with no riders or attachments;

(B) Displayed only on the subdivision for which a subdivision plan has been filed~~to which the sign pertains~~, no more than one such sign per street frontage, and with a minimum distance between such signs in a single subdivision or property of one thousand feet;

(C) Displayed on or after the date of filing of the subdivision plan and removed within two years from the date of issuance of the first building permit in the subdivision or within thirty days from the time that seventy-five percent of the properties or dwellings in the subdivision or filing thereof have been sold, whichever is sooner.

(13) Suspended: A suspended sign may not exceed ten square feet in total area or five square feet per face; may not project beyond the outside limits of the architectural projection to which it is attached; and shall have a minimum clearance above the sidewalk of eight feet. The minimum permissible horizontal distance between suspended signs is fifteen feet.

(14) Wall: A wall sign shall comply with the following conditions:

(A) The total area of all wall signs on a face of a building may not exceed fifteen percent of the area of that portion of the building face between ground level and the roof line or a line twenty-five feet above grade level, whichever is less.

(B) The total area of all wall signs on an architecturally distinct wall, where two or more such walls form a face of a building, shall not exceed twenty-five percent of such wall.

(C) No part of a wall sign may be located more than twenty-five feet above grade level.

(D) No wall sign may be attached to or displayed against any parapet wall that does not extend around the entire perimeter of the roof enclosed by the parapet. No sign on such a parapet wall may extend more than twenty-four inches above the roof elevation immediately behind the sign, unless approved as part of a site review under section 9-2-14, "Site Review," B.R.C. 1981.

(E) No wall sign may extend above the roof line of a building except as permitted on a parapet wall. No wall sign may be displayed on the wall of a mechanical room or penthouse or other such enclosed space which is not habitable by the occupants of the building.

(F) The length of a wall sign shall not exceed seventy percent of the length of the wall or the width of the leased space of the wall on which it is located, whichever is less.

(G) The lettering height for wall signs located within two hundred fifty feet of the right-of-way of Foothills Parkway (Colorado State Highway 157) or Pearl Parkway east of Foothills Parkway, and visible from such parkway, shall not exceed twenty-four inches.

(H) The lettering height for wall signs located within the B.V.R.C. and the BMS, MU-3, DT, and BT-2 zoning districts shall not exceed twenty-four inches for single lines of copy and a total of thirty-two inches for multiple lines of copy, and any graphic symbol may not exceed thirty inches in height.

(I) A string of lights which extends on or around the perimeter of a window is subject to the following conditions: the linear length of a string of lights counts as fifty percent of the allowable square footage for wall signs. The maximum linear length of all strings of lights in windows cannot exceed ninety feet.

(e) Limitations on Area, Number, and Height of Signs by Use Module:

(1) Use Modules: The use modules set forth in section 9-6-1, "Schedule of Permitted Land Uses," B.R.C. 1981, apply to this section, and the boundaries of such districts are

determined by reference to the zoning map of the city and to interpretation of such map under section 9-5-3, "Zoning Map," B.R.C. 1981.

(2) Maximum Sign Area Permitted: The maximum sign area permitted per property, maximum area per sign face, maximum number of signs, and maximum height of freestanding signs in the use modules in the city are as in Table 9-13 of this section, except as modified by other provisions of this section.

TABLE 9-13: LIMITATIONS ON AREA, NUMBER, AND HEIGHT OF SIGNS BY USE MODULE

Maximum Sign Area Permitted Per Property	Maximum Area Per Sign Face	Maximum Number Signs Permitted	Maximum Height of Freestanding Signs
Residential and Agricultural Districts (RR, RE, RL, RM, RMX, RH, and A)			
For detached dwelling uses: 4 square feet	2 square feet	1 per use	7 feet
For attached dwelling uses: 32 square feet	16 square feet	1 per street frontage	7 feet
For other uses permitted by zoning chapter 9-6, "Use Standards," B.R.C.	16 square feet	1 per street	7 feet

1981: 32 square feet		frontage	
For other uses permitted by special review and for lawful nonconforming uses: the lesser of 50 square feet or the maximum sign area for the use in the zoning district in which the use is permitted by chapter 9-6, "Use Standards," B.R.C. 1981	16 square feet	The lesser of 1 per street frontage or 2 per use	7 feet
Public District (P)			
The greater of: 15 square feet or ½ square foot of sign area for each foot of street frontage	50 square feet for freestanding signs. See subsection (d) of this section for limits on other signs	1 per street frontage for freestanding signs. 1 per ground level tenant for projecting signs. No limit on other signs	7 feet
Downtown, Mixed Use, and Business - Transitional Districts (BMS, BT, MU, DT)			
Any use that is permitted in a residential zone shall be regulated as in the residential zoning			

districts			
For any use not permitted in residential zones, other than MU-3, in addition to freestanding signs, as permitted in paragraph (d)(6) of this section, 1.25 square feet of sign area for each linear foot of total building frontage for the first 200 feet of frontage, plus 0.5 square feet of sign area for each foot of frontage thereafter	See subsection (d) of this section for area restrictions	1 per street frontage for freestanding signs. 1 per ground level tenant for projecting signs. No limit on other signs	See paragraph (d)(6) of this section for height restrictions
Business - Community, Business - Commercial Services, Business - Regional, and Industrial Districts not in the B.V.R.C. (BC, BCS, BR, IS, IG, IM, and IMS)			
For any use permitted in residential zones, as regulated in residential zoning districts	See subsection (d) of this section for area restrictions		Varies with setback; see paragraph (d)(6) of this section
In addition to freestanding signs, as permitted in paragraph (d)(6) of this	See subsection (d) of this section for		See paragraph (d)(6) of this

section, 2 square feet sign area for each linear foot of total building frontage for the first 200 feet of frontage, plus 0.5 square foot sign area for each linear foot of frontage, except as provided in subparagraph (d)(6)(D) of this section	area restrictions		section for height restrictions
Boulder Valley Regional Center and Regional Business Districts Properties zoned BR-1 and properties located within the Boulder Valley Regional Center unless zoned BT-1 or BT-2			
For any use not permitted in residential zones, in addition to freestanding signs, as permitted in paragraph (d)(6) of this section, 1.5 square feet of sign area for each linear foot of total building frontage for the first 200 feet of each frontage, plus ½ square foot sign area for each additional linear foot of each frontage	See subsection (d) of this section for area restrictions	1 per street frontage for freestanding signs. 1 per ground level tenant for projecting signs. No limit on other signs	See paragraph (d)(6) of this section for height restrictions

(f) Computation of Signs and Sign Area:

(1) Regular Shape: In computing the area of a sign, this section shall be administered using standard mathematical formulas for regular geometric shapes, including, without limitation, triangles, parallelograms, circles, ellipses, or combinations thereof.

(2) Irregular Shape: In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed to or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not more than eight straight lines enclosing the extreme limits of any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop or structure against which it is placed, but if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.

(3) Sign Structures: In computing the area of a sign, the portion of the sign structure to be included is that which is visible and viewed in the same plane as the sign face and which is made a part of the background of the display.

(4) More Than One Element: The total surface area of signs composed of more than one sign element includes the vertical and horizontal spacing between each element of the sign.

(5) Three-Dimensional: For three-dimensional figure signs, the sign area is the total area, projected on a vertical plane, of each side of the sign that is visible beyond the boundaries of the property upon which the figure is located. For purposes of this

paragraph, a figure is considered to have a side for each ninety degrees or part thereof of visibility from a public right-of-way.

(6) Attachments: Any temporary or permanent rider or attachment to a sign or sign structure is included as part of the total sign area for the sign to which it is attached.

(7) Two Faces: A sign is computed as having two display faces if the angle between two faces is equal to or less than sixty degrees. If a sign has two or more display faces, the area of all faces and all noncontiguous surfaces is included in determining the sign area.

(8) Number of Signs: For the purpose of determining the number of signs that may be subject to the provisions of this section, a sign shall be considered to be a single display surface or display device containing elements clearly organized, related, and composed to form a unit. Where elements are displayed in a random manner without an organized relationship of elements or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

(9) One Use of Building Frontage: Building frontage used as the basis of determining permitted sign area for one use may not be used again as the basis for determining the permitted sign area for another use, but nothing in this paragraph shall be construed to prohibit the additional use from erecting a sign that would otherwise be authorized by the provisions of this section.

(10) More Than One Frontage: For the purpose of determining the total allowable sign area for buildings with more than one frontage, the following criteria apply:

(A) If a building has more than one frontage, the maximum sign area for the building is based on the total horizontal length of not more than two contiguous frontages; and

(B) Signs may be located on any side of the building, but the total sign area on any one side of the building may not exceed the area permitted on the basis of that frontage considered independently of other frontages.

(g) Permits and Applications:

(1) The owner or tenant of property on which a sign is to be located or an authorized agent thereof or a sign contractor licensed by the city shall apply for a sign permit in writing on a form furnished by the city manager, shall sign the application, and shall pay the fee prescribed in section 4-20-21, "Sign Contractor License Fees and Sign Permit Fees," B.R.C. 1981. There is no fee for signs placed by a homeowner on residential property, for banners, or for exempt signs.

(2) The owner of a multi-tenant or multiple use property or an agent of the owner shall apply for all sign permits for the property or shall develop a plan for apportioning permitted sign area among tenants and file such plan with the city manager, in which case each tenant may apply for a sign permit in conformity with the plan.

(3) The applicant shall submit the following information as part of the application:

(A) The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or installer;

(B) The street address or location of the proposed sign;

(C) Complete information required on application forms provided by the city manager, including a site plan and elevation drawings of the proposed sign, copy of the proposed sign, and other data pertinent to the application;

(D) Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports, footings, and materials to be used;

(E) Complete application for an electrical permit for all electric signs if the person building the sign is to make the electrical connection; and

(F) Statement of the sign's valuation.

(4) Within five working days of the date of the application, the city manager will either approve or deny the application or refer it back to the applicant for further information.

(5) No person issued a sign permit under this section shall change, modify, alter, or otherwise deviate from the terms or conditions of the approved application or permit without first requesting and obtaining approval to do so from the city manager.

(6) If the sign conforms to all other applicable requirements of this section, no permit is required for maintenance of the sign.

(h) Expiration of Permit:

(1) If a person to whom a permit is granted under this section has not commenced work on the sign within sixty days from the date on which the permit was issued or if substantial building operations under such permit are suspended for a period of 60 consecutive days, the permit automatically expires, but the city manager may grant an extension of the time limits provided in this paragraph for construction delays that are not the result of willful acts or neglect by the permittee, upon a written request for such an extension received by the manager before expiration of the permit.

(2) The city manager shall not refund any permit fees paid under this section if any permit is revoked pursuant to subsection (t) of this section, or expires under this subsection.

(i) Inspections:

(1) In enforcing the provisions of this section, the city manager may enter any building, structure, or premises in the city at reasonable times to perform any duty imposed by this section.

(2) The city manager may require footing inspections on the day of excavation for a freestanding sign.

(3) The city manager may require inspection of an electrical sign before its erection within forty-eight hours after being notified that the sign is ready for inspection.

(4) A permit holder or agent thereof shall notify the city manager when a sign is complete and ready for final inspection, which shall be no more than sixty days after work is commenced.

(j) Licensed Sign Contractor Required to Install Signs: No person other than a sign contractor licensed under chapter 4-21, "Sign Contractor License," B.R.C. 1981, shall install any sign for which a permit is required under this section, except:

(1) A homeowner may install a sign on the premises of such person's residence, for which a permit is otherwise required, if the homeowner obtains a permit and complies with all requirements of this section other than that of licensed sign contractor installation.

(2) Banner signs for which permits are required.

(3) Window signs for which permits are required.

(k) Signs in Approved Site Review Developments:

(1) A sign located in an approved site review development shall conform to all requirements of this section, including those of the district in which the property is located, except for those subsections dealing with sign setbacks from property lines and spacing between projecting and freestanding signs if alternative setbacks and spacing are specifically shown on a site plan approved under section 9-2-14, "Site Review," B.R.C. 1981, or approved as part of a sign program for the site review project. In no case may the total square footage for signage permitted under this section be increased through a site review or sign program.

(2) Sign lettering and graphic symbol height as specified in subparagraph (d)(14)(H) of this section concerning wall signs may also be varied in accordance with paragraph (k)(1) of this section.

(3) If a condition of site review development approval requires a uniform sign program, the following additional conditions shall apply:

(A) The owner or developer of the site review development shall submit a uniform sign program to the city manager for approval prior to the issuance of any sign permits within the planned unit development. Such program shall include, as a minimum:

(i) Type of sign permitted (wall sign, projecting sign, awning sign, window sign, etc.).

(ii) Type of construction (individual letters, cabinet, internal or indirect illumination, etc.).

(iii) Color.

(iv) Size of sign (maximum height of letters, maximum length of sign, and maximum size).

(v) Location of sign.

(B) The aggregate area of all signs and the size of any freestanding sign shall not exceed that permitted in subsection (e) of this section.

(C) The owner or developer of the site review development shall notify all potential tenants or property owners of the sign program at the time of sale or lease of the property.

(D) The property owner or developer or an authorized representative shall review all signs for compliance with the sign program prior to a tenant applying for a sign permit and shall countersign the application signifying such compliance.

(E) The sign program may not be altered without written permission of the city manager. In addition, no changes may be made without the written permission of a majority of tenants whose existing signs are in compliance with the previously established sign program.

(4) The city manager shall apply the following standards in approving or denying a sign program or request to alter a sign program:

(A) All signs shall be in compliance with law;

(B) The program shall ensure a reasonable degree of sign uniformity and coordination within the program area and will enhance the visual quality of the area;

(C) The program shall be simple, clear, and to the point;

(D) The program shall limit the number of signs allowed for each tenant of the area;

(E) Signs shall be compatible with the area in color, shape, and materials;

(F) A color plan for signs is required;

(G) Signs are simple and clearly legible; ~~and~~

(H) Freestanding signs are integrated in appearance with their surroundings; and

(I) The city manager shall not consider the content of the sign.

(5) The city manager may write uniform sign program guidelines to serve as an example of a sign program which meets the requirements of this subsection.

(l) Structural Design Requirements:

(1) Signs and sign structures shall be designed and constructed as specified in this subsection to resist wind and seismic forces. All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground so as not to overstress any of the elements thereof. The overturning moment produced from lateral forces may not exceed two-thirds of the dead load resisting moment. The structural frame of the building or the anchoring of the sign shall be adequate to resist uplift due to overturning. The weight of earth superimposed over footings may be used in determining the dead load resisting moment, if it is carefully placed and thoroughly compacted.

(2) Signs and sign structures shall be designed and constructed in compliance with the city building code, chapter 10-5, "Building Code," B.R.C. 1981, including all requirements to resist seismic forces.

(3) Wind loads and seismic loads need not be combined in the design of signs or sign structures. Signs shall be designed to withstand the loading that produces the larger stresses. Vertical design loads, other than roof live loads, shall be assumed to be acting simultaneously with the wind or seismic loads.

(4) The design of structural members shall conform to the requirements of the city building code, chapter 10-5, "Building Code," B.R.C. 1981. Vertical and horizontal loads exerted on the soil shall not produce stresses exceeding those specified in the city building code.

(5) The working stresses of wire rope and its fastenings shall not exceed twenty-five percent of the ultimate strength of the rope or fastening. Working stresses for wind loads combined with dead loads may be increased as specified in the city building code, chapter 10-5, "Building Code," B.R.C. 1981.

(m) Construction Standards:

(1) Signs and sign structures shall be securely built, constructed, and erected in conformity with the requirements of this subsection.

(2) Supports for signs or sign structures shall not be placed on property not owned or leased by the sign owner.

(3) Materials of construction for signs and sign structures shall be of the quality and grade specified for buildings in the city building code, chapter 10-5, "Building Code," B.R.C. 1981. Plastic materials shall be those specified in the building code that have a flame spread rating of 0-25 or less and a smoke density no greater than that obtained from the burning of untreated wood under similar conditions when tested in accordance with the

building code standards in the way intended for use. The products of combustion shall be no more toxic than the burning of untreated wood under similar conditions.

(4) All sign structures, except for construction signs, those signs specifically excepted in subparagraphs (c)(1)(A), (c)(1)(E), (c)(1)(G), (c)(1)(H), (c)(1)(J), and (c)(1)(L) of this section, window signs, and signs located inside buildings, shall have structural members of heavy timber or incombustible material. Wall signs, projecting signs, and awning signs shall be constructed of incombustible material, except as provided in paragraph (m)(5) of this section or as specifically approved by the city manager. No combustible materials other than approved plastic shall be used in the construction of electric signs.

(5) Nonstructural elements of a sign may be of wood, metal, approved plastic, or any combination thereof.

(6) Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil either vertically or horizontally do not exceed safe values. Braced ground signs shall be anchored to resist specified wind or seismic loads acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil for effective resistance to pull-out amounting to a force of twenty-five percent greater than the required resistance to a depth of not less than three feet. Anchors and supports shall be guarded and protected when near driveways, parking lots, or similar locations where they could be damaged by moving vehicles.

(7) Signs attached to masonry, concrete, or steel shall be safely and securely fastened thereto by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support safely the loads applied.

(8) No anchor or support of any sign, except flat wall signs, shall be connected to or supported by an unbraced parapet wall.

(9) Display surfaces in all types of signs shall be of metal or other approved materials.

(10) Signs intended for temporary placement of less than six months and which have no electrical or other special features:

(A) If less than six square feet per face and under four feet in height, may be constructed of any sturdy material and shall be anchored securely to the ground or a building, fence, or other structure and may be supported by any suitable support which will withstand the wind loading.

(B) A freestanding sign more than six square feet in area or four feet or more in height shall have at least two supports pounded at least two feet into the ground.

(C) Construction ~~warning~~ site signs placed over concrete or asphalt or other materials into which posts may not conveniently be driven may instead be held in place by weights sufficient to withstand the wind.

(11) The city manager may approve the use of any material if an applicant submits sufficient technical data to substantiate such proposed use and if the manager determines that such material is satisfactory for the use intended.

(12) Where any freestanding sign has a clearance of less than eight feet from the ground, there shall be provided a barrier or other adequate protection to prevent hazard to pedestrians and motorists.

(n) Electric Signs:

(1) An electric sign shall be constructed of incombustible material. An electric sign shall be rain tight, but service holes fitted with waterproof covers may be provided to each compartment of such sign. All electric signs installed or erected in the city shall bear the label of Underwriters Laboratories, Inc., on the exterior of the sign.

(2) No electric sign shall be erected or maintained that does not comply with the city electrical code, chapter 10-6, "Electrical Code," B.R.C. 1981.

(3) No electric equipment or electrical apparatus of any kind that causes interference with radio or television reception shall be used in the operation of an illuminated sign. Whenever interference is caused by a sign that is unfiltered, improperly filtered, or otherwise defective, or by any other electrical device or apparatus connected to the sign, the city manager may order the sign disconnected until it is repaired.

(o) Sign Maintenance: No person shall fail to maintain a sign on such person's premises, including signs exempt from the permit requirements by subsection (c) of this section, in good structural condition at all times. All signs, including all metal parts and supports thereof that are not galvanized or of rust-resistant metals, shall be kept neatly painted. The city manager is authorized to inspect and may order the painting, repair, alteration, or removal of a sign that constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, dilapidation, or obsolescence, under the procedures prescribed by subsection (t) of this section.

(p) Continuation of Legal Nonconforming Signs: A legal nonconforming sign that is not required to be discontinued under the provisions of subsection (q) of this section, may be continued and shall be maintained in good condition as required by subsection (o) of this section, but it shall not be:

(1) Structurally changed to another nonconforming sign, to a degree that would require a sign permit;

(2) Structurally altered in order to prolong the life of the sign, except to meet safety requirements;

(3) Altered so as to increase the degree of nonconformity of the sign;

(4) Expanded;

(5) Re-established after its discontinuance for ninety days;

(6) Continued in use after cessation or change of the business or activity to which the sign pertains;

(7) Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty percent of the appraised replacement cost as determined by the city manager; or

(8) If the landmarks board finds that a sign which otherwise would violate this section was, before January 6, 1972, an integral part of a building, since designated as a landmark, or in a historic district since designated, pursuant to chapter 9-11, "Historic Preservation," B.R.C. 1981, and is a substantial aspect of the pre-1972 historic character of such building, then such a sign is exempt from the provisions of paragraphs (p)(2), (p)(6), and (p)(7) of this section, and the period of discontinuance for such a sign in paragraph (p)(5) of this section shall be one year.

(q) Discontinuance of Prohibited Legal Nonconforming Signs:

(1) Except as provided in paragraph (q)(2) or (q)(3) of this section, a legal nonconforming sign prohibited by subsection (b) of this section shall be removed or brought into

conformity with the provisions of this section within sixty days from the date on which the sign became nonconforming.

(2) A legal nonconforming sign described in subparagraph (b)(3)(C), (b)(3)(D), (b)(3)(H), or (b)(3)(K) of this section is subject to the amortization provisions of subsection (r) of this section, unless excepted by paragraph (q)(3) of this section.

(3) Existing legal signs in the city which became nonconforming solely because of a change in this sign code enacted by Ordinance No. 5186 (1989) or Ordinance No. 6017 (1998) are subject to all the requirements of subsection (p) of this section, but are not subject to the sixty-day discontinuance provisions of paragraph (q)(1) of this section or the amortization provisions of subsection (r) of this section. Such amortization provisions are also inapplicable to lawfully permitted nonconforming advertising devices, as those terms are defined and applied in the Outdoor Advertising Act, 43-1-401 et seq., C.R.S. The city manager is authorized, subject to appropriation, to remove such devices by eminent domain proceedings.

(r) Amortization Provisions: Except for signs described in paragraph (q)(1) or (q)(3) of this section, or a temporary sign, a legal nonconforming sign shall be brought into conformity or removed under the following schedule:

(1) A sign that exceeds the maximum area or height limitations of this section by twenty percent or less will be treated as a conforming sign and need not be removed or altered, but if such sign is replaced or renovated it shall conform to all requirements of this section.

(2) A sign having an original cost of $100.00 or less shall be brought into conformity with the provisions of this section or removed within sixty days after the date on which the sign became nonconforming under this section.

(3) A sign having an original cost exceeding $100.00 that is nonconforming only in the respect that it does not meet the requirements of this section concerning height, setback, distance between signs on the same or adjacent properties, or limitations on window signs, shall be brought into conformity with the requirements of this section or removed or a contract for timely completion of such work shall be executed within one hundred eighty days after the date upon which the sign became nonconforming under this section.

(4) A sign having an original cost exceeding $100.00 that is nonconforming as to permitted sign area or any other provision of this section that would require the complete removal or total replacement of the sign may be maintained for the longer of the following periods:

(A) Three years from the date upon which the sign became nonconforming under the provisions of this section by annexation or code amendment; or

(B) A period of three to seven years from the installation date or most recent renovation date that preceded the date on which the sign became nonconforming. But if the date of renovation is chosen as the starting date of the amortization period, such period of amortization shall be calculated according to the cost of the renovation and not according to the original cost of the sign. The amortization periods in Table 9-14 of this section apply according to the original cost of the sign, including installation costs, or of the renovation:

TABLE 9-14: AMORTIZATION SCHEDULE

Sign Code or Renovation Cost	Permitted Years From Installation or Renovation Date
$ 101 through $1,000	3 years
$1,001 through $3,000	4 years
$3,001 through $10,000	5 years
Over $10,000	7 years

(5) To be eligible for an amortization period longer than three years pursuant to subparagraph (r)(4)(B) of this section, the owner of a sign shall, within one year from the date on which the sign became nonconforming, file with the city manager a statement setting forth the cost of such nonconforming sign, the date of erection or the cost and date of most recent renovation, and a written agreement to remove or bring the nonconforming sign into conformity with all provisions of this section at or before the expiration of the amortization period applicable to the sign.

(s) Appeals and Variances:

(1) Any aggrieved person who contests an interpretation of this section which causes denial of a permit, or who believes a violation alleged in a notice of violation issued pursuant to paragraph (t)(2) or (t)(3) of this section, to be factually or legally incorrect, may appeal the denial or notice of violation to the BOZA or board of building appeals in a manner provided by either such board under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981, or may, in the case of a denial, request that a variance be granted. An appeal from a denial and a request for a variance may be filed in the alternative.

(A) An appeal from an interpretation which causes denial of a permit or from a notice alleging a violation of subsections (l), (m), (n), and (o) of this section shall be filed with the BOZA.

(B) An appeal from any other interpretation alleging any other violation of this section shall be filed with the BOZA.

(C) An appellant shall file the appeal, request for variance, or both in the alternative with the BOZA within fifteen days from the date of notice of the denial or the date of service of the notice of violation. The appellant may request more time to file. If the appellant makes such request before the end of the time period and shows good cause therefore, the city manager may extend for a reasonable period the time to file with either board.

(2) No person may appeal to or request a variance from the BOZA if the person has displayed, constructed, erected, altered, or relocated a sign without a sign permit

required by paragraph (b)(2) of this section. The boards have no jurisdiction to hear an appeal nor authority to grant any variance from the permit requirements of this section. But the BOZA has jurisdiction to hear an appeal of a notice of violation alleging violation of the permit requirements if the appeal is from the manager's interpretation that a permit is required, and the appellant's position is that the device is not a sign or that it is exempt from the permit requirements under subsection (c) of this section.

(3) An applicant for an appeal or a variance under this subsection shall pay the fee prescribed by subsection 4-20-47(b), B.R.C. 1981.

(4) Setbacks, spacing of freestanding and projecting signs, and sign noise limitations are the only requirements which the BOZA may vary. If an applicant requests that the BOZA grant such a variance, the board shall not grant a variance unless it finds that each of the following conditions exists:

(A) There are special physical circumstances or physical conditions, including, without limitation, buildings, topography, vegetation, sign structures, or other physical features on adjacent properties or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question, and such special circumstances or conditions are peculiar to the particular business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area; or

(B) For variances from the noise limitations of subparagraph (b)(3)(L) of this section, the proposed variance is temporary in duration (not to exceed thirty days) and consists of a temporary exhibition of auditory art; and

(C) The variance would be consistent with the purposes of this section and would not adversely affect the neighborhood in which the business or enterprise or exhibition to which the applicant desires to draw attention is located; and

(D) The variance is the minimum one necessary to permit the applicant reasonably to draw attention to its business, enterprise, or exhibition.

(5) If an applicant requests that the board of building appeals approve alternate materials or methods of construction or modifications from the requirements of subsections (l), (m), (n), and (o) of this section, the board may approve the same under the standards and procedures provided in the city building code, chapter 10-5, "Building Code," B.R.C. 1981.

(6) Except as provided in paragraph (s)(7) of this section, the BOZA has no jurisdiction to hear a request for nor authority to grant a variance that would increase the maximum permitted sign area on a single property or building, or from the prohibitions of paragraph (b)(3) of this section. But the BOZA has jurisdiction to hear an appeal of a permit denial or of a notice of violation alleging that a sign would exceed the maximum permitted sign area or is prohibited if the appellant's position is that the sign does not exceed such area or is not prohibited by such paragraph.

(7) The BOZA or board of building appeals may make any variance or alternate material or method approval or modification it grants subject to any reasonable conditions that it deems necessary or desirable to make the device that is permitted by the variance compatible with the purposes of this section.

(8) The city manager's denial or notice of violation becomes a final order of the BOZA or board of building appeals if:

(A) The applicant fails to appeal the manager's denial or order to the board within the prescribed time limit;

(B) The applicant fails to appeal the order of the board to a court of competent jurisdiction within the prescribed time limit; or

(C) A court of competent jurisdiction enters a final order and judgment upon an appeal filed from a decision of the board under this section.

(t) Enforcement:

(1) The city manager may enforce the provisions of this section in any one or more of the following ways:

(A) by issuing a criminal summons and complaint, followed by prosecution in municipal court.

(B) If the city manager desires to use self-help to remove a sign for which a permit has been issued, by issuing a notice of violation, revoking a permit, removing a sign, and collecting the cost of removal pursuant to paragraph (t)(2) of this section.

(C) If the city manager desires to use self-help to remove or correct a sign for which no permit has been issued, by issuing a notice of violation, correcting the violation, and collecting the cost of correction pursuant to paragraph (t)(3) of this section.

(D) by removing any sign posted in violation of subsection 5-4-15(a), B.R.C. 1981, concerning posting signs on government property. Such signs are a public nuisance. After such removal the manager may also file a civil complaint in municipal court

against the person who posted the sign or the beneficiary of the sign or both. The court shall award the city as damages the costs of removal of the sign and restoration of the surface upon which it was posted. This judgment shall be enforceable as any civil judgment.

(E) by filing a civil complaint for declaratory or injunctive relief in District Court.

These remedies are cumulative and not exclusive, and use of one does not foreclose use of any other also.

(2) If the city manager finds that any sign for which a permit has been issued does not comply with the permit or approved permit application or violates any provision of this section or any other ordinance of the city, the manager may send a notice of violation to the owner of the sign by first class mail to the address on the sign permit application. The notice shall state the violation, and any required corrections, and that if the corrections are not made within thirty days or an appeal filed within fifteen days pursuant to subsection (s) of this section, the permit shall be revoked, and the manager may then proceed as specified in paragraphs (t)(4) and (t)(5) of this section.

(3) The city manager may issue a notice of violation ordering the sign owner or possessor or property owner to alter or remove a sign which is in violation of this section and for which no permit has been issued within thirty days from the date of the notice. Notice under this paragraph is sufficient if it is mailed first class to the address of the last known owner of the real property on which the sign is located as shown on the records of the Boulder County Assessor. The notice shall state the violation, order removal of the sign or state any reasonable corrections which would bring the sign into compliance

with this section, and that if removal or correction is not accomplished within thirty days or an appeal filed within fifteen days pursuant to subsection (s) of this section, the manager may proceed as specified in paragraphs (t)(4) and (t)(5) of this section. If the violation is of paragraph (b)(2) or (b)(3) of this section, the manager may require removal of the illegal sign within one day from the date of actual notice or five days from the date of mailing of mailed notice.

(4) If the property owner or sign owner or possessor fails to complete alteration or removal as required by the notice given as prescribed by paragraph (t)(2) or (t)(3) of this section, or to appeal pursuant to subsection (s) of this section, or loses such appeal and it becomes a final order pursuant to paragraph (s)(8) of this section, the city manager may cause such sign to be altered or removed at the expense of the owner or possessor of the property or sign and charge the costs thereof to such person.

(5) If any property owner fails or refuses to pay when due any charge imposed under this subsection, the city manager may, in addition to taking other collection remedies, certify due and unpaid charges, including interest, to the Boulder County Treasurer to be levied against the person's property for collection by the county in the same manner as delinquent general taxes upon such property are collected, as provided in section 2-2-12, "City Manager May Certify Taxes, Charges, and Assessments to County Treasurer for Collection," B.R.C. 1981.

(6) The penalty for violation of any provision of this section is a fine of not more than $2,000.00 per violation. In addition, upon conviction of any person for violation of this section, the court may issue a cease and desist order and any other orders reasonably calculated to remedy the violation. Violation of any order of the court issued under this

subsection is a violation of this subsection, and is punishable by a fine of not more than $4,000.00 per violation, or incarceration for not more than ninety days in jail, or both such fine and incarceration.

(u) Rules and Regulations: The city manager is authorized to adopt reasonable procedural rules and interpretive regulations consistent with the provisions of this section to aid in its implementation and enforcement.

(v) Compliance With State Law Required: In addition to compliance with this section, all signs to which the provisions of the Outdoor Advertising Act, 43-1-401 et seq., C.R.S., and its supplemental regulations apply shall comply with such Act and regulations. [18] Signs which do not so comply shall be deemed illegal nonconforming signs under this section.

(w) Substitution Clause: It is the intention of the city council that this sign code not favor commercial over noncommercial messages. However, all sign codes are complex, and sometimes when provisions which do not appear to be related are read together, unintended results may occur. If any provision of this code is judicially construed to allow a commercial message but not a noncommercial message, then the property owner may substitute any noncommercial message under the same limitations as to physical characteristics and location of the sign as would apply to a commercial message on such sign.

Section 2. The following definitions in section 9-16-1 are amended as follows, all other definitions remain unchanged.

~~Construction sign means a temporary sign announcing development, construction, or other improvement of a property by a building contractor or other person furnishing services, materials, or labor to the premises, but does not include a real estate sign. (Signs)~~

Political sign means a noncommercial sign~~ concerning candidates for public office or ballot issues in a primary, general, municipal, or special election~~.

~~Real estate sign means a sign indicating the availability for sale, rent, or lease of the specific property, building, or portion of a building upon which the sign is erected or displayed. (Signs)~~

Section 3. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 4. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY this 29th day of February 2016.

_____
Suzanne Jones
Mayor

Attest:

_____
Lynnette Beck
City Clerk

K:\CCMM\o - 8111 (Sign Code) - 2nd-332.docx

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this 19th day of April, 2016.

_____
Suzanne Jones
Mayor

Attest:

_____
Lynnette Beck
City Clerk

K:\CCMM\o - 8111 (Sign Code) - 2nd-332.docx

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: April 19, 2016

AGENDA TITLE: Consideration of a motion to approve a new sister city relationship with Nablus, Palestine; to authorize the Mayor to sign a statement of cooperative agreement with the City of Nablus, Palestine; and to authorize the Mayor to sign a letter of acknowledgement to Sister Cities International appointing a council liaison to the Boulder Nablus Sister City Project.

PRESENTER/S
Sister City Subcommittee Members:
Mayor Pro Tem Mary Young
Council Member Jan Burton
Council Member Lisa Morzel

Jane S. Brautigam, City Manager
Patrick von Keyserling, Communications Director
Lynnette Beck, City Clerk
Heidi Leatherwood, Deputy City Clerk

EXECUTIVE SUMMARY

The purpose of this agenda item is to present for Council consideration a new sister city relationship with Nablus, Palestine. The Boulder Nablus Sister City Project submitted a formal application in December 23, 2015 (Attachment B).

On February 12, 2016, the Sister City Subcommittee, comprised of Mayor Pro Tem Mary Young, Council Member Lisa Morzel and Council Member Jan Burton, met with City Clerk Lynnette Beck and Assistant City Clerk Heidi Leatherwood to review the application for compliance with Resolution No. 631 (Attachment A). The Subcommittee found that the application did not contain a fundraising report. The fundraising report was submitted on February 16, 2016, and the application was deemed complete and in

compliance with Resolution No. 631. The city attorney has reviewed the application and found that it meets all of the requirements of Resolution 631, section 2.

STAFF RECOMMENDATION

Suggested Motion Language
The Sister City Subcommittee requests council consideration of this matter and action in the form of one of the following motions:

Motion to approve a new sister city relationship with Nablus, Palestine; to authorize the Mayor to sign a statement of cooperative agreement with the City of Nablus, Palestine; and to authorize the Mayor to sign a letter of acknowledgement to Sister Cities International appointing a council liaison to the Boulder Nablus Sister City Project.

OR

Motion to deny the establishment of a new sister city relationship with Nablus, Palestine.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic – Due to the nature and definition of sister city relationships, there are no known economic impacts.
- Environmental - There are no anticipated environmental impacts.
- Social – A Boulder Nablus sister city relationship will encourage opportunities to promote cultural diversity and social programs of long-term mutual benefit.

OTHER IMPACTS

- Fiscal - The budgetary impact of adding an additional sister city is minimal and can be addressed through the regular budget process.
- Staff time – Minimal additional staff time is anticipated for the sister city program coordinator.

BOARD AND COMMISSION FEEDBACK

None.

PUBLIC FEEDBACK

There will be an opportunity for public input during the public hearing on April 19, 2016. In addition, letters and emails received from the public are attached (Attachment C).

BACKGROUND/ANALYSIS

Boulder currently has seven sister city relationships: Dushanbe, Tajikistan; Jalapa, Nicaragua; Kisumu, Kenya; Lhasa, Tibet; Manté, Mexico; Yamagata, Japan; and Yateras, Cuba. In 1992, Council passed Resolution No. 631 (amended 2001) establishing the criteria for existing and future sister city relationships. Resolution No. 631 emphasizes Council's desire that sister city relationships focus on people-to-people exchanges and

interactions, a commitment to human rights, and citizen (vs. government) responsibility for creating and maintaining each relationship.

The Boulder Nablus Sister City Project application was found to meet the criteria in Resolution No. 631, as follows:

SECTION 2: CRITERIA FOR ESTABLISHING AND MAINTAINING SISTER CITY RELATIONSHIPS
The City of Boulder establishes the following criteria for sister city recognition:

A) In order to assure that sister city affiliations are genuinely reflective of the community and are managed by citizen organizations with resources adequate to the task, sister city affiliations shall:

1) Have and maintain Section 501 (c)(3) status.

2) Have and maintain a Boulder-based board of directors, with the board elected by the membership, and with no member of the board being a part of any commercial venture in the sister city.

3) Establish membership criteria, but membership may not be denied based upon race, religion, nationality, membership in a minority group, membership in a particular social group or because of the expression of unpopular political opinion.

4) Have and maintain an annual budget, a work plan, and a fund-raising report.

5) Annually submit a status report to the City Council by the 1st of March of each year which shall show compliance with items A(l), A(2), A(3), and A(4) and the policies set forth in Section 1.

6) Make the elements required in A(3), A(4) and A(5) available to the public.

B) A prospective sister city should offer Boulder citizens significant exchange opportunities to enhance mutual understanding of the world's cultural diversity. In addition: the following procedures must be followed for official sister city recognition

1) A citizen's organization advocating a new sister city affiliation must present to the City of Boulder City Manager's Office documents that demonstrate compliance with all relevant sections of this sister city policy resolution.

2) The City Manager's Office shall advise the City Council that the specified criteria and standards for affiliation have been met, and shall present to the Council any further arguments for or against the proposed affiliation.

3) Sister city recognition must be approved by the Council.

ATTACHMENTS

Attachment A- Resolution No. 631
Attachment B- Nablus, Palestine Sister City Application
Attachment C- Emails, Letters from the Public

RESOLUTION NO. 631, AS AMENDED 7-26-2001

ESTABLISHING SISTER CITY AFFILIATION POLICY

FOR THE CITY OF BOULDER

WHEREAS, the citizens of Boulder have demonstrated a desire to learn more about the people of other cities throughout the world and enhance international communication and understanding; and

WHEREAS, the citizens of Boulder wish to encourage educational, cultural, recreational and technical exchanges to help acquaint themselves with the diverse peoples of the world; and

WHEREAS, the Boulder City Council wishes to enable the citizens of Boulder to have opportunities to give service to and derive benefit from community projects of international scope; and

WHEREAS, the City and its citizens have benefitted greatly from the activities of our sister city organizations and their counterparts in other countries; and

WHEREAS, Boulder's sister cities should be carefully selected to assure that these special relationships will be useful, educational, and of maximum benefit; and

WHEREAS, each of our sister city relationships should be based upon some common interests and characteristics important to both Boulder and the sister city; and

WHEREAS, Boulder has current relationships with these cities: Jalapa, Nicaragua; Lhasa, Tibet; Dushanbe, Tadzhikistan; Yamagata, Japan; and Mante, Mexico.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER:

That objectives, criteria, procedures, and policies for sister city affiliations are hereby established as follows:

SECTION 1: SISTER CITY POLICY

It is the policy of the City of Boulder to recognize the existence of people-to-people relationships through the establishment of sister city affiliations. This recognition encourages exchanges of diverse cultural, educational, artistic, scientific, and professional ideas and programs. Sister City relationships are important to the City of Boulder for several reasons, first as a means of assisting Boulder residents in viewing the challenges and gifts of our community in the broader

context of what is truly becoming a global community; second, to create opportunities to honor and support the diversity that gives this global community its vitality; and third, to provide citizens of Boulder with specific opportunities to directly interact with and participate in other cultures.

1) The sister city relationships should emphasize direct contact, communication and coordination with the people in the respective sister cities. By entering into a sister city affiliation, the City of Boulder does not recognize or endorse political actions of the respective sister city government. Any protocol between the City of Boulder and a sister city shall include a stipulation to that effect.

2) Each sister city relationship shall emphasize people-to-people exchanges and projects especially those of a primarily humanitarian concern which addresses human needs, environmental concerns, human rights, and the enrichment of people in the respective cities.

3) The City of Boulder will not enter into agreements with sister city projects that would obligate the expenditure of City funds without approval by the City Council.

4) Any sister city agreement entered into by the City of Boulder must contain a statement of a basic commitment of respect for human rights according to the provisions of the 1989 Vienna Concluding Document of the Conference on Security and Cooperation in Europe and other applicable international agreements on human rights and a commitment to environmental stewardship, including without limitation the policies adopted at the 1992 United Nations Conference on Environment and Development.

5) The City Council and City Manager will at their discretion authorize such funds as may be required for sister city related functions. The City Manager will regularly report to City Council The amount and purpose for which funds were authorized.

6) The City of Boulder will maintain membership in the Sister Cities International organization as necessary to enable its sister city relationships.

7) Any change in the legal status of a sister city organization must be promptly reported to the City.

8) The City Council will annually review each sister city relationship to determine the extent to which each sister city relationship complies with these policies and criteria.

9) City Council will appoint a Council Liaison to each sister city organization. This liaison will represent the Council at official functions and will keep the Council aware of important sister city events and activities.

10) The City Manager will appoint a staff liaison with umbrella responsibility to work with sister city organizations for the purpose of coordinating communications between The City of Boulder and the individual sister city organizations, The Sister City Alliance, other international groups, and the community at large.

SECTION 2: CRITERIA FOR ESTABLISHING AND MAINTAINING SISTER CITY RELATIONSHIPS

The City of Boulder establishes the following criteria for sister city recognition:

A) In order to assure that sister city affiliations are genuinely reflective of the community and are managed by citizen organizations with resources adequate to the task, sister city affiliations shall:

1) Have and maintain Section *501* (c)(3) status.

2) Have and maintain a Boulder-based board of directors, with the board elected by the membership, and with no member of the board being a part of any commercial venture in the sister city.

3) Establish membership criteria, but membership may not be denied based upon race, religion, nationality, membership in a minority group, membership in a particular social group or because of the expression of unpopular political opinion.

4) Have and maintain an annual budget, a work plan, and a fund-raising report.

5) Annually submit a status report to the City Council by the 1st of March of each year which shall show compliance with items A(1), A(2), A(3), and A(4) and the policies set forth in Section 1.

6) Make the elements required in A(3), A(4) and A(5) available to the public.

B) A prospective sister city should offer Boulder citizens significant exchange opportunities to enhance mutual understanding of the world's cultural diversity. In addition, the following procedures must be followed for official sister city recognition:

1) A citizen's organization advocating a new sister city affiliation must present to the City of Boulder City Manager's Office documents that demonstrate compliance with all relevant sections of this sister city policy resolution.

2) The City Manager's Office shall advise the City Council that the specified criteria and standards for affiliation have been met, and shall present to the Council any further arguments for or against the proposed affiliation.

3) Sister city recognition must be approved by the Council.

SECTION3: EFFECTIVE DATE

The criteria, standards and procedures established herein shall be applicable to all pending and future requests for sister city affiliation.

Amended Resolution ADOPTED by the City Council of the City of Boulder, Colorado this 21st day of August, 2001.

Mayor

RESOLUTION NO. 631

ESTABLISHING SISTER CITY AFFILIATION POLICY FOR THE CITY OF BOULDER

WHEREAS, the citizens of Boulder have demonstrated a desire to learn more about the people of other cities throughout the world and enhance international communication and understanding; and

WHEREAS, the citizens of Boulder wish to encourage educational, cultural, recreational and technical exchanges to help acquaint themselves with the diverse peoples of the world; and

WHEREAS, the Boulder City Council wishes to enable the citizens of Boulder to have opportunities to give service to and derive benefit from community projects of international scope; and

WHEREAS, the City and its citizens have benefited greatly from the activities of our sister city organizations and their counterparts in other countries; and

WHEREAS, Boulder's sister cities should be carefully selected to assure that these special relationships will be useful, educational, and of maximum benefit; and

WHEREAS, each of our sister city relationships should be based upon some common interests and characteristics important to both Boulder and the sister city; and

WHEREAS, Boulder has current relationships with these cities: Jalapa, Nicaragua; Lhasa, Tibet; and Dushanbe, Tadzhikistan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER:

That objectives, criteria, procedures, and policies for sister city affiliations are hereby established as follows:

SECTION 1: SISTER CITY POLICY

It is the policy of the City of Boulder to recognize the existence of people-to-people relationships through the establishment of sister city affiliations. This recognition encourages exchanges of diverse cultural, educational, artistic, scientific, and professional ideas and programs.

1) The sister city relationships should emphasize direct contact, communication and coordination with the people in the respective sister cities. Government-to-government relationships should normally be limited to those necessary to enable the establishment of a sister city relationship. By entering into a sister city affiliation, the City of Boulder does not recognize or endorse political actions of the respective sister city government. Any protocol between the City of Boulder and a sister city shall include a stipulation to that effect.

2) Each sister city relationship shall emphasize people-to-people exchanges and projects especially those of a primarily humanitarian concern which addresses human needs, environmental concerns, human rights, and the enrichment of people in the respective cities.

3) The City of Boulder will not enter into agreements with sister city projects that would obligate the expenditure of City funds without approval by the City Council.

4) Any sister city agreement entered into by the City of Boulder must contain a statement of a basic commitment of respect for human rights according to the provisions of the 1989 Vienna Concluding Document of the Conference on Security and Cooperation in Europe and other applicable international agreements on human rights and a commitment to environmental stewardship, including without limitation the policies adopted at the 1992 United Nations Conference on Environment and Development.

5) No separate sister city budget item will be established. The City Council and City Manager will at their discretion authorize such funds as may be required for ceremonial functions. The City Manager will regularly report to City Council the amount and purpose for which funds were authorized.

6) The City of Boulder will maintain membership in the Sister Cities International organization as necessary to enable its sister city relationships.

7) Any change in the legal status of a sister city organization must be promptly reported to the City.

8) The City Council will annually review each sister city relationship to determine the extent to which each sister city relationship complies with these policies and criteria.

9) The City Manager will appoint a staff liaison to work with sister city organizations for the purpose of coordinating communications between the City of Boulder and the individual sister city organizations, the Sister City Alliance, other international groups, and the community at large.

SECTION 2: CRITERIA FOR ESTABLISHING AND MAINTAINING SISTER CITY RELATIONSHIPS

The City of Boulder establishes the following criteria for sister city recognition:

A) In order to assure that sister city affiliations are genuinely reflective of the community and are managed by citizen organizations with resources adequate to the task, sister city affiliations shall:

1) Have and maintain Section 501 (c)(3) status.

2) Have and maintain a Boulder-based board of directors, with the board elected by the membership, and with no member of the board being a part of any commercial venture in the sister city.

3) Establish membership criteria, but membership may not be denied based upon race, religion, nationality, membership in a minority group, membership in a particular social group or because of the expression of unpopular political opinion.

4) Have and maintain an annual budget, a work plan, and a fund-raising report.

5) Annually submit a status report to the City Council by the 1st of March of each year which shall show compliance with items A(1), A(2), A(3), and A(4) and the policies set forth in Section 1.

6) Make the elements required in A(3), A(4) and A(5) available to the public.

B) A prospective sister city should offer Boulder citizens significant exchange opportunities to enhance mutual understanding of the world's cultural diversity. In addition, the following procedures must be followed for official sister city recognition:

1) A citizen's organization advocating a new sister city affiliation must present to the City of Boulder City Manager's Office documents that demonstrate compliance with all relevant sections of this sister city policy resolution.

2) The City Manager's Office shall advise the City Council Sister City Subcommittee that the specified criteria and standards for affiliation have been met, and shall present to the Council any further arguments for or against the proposed affiliation.

3) Sister city recognition must be approved by the Council.

SECTION 3: EFFECTIVE DATE

The criteria, standards and procedures established herein shall be applicable to all pending and future requests for sister city affiliation.

ADOPTED by the City Council of the City of Boulder, Colorado this 16th day of June, 1992.

Mayor

Director of Finance and Record
Ex-Officio City Clerk

Boulder Nablus Sister City Project

December 23, 2015

Mayor Suzanne Jones
Boulder City Council
1777 Canyon Drive
Boulder, CO 80302

Dear Mayor Jones and City Council Members:

On behalf of the Board of Directors, I am pleased to submit an application for approval of Nablus, Palestine as Boulder's eighth sister city. You will see in perusing the attached documents that we have met, if not exceeded, all criteria established by City Council Resolution 631.

As you may recall, a similar application was submitted to City Council for consideration at a hearing on June 10, 2013. At that time, a majority of the council chose not to approve the application and directed members of the Boulder-Nablus Sister City Project (BNSCP) to continue activities that connect Boulderites with the citizens of Nablus and to engage the Boulder community so that the benefits of having Nablus as a sister city were better understood.

A careful reading of the application will convey a clear sense of the extensive outreach that has been made in both communities. More than half the members of the board of directors have traveled to Nablus and met with active citizens who support the relationship and are enthusiastically prepared to support delegations from Boulder. Relationship building continues from afar as we pursue common goals and collaborate on projects together.

Equally important outreach, amounting to hundreds of hours, the members of the BNSCP have met with individuals who spoke against our proposal in 2013, as well as the broader community, on numerous occasions. These forums have provided a great opportunity to explain the mission of the organization, the value of sister city programs around the world, and specific benefits the citizens of Boulder have and will derive from people-to-people relationships with citizens in Nablus.

To highlight just a few of these benefits to the Boulder community that we have observed:

- a great many people in our community are intrigued to learn more about Palestine and the Middle East more broadly;

Boulder Nablus Sister City Project

- connections, friendships, and conversations have sprouted across belief systems in ways that did not exist prior to this project;
- we have learned of newly created non-profits that were inspired by and emerged in response to our own activities in the region;
- throughout the city of Boulder, and even to some degree in the Front Range, there is considerably more familiarity with Palestinian people, culture, heritage, arts, and geography.

Many have asked how Nablus was selected as a sister city. Boulder and Nablus have so much in common that they are natural sisters for each other. For example, Nablus is a similar size, also nestled into the nearby foothills, has a vibrant pedestrian downtown area, is known for its friendliness, and benefits from a large university within its borders. Not only that, 40% of the population are 15 years of age or younger, making Nablus an ideal community to have a significant impact upon by engaging the youth in healthy ways.

It also feels important to speak to the current turbulent period in the Middle East. We believe that there is no better moment for people-to-people connections that can contribute to further understanding. Boulder has initiated several of its sister city relationships in unsettled times and they have succeeded because sister city relationships are apolitical and tend to arise out of a desire to know these 'Others'. Even now, looking back it is challenging to imagine how sistering with Nicaragua or Tajikistan or Lhasa could have been controversial because times and governments change — but what remains throughout **are the people**.

President Eisenhower believed in the power of citizen-to-citizen engagement which led him to found Sister Cities International (SCI). He saw clearly how citizen diplomacy could contribute to a more peaceful world. That said, we are aware that BNSCP is not going to solve the issues that exist in the Middle East, but one never knows how people-to-people connections will influence the world. And that is the beauty and power of sister city relationships.

Thank you for considering this application. We look forward to expounding on the merits of it during a public hearing.

Sincerely,

Essrea Cherin

Essrea Cherin
Board Chair

Boulder Nablus Sister City Project

BNSCP application 2015

Boulder City Council

Pursuant to Boulder Resolution 631, **Establishing City Affiliation Policy**, the Board of Directors and members of the Boulder-Nablus Sister City Project respectfully submit this application for your review and action.

The objectives of the Boulder-Nablus Sister City Project are:

A. To enhance mutual understanding and curiosity among citizens of two similar cities from vastly different parts of the world.

B. To encourage educational, cultural, recreational and technical exchanges which promote greater understanding and appreciation of the uniqueness of citizens in Boulder and Nablus.

C. To enable citizens of Boulder to have opportunities to give service to and derive benefit from community projects in Nablus.

D. To promote activities and programs that provide citizens in each community expressions of goodwill, cultural exchange and education.

E. To act as a coordinating body for other groups or individuals desiring to better understand the Nablus community.

Boulder and Nablus are cities that have many similarities that enhance the likelihood of a successful sister city relationship. Both cities have considerable experience with sister city arrangements. Boulder is associated with seven such partnerships (Dushanbe, Tajikistan; Jalapa, Nicaragua; Lhasa, Tibet; Mante, Mexico; Yamagata, Japan; Yateras, Cuba; Kisumu, Kenya). Nablus is currently engaged with eight sister city relationships (Lille, France; Dundee, Scotland; Toscana, Italy; Florence, Italy; Como, Italy; Stavanger, Norway; Khasafiort, Russia; Al-Ribat, Morocco).

Although Nablus has roots far back in history (72 CE), the modern Nablus municipality was founded in 1869, ten years after the Boulder City Town Company was organized. Both cities are home to a major public university. Boulder's population is approximately 98,000 and Nablus has in its city core approximately 136,000 residents. Both communities have pedestrian friendly commercial districts in their center. Both cities are nestled into the surrounding foothills and are known for their friendly residents.

The background information about Nablus (contained within the packet submitted with this application) highlights the many similar issues faced by the two communities while at the same

time it identifies numerous unique challenges faced by the residents of Nablus. The partnership with Nablus captures the very essence of the Sister City Policy outlined in Boulder Resolution 631.

On June 10, 2013, the City Council reviewed an application to designate Nablus, Palestine, as Boulder's eighth sister city. At that time, a majority of the council chose not to approve the application and requested that members of the Boulder Nablus Sister City Project reach out further to citizens in the Boulder community regarding the benefits and reasons for having Nablus as an official sister city. Council members also expressed a desire for the BNSCP board of directors to develop closer ties with citizens in Nablus who are supporting Boulder as a sister city. Our organization has been actively engaged in numerous outreach efforts both in Boulder and Nablus. We will briefly mention the activities below and after that will provide a summary of each activity.

With citizens of Nablus, the BNSCP has engaged in the following projects since June 2013:

1. Fulbright Professor Assigned to An Najah University
2. Pen Pals with Children
3. Teaching and Volunteering in Nablus with Project Hope and Pioneers School
4. Delegations and Establishing Citizen Group in Nablus
5. Yoga Exchange and Support
6. Senior Center
7. Substance Abuse Counseling
8. Art Exchange
9. Dance Troupe
10. 100 Soccer Balls (Futbols)
11. Rock Climbing Wall (or Gym)
12. Early Readers Program
13. Artisans and Craftspeople Connection

The BNSCP has pursued the following activities to build bridges within the community of Boulder:

1. Dialogues and social gatherings with leaders of group 'opposed' to 2013 application
2. Attending events produced by the group who were 'opposed' to the 2013 application
3. Lemon Tree discussions and presentations
4. Community-wide Talks, Lectures and Outreach activities

Connecting citizens from Nablus and Boulder

Summary of activities from June 2013 to present

Fulbright Scholar

- The US State Department awarded a Fulbright teaching post to Board member Dr. Deborah Young. Dr. Young, of Naropa University's Early Childhood Education Department, worked for 6-weeks with An Najah University in Nablus, September - October, 2015. This is the first Fulbright ever granted to An Najah University. Dr. Young offered 6 workshops to educators and professionals who work with women and children, in addition to collaborating on designing and developing curriculum and programs for educators working with developmentally disabled children.
- Dr. Young's contributions to An Najah's Education Department were enthusiastically received. A report, that was submitted to the US State Dept, of her efforts in Nablus can be viewed on the Boulder-Nablus Sister City website under the Education tab.

Student Pen Pal Programs

- Two schools (4th - 8th grade) in Boulder are engaging with same-aged students in schools in Nablus. Teachers at the schools conduct activities where the children can share about each other's cities, schools, families, food, and activities through writing letters, creating powerpoint presentations, and videos for each other.
- Due to the resounding success of the pen pal program in the school year 2014 - 2015, additional schools and teachers in both Boulder and Nablus have volunteered to begin pen pal programs for their students in the 2015-2016 school year.
- There are several additional teachers in Nablus who await colleagues in Boulder-area schools to begin a pen pal exchange for their students as well.

Pioneers Baccalaureate

- Three young adults from Boulder have applied to teach at Pioneers Baccalaureate School in Nablus for the 2015 - 2016 school year. Two have accepted the teaching post and are currently serving as teachers.
- Supported a campaign to supply copies of English books so that their students will be able to expand their English repertoire.

Project Hope

- Sent five volunteers to serve at non-profit organization in Nablus that supports the neediest children's organizations of Nablus.
- Volunteers donated combined 8 months of time working with hundreds of school-aged children, teaching English, dance, art, and more.
- BNSCP supports the programs offered by Project Hope through the sale of olive oil soap in the Boulder-area with a portion of the proceeds going back to the non-profit.

Delegations

- Thirteen members of Boulder-Nablus Sister City Project visited Nablus in the past 30 months, seven of whom are on the Board of Directors.
- Met with over two dozen citizens comprising Directors of non-profit service organizations, university professors, elementary and high school teachers and administrators, substance abuse counselors, psychologists, cultural center directors, music conservatory teachers and administrators, senior center founders, artisans, members of city council, architects, the mayor, and more.
- Interviewed the individuals who serve as the coordinators of sister city relationships with Lille, France, Stavanger, Norway, and Dundee, Scotland. Learned enormous wealth of ideas from these seasoned 'sisters', some of whom have been in existence for several decades.
- Delegations have toured a number of NGOs in Nablus whom our members and project have supported in a variety of ways: Asira Senior Center, Project Hope, Askar Refugee Camp Dance Troupe, Pioneers Baccalaureate School, American Academy, Tomorrows Youth, the Child Institute, Nablus Hospital, the French Cultural Center, Yafa Cultural Center, Nablus Old City Cultural Center, Edward Said Conservatory of Music, and many many more.

Sister City Committee in Nablus

- Identified a handful of citizens who have established a committee to engage citizens in Nablus with Boulderites. This citizen group includes Hakim Sabbah, Salem Hantoli, Rami Sawalha, Zeina Ramadan, Mirna Ali Alhindi, Hasan Ayoub, and Amjad Rfaie.

Yoga Program

- Hosted two yoga teachers in Boulder for two weeks. The women were enrolled in advanced yoga training titled, Calming Kids Yoga, that was donated by the Boulder yoga community.

- Once returned to Nablus the women began sharing their newly acquired skills to educators, counselors, therapists, and others who work with children.
- They have found very high demand for the breathing, postures and meditation techniques because they have been very effective in curtailing behavior issues in classrooms; the two yoga teachers are working diligently to accommodate requests for additional training.
- Yoga conference in Ramallah, West Bank in May 2015 included four teachers from Nablus and hosted by Boulder-based Give Back Yoga Foundation who are members and supporters of the sister city project. Participation at workshop was at full capacity.

Yoga Exchange

- When the Yoga Teachers were in Boulder they had the opportunity to speak to AP History students at BHS and Monarch HS.
- In addition they were hosted by 6 yoga studios throughout Boulder and gave talks throughout Boulder.

Senior Day Center

- Supported the founding of a new senior center by providing funding to purchase appliances and furnishings.
- Historical building renovated in early 2015, and is now open and serving elders.

Substance Abuse Counseling

- Connected Substance Abuse professionals in Boulder with those in Nablus to share expertise and offer support for an almost fully volunteer program in Nablus to address this growing concern.

Art Exchange

- CU Professor and member Dr. George Rivera is traveling to Nablus in early 2016 to meet with the Art Department in Nablus to discuss an art exchange between art students at both universities.

Dance Troupe

- Initiating program to host Youth Dance Troupe from Nablus in Boulder — arranging traditional Palestinian dance workshops in high- and middle-schools, universities, and with the greater

Boulder community. Will arrange home-stays for the young adult dancers to ensure the greatest opportunity for cultural exchange and relationship building opportunities. Anticipating executing the program in 2017, depending on funding.

100 Futbols

- In collaboration with One World Play Project, Lille-Nablus Sister City Project, and Project Hope in Nablus, we have donated 100 indestructible soccer balls (futbols) to 3 dozen agencies serving the neediest children in Nablus.

Rock Climbing Wall

- Invitation by An Najah University to collaborate in designing, equipping, instructing, and construction of a rock climbing wall for use by the citizens of Nablus.
- Engaging rock climbing community of Boulder who are interested in working on this endeavor.

Early Readers Program

- Collaboration with the Awtar Center for Artistic and Cultural Creativeness to train women in skills of storytelling to read books created in both English and Arabic. To include weekly readings at libraries, public cultural centers and into homes and neighborhoods.
- Partnering storytellers and children's book writers/illustrators in both cities.

Artisan and Craftspeople

- Supporting a dozen artisans from the Balata Refugee camp through purchase and resale of embroidered items such as scarves, purses, shawls, etc.

Building bridges between citizens of Boulder

Summary of activities from June 2013 to present:

Dialogues and social gatherings with leaders of group 'opposed' to 2013 application

- The BNSCP has, over the past two and a half years, sought opportunities to connect with the organizers, and their community, who opposed the sister city proposal in June 2013. The combined efforts of members and board of directors have resulted in dozens of individual and small group meetings, dinners, shared holiday celebrations, public talks, facilitated discussions, and a collaborative public presentation. Evident has been a willingness by all involved to dialogue with and seek deeper understanding of each other.
- In addition, the BNSCP has sponsored many talks and presentations throughout the Front Range to share with the broader community more information about our project and to help correct any misconceptions that may have been held by some.
- All of the individuals with whom we have been in dialogue have been consistently welcomed to attend meetings, gatherings, and events of the BNSCP.
- Throughout each and every one of these engagements, a strong effort has been made to ease concerns raised by those who originally felt threatened about a sister city relationship with Nablus by demonstrating that BNSCP is **guided by its mission and Resolution 631**, both help to ensure that BNSCP's activities and aims are not political in nature but exclusively focused on people-to-people connection and collaboration.

Lemon Tree discussions and presentations

- A group from the Nevei Kodesh congregation, the Lemon Tree project, hosted multiple presentations about BNSCP, representing broad perspectives. In addition, several members and directors of BNSCP attend monthly Lemon Tree meetings to engage in cooperative dialogue about sensitive topics in an atmosphere of openness and respecting differences.

Community-wide Talks, Lectures and Outreach activities —

- Sponsored talks, presentations, lectures at Naropa, CU, and at multiple churches.
- Engaged in community outreach by participating in cultural, holiday, and community festivals, UN Day, and other community-wide activities.
- One of the presentations was offered by a global water expert with particular knowledge regarding water issues in the Middle East.

Supporting Documents

Included with this application are the following documents to ensure all requirements of Resolution 631 are met:

1. Letter from Nablus Mayor inviting a sister city relationship with the City of Boulder April 2013
2. Board of Directors' bios
3. Background information about Nablus
4. Map showing the location of Nablus
5. Approved 2015-2016 work plan and budget for the Boulder-Nablus Sister City Project
6. Approved minutes of the April 2015 annual meeting of the Boulder-Nablus Sister City Project
7. Colorado Secretary of State e-filed Periodic Report April 2015
8. Colorado Secretary of State E-filed Articles of Incorporation for the Boulder-Nablus Sister City Project
9. Colorado Secretary of State summary record of Good Standing for the Boulder-Nablus Sister City Project
10. Internal Revenue Service approval of 501(c)(3) tax exempt status for the Boulder-Nablus Sister City Project
11. Colorado Secretary of State e-filed Statement of Change Regarding Resignation or Other Termination of Registered Agent October 2013
12. Colorado Secretary of State e-filed Statement of Change Changing the Principal Office Address October 2013
13. Bylaws for the Boulder-Nablus Sister City Project
14. Approved conflict of interest statement for the Boulder-Nablus Sister City Project
15. Notes of Support from Boulderites (and others) for Nablus becoming a Sister to Boulder

The members of the Boulder-Nablus Sister Project believe this application meets all the requirements of Boulder Council Resolution 631 and that the resulting Sister City relationship with Nablus will promote friendship and understanding between citizens of the two cities.

State of Palestine
Nablus Municipality

دولـــة فلسطين
بلدية نابلس

December 22, 2015

11\100\16991

H.E Ms. Suzanne Jones
Boulder City Council
Boulder, CO USA

Dear Ms. Jones,

We wish to convey to you and the Council of Boulder, CO that we, the Municipal Council of Nablus representing the citizens of Nablus, warmly invite the people of Boulder, Colorado, USA to join us in a sister city relationship. The aim is to promote cultural understanding, stimulate economic development, and foster global cooperation, citizen diplomacy, and goodwill.

By this letter, we hope that we can work together to develop a municipal partnership with Boulder to promote peace through mutual respect, understanding, and cooperation. Our desire is to create a city-to-city friendship that will enable citizens and city officials to experience and explore opportunities for amity, cultural exchanges, and community economic development.

We have appreciated the many activities that have engaged the citizens of both cities to date and are excited for the future opportunities for both communities.

Sincerely,

بلدية نابلس
Nablus Municipality

Eng. Sameeh Tubaila
Mayor of Nablus

Tel: (Operator) (972) 9 2390000, (972) 9 2379313, Fax:(972) 9 2374690, P.O Box: 218
Email: nablus@nablus.org - pr@nablus.org - Website: www.nablus.org - Nablus - Palestine

Boulder Nablus Sister City Project

Board of Directors

Boulder Nablus Sister City Project

Essrea Cherin, President and Co-Founder. Essrea, mother of 18-year old high school senior, is the COO of ReSolutionaries, Inc.. As a Conflict Management professional for two decades, she has worked with organizations, groups, couples and individuals to transform conflicts. She is the founder of The Missing Peace, a healing and transformation methodology designed for Jews and Arabs to ameliorate psychological wounds.

Essrea has been on the faculty at Regis University in the Communications Department since 2001. She was the Coordinator of the Board of Directors for the Abraham Path Initiative, a project focused on peaceful coexistence in the Middle East. She recently resigned from the Executive Committee of the Board of Trustees of Shining Mountain Waldorf School. She is also the RTD Eco-Pass coordinator for her neighborhood.

Vernon Seieroe, Vice President. Vern has been an architect for over 35 years. His work includes services for City of Boulder, University of Colorado, Colorado State University, State of Colorado, United States, numerous private businesses, numerous private individuals.

He was formerly a member of the boards of Directors of the Boulder Dushanbe Sister Cities, Boulder Museum of Contemporary Art, Colorado Music Festival, Boulder Heights Fire Protection District, Boulder Mountain Fire Protection District, and currently member of the Firehouse Art Center and the Boulder County Board of Review.

Sergio Atallah, Treasurer. Sergio has degrees in Math and Engineering. After 20 years in the high tech industry he tutored and volunteered with Intercambio, an experience that led him to obtain a Secondary Math teaching license. He now teaches Math to students of farm workers and migrant families at Aims Community College.

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Gordon l. Pedrow, Secretary. Gordon retired in 2012 after 38 years of public service with Colorado and Arizona municipalities and serving 19 years (1993-2012) as City Manager in Longmont.

He was involved in humanitarian aid and community development work in Uganda, Rwanda, Democratic Republic of Congo, Mali and Palestine (2000-2012). He has worked in conjunction with Engineers Without Borders, Rotary International and the Israeli Committee Against House Demolition.

Currently active with BNCSP, Community Food Share, Habitat for Humanity, Circles out of Poverty, Colorado Salary Commission for Elected County Officials and International Centers for Appropriate Technologies and Indigenous Sustainability.

Brenda Mehos is a Boulder native and alumni of Fairview High School, the University of Colorado, and the University of Colorado Health Science Center. She currently works as a pharmacist for Boulder Community Health (BCH) and volunteers for the hospital as an Ethics Consulter. Past volunteer jobs have included seven years as a victim advocate for the Boulder Police Department and four years as a volunteer chaplain at BCH.

Brenda traveled to Israel/Palestine in the fall of 2013 on a Pilgrims of Ibillin study tour and after returning to Boulder helped found the Allies for Peace with Justice in Palestine of First United Methodist Church.

Brenda and her husband Mark have two adult daughters and they like to back country ski, travel, and garden.

Carl Tinstman. Carl is a 30-year veteran of the U.N. in the past serving in UNICEF Headquarters in New York, WHO Headquarters in Geneva and assignments in Asia, Africa and the Middle East. He has worked for, or with, three different UN agencies. He has run UNICEF operations in countries as varied as Afghanistan, Liberia, Yemen and Ethiopia. And he has coordinated UN humanitarian operations in war-torn South Sudan. In the final five years of his U.N. career, he worked from the Headquarters of the World Health Organization in Geneva, as a partnership manager for the Global Polio Eradication Initiative, one of the largest public health initiatives in the history of the World.

Since April of 2004, Carl has been private consultant, lecturer, volunteer, writer and student living in Boulder. Celebrating the beginning of the final third of his life, he remains passionately committed to making the world a better place, and finishing the task of eradicating polio from

the world. He is a member of the Boulder Rotary Club, a twice over Paul Harris Fellow and currently serves as a member of the District Polio Eradication Committee. He has worked in Pakistan helping the global partnership work on the most problematic polio endemic country in the world. In 2007, Carl was awarded UNA Boulder's International Human Rights award.

Deborah Young. Debbie is mother of five children and two grandchildren, and has lived in Boulder since 1977. She was on the Board of Directors for Jalapa, Nicaragua Sister City Project for 25 years. She is professor at Naropa University, a Fulbright Scholar, and leads a national research initiative in Bhutan developing Gross National Happiness pedagogy. She has been involved in using early childhood education and peace education as a foundation for community development for more than 27 years serving women, children and families in impoverished countries in 10 countries. She has combined her academics with service work in the Sanctuary movement of the 1980's sheltering refugee women and providing education and avenues of empowerment for women and children. She is currently the executive director of AACC and designs and directs community development programs serving women and children in rural villages and impoverished urban areas of Central America.

Diane Deschanel moved to Boulder from Denver in 1978 and has a son and a daughter, Paul and Janelle Weissman, graduates of Fairview and Boulder High. She is a pediatric nurse practitioner and has worked in the public health field for 25 years.

Her relevant volunteer work includes: Board of Directors, Denver International Program, a program that brought mid level professionals from around the world for four month stays to the Denver area to work in organizations similar to their home organizations for the purpose of sharing culture, skills and ideas. Hosted adults from Tanzania, Norway, Thailand and Germany. Sierra Club Inner City Outings: outdoor excursion trip leader for urban school children, from elementary through high school levels, to experience and appreciate the wilderness through hiking, snowshoeing, camping and skiing.

Douglas Johnson holds a PhD in Physics. He has been employed in the Physics Department at the University of Colorado for 25 years and has over 15 years of experience working with non-profit organizations. Douglas sits on the board of directors for the non-profit: The Americas Association for the Care of Children. Between 2006 and 2010, he was the president of the board of directors. During that time, he oversaw the construction of a primary school in Jalapa, Nicaragua. He has also worked with children living in the Managua landfill, La Chureca. Teaching public service announcement production to teens,

he was able to introduce the children to computer usage. Their announcements ended up being aired on the largest radio station in Managua. In the fall of 2014, Douglas was awarded a Fulbright appointment and worked for 6 weeks at the Institute for Language and Culture Studies in Taktse, Bhutan. He helped the college improve their computer infrastructure configuration. For the past 3 years, he has been volunteering his service to a number of computing departments at colleges in Bhutan.

Saib Jarrar. Saib was born in Israel of Arab heritage and has a dual US/Israel citizenship. He emigrated to the US from Akka, Israel in 1985. With his wife, Manal, he owns Arabesque Restaurant in Boulder. They have three children. He works as a software engineer at AT&T.

Stanley Deetz. Stan is an eighteen year resident of Boulder with three children, all now productively off doing good things. He is a recently retired Professor and President's Teaching Scholar at the University of Colorado at Boulder where he was Director of the Center for the Study of Conflict, Collaboration and Creative Governance and the Peace and Conflict Studies Program.

He has lectured and worked on projects in nineteen countries and has served as a Senior Fulbright Scholar and President of the International Communication Association. He has worked locally with many groups to improve their collaborative decision making capacity and currently works with the Centers for Disease Control and the UN on different projects.

Boulder Nablus Sister City Project

Background about Nablus

History of Nablus

Nablus (sometimes called Nābulus) is a Palestinian city in the northern West Bank, approximately 63 kilometers (39 mi) north of Jerusalem, with a population of 134,000. Located in a strategic position between Mount Ebal and Mount Gerizim, it is the capital of the Nablus Governorate and a Palestinian commercial and cultural center.

Founded by the Roman Emperor Vespasian in 72 CE as Flavia Neapolis, Nablus has been ruled by many empires over the course of its almost 2,000 year long history. In the 5th and 6th centuries, conflict between the city's Christian and Samaritan inhabitants climaxed in a series of Samaritan revolts against Byzantine rule, before their violent quarelling in 529 CE drastically reduced the number of communities in the city. In 636, Neapolis, along with most of Palestine, came under the rule of the Islamic Arab Caliphate of Umar ibn al-Khattab; its name Arabicized to Nablus, and many of its churches and Samaritan synagogues gradually converted into mosques. In 1099, the Crusaders took control of the city for less than a century, leaving its mixed Muslim, Christian and Samaritan population relatively undisturbed. After Saladin's Ayyubid forces took control of the interior of Palestine in 1187, Islamic rule was reestablished, and continued under the Mamluk and Ottoman empires to follow.

Following its incorporation into the Ottoman empire in 1517, Nablus was designated capital of the Jabal Nablus ("Mount Nablus") district. In 1657, after a series of upheavals, a number of Arab clans from the northern and eastern Levant were dispatched to the city to reassert Ottoman authority. Loyalty from amongst these clans staved off challenges to the empire's authority from rival regional leaders such as Dhaher al-Omar in the 18th century and Muhammad Ali—who briefly ruled Nablus—in the 19th century. When Ottoman rule was firmly reestablished in 1841, Nablus prospered as a center of trade. After the loss of the city to British forces during World War I, Nablus was incorporated into the British Mandate of Palestine in 1922, and later designated to form part of the Arab state of Palestine under the 1947 UN partition plan. The end of the 1948 Arab-Israeli War saw the city instead fall to Jordan, to which it was unilaterally annexed, until its occupation by Israel during the 1967 Six Day War.

Today, the city's population is predominantly Muslim, with small Christian and Samaritan minorities. Since 1995, day-to-day administration is the purview of the Palestinian National

Authority, though Israel retains control over entrances and exits to the city. There are three Palestinian refugee camps located around Nablus, established in 1949–50. In the Old City, there are a number of significant archaeological sites spanning the fist to 15th centuries. Regionally famous for its native sweet kanafeh and traditionally well-known for its soap industry, Nablus' main economic sectors are in industry and commerce.

Nablus Today

In the center of Nablus lies its old city. It is composed of six major quarters: Yasmina, Gharb, Qaryun, Aqaba, Qaysariyya and Habala. Habala is the largest quarter and its population growth led to the development of two smaller neighborhoods: al-Arda and Tal al-Kreim. The old city is densely populated and the prominent families residing therein are the Nimrs, Touqans, and Abd al-Hadis.

The large "fortress-like" compound of the Abd al-Hadi Palace built in the 19th century is located in Qaryun. The Nimr Hall and the Touqan Palace are located in the center of the old city. There are several mosques in the Old City: The Great Mosque of Nablus, an-Nasr Mosque, al-Tina Mosque, al-Khadra Mosque, al-Hanbali, al-Anbia, Ajaj, etc. There are six hamaams (Turkish baths) in the Old City, the most prominent of them being al-Shifa and al-Hana. Al-Shifa Hamaam was built by the Touqans in 1624. Al-Hana in Yasmina was the last hamaam built in the city in the 19th century. It was closed in 1928 but restored and reopened in 1994. Several leather tanneries, souks, pottery and textile workshops line the Old City streets.

There are a number of historic monuments in the old city including the Khan al-Tujjar and the al-Manara Clock Tower built in 1906. Nablus is a commercial trade center dealing in traditional industries such as the production of soap, olive oil, and handicrafts. Other industries include furniture production, tile production, stone quarrying, textile manufacturing and leather tanning. The city is also a regional trading center for live produce. Most of these industries are centered in the old city. The Vegetable Oil Industry Co. is a Nablus factory that deals with refining vegetable oils, especially olive oil, and vegetable butter from the factory is exported to Jordan. The al-Huda Textile factory is also located in Nablus. In 2000, the factory produced 500 pieces of clothing daily; however, production plummeted to 150-200 pieces daily in 2002. Al-Huda mainly imports textiles from China and exports finished products to Israel.

Nablus' once thriving soap industry has been largely isolated due to difficult transportation conditions stemming from West Bank closures and IDF incursions.

Today, there are only two soap factories still operating in the city. Before 2000, 13.4% of Nablus' residents worked in Israel, with the figure dropping to 4.7% in 2004. The city's manufacturing sector made up 15.7% of the economy in 2004, a drop from 21% in 2000. Since

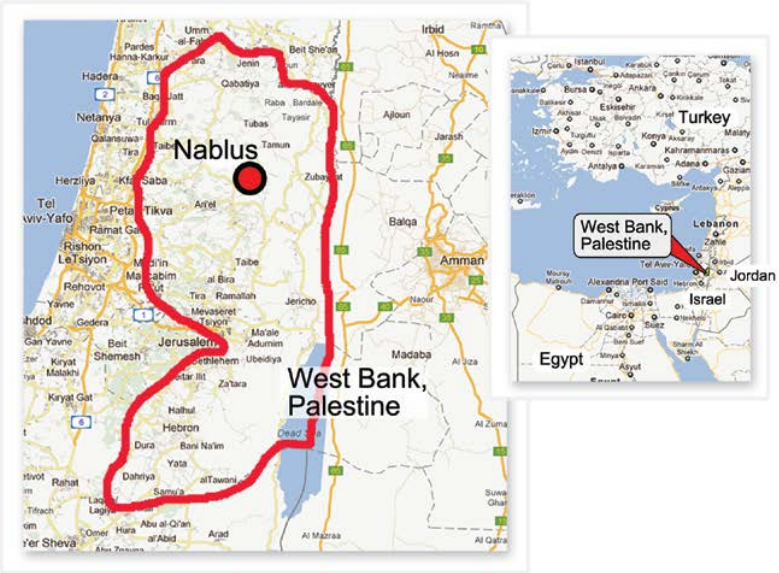
2000, most of Nablus' workforce has been employed in agriculture and local trade. The city's unemployment rates have increased dramatically in recent years, rising from 14.2% in 1997 to an estimate of 60% in 2004. Unemployment in the old city and in the refugee camps is estimated to be as high as 80%. Due to the ongoing Israeli-Palestinian conflict, Nablus has been closed off by the IDF. The city's encirclement with checkpoints is cited by the United Nations as a reason for high unemployment and a "devastated" economy. Many businesses have either moved from or have been established outside Nablus, beyond the tight ring of closures around the city.

Nablus is home to the Palestine Securities Exchange (PSE) — the only securities exchange in the Palestinian territories — and the al-Quds Financial Index. They are housed in the al-Qasr building in the Rafidia suburb of the city. The PSE's first trading session took place on February 19, 1997. In 2007, the capitalization of the PSE topped 3.5 million Jordanian dinars.

Boulder Nablus Sister City Project

Bridging cultures through people to people connections

Where is the city of Nablus located?



Did You Know? ...

FACTS	Boulder	Nablus
Founded:	1871	72 CE
Location:	Colorado, USA	West Bank, Palestine
Population:	100,000	130,000
Altitude:	5,430 feet (1,655 m)	1,600 feet (487 meters)
Climate:	dry, semi-arid	Temperate, semi-arid
Temperature:	-10° F to 100° F (-23° C to 38° C)	30° F to 100° F (-1° C to 38° C)
Industry:	Sports, Health, New Tech	Olive Oil, Soap, Marble, Agricultural Products
Universities:	University of Colorado, Naropa University	An Najah University

Boulder Nablus Sister City Project - www.bouldernablus.com

Boulder Nablus Sister City Project

Annual Members' Meeting Minutes

April 16, 2015

- Present: Essrea, Diane, Stan, Carl, Vern, Sergio, Debbie, Barb, Doug Johnson, Bill and Ann Kellogg, Dan Winters, Ami Dayan, Brenda Mejos, Edna Loehman, Ann Gage
- Proxies: Arnie Voigt, Gordon Pedrow, Carl Tinstman, Beatrice Johnston, Leland Johnston, Suzanne Rudolph, Maria Picone, Rob Schware, Carla Henebry, James Wilkinson, Irene Kuoni, Robert Mahoney, Joan Graff
- Announcements
  - The director of the Hellender Dance Theater will meet with Essrea and Vern about a collaboration between them and the Askar dancers.
  - Diane and Brenda talked about the festival planned by Sabeel for September.
- Updates

  For a more detailed description, see "Building Bridges with Citizens in Nablus and Boulder", Appendix A

  - City Council: It was decided to postpone a return to the City Council for their approval for several reasons. The Board wants to continue having conversations with the community folks that have concerns about our project and to expand the dialogue. Because 2015 is an election year, our bid may put some council in awkward position. By extending the time, we will have further opportunity to engage more groups in the community and in Nablus.
  - Culture and Arts: In the planning stage for bringing the Askar Dance Troupe to the U.S. and planning an art/photo exchange.
  - Education: Two area schools have exchanged correspondence with counterparts in Nablus three times now. There is a good possibility of collaboration with the arts and culture committee on an art exchange project. Two Boulder residents have applied to teach at the Pioneer school in Nablus.
  - Social/Humanitarian: Gave support for the establishment of a senior center in a village on the outskirts of Nablus. With the help of Sheila, have connected a Nablusi who works in the area of substance abuse with experts in the field here Colorado to share knowledge.
  - Athletic: In collaboration with the yoga community in Boulder and the Give Back Yoga Foundation, brought two yoga teachers from Palestine for a week long training session. The

Committee also has sent 100 "indestructible" soccer balls to Nablus for use by several recreational programs.

- Delegations: Several delegations went to Nablus this past year and members met with the Mayor of Nablus and a number of other influential residents, enthusiastic supporters of our Project. Among participants were Essrea and her son, Jordan, Diane, Jane, Barbara, Linda and Carl. Barbara volunteered for the month of May with Project Hope. Two BNSCP members have applied for Fulbright Fellowships to teach at An Najah University in Nablus.
- Outreach: In the past year, members were invited to speak before a number of churches and civic groups. BNSCP had booths at both the Hometown Fair and the Fall Festival. BNSCP members have been active in the Lemon Tree group and in frequent dialogue with community members who have questions about our Project. We have been invited to expand the dialogue to include more people and have accepted.

- Work Plan and Budget for 2015-2016:
  - Members reviewed the Work Plan and Budget submitted by the Board and unanimously approved the plan. There were 29 votes in favor.
- Elections, Board of Directors:
  - Two members are leaving the Board: Barbara Hanst and Claudia Chang. Nominated for the Board are Brenda Mehos and Doug Johnson. Both Doug and Brenda were elected unanimously.
  - Essrea was nominated to continue as Chairperson of the Board. Gordon was nominated to replace Diane as Secretary. Both were unanimously elected. Other officers will remain in place.
- Meeting Schedule
  - Member/Board meetings will continue regularly, the 3rd Thursday of the month at 6pm. The next meeting will be held on May 21st at Boulder Meadows.

The meeting adjourned at 9pm.

Appendices

- Building Bridges with Citizens of Boulder and Nablus
- Frequently Asked Questions
- 2015 Work Plan and Budget
- 2014 Income and Expenses
- Board of Directors Biographies

Boulder Nablus Sister City Project

Boulder-Nablus Sister City Project *2015 Work Plan and Budget*		
Activity	**Timing**	**Funds**
1. City Council a. Submit Application b. Hearing Process	November 2015 - February 2016	$500
2. Work Group Projects:		
a. Art & Culture i. Photography Exchange ii. Dance Troupe Visit	Fall 2015 2016	$2,000
b. Social / Humanitarian i. Support to Senior Centre ii. Drug mitigation iii. Other social/humanitarian projects, to be developed (such as trauma mitigation)	April 2015 - April 2016	$3,000
c. Education i. Collect and donate books to Pioneers ii. Scholarship for Pioneers Student	May 2015 Sept 2015 - May 2016	$1,500
d. Athletic i. Soccer Balls to Nablus ii. Rock Climbing in Nablus	May 2015 Sept 2015 - May 2016	$1,500

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Boulder-Nablus Sister City Project *2015 Work Plan and Budget*		
Activity	**Timing**	**Funds**
e. Delegations i. Partnerships / needs assessment ii. Student or young adult visits — matching grants up to $1,000 per student	Fall & Winter 2015	$3,000
3. Outreach a. Festival Materials - banners, printing, brochures, pita, etc. b. Booth Rental c. Presentations	May & September, 2015	$1,500
4. Dialogue Process	May - September, 2015	$3,000
5. Fundraising	2015	$1,500
6. Operating Costs		$1,000
Total Budget 2015 - 2016		$18,500

E-Filed

Colorado Secretary of State
Date and Time: 04/24/2015 11:04 AM
ID Number: 20121077154

Document number: 20151279279
Amount Paid: $10.00

Document must be filed electronically.
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Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S)

ID number: 20121077154

Entity name: Boulder-Nablus Sister City Project, Inc.

Jurisdiction under the law of which the entity was formed or registered: Colorado

1. Principal office street address:
4500 19th Street
(Street name and number)
#435
Boulder — *(City)*
CO — *(State)*
80304 — *(Postal/Zip Code)*
(Province – if applicable)
United States — *(Country – if not US)*

2. Principal office mailing address: (if different from above)
(Street name and number or Post Office Box information)
(City) *(State)* *(Postal/Zip Code)*
(Province – if applicable) *(Country – if not US)*

3. Registered agent name: (if an individual)
Cherin — *(Last)*
Essrea — *(First)*
(Middle) *(Suffix)*

or (if a business organization)

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address:
4500 19th Street
(Street name and number)
#435
Boulder — *(City)*
CO — *(State)*
80304 — *(Postal/Zip Code)*

6. Registered agent mailing address: (if different from above)
(Street name and number or Post Office Box information)
(City) *(State)* *(Postal/Zip Code)*
(Province – if applicable) *(Country – if not US)*

Document must be filed electronically.
Paper documents will not be accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

E-Filed

Colorado Secretary of State
Date and Time: 02/02/2012 03:13 PM
ID Number: 20121077154

Document number: 20121077154
Amount Paid: $20.00

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Incorporation for a Nonprofit Corporation

filed pursuant to § 7-122-101 and § 7-122-102 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name for the nonprofit corporation is Boulder-Nablus Sister City Project, Inc.

*(**Caution:** The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)*

2. The principal office address of the nonprofit corporation's initial principal office is

Street address: 3660 Catalpa Way
(Street number and name)

Boulder *(City)* CO *(State)* 80304 *(ZIP/Postal Code)*

(Province – if applicable) United States *(Country)*

Mailing address
(**leave blank** if same as street address)

(Street number and name or Post Office Box information)

(City) *(State)* *(ZIP/Postal Code)*

(Province – if applicable) *(Country)*

3. The registered agent name and registered agent address of the nonprofit corporation's initial registered agent are

Name
(if an individual) Benintendi *(Last)* Guy *(First)* *(Middle)* *(Suffix)*

OR

(if an entity)
*(**Caution:** Do not provide both an individual and an entity name.)*

Street address: 3660 Catalpa Way
(Street number and name)

Boulder *(City)* CO *(State)* 80304 *(ZIP Code)*

Mailing address
(**leave blank** if same as street address)

(Street number and name or Post Office Box information)

(City) CO (State) (ZIP Code).

(The following statement is adopted by marking the box.)

☑ The person appointed as registered agent above has consented to being so appointed.

4. The true name and mailing address of the incorporator are

Name
(if an individual)

Kenney (Last) Alan (First) (Middle) (Suffix)

OR

(if an entity)

*(**Caution:** Do not provide both an individual and an entity name.)*

Mailing address

500 Discovery Parkway
(Street number and name or Post Office Box information)
Suite 300
Superior (City) CO (State) 80027 (ZIP/Postal Code)
(Province – if applicable) United States (Country).

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ The corporation has one or more additional incorporators and the name and mailing address of each additional incorporator are stated in an attachment.

5. *(If the following statement applies, adopt the statement by marking the box.)*

☐ The nonprofit corporation will have voting members.

6. *(The following statement is adopted by marking the box.)*

☑ Provisions regarding the distribution of assets on dissolution are included in an attachment.

7. *(If the following statement applies, adopt the statement by marking the box and include an attachment.)*

☑ This document contains additional information as provided by law.

8. *(**Caution:** Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Kenney Alan
(Last) *(First)* *(Middle)* *(Suffix)*

500 Discovery Parkway
(Street number and name or Post Office Box information)

Superior CO 80027
(City) *(State)* *(ZIP/Postal Code)*

(Province – if applicable) United States .
(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

6. Distribution of Assets on Dissolution

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of the assets of the corporation exclusively for the purpose of the corporation in such manner, or to such organization or organizations which are organized an operated exclusively for charitable, educational, literacy, or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c)(3) of the Internal Revenue Code as the Board of Directors shall determine. Any assets not so disposed of shall be disposed of by the District Court of the county in which the principal office of the corporation is located, exclusively for purposes of the corporation or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

7. Additional Information as Provided by Law.

A. The corporation is organized and shall be operated exclusively for those charitable purposes under Section 501(c)(3) of the Internal Revenue Code and the corporations assets are dedicated to such purposes. The following specific purposes are included, without limitation, in the foregoing general purposes:

To link the citizens of Nablus, Palestine with those of Boulder, Colorado.

To educate citizens of Boulder about Palestine history and culture with public talks, seminars, conferences and cultural fairs.

To facilitate meaningful connections between individual members of each community ranging from school children to business people, farmers and civil servants.

To send delegations of citizens from Boulder to Nablus to meet with their counterparts and learn first-hand about Palestine, and Nablus in particular.

To promote cultural, athletic, business, agricultural and technical exchanges between the cities of Nablus and Boulder.

B. No part of the net earnings of this corporation shall inure to the benefit of or be distributable to, any member, director or officer of the corporation or any other private individual (except that reasonable compensation may be paid for serviced rendered to or for the corporation effecting one or more of its purposes, and reimbursement may be made for any expenses incurred for the corporation by any officer, director, agent, or employee, or any other person or corporation, pursuant to and upon authorization of the Board of Directors): and provided further that no member, director or officer of the corporation, or any other private individual shall be entitled to share in any distribution of any of the assets of the corporation on dissolution of the corporation, or otherwise.

C. The number of directors of the corporation shall be as set forth in the by laws of the corporation. The corporation shall indemnify its Directors and Officers to the full extent permitted by Colorado law. The personal liability of a director to the corporation for monetary damages for breach of fiduciary duty as a director is limited to the full extent

provided by Colorado law. Directors shall not be liable for actions taken or omissions made in the performance of corporate duties except for wanton and willful acts or omissions.

D. These Articles of Incorporation may be amended by majority vote of the directors then in office, according to the procedures set forth in the by laws of the corporation.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Boulder-Nablus Sister City Project, Inc.

is a

Nonprofit Corporation

formed or registered on 02/02/2012 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20121077154 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 12/10/2015 that have been posted, and by documents delivered to this office electronically through 12/12/2015 @ 09:40:30 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 12/12/2015 @ 09:40:30 in accordance with applicable law. This certificate is assigned Confirmation Number 9411742 .

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, http://www.sos.state.co.us/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, http://www.sos.state.co.us/ click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: AUG 08 2012

BOULDER-NABLUS SISTER CITY PROJECT
INC
C/O GUY BENINTENDI
3660 CATALPA WAY
BOULDER, CO 80304

Employer Identification Number:
45-4510362
DLN:
17053145341002
Contact Person:
JENNIFER NICOLIN ID# 95152
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
February 2, 2012
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Letter 947 (DO/CG)

BOULDER-NABLUS SISTER CITY PROJECT

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

Holly O. Paz

Holly O. Paz
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Letter 947 (DO/CG)

E-Filed

Colorado Secretary of State
Date and Time: 10/21/2013 03:29 PM
ID Number: 20121077154

Document number: 20131600859
Amount Paid: $10.00

Document must be filed electronically.
Paper documents are not accepted.
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Statement of Change
Regarding Resignation or Other Termination of Registered Agent

filed pursuant to § 7-90-305.5 and § 7-90-702 of the Colorado Revised Statutes (C.R.S.)

1. The entity ID number and the entity name, or, if the entity does not have an entity name, the true name are

Entity ID number: 20121077154
(Colorado Secretary of State ID number)

Entity name or True name: Boulder-Nablus Sister City Project, Inc.

2. The date on which such registered agent resigned or otherwise ceased to be the registered agent is 10/01/2013.
(mm/dd/yyyy)

3. The registered agent has resigned or otherwise is no longer the registered agent.

The name and address of such registered agent are

Name
(if an individual): Benintendi (*Last*) Guy (*First*) _____ (*Middle*) _____ (*Suffix*)

or

(if an entity) _____
(Caution: Do not provide both an individual and an entity name.)

Street address: 3660 Catalpa Way
(Street number and name)

Boulder (*City*) CO (*State*) 80304 (*Zip Code*)

Mailing address
(leave blank if same as street address) _____
(Street number and name or Post Office Box information)

_____ (*City*) CO (*State*) _____ (*Zip Code*).

4. *(If applicable, adopt the following statement by marking the box.)*
☑ Such registered agent has delivered notice of the change to the entity.

5. *(If applicable, adopt the following statement by marking the box and include an attachment.)*
☐ This document contains additional information as provided by law.

6. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)
The delayed effective date and, if applicable, time of this document are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:
Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

7. The true name and mailing address of the individual causing this document to be delivered for filing are

Cherin (Last) Essrea (First) _____ (Middle) _____ (Suffix)
4500 19th Street (Street number and name or Post Office Box information)
#435
Boulder (City) CO (State) 80304 (ZIP/Postal Code)
_____ (Province – if applicable) United States (Country).

(If applicable, adopt the following statement by marking the box and include an attachment.)
☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

E-Filed

Colorado Secretary of State
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ABOVE SPACE FOR OFFICE USE ONLY

Statement of Change
Changing the Principal Office Address

filed pursuant to § 7-90-305.5 and § 7-90-705 of the Colorado Revised Statutes (C.R.S.)

1. The entity ID number and the entity name, or, if the entity does not have an entity name, the true name are

Entity ID number: 20121077154
(Colorado Secretary of State ID number)

Entity name or True name: Boulder-Nablus Sister City Project, Inc.

2. The entity's principal office address has changed.

Such address, as changed, is

Street address: 4500 19th Street
(Street number and name)
#435
Boulder — CO — 80304
(City) *(State)* *(ZIP/Postal Code)*
(Province – if applicable) — United States
(Country)

Mailing address
(leave blank if same as street address)
(Street number and name or Post Office Box information)
(City) *(State)* *(ZIP/Postal Code)*
(Province – if applicable) *(Country)*

3. *(If applicable, adopt the following statement by marking the box and include an attachment.)*

☐ This document contains additional information as provided by law.

4. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)
The delayed effective date and, if applicable, time of this document are _____.
(mm/dd/yyyy hour:minute am/pm)

Notice:
Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in

conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

5. The true name and mailing address of the individual causing this document to be delivered for filing are

Cherin (Last) Essrea (First) _____ (Middle) _____ (Suffix)

4500 19th Street (Street number and name or Post Office Box information)

#435

Boulder (City) CO (State) 80304 (ZIP/Postal Code)

_____ (Province – if applicable) United States (Country).

(If applicable, adopt the following statement by marking the box and include an attachment.)

☐ This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:
This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Boulder Nablus Sister City Project

Bridging cultures through people to people connections

BYLAWS
of
BOULDER-NABLUS SISTER CITY PROJECT, INC.
(a Colorado Nonprofit Corporation)

BE IT RESOLVED, that the Bylaws of the Boulder Nablus Sister City Project now in force are hereby repealed and the following Bylaws are adopted in substitution therefore:

ARTICLE 1 – Purpose

1.1 Purpose. The Boulder-Nablus Sister City Project is organized for and shall be operated exclusively for those charitable purposes under Section 501(c)3 of the Internal Revenue Code. The following specific objectives are included within the foregoing general purpose:

- To encourage and facilitate the citizens of Boulder, Colorado and surrounding area and Nablus, Palestine and surrounding area to meet one another and learn about life in the others' communities.
- To foster, as a consequence of these meetings, an ongoing relationship of mutual concern and respect between the citizens of these two cities
- To undertake activities and programs that provide to one another appropriate assistance, education, and cultural understanding.
- To provide opportunities for the citizens of Boulder, Colorado and surrounding area for learning about Palestinian culture, and life in Palestine.
- To provide opportunities for the citizens of Nablus, Palestine and surrounding area for learning about Boulder culture and life in Boulder and Colorado.

1.2 Operation. The Corporation shall at all times act in such manner as to qualify for classification as a nonprofit corporation, pursuant to all applicable Colorado statutes and Federal laws, to which donations are deductible within the meaning of the Internal Revenue Code and Regulations governing charitable contributions.

ARTICLE 2 – Membership

2.1 Members. Any individual expressing an interest in supporting the purposes of the Project, as set forth in Article 1.1, may become a member. Membership in the organization, membership on the Board of Directors, admission to its events, and participation in the activities and exchanges of the organization shall not be denied or limited because of race, color, religion, creed, ethnicity, gender, gender identity, sexual orientation, membership in a particular social group, or the expression of unpopular political opinions, or military status, veterans status, or political affiliation.

Boulder Nablus Sister City Project

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2.2 Membership dues. The Board of Directors shall determine the amount of dues required to be paid by members. The annual dues amount shall initially be $25.00.

ARTICLE 3 – Meetings of Members

3.1 Annual Meetings. An annual meeting of members shall be held for the election of directors and officers at such date, time and place, either within or without the State of Colorado, as may be designated by action of the Board of Directors from time to time. Any other proper business may be transacted at the annual meeting.

3.2 Special Meetings. The Board of Directors may call special meetings of members, for any purpose or purposes, at any time. Business transacted at any special meeting of members shall be limited to matters relating to the purpose or purposes stated in the notice of meeting.

3.3 Notice of Meetings. Except as otherwise provided by law, written notice of each meeting of members, whether annual or special, shall be given not less than ten (10) nor more than sixty (60) days before the date of the meeting to each member entitled to vote at such meeting. The notices of all meetings shall state the place, date and hour of the meeting. The notice of a special meeting shall state, in addition, the purpose or purposes for which the meeting is called. If mailed, notice is given when deposited in the United States mail, postage prepaid, directed to the member at his or her address as it appears on the records of the corporation.

3.4 Record Date. The Board of Directors may fix in advance a date as record date for the determination of the members entitled to notice of or to vote at any meeting of members or to express consent (or dissent) to corporate action in writing without meeting, or for the purpose of any other lawful action. Such record date shall not be less than ten (10) nor more than sixty (60) days before each such meeting, nor more than sixty (60) days prior to any other action to which such record date relates.

If no record date is fixed, the record date for determining members entitled to notice of or to vote at a meeting of, members shall be at the close of business on the day before the day on which notice is given, or, if notice is waived, at the close of business on the day before the day on which the meeting is held. The record date for determining members entitled to express consent to corporate action in writing without a meeting, when no prior action by the Board of Directors is necessary, shall be the day on which the first written consent is expressed. The record date for determining members for any other purpose shall be at the close of business on the day on which the Board of Directors acts relative to such purpose.

A determination of members of record entitled to notice of or to vote at a meeting of members shall apply to any adjournment of the meeting; provided, however, that the Board of Directors may fix a new record date for the adjourned meeting.

3.5 Quorum. One-third of the members shall constitute a quorum for meetings of members. Attendance can be either in person or by proxy.

Boulder Nablus Sister City Project

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3.6 Adjournments. Any meeting of members may be adjourned to any other time and to any other place at which a meeting of members may be held under these By-Laws by the members present or represented at the meeting and entitled to vote, although less than a quorum, or, if no member is present, by any officer entitled to preside at or to act as Secretary of such meeting. If the adjourned meeting is for more than thirty (30) days, or if after the adjournment a new record date is fixed for the adjourned meeting, a notice of the adjourned meeting shall be given to each member of record entitled to vote at the meeting. At the adjourned meeting, the corporation may transact any business which might have been transacted at the original meeting.

3.7 Voting and Proxies. Unless otherwise provided in the Articles of Incorporation, each member shall have one vote. Each member of record entitled to vote at a meeting of members, or to express consent or dissent to corporate action in writing without a meeting, may vote or express such consent or dissent in person or may authorize another person or persons to vote or act for him or her by written proxy executed by the member or his or her authorized agent and delivered to the Secretary of the corporation. No such proxy shall be voted or acted upon after three years from the date of its execution, unless the proxy expressly provides for a longer period. Voting at meetings of members need not be by written ballot and need not be conducted by inspectors unless the Board of Directors, or a majority of the members entitled to vote thereon, present in person or by proxy at such meeting, shall so determine.

3.8 Action at Meeting. When a quorum is present at any meeting, the affirmative vote of a majority of the members present or represented by proxy at the meeting and entitled to vote on a matter shall decide any matter to be voted upon by the members at such meeting, except when a different vote is required by express provision of law, the Articles of Incorporation or these Bylaws.

3.9 Action Without Meeting. Any action required or permitted to be taken at any annual or special meeting of members of the corporation may be taken without a meeting, without prior notice and without a vote, if a consent in writing, setting forth the action so taken, is signed by members having not less than the minimum number of votes that would be necessary to authorize or take such action at a meeting at which all members entitled to vote on such action were present and voted. Prompt notice of the taking of corporation action, without a meeting by less than unanimous written consent, shall be given to those members who have not consented in writing.

ARTICLE 4 - Directors

4.1 General Powers. The business and affairs of the corporation shall be managed by or under the direction of a Board of Directors, which may exercise all the powers of the corporation except as otherwise provided by law, the Articles of Incorporation or these Bylaws. The General Duties of the Board of Directors shall be to ensure that the corporate activities are consistent with the stated purposes of the Corporation and to further ensure that no act is committed by the

Corporation in contravention of its Articles of Incorporation of Bylaws. In the event of a vacancy in the Board of Directors, the remaining directors, except as otherwise provided by law, may exercise the powers of the full Board until the vacancy is filled.

4.2 Number, Election and Qualification. The number of directors which shall constitute the whole Board of Directors shall be determined from time to time by action of the Board of Directors, but in no event shall be less than one and shall initially be up to thirteen. The directors shall be elected at the annual meeting of members by such members as have the right to vote on such elections. Directors must be members of the corporation no later than the date on which their term commences.

4.3 Tenure. The directors shall be elected to two year terms and each shall hold office until their successors are elected and qualified except that up to one-half of the directors shall be elected to a term of only one year at the first meeting of members provided that in subsequent annual meetings such one year term director seats shall be elected to two year terms.

4.4 Vacancies and Newly Created Directorships. Vacancies and newly created directorships resulting from any increase in the authorized number of directors may be filled by a majority of the directors then in office, although less than a quorum, or by a sole remaining director, and the directors so chosen shall hold office until the expiration of the term being filled and until their successors are duly elected and shall qualify, or until their earlier death, resignation, or removal. If there are no directors in office, an election of directors may be held in the manner provided by statute.

4.5 Resignation. Any director may resign by delivering his or her written resignation to the corporation at its principal office or to the President or Secretary. Such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event.

4.6 Regular Meetings. Regular meetings of the Board of Directors may be held without notice at such time and place, either within or without the State of Colorado, as shall be determined from time to time by the Board of Directors; provided that any director who is absent when such a determination is made shall be given notice of the determination. A regular meeting of the Board of Directors may be held without notice immediately after and at the same place as the annual meeting of members.

4.7 Special Meetings. Special meetings of the Board of Directors may be held at any time at the behest of the President of the Board of Directors, or three directors of the Board of Directors. All calls for a special meeting shall be in writing with a minimum of ten days notice given to all the directors and the purpose(s) of the meeting stated.

4.8 Meeting by Telephone Conference Call. Directors or any members of any committee designated by the directors may participate in a meeting of the Board of Directors of such committee by means of conference telephone or similar communications equipment means of

which all persons participating in the meeting can hear each other, and participation by such means shall constitute presence in person at such meeting.

4.9 Quorum. A majority of the total number of the whole Board of Directors shall constitute a quorum at all meetings of the Board of Directors. In the event one or more of the directors shall be disqualified to vote at any meeting, then the required quorum shall be reduced by one for each such director so disqualified; provided, however, that in no case shall less than one-third (1/3) of the number so fixed constitute a quorum. In the absence of a quorum at any such meeting, a majority of the directors present may adjourn the meeting from time to time without further notice other than announcement at the meeting, until a quorum shall be present.

4.10 Action at Meeting. At any meeting of the Board of Directors at which a quorum is present, the vote of a majority of those present shall be sufficient to take any action, unless a different vote is specified by law, the Articles of Incorporation or these Bylaws.

4.11 Action By Consent. Any action required or permitted to be taken at any meeting of the Board of Directors or of any committee of the Board of Directors may be taken without a meeting, if all members of the Board or committee, as the case may be, consent to the action in writing, and the written consents are filed with the minutes of proceedings of the Board or committee.

4.12 Removal. Any one or more or all of the directors may be removed, with or without cause, by the holders of a majority of the members then entitled to vote at an election of directors. Any meeting at which a director is removed must have been called for the purpose of removing the director and the notice of meeting shall state the purpose, or one of the purposes, of the meeting is removal of the director.

4.13 Committees. The Board of Directors may, by resolution passed by a majority of the whole Board, designate one or more committees. The Board may designate one or more directors as alternate members of any committee, who may replace any absent or disqualified member of any meeting of the committee. In the absence or disqualification of a member of a committee, the member or members of the committee present at any meeting and not disqualified from voting, whether or not he or they constitute a quorum, may unanimously appoint another member of the Board of Directors to act at the meeting in place of any absent or disqualified member. Any such committee, to the extent provided in the resolution of the Board of Directors and subject to the provisions of the Nonprofit Corporation Law of the State of Colorado, shall have and may exercise all powers and authority of the Board of Directors in the management of the business and affairs of the corporation. Each such committee shall keep minutes and make such reports as the Board of Directors may from time to time request. Unless otherwise provided by the Board of Directors, the business of any committee shall be conducted in the same manner as the Board of Directors; provided, however, that any committee may make rules for the conduct of its business subject to modification by the Board of Directors.

Boulder Nablus Sister City Project

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4.14 Executive Committee. The Executive Committee shall include the Chair, Vice Chair, Secretary, and Treasurer. The Executive Committee shall meet when a matter affecting the organization has developed that requires urgent attention and resolution and cannot wait to be resolved during the next regular meeting or for a special meeting. The Executive Committee, by way of meeting or by other communication, prepare the agenda for the upcoming regular meeting or annual meeting.

4.15 Accounting and Records. The Board of Directors shall ensure that the financial records of the Corporation are properly maintained and regularly reviewed and shall further ensure that the records are subjected to review on a regular basis and when appropriate are subjected to audit from time to time.

ARTICLE 5 - Officers

5.1 Officers. The officers of the corporation shall consist of a Chair, Vice-Chair, Secretary and Treasurer. Officers must be members of the corporation.

5.2 Election. The Officers shall be elected annually by the members at the annual meeting of members.

5.3 Tenure. Each officer shall be elected for a term of one year or until his or her earlier death, resignation, or removal.

5.4 Resignation and Removal. Any officer may resign by delivering his or her written resignation to the corporation at its principal office or to the Chair or Secretary. Such resignation shall be effective upon receipt unless it is specified to be effective at some other time or upon the happening of some other event. The Board of Directors may remove any officer , with cause by a majority vote of the Board of Directors at a regular meeting.

5.5 Vacancies. The Board of Directors may fill any vacancy occurring in any office for any reason and may, in its discretion, leave unfilled for such period as it may determine any offices other than those of Chair, Treasurer and Secretary. Each such successor shall hold office for the unexpired term of his or her predecessor and until his or her successor is elected and qualified, or until his or her earlier death, resignation or removal.

5.6 Powers and Duties of Officers:

a. The Chair shall preside at all meetings of the Directors and members, and shall sign, as Chair, all contracts and other instruments. The Chair shall ensure that the Boulder-Nablus Sister City Project remains in good standing with all current or future requirements of the Boulder City Council.
b. The Vice-Chair shall assume the duties of the Chair in his/her absence, and assume such duties assigned from time to time by the Board of Directors.
c. The Secretary shall:

1. Keep records and minutes of all Board and membership meetings.
2. Keeps the membership book showing the name of each member and pertinent information relative to each member.
3. Sign, where required, all corporate papers in conjunction with the Chair.
4. Prepare and distribute all notifications to board members including meeting minutes, notice of meeting, and board meetings as well as annual meeting agendas.
5. Shall keep a register of the preferred addresses and telephone and other contact numbers of each Director as shall be furnished to the Secretary by each Director;
6. Shall be custodian of the records of the Corporation, including the Articles of Incorporation, Bylaws, Minutes and Personnel files of the Executive Director or Co-Executive Directors, as the case may be;

d. The Treasurer shall:

1. Is the custodian of all corporate funds, depositing such funds in banks or other instruments of investment designated by the Board of Directors.
2. Disburse funds only as prescribed by the Board of Directors.
3. Report to the Board of Directors, when requested, the profit and loss statement and balance sheet representing the corporate funds including income and expenses and if requested a comparison of such with previous year's income and expenses and the current budget.

e. Other Officers:

The Corporation may have such additional officers as the Board of Directors may from time to time elect or appoint to serve with such duties as the Directors deem appropriate for the conduct of the business of the Corporation.

5.7 Salaries. Officers of the corporation shall not be entitled to salaries for performing their duties as officers. Officers may be paid for services performed for the corporation beyond their duties as officers and may be reimbursed by the corporation for expenses incurred by them on behalf of the corporation.

Boulder Nablus Sister City Project

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ARTICLE 6 - Indemnification

6.1 No Liability. The directors and officers of the corporation shall not, as such, be liable for the obligations of the corporation. The personal liability of a director to the corporation for monetary damages for breach of fiduciary duty as a director is limited to the full extent provided by Colorado law. Directors shall not be liable for actions taken or omissions made in the performance of corporate duties except for wanton and willful acts or omissions.

6.2 Indemnification. The corporation shall, to the fullest extent permitted under Article 129 of the Colorado Nonprofit Corporation Act, as that Article may be amended and supplemented from time to time, indemnify any director, officer or trustee which it shall have power to indemnify under that Article against any expenses, liabilities or other matters referred to in or covered by that Article. The indemnification provided for in this Article (i) shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any by-law, agreement or vote of members or disinterested directors or otherwise, both as to action in their official capacities and as to action in another capacity while holding such office, (ii) shall continue as to a person who has ceased to be a director, officer or trustee and (iii) shall inure to the benefit of the heirs, executors and administrators of such person. The corporation's obligation to provide indemnification under this Article shall be offset to the extent of any other source of indemnification or any otherwise applicable insurance coverage under a policy maintained by the corporation or any other person.

6.3 No Director and officer of the Corporation shall be indemnified against or be reimbursed for any expense incurred in connection with any claim or liability for acts or omissions arising out of that person's willful misconduct, gross negligence, or knowing violation of law, or for any transaction in which that person had a personal interest or from which was derived a personal benefit; and further provided that the herein right of indemnification shall not be exclusive of any rights to which any Director or officer of the Corporation may otherwise be entitled by law.

ARTICLE 7 - General Provisions

7.1 Fiscal Year. The Board of Directors shall establish the fiscal year of the corporation.

7.2 Waiver of Notice. Whenever any notice whatsoever is required to be given by law, by the Certificate or Incorporation or by these Bylaws, a waiver of such notice either in writing signed by the person entitled to such notice or such person's duly authorized attorney, or by email, telegraph, cable or any other available method, whether before, at or after the time stated in such waiver, or the appearance of such person or persons at such meeting in person or by proxy, shall be deemed equivalent to such notice.

7.3 Evidence of Authority. A certificate by the Secretary, as to any action taken by the members, directors, a committee or any officer or representative of the corporation shall as to all persons who rely on the certificate in good faith be conclusive evidence of such action.

7.4 Articles of Incorporation. All references in these Bylaws to the Articles of Incorporation shall be deemed to refer to the Articles of Incorporation of the corporation, as amended and in effect from time to time.

7.5 Transactions with Interested Parties. A Conflict of Interest Policy conforming with the requirements of Section 501(c)(3) of the Internal Revenue Code, as currently in effect, shall be adopted by the Board of Directors and appended to these Bylaws.

7.6. Liaison. The Project shall have and continuously maintain a liaison with the City of Boulder and shall file such annual reports as required by the City of Boulder pursuant to resolution 631 as amended 7-26-2001.

7.7 Agreements. Any agreement entered into by the City of Boulder and the Municipality of Nablus must contain a statement of the basic commitment of respect for human rights according to the provisions of the 1989 Vienna Concluding Document of the Conference on Security and Cooperation in Europe and other applicable international agreements on human rights, as well as a commitment to environmental stewardship, including without limitation the policies adopted at the 1992 United Nations Conference on Environment and Development.

7.8 Contracts. The Board of Directors may authorize any officer or agent of the Corporation, in addition to the officers so authorized by the Bylaws, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Corporation, and such authority may be general or be limited to a specific transaction.

7.9 Obligations. All checks, drafts, or other orders for the payment of money, and notes or other evidence of indebtedness issued in the name of the Corporation shall be signed by such officer or officers, agent or agents of the Corporation and in such manner as shall be determined from time to time by resolution of the Board of Directors, provided that in the absence of such resolution such instruments shall be signed by the Treasurer or an assistant treasurer and countersigned by the Chairman or the Chairman's designee.

7.10 Deposits. All funds of the Corporation shall be deposited to the credit of the Corporation in such banks, trust companies, or other depositories as the Board of Directors shall from time to time select and approve.

7.11 Facsimile Signatures. The Board of Directors and the officers of the Corporation, in the conduct of the business of the Corporation pursuant to the Articles of Incorporation and Bylaws, may require the personal signature or signatures of the Board members, or officers and facsimiles of such signatures shall be acceptable as signatures unless otherwise required by agreement or law.

Boulder Nablus Sister City Project

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ARTICLE 8 - Amendments

8.1 By the Members. These Bylaws may be altered, amended or repealed or new by-laws may be adopted by the affirmative vote of a majority of the members of the corporation entitled to vote at any regular meeting of members, or at any special meeting of members, provided notice of such alteration, amendment, repeal or adoption of new bylaws shall have been stated in the notice of such special meeting. Revised bylaws shall be available to the public on the project website.

These Bylaws were adopted by the members of Boulder-Nablus Sister City Project, Inc. on April 4, 2013.

Essrea Cherin

Essrea Cherin, Chair

Claudia Chang, Secretary

Boulder Nablus Sister City Project

Conflict of Interest Statement

April 4, 2013

It is the goal of the Boulder-Nablus Sister City Project to reveal any potential conflicts of interest. Possible conflicts of interest include financial relationships or other affiliations with businesses or organizations that could bring personal benefit as a result of actions by the Boulder-Nablus Sister City Project. No member of the Board of Directors shall have any personal, for profit commercial interest in Nablus.

Members, Board members and volunteers must always act reasonably and in the best interest of the Project; they must avoid negligence and fraud in acting on behalf of the organization; and they must avoid conflicts of interest between their duties to the organization and their self-interest. Any potential conflict of interest by a Board Member or member must be revealed before any activity or action that could be influenced by vote or other means to the Board of Directors.

I support Boulder Nablus Sister city project!

I strongly support Boulder becoming a sister city with Nablus, Palestine
Thanks for
Dennis

I am an Israeli living in Boulder and I strongly support this Boulder Nablus Sister city project. It's time for Palestinians to feel like they are no longer alone. What Israel has done and continues to do is unacceptable.
Uri Talmor

I support the Boulder Nablus Sister city Project
-Tatiana

I support Boulder Nablus!
Marc Wolf

I totally support the Boulder Nablus Sister city project!
Nelly

yes to the Boulder Nablus Sister City Project!
Marla Riley

Please vote for Nablus as a sister city! Please
-Sydney Fitchett

Make Nablus the 8th Sister City of Boulder!!!
-Taylor Powers

Lydia Vallejo
Eric Parke

Gretchen Gaylor

Yes!

Please support Nablus!
-Jessica

Do it!

Please support this program
~~The~~ Steven S.

If Palestine is worthy of Vatican recognition, Nablus should certainly be worthy of sister City status with Boulder.
(Boulder, CO)

Dear Boulder City Council,

We think that Nablus would make a great sister city with Boulder! Thank you for voting in favor of it!

Sincerely,
Renee Wright and
Katarina Lee (Boulder Citizens)

Me too!
Caroline Volkman

We support "sisterhood" ~ L. McClure

¿Why would we not?
¡¡ yes we can !! Cristina Bard

I feel it is very important for City of Boulder to ~~Ha~~ have Nablus as a Sister City. Nahid Bahrani.

Supporting ~~one~~ a city in Palestine would be a great step in promoting peace and prosperity. Heberto Linas

it's a great time for supporting a city in Palestine! Mourdoff

Please support this group to help get Nablus as a Sister City. Places like Cuba have a sister City – why can't Nablus. Am [illegible]

I want Nablus as a sister city
[illegible] Victoria Scythe

Pls. Support Boulder Nablus –
Sister Sister – & Yoga & Peace
and + consciousness

Support Boulder Nablus
Steve & Thrissa Rose

Romney supports! I work at Dushanbe Teahouse :)

Support – [illegible]

This is a fantastic idea! I'm in support!
– [illegible]

over

Julie Wallace (Support.)

Travis Hugh Colley (support)

Alyson Karn-Waite (support)

Lin Roinich

Deborah Crabbe

David Hernandez (Support)

John Menger (Support)

Rod Sandberg

Mary Preister

Zoe Wadler-Hoge

Ross Van Osdol — I support this project!

I support this project -

"I support the N. Butler Project"

Good Job, Continue in your Path -

Sounds like a great project - good luck!
Brent Claassen Lincoln, NE

Excited to see this project develop more, grow and ~~re~~evolve continuously. Thank you for doing this important work!
- Sita Santos, Boulder, CO

I think this is great! connecting cultures is super important and impactful
- Kelly Gilbert Boulder, CO

Sounds like a great way to bring together different cultures and communities!
- Tatjana Kunz, Boulder, CO

This sounds amazing, we support your project
-Ella Gwozdz, Sarah Devereux, Hannah Dudiak, Julia garfinke
Boulder, CO

GoD Blessings on you, IN Jesus Name!
I support this project. Theo Ehrhardt. Boulder.

Being sister cities with Nablus would be a great idea
(Keegan Ropp)

I support Boulder becoming a sister city
with Nablus Palestine. Tullia Ropp
Tullia Ropp
I would love to see this project go through
I support Boulder Being a Sister City. It would
be cool - Brendy
Please vote for this proposal - Foster Goodwill, Bldr.

Building relationships, growing in understanding,
perhaps building bridges to peace. Let's do this!
Renée Hummel

I think Boulder + Nablus would be
wonderful as sister cities to foster peace, under-
standing and mutual cultural + artistic support
Mary Fallaway, B

Supporting Peaceful endeavors through sustainable eco/agriculture & social justice for all innocent beings, regardless of ethnicity. Thanks for your support
James Selsky

I SUPPORT THE SISTER CITY PROJECT & BELIEVE MAINTAINING HEALTHY RELATIONSHIPS & SOCIAL INVOLVEMENT IS IMPERATIVE. AS AN ARTIST I WOULD LOVE TO CONTRIBUTE TO THE CAUSE BY CREATING ARTWORK TO EXCHANGE OR RAISE $ FOR SUPPORT.

I support the sister project. It is an important and socially benifiting project that has a positive impact on both parties

Je supporte le profet de jumelage entre Boulder et Nablus. Ce jumelage est une idée très intéressante et cela apportera beaucoup en terme d'echange a la ville de Boulder et de ses habitants

We need to help Palestine, a sister city would be a way
Karen Arman

I strongly support unity & sistership between Boulder and Nablus
Saker Sam

I strongly support the cause of supporting a sister city relationship between Boulder-Nablus!
Becca MacVaugh

I stand in support with sister City Project and believe it is a great benefit in forming International connections.
– Sylvia

Please engage Boulder with Nablus in W. Bank of Israel in a sister city project. This would be a good thing for our youth!
Rudy Bruvelsel, Boulder B. County since 1986

We support having Nablus as a sister city!
Carl Hoffmann

I wholeheartedly support Nablus as a sister city
Ruth Hum

This is one step on road to peace.

We support the Nablus city project and strongly believe it can open a new window toward a better world

Mehrdad Alavi

FARSHAD MOIDANLOU

Behzad Alavi

Sako Sefiani

Good idea - connection can lead to peace.

Go for it!!

We HAVE A LOT TO LEARN FROM ONE ANOTHER.

VERY EXCITING! Ben Stokes

Would be wonderful to promote peace through the sister city of Nablus

Carol

I would like this, Boulder to be a sister city

I Like To Bulder To Become sister city
Rick Renoud

I THINK IT MAKES SENSE.
Tyler Voorhees

Go for it
Marcel

Julia Stern great idea!
Excellent Idea!!

Kelli Sirk

ZOE
ELISE

GRETCHEN
MIRANDA
Ron Leonard

Janie Hickok - Great idea!

John Kalnza!

Nablus is one of the great historical treasures of the world, populated by a genuinely gentle and warmly hospitable people

Alyn Rockwood PhD

I Love palistinian's children's from the deepest part of my heart. I wish some day in future palistinian's childrens could play and study freely in peace and a safe condition. because they are part of the world, and they share the same atmosphere with our Childrens Who Lives in cozy comportable peace full and safe condition.

Maral Moradibidhendi

Yes, I'm into this! Please do it :) Homeira Sarvenaz

A sister-city program with Nablus would be a great step in mutual understanding of the situation in the Levant. Very deserving of support! Martin Huber
Former Fulbright Senior Scholar to Israel (2013-2014)
UC-Denver

That is great Idea. I love to be part of it.

Dear Honorable City Council:
Please vote for Nablus as a sister City, There is a blank space in the Sister City Plaza for Nablus. We are all in the Shared Dance of humanity. Palestinians are human beings needing your support as fellow evolving World citizens.
Peace Mary Louise Chavez
CHAVEZ (4S) AGREWEDE

Shankar_Moghe@Hotmail.Com
I approve Bolder becoming a sister City of Nabulus

I would like to see boulder become a Sister Sity with NabLUS.
G. Valdez

sister cities transcend politics, governments, and ethnic conflict.
I support Boulder becoming a sister city with Nablus. Bob Ben

Boulder & Nablus would be an excellent pairing - stay current, deep, relevant -

for a sister sity I think a lot of Good Can Come into our lives and we can teach and enrich eachother with love.
JoyDeeB.

NabLus needs to join our sister city program
Steve

Nablus please; the more the merrier!
- Min & Marci

INTER-CONNECTING PEOPLE, PLACES, AMBITIONS - ITS A GOOD THING! LORA

I think Sister City is a good idea

Boulder needs to forge Sister City relationships w/ Nablus & a town in Israel!
Rhonda Akin

BNSCP IS A BEAUTIFUL ORGANIZATION WHICH PROMOTES PEACE & FRIENDSHIP — PLEASE MAKE BOULDER A SISTER CITY
BETH DAOUD

BNSCP Rocks!!!

I have resided in Boulder almost all my life, and Boulder needs Nabulus as a sister city. Roger Auer

BNSCP is a great idea!
Lori White

It's about time to act positively
Elizabeth Ross

Boulder should be sister cities with Nablus, it would benefit both cities so much!
Nicole O'Hearne

I am David P. Jurist, and I love you!
Lawrence R. Frey
Mary Jourgay - What a beautiful concept!
Gia Collins Portland, Maine Support this.

My name is Saeid Behroozi living here in Boulder, CO for 10 years & we would like to sponser this act. thank you!

We think this is a great idea! Travel opens your eyes to so many other things going on in the world!

Good for PEACE

I'm in favor of the Boulder Nablus Sister City Relationship. Margaret McKee

I like the idea of Boulder and Nablus being sister cities is great! Cindy Watson

Lisa Marshall - Good IDEA - World Peace!

Megan Keating - wonderful!

Jethro McClellan YES!

Sue Noe Good idea.

Dimitra Karagea

Molly Greacen

Chelsea Fernandez GREAT IDEA

Without you, Pain would continue

Heather Boronski Friendship over fear!

Connor Gleeson This needs to happen

I support the idea of a sister city to create an understanding with other people/culture particularly Palestine
Eric H LaMarca

What a great idea! More connections needed!

– Matthew Bowers

The Boulder/Nablus sister city project is a great idea. People to people connection without politics or religion is essential to a world of peace.
Maura Maloney
Cliff Hathaway

I support the sister city to help Palestinians.
Lavanne McLean

Tara D. Sakadhary
(NEPAL)

BOULDER RESIDENT, STEVE... THIS IS A GREAT MODEL FOR INTER-CULTURAL AWARENESS AND EDUCATION. A GREAT WAY TO PROMOTE UNDERSTANDING ~~INTE~~ AND PEACEFUL RELATIONS. ~~[illegible]~~

- D. Mulgrew I approve of Boulder being a sister city w/ Boulder. The Great Beautiful place called Palestine!

- D. Tyndall Great idea. Wonderfull way to help others.

- Rollee Butler - Please approve Nablus as a sister city

- Great idea! Marilyn McQuan

- EQUITY! = PEACE [illegible]
GRREAT IDEA FROM THE HOLY CROSS MTM CO!

God is Love
Jesus is the Truth
> Go from there
"Buckman"

Dear Councilmember,

Be the progressive leader we all believe you can be and support making Nablus our sister city, bring new life and perspective to one another.

This is a brilliant idea and it offers a chance at a progressive and cultural breakthrough. Allow them to move forward with this program so that both cities may benefit greatly from this partnership.

Do the right thing

David Fraser

Come together, theres no reason to not. Peace, and Love to all ♡
Shannon Hudson Boulder, CO.

We are all one.
Inshallah we will wake up!

SOUNDS GREAT, ESPECIALLY IF IT ALL HAPPENS WITH MORE SPEED THAN WITH DUSHABE. ...jeffry

It's about time.....

It's about time!

I believe spiritual freedom is important and a foundational principle this country was based upon. Grant this sister city project status.

Thank you,

LOVE AND SUPPORT THE IDEA AND CAUSE

THANKS!

I BELIEVE CONNECTING TWO CULTURES IS A GREAT IDEA. SHARE LOVE!

I really support this!!

This should really go big Zahra Rezai Alijah Rezai

Great idea hope everything goes well.

Best Luck

I Believe that Adopting Nablus as our sister city here in Boulder would be an awesome decision.

Scott Doane

Peggy B.

I believe this is an amazing & peaceful idea-
Rola DeGeorge

_Think about people that deserve a little treadment please and please ... Thanks & God bless y'all

This is an amazing idea, and would set Boulder apart

This is a Balance idea
Please support it today or
Present future in the mamé'ITITI'
YWAHA
C. E. Cutsch

The more sisters the better.
From an unbiased citizen.
Karol Avalos

Sounds like a great idea being
non political or religious, but connecting as
humans
Britt Garza

I like this idea please support Boulder Nablus sister city project

Sabreen Ibrahim

I'd love to see Boulder Nablus Sister City here in Boulder. Plz support it

Khawla Benjuma

I'd like to support Boulder Nabuls. sister city project.

Yassan Saad Hayale

Give peace & love a chance. No effort at such a noble cause should be ignored. Holly - Castle Rock, CO

Spread Joy, health, love, and education to areas that need it. We are all connected in this globalized society. EVERYTHING Counts.

PEACE AND LOVE! Katie - Boulder, CO

In the Recognition of our SHARED humanity, Please Support Nablus as a Sister City for the Benefit of World Peace. Shalom Mary Louise Chavez

It is a gift for Seven generations, that Blesses the Jewish people as well. "WE are ALL the children of One Mother" (Peace Arch a U.S./Canada Border Inscription)

I really like the idea of Palestine becoming a sister city of Boulder.

The sister City seems like a wonderfully supportive idea!

A cooperative with Nablus would be a wonderful endeavor - Pascal

I am very supportive of the idea.

Yes! ☺ Let's do this!

Super idea - cooperation & support

Sounds Good -
Ruth : Doug Broadwe

I want to thank the city of Boulder for the courage to educate Americans about the difficulties faced by the Palestinians and American unquestioning support of a morally questionable occupying government. This is a great cause and will only lead to understanding, love & peace!

Dr. Tamir Essayad

I highly support the initiation of the sister city in palestine. i think its a great idea and it will help put a positive face/group into palestine.

Lea Harris

Really support the sister city idea!

Annika Denham

Richard

Zi for compassionate@aol.com – Thankyou ☺ !!

We support the idea of Nablus becoming sister city for Boulder

Great idea!!

Ulmelte Ulbel

&

Julio Sepulveda

Amoryor

Boulder Weekly - Althea Schelling

Roland T Crofford

Sarasti Panigrahi

Peter Jaumann (Okay to go!!)

Magdalena

Boulder

Yes! Any way that we can forge relationships with other countries & cities gives hope for the coming together of humanity!

- Brad

- I hope to build stronger relationships w/ all the countries around the world - Eric 9-1-14

It would be a great step in the right direction to establish a sister-city-relationship between Boulder and Nablus.

Cultural understanding is the foundation of peace & needs to be nurtured

such a great improvision we need! We all need to partner and improve as much as we can ☮ ♡
and bless this organization ~

I strongly support Nablus as a sister city for Boulder,

Courtney Mabe

This is a very important organization that promotes peace and understanding. ~~Strgl~~ Strongly support!

Carol Quinn

I couldn't imagine a more worthwhile and dedicated group of people supporting world peace and love between and across all cultural and ethnic boundaries,

Daniel Rivard, Boulder

Yes to Boulder remaining a sister city of Nablus. Very well done to you all. The rest of us talk. You are actually trying to do something about it

C. Hegarty

Hopefully, the City of Boulder Council will feel compelled to help support the children + seniors of Nablus as I feel. + approve Nablus as a sister city of Boulder.

Area Nichols 08/31/2014

Dear Boulder, please recognize this project to become a sister city and permote peace and hormony. We need peace in this part of the world. We need to start somewhere. Lets do this.

Bob Shannon

Make it happen - Cassie McKenna
make it happen - Cadin Hasko

Would love to see Boulder become a sister city!
-Jessica Lucke

It would be awesome to see Boulder become a sister city!
-Tanner France

I agree

This is a great concept of opening our hearts to other countries.

Sheadey Dickes

I look forward to having this amazing opportunity in our schools ~ with our students & in our city.

This is a great concept and I'm excited to get to connect with our sister city!

Christie Beal

A great idea to help out our friends in need! Luke Brooks

→ I support this initiative

Dear Boulder City Council,

I firmly support the naming of Nablus as a sister City.

I think the cultural exchange possible would enrich the Boulder Community.

Sincerely
Robert Koleda
Boulder Co

I ANDY ROSE SUPPORT NABLUS as a sister city for Boulder 5/24/15

I, Sarah Steinblock, also support Nablus as a Sister City for Boulder. 5/24/15

Mary Henry - support Nablus as a sister city

yes!!! Nab/43 Long Live Zaatar

I support

YES!

I think Boulder should become a sister city with Nablus in Palestine.

Norman Neslit
Boulder, Colo

I support Boulder becoming a sister-city with Nablus ~

Boulder, CO.

I support the Boulder / Nablus sister city project James R. Warden
Boulder, CO.

I support the proposal for Nablus to become another sister city of Boulder! -Valeda Scribner
Denver Co

I endorse Nablus-Sister City Project!
Lynn Segal

I think becoming sister cities with Nablus is an excellent idea!

Grow the family :) Casey Shivers

~~Beat~~ Beautiful cause... bring them to Boulder.
Abbie Rastatter

GREAT IDEA! Chet Cerunde

Very important exchange. B. Weller

This is a crucial initiative
Please support it P. Wi[illegible]

I advise the Arabber City project as it promotes understanding through information that is actualized and accurate, and spurs action to improve a situation that has been devastating to the Palestinian people.

Nibir Attallah

A lovely project done with love & respect. How human it is to be curious about others & even more human to relate, respect and enjoy the sameness & difference.

Murry Bowen

Notes in Support of Sister City Project

I'd like to offer my strong support to this wonderful initiative. This kind of efforts are the ones that give our community roots with the world and make it stronger. Countries like Palestine deserve all of our support to recover from the terrible events that have marked its history. This sister city project is a beautiful effort to connect two parts of the world that have a lot to give to each other.

Thanks for doing this!

Julio Sepúlveda
Assistant Professor
CU Boulder

MUCH NEEDED! [illegible]

This is a much needed project — please vote for it!

This is a wonderful concept - perhaps this will help find peace. Mimi Williams California

These folks need us & we need them - Jan Hurst.

We love this idea! Ivone Escobar, Laura Cardona, Sam Cardona

Peace doesn't come easy. So happy and grateful to this project for getting us down to work!

- K.R.

Great idea, worthwhile project

Please support this project which works to bring people together

Any cultural awareness is a great cause!!

Nablus is a beautiful place that Boulder should feel proud to partner with!

I support We Make Nablus a sister city of Boulder [illegible]

What I a beautiful concept - become - reality.
Thank you for your fabulous work!

Keep up the good work!

Such important work - building bridges instead of walls

Daniel Barsamian
Alternative Radio

I Like the idea and I hope it gets far
Gabriel Sabbag

This project is has good idea to make better relation ship,

خالد الطاهري

As AN AMERICAN of Jewish friend of ISRAEL & the people of the middle east, I would encourage your project to take into account the political symbolic reputation of the city of NABLUS - IN PUTTING forward A worthy & laudable sister city for project & relationship with Boulder Colo

BNSCP is a great way to gain more cultural knowledge and establish international connections. Nablus is a beautiful, joyful and promising city. There is a lot to learn from them and to share with them.

Stephanie Zuniga

I'd like to have Nablus be Boulder's sister city!

I'd like to see Nablus become a sister city of Boulder. I think it would be a great way to foster peace and unity

- Andreas Low

Friendship among people is the way to peace.
Kadriye Barsamian

This is a great initiative to bring people together in a peaceful way. Love to help!
Brahim / Katia Lekmine Broomfield, Co

I'm new to Boulder and I came from a large Palestinian community in Houston. Finding this was such a pleasant surprise and made me feel like home!
- Leila Saleh

WAS IN NABLUS THIS PAST JULY AND MET WONDERFUL PEOPLE. WALKING PAST THIS BOOTH WAS REFRESHING!
GIORGIO

I think this City would be a wonderful & needed addition to our sister cities Ellen W.

Cultural exchange is essential for understanding one another's peoples and culture, as well as for peace and love! Fredric Griffin
YSE TO THE BAS TOM JOHSON

As the Indigenous People of Palestine, I wish you well in making peace in your country. Beth Kuper

Cultural Diversity is very important to the people of Boulder, and relationships w/ the sister city Nablus can only provide positive growth, Diversity, and cultural understanding for the Boulder community
-Monica Blair

To whom it may concern,
I completely support Nablus becoming a sister city of Boulder. Please consider the people & forget the politics.

To whom it may concern,
Need more peace in the community
city work Support sister Cities

Peace Support Sister City Nablus

we love your product ♡ Jordan Segge

Mariam Alshawaf - We ♡ Nablus!
Ben Nelson - نحب نابلس

I support this idea, Let's make it happen!
Rasem Yassen

Let get this aster city

I support this idea ~~detail~~
! Por favor no hay nada que perder, y mucho que ganar, por que no?

I support the idea of Boulder becoming a sister city with Nablus

I support this idea

I support the idea of Boulder becoming a sister city of Nablus.

Boulder-Nablus Sister City Project

BALANCE SHEET

As of December 31, 2015

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Boulder Valley Credit Union	-400.00
Elevations Credit Union	16,240.60
PayPal Bank	2,027.16
PayPal Funds Transfer Account	-2,289.33
Total Bank Accounts	**$15,578.43**
Other current assets	
Inventory Asset	300.00
Petty Cash	518.86
Undeposited Funds	90.00
Total Other current assets	**$908.86**
Total Current Assets	**$16,487.29**
Other Assets	
Other Assets	-150.00
Total Other Assets	**$ -150.00**
TOTAL ASSETS	**$16,337.29**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Loans from Officers, Directors	0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
Opening Balance Equity	315.00
Retained Earnings	15,452.71
Net Income	569.58
Total Equity	**$16,337.29**
TOTAL LIABILITIES AND EQUITY	**$16,337.29**

Friday, Feb 12, 2016 12:33:41 PM PST GMT-7 - Cash Basis

Boulder-Nablus Sister City Project

PROFIT AND LOSS

January - December 2015

	TOTAL
Income	
Direct Public Support	
Donations and Membership Dues	4,534.23
Total Direct Public Support	**4,534.23**
Non Profit Income	150.00
PayPal Income	225.00
Sales of Product Income	1,632.00
Shipping Income	12.65
Uncategorized Income	42.65
Total Income	**$6,596.53**
Cost of Goods Sold	
Cost of Goods Sold	1,604.00
Total Cost of Goods Sold	**$1,604.00**
Gross Profit	**$4,992.53**
Expenses	
Business Expenses	536.34
Banking Service Fees	80.89
Business Registration Fees	19.00
Total Business Expenses	**636.23**
Charitable Contributions	1,100.00
Festival Fees	885.00
Operations	
Postage, Mailing Service	50.30
Total Operations	**50.30**
PayPal Fees	11.48
Purchases	866.80
Shipping, Freight & Delivery	134.20
Square Fees	0.60
Uncategorized Expense	738.34
Total Expenses	**$4,422.95**
Net Operating Income	**$569.58**
Net Income	**$569.58**

Friday, Feb 12, 2016 12:32:01 PM PST GMT-7 - Cash Basis

Boulder Nablus Sister City Project

Fundraising Report

Summary of Fundraising and Income Generation Since 2013

In 2013 a generous donor offered a challenge to the Boulder-Nablus Sister City (BNSCP) to raise $10,000 — and if successful, he would match what was raised. We succeeded by doing extensive outreach to supporters and community members through a letter writing campaign and utilizing a crowdfunding platform. Likely of great benefit, we received an enormous amount of publicity throughout 2013 which brought our efforts to the attention of a much wider audience. By early 2014, the BNSCP had raised $20,000.

Since 2013 we typically have raised sufficient funds for operations and projects through annual membership fees which typically range from $25 to $2,000 (the base membership fee is $25 however many of our members contribute significantly more each year). In addition, we have been offering goods that are hand-made in Nablus for sale to the Boulder and Front Range community. This generates a small amount of income each year. The items offered for sale are: olive oil soap, Za'atar, Olive Oil, and hand-embroidered scarves and purses. (The embroidered items are made by women in the poorest neighborhood in Nablus and the funds generated through their sale contributes significantly to their families' well-being.)

When we conduct a significant project such as bringing a group of young adult folk dancers to Boulder in 2017, we aim to write grant proposals to raise the dollars that will be required. Our ability to be successful in obtaining grant funding will be considerably improved with City Council's approval as there are many resources that become available to 'official' sister cities through Sister Cities International.

Please see the attached Profit and Loss statements from 2013 through 2015 in addition to the current Balance Statement for the organization for a detailed breakdown of our income and expenses for the past three years.

Boulder Nablus Sister City Project

Appendices

Report: Balance Sheet 2/12/16, 12:34 PM

Boulder-Nablus Sister City Project
BALANCE SHEET
As of December 31, 2015

	TOTAL
ASSETS	
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Boulder Nablus Sister City Project

Boulder-Nablus Sister City Project

PROFIT AND LOSS

January - December 2015

	TOTAL
Income	
Direct Public Support	
Donations and Membership Dues	4,534.23
Total Direct Public Support	**4,534.23**
Non Profit Income	150.00
PayPal Income	225.00
Sales of Product Income	1,632.00
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Uncategorized Income	42.65
Total Income	**$6,596.53**
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Gross Profit	**$4,992.53**
Expenses	
Business Expenses	536.34
Banking Service Fees	80.89
Business Registration Fees	19.00
Total Business Expenses	**636.23**
Charitable Contributions	1,100.00
Festival Fees	885.00
Operations	
Postage, Mailing Service	50.30
Total Operations	**50.30**
PayPal Fees	11.48
Purchases	866.80
Shipping, Freight & Delivery	134.20
Square Fees	0.60
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Net Income	**$569.58**

Friday, Feb 12, 2016 12:32:01 PM PST GMT-7 - Cash Basis

Boulder Nablus Sister City Project

Boulder-Nablus Sister City Project

PROFIT AND LOSS

January - December 2014

	TOTAL
Income	
Direct Public Support	
Donations and Membership Dues	3,861.63
Gifts in Kind - Goods	250.00
Total Direct Public Support	**4,111.63**
Non Profit Income	630.00
Other Types of Income	
Olive Oil Sales	354.00
Total Other Types of Income	**354.00**
Sales of Product Income	1,732.27
Special Events Income	630.00
Unapplied Cash Payment Income	0.39
Total Income	**$7,458.29**
Cost of Goods Sold	
Cost of Goods Sold	127.63
Embroidered Purse	95.73
Soap - Olive Oil	181.11
Za'atar	174.64
Total Cost of Goods Sold	**579.11**
Total Cost of Goods Sold	**$579.11**
Gross Profit	**$6,879.18**
Expenses	
Business Expenses	0.39
Banking Service Fees	36.47
Marketing and Advertising	25.22
Total Business Expenses	**62.08**
Festival Fees	800.00
Meetings & Events	100.00
Operations	
Postage, Mailing Service	380.73
Printing and Copying	39.12
Total Operations	**419.85**
Other Types of Expenses	
Other Costs	500.00
Total Other Types of Expenses	**500.00**

Boulder Nablus Sister City Project

Boulder-Nablus Sister City Project

PROFIT AND LOSS

January - December 2013

	TOTAL
Income	
Direct Public Support	
Donations and Membership Dues	20,252.11
Total Direct Public Support	**20,252.11**
Other Types of Income	
Calendar Sales	300.00
Olive Oil Sales	832.00
Vitamin Cottage Gfit Card Sales	1,600.00
Total Other Types of Income	**2,732.00**
Uncategorized Income	50.00
Total Income	**$23,034.11**
Cost of Goods Sold	
Cost of Goods Sold	
Calendars	240.00
Olive Oil	2,241.00
Vitamin Cottage Gift Cards	2,090.00
Total Cost of Goods Sold	**4,571.00**
Total Cost of Goods Sold	**$4,571.00**
Gross Profit	**$18,463.11**
Expenses	
Business Expenses	
Banking Service Fees	277.20
Business Registration Fees	50.00
Marketing and Advertising	902.23
Total Business Expenses	**1,229.43**
Contract Services	
Accounting Fees	100.00
Total Contract Services	**100.00**
Facilities and Equipment	
Rent, Parking, Utilities	150.00
Total Facilities and Equipment	**150.00**
Meetings & Events	520.37
Operations	768.00
Postage, Mailing Service	96.33
Printing and Copying	344.87

From: Marci Rosenthal <marcirosenthal@hotmail.com>
Sent: Monday, February 29, 2016 5:57 PM
To: Council
Subject: Nablus-not again

Dear City Council:

I am sickened that the proposal to get the City of Boulder's imprimatur by designating Nablus as a so-called Sister City has reared its ugly head again.

I fully support individuals who wish to engage with Palestinians or any other people on their own dollar, under their own private auspices to do yoga and eat good food. They seem to be managing just fine without any buy-in from the City of Boulder, CO. No one is stopping them.

We can disagree about local issues such as how to make housing "affordable," what measures, if any the City of Boulder can or should take about climate change, which trails should allow dogs and/or mountain bikes, whether or not the bike lane fiasco on Folsom ever should have happened. Disagreeing about these issues does not threaten my personal safety or threaten my life. When the city I live in and pay taxes to decides to designate a city such as Nablus, whose culture wants me dead because I am a Jew—not just a Zionist but a Jew, I do not feel safe.

Certainly there are decent people in Nablus who just want to do yoga. But having "official" relations with a city whose government, state-run television, and local university all officially celebrate and encourage stabbing Jews, running over Jews, taking an axe to the heads of Jews, is so far beyond the pale that it is hard to believe the chutzpah of the people behind this ploy. This is purely political.

Some of you might argue that it is for this very reason that the City of Boulder should engage in an official capacity with Nablus—to teach the children yoga instead of Jew stabbing. If only it were so simple. If the City wants to virtue signal, perhaps you could sponsor shelter for lgbtq Palestinians who would otherwise be killed in Nablus. Or, you could rescue some Palestinian women who've been raped or who somehow "violated" their family's "honor" and are at risk of being honor killed. Taking actions such as these shouldn't offend anyone, should they?

Please don't fall for this charade.

Marci Rosenthal
Boulder

From: Gideon Markman <gid.markman@gmail.com>
Sent: Tuesday, March 1, 2016 8:52 AM
To: Council
Subject: Nablus: Have we lost our compass again?

Dear City Council:

Is it true that there is a proposal to designate Nablus as a Sister City to Boulder?

Did we not rule out this morally repugnant proposal a while back?

And do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and "honor" killing?!

Has our gyroscope gone so mad that we're going to officially align ourselves with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian?!

If the City of Boulder wants to engage in social justice then why not engage with more honorable cities and towns around the world, where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored madrasas where the core curriculum is about killing, terrorizing, and mayhem?

It is OK for Boulder residents to engage with Palestinians or any other people on their own dollar, but don't apply moral-narcissistic logic and political tactics to seek buy-in for making my home—the City of Boulder—a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

--
Gideon D. Markman

From: Suzanne Rudolph <suzannerudolph1@gmail.com>
Sent: Monday, March 7, 2016 4:43 PM
To: Council
Subject: Boulder Nablus Sister City
Attachments: Boulder Nablus Sister City Letter to City Council.docx

To Whom it May Concern:

I have been lucky to have traveled extensively in my life. I highly advocate it as a wonderful learning experience for anyone. Here in the United States, and particularly in Boulder, we live a very privileged existence. While not all of us have deep pockets, we all have roofs over our heads, food on our tables and indoor plumbing, with toilets that flush!

When we visit other countries, we are afforded a view of how some of our fellow human beings live. I have been humbled and awed to connect with Tibetans, Indians or Peruvians (to name a few) who have opened up their one-room homes to me, and fed me from their meager tables with smiles on their faces. The language barriers I have encountered on my travels have been easily overcome with hand gestures and laughter. And the expression of gratitude at the offering of a pencil, or a hair clip is profound. There are dozens of people scattered throughout the Third World whose palpable serenity I will remember forever. In spite of their relative lack of material possessions, they have exuded a contentment I have rarely encountered in North America and they have inspired me to want less, and give more.

We live in a world that is shrinking rapidly. The internet has united us in ways we could only have imagined a mere decade ago. Still, many of us living in our little cocoons have no real awareness of other cultures, and travel is not always possible. Budgets, families and time constraints conspire to keep most of us closer to home, a shame, because while we may have different ways of speaking, eating, praying and going about our daily lives, we all share the same basic needs: shelter, food, water and love. With the health of our planet in jeopardy, a future in which we must all unite to preserve a viable world is not inconceivable. We should all be working to recognize the 'sameness' in all of us, instead of fostering division and segregation.

Sister cities are wonderful vehicles for learning about our fellow human beings. We can only look at the sharing of our cultures as a chance at enrichment. I would encourage Boulder City Council to approve the Boulder Nablus Sister City application as a chance for all of us to connect with people whose lives are so different from our own and yet so alike. People in the Middle East are so vilified at this point in our world history, but in my travels to that part of the world I have only been met with hospitality and hope for a calm and happy existence. Wouldn't it be wonderful to connect with like-minded people and reaffirm that we are all one species just trying to do the best we can with what we've got?

From: bmehos@comcast.net
Sent: Tuesday, March 8, 2016 11:09 AM
To: Council
Subject: In support of Nablus as a Sister City....
Attachments: DSC05098.JPG; DSC05132.JPG; DSC05000.JPG

Dear Boulder City Council,
I think sistering with the city of Nablus would be great for Boulder and in fact is more important than ever with our current national trend of Islamophobia. The Sister City mission is "to promote peace through mutual respect, understanding, and cooperation - one individual, one community at a time". I thought that was so important that I joined the Boulder Nablus Sister City Project in 2014 after the defeat of the official relationship in 2013.
I had the good fortune to travel to the West Bank in the fall of 2013 and was delighted to meet so many wonderful and hospitable people during my two weeks there with a Christian organization I was with (Living Stones Tours - Pilgrims of Ibillin). I visited again last fall and brought my daughter, my best friend from my childhood and her daughter as well. We again met many wonderful people and this time spent a day in Nablus as well. We walked through the old town, toured a soap factory (I'm attaching a picture of myself trying to wrap a bar of soap), and talked to many on the street who were interested in talking to us and meeting with us. Nablus is nested in the foothills of some beautiful mountains such as our city and is a university town like Boulder and in fact reminded me of our beautiful surroundings. I am a Boulder native, born at Boulder Community Hospital, attended Fairview High School, and C.U Boulder. I am a pharmacist at Boulder Community Hospital and a member of First United Methodist Church here in Boulder.
I have had the good fortune to be able to travel in the past several decades and I have learned and believe that travel and meeting others from different backgrounds and faiths are the key to breaking down stereotypes and are the peaceful answer to the violence and hate we are now experiencing in our country and world. I believe this so much that I made sure our two daughters had as many chances as possible to live and travel in as many countries and cultures as possible while growing up. This is in the spirit of the Boulder I remember growing up here.
Please consider voting for the beautiful and ancient city of Nablus to become our 8th Sister City!
Attached is a picture in soap factory, a picture of some in our group watching a man in Nablus make kanafeh (incredibly delicious!), and view of Nablus out window of the Samaritan Museum.
Thank you,
Brenda Mehos
Boulder

From: Osie Adelfang <osie.adelfang@gmail.com>
Sent: Wednesday, March 9, 2016 9:39 PM
To: Council
Subject: Please approve Nablus as Boulder's official sister city!

Hello city council members!

I'm writing to express my support for the Boulder-Nablus Sister City Project. I moved to Boulder with my family last year and am loving all the opportunities Boulder has to offer. We moved here from super-conservative Alabama and being in progressive Boulder is a joy. I am an Israeli-born Jewish American who is passionate about the Middle East, its culture and people. I absolutely love sister cities in general and this project in particular. What an amazing way to connect people from across the world and introduce them to each other.
.

As a Jewish Israeli, I understand all too intimately the political issues surrounding Israel and Palestine. But as an American--who, in my Southern hometown, found people very open to learning about both Israelis and Palestinians without judgment (I think because they had little preconceived notions)--It's difficult for me to understand the intensity of controversy that I know accompanied this sister city's previous approval attempt. I've been following the project for six months and haven't seen anything but a commitment to mutual understanding, learning (on both sides), art and friendship. I know from experience living in and visiting Israel and Palestine how beautiful the Palestinian culture is, and unlike Israeli contributions to the world (high tech, medicine, etc.), we often don't hear anything positive about Palestinians. This project serves to humanize people by separating who they are, a hospitable, creative and hard-working people. from the governments of the region. This project is an opportunity to improve our understanding of the fantastic Nablusis and of the Middle East, its food, its art, its beauty. The things that the areas Israelis and Palestinians share. Through this relationship the people of Nablus can learn about our amazing city, and we can see them, and all the people of the region, as they really are: individual human beings trying to live happy, fulfilling lives. City Council has the opportunity here to contribute to this endeavor through, as Sister Cities International puts it, a sister city' "person-to-person peacebuilding" along with the other six official sister cities here in Boulder!

I believe that the concerns I heard of from the first city council appearance are exactly the reason this project is so important. Anyone who travels to Nablus, who interacts with Israelis and Palestinians both, can see that stereotypes paint a very flat and often false picture of what is a multi-dimensional tapestry of human beings like anywhere else in the world. I look forward to being a witness to this project for many years to come, and who knows, maybe have the opportunity to travel to Nablus as a representative of my new hometown!

Thank you for your time!

Osie Adelfang

From: Dee Marie <energysourceinc@yahoo.com>
Sent: Thursday, March 10, 2016 7:03 PM
To: Council
Subject: Nablus Sister City Project

Dear Boulder City Council,
I have been involved with the Sister City project for over 4 years. I have seen how this world outreach has made such a difference to the Palestine schools and school teachers. We have been aiding and implementing programs to help the teachers and children of Palestine to relax and self regulate.

The interaction with The Sister City Project has taught me personally how important it is to reach out globally to share cross cultural understanding. I have found personal growth and a deep respect for the people who explore, interact and support other cultures. I truly believe that having a Sister City such as Nablus will be both beneficial for Palestinians as well as for the Boulder Community.

Thank you for your consideration,
Dee Marie

Namaste,
Dee Marie, MA, CYT
CALMING KIDS
303-530-3860
calmingkids.org
facebook.com/calmingkidsyoga
twitter: @calmingkidsyoga

From: Michele Demers <miru.po1@gmail.com>
Sent: Saturday, March 12, 2016 10:30 AM
To: Council
Subject: Boulder-Nablus Sister City Project

Hello,

Although I'm not a resident of Boulder, I am aware of the Boulder-Nablus Sister City Project. I'm writing in support of this wonderful endeavor, which in its small way may help to heal the disastrous divisions between people who should be able to coexist in peace. Both Israelis and Palestinians are suffering; through the Sister City Project, the citizens of Boulder would be able to help create greater understanding and tolerance in a war-torn area.

An opportunity like this comes along so rarely! I encourage the City Council to lead Boulder in embracing this Project, to become a shining example of a community able to think beyond its own needs to help restore sanity for its brothers and sisters in another part of the world.

Respectfully,
Michele Demers
Santa Fe, NM

From: Jan and Nora Smith <nora_jan@msn.com>
Sent: Saturday, March 12, 2016 10:55 AM
To: Council
Subject: Support for Nablus Project

Dear City Council Members,

I am writing to express my support for Essrea Cherin's work with the Nablus Sister City proposal. I have worked with Essrea on other projects and trust her deep desire to bring reconciliation in whatever way possible to the tensions between Christians, Muslims and Jews in the Middle East and beyond. She is a skillful mediator and moderator of process and relatedness.

I do hope that you will consider this important project. We lived in Boulder for 28 years and it is my sense that persons in this community could understand the intricate sensitivity and education that is important for creating bridges in the tensions that surround all the misinformation that abounds.

With kind regards,

Rev. Nora Beck Smith

From: Ray LaPanse <mrmisc1257@gmail.com>
Sent: Sunday, March 13, 2016 1:02 PM
To: Council
Subject: Boulder-Nablus Sister City Project

To whom it may concern:

We are longtime residents of Boulder County, graduates of the CU Boulder College of Engineering, and active members in the Episcopal church. We are writing to the City Council to give our enthusiastic support for the Boulder-Nablus Sister City Project.

We believe strongly that the person-to-person contact fostered by the Sister Cities Programs is a way to promote peace and understanding at a micro level. It is a quiet, simple way to affirm our common humanity with all peoples, regardless of their race, religion, ethnicity, or country of origin. The need for such efforts seems particularly poignant given the fear, paranoia, and vitriol that has engulfed our country in the current Presidential Election.

Margot was very fortunate to be able to visit Nablus in October 2015, as part of a tour group that was not affiliated with the Boulder Sister Cities organization. While there, she visited an olive oil soap factory dating from the early 1900's, enjoyed a lively tour of the Souk marketplace, and had a delicious lunch of local foods that included hummus, taboulah, fresh vegetables, pita bread, and the unforgettable and delicious dessert, kanafeh. The Palestinian people who hosted us were most gracious with their hospitality, and were delighted to interact with Americans who were interested in their culture, arts, food, and the geography of their land.

We urge you to give the green light to this new Sister City relationship, as it will be a powerful statement in favor of cultural exchange and understanding.

Regards,
Ray and Margot LaPanse

From: Bethany Carpenter <bethanycarpenter.1@gmail.com>
Sent: Sunday, March 13, 2016 2:55 PM
To: Council
Subject: My visit to the Holy Land

Dear council members in Boulder,

I went to the Holy Land in January of this year.
After going into Palestine to visit Bethlehem, I stopped saying I was visiting Israel.
The people who were living in Bethlehem, and Jericho (Christians that we visited) had a horrible time with their economy, as they were not allowed to sell their wares in Israel; they were not allowed to travel to Jerusalem; they were under an authority they had no voice in.
I bought a Palestinian scarf, but was afraid to wear it walking alone in Jerusalem.
What Israel is doing to the Palestinians (of all religions: Muslim, Christian, Berber) is so much like what Germany did to the Jews in Europe.
Prejudice makes it hard to see in that way.
I hope you make the commitment to connect with the people of Nablas in this way.
It would be a good step toward world peace, as is any connection and work at understanding that is done in the world.
Bless you all, and thank you for your service to mankind.
Rev. Bethany Carpenter, pastor, Bardsdale United Methodist Church, Fillmore, CA.

From: Nikki Coyote <nikkicoyote@hotmail.com>
Sent: Sunday, March 13, 2016 4:45 PM
To: Council
Subject: Please sSupport Nablus as an Official sister city to Boulderr

Dear City Council Members, Sam Weaver, Lisa Morzel, Matthew Appelbaum, Jan Burton, Aaron Brockett, Suzanne Jones, Bob Yates, Mary Young and Andrew Shoemaker, and Honorable Mayor Suzanne Jones,

First of all, thank you for your service to the people of Boulder and visitors, like me. I came to your beautiful city in 2006 and fell in love with the breath taking beauty surrounding the city and enjoyed the conversations with people I met. Boulder felt peaceful, safe, vibrant, welcoming, engaging, and creative to me. Qualities that inspire and open paths for meaningful engagement with our diverse world in this amazing global community in which we live.

Peace and Goodwill begins with the first step; a welcoming, an offering, a smile, a conversation so that we may experience the humanity that lives in each of us.

Please vote on April 19th to make Nablus an Official Sister City to Boulder. This is a major and significant step in terms of addressing anti-Arab, anti-Muslim, anti-Palestinian sentiment that is rampant in our society today. It affirms that goodwill is still the way to understanding and peace.

Gratefully yours,

Reverend Nikki Coyote
PO Box 595
Langley, WA 98260

From: Jeffry Leary <jeff.leary@duke.edu>
Sent: Monday, March 14, 2016 11:41 AM
To: Council
Subject: Boulder-Nablus Sister City Project- April 19th council meeting

Dear council members, I am writing to express my profound hope that you will favorably consider the Boulder-Nablus sister city project. In this day of extremely divisive politics, sane Americans need to see more efforts to bridge cultural gaps exactly the way this project does. I know it's just my opinion, but please take it seriously!

Jeffry J. Leary

Jeffry J. Leary, Ph.D.

From: Jeri Malone <jerimalone115@gmail.com>
Sent: Monday, March 14, 2016 12:05 PM
To: Council
Subject: Boulder-Nablus Sister City Project

I am writing to ask you to support Nablus as an Official sister city to Boulder.

Jeri Malone
5919 Nagel Avenue, #F
St. Louis, MO 63109
Intern-Gender Equity and Reconciliation

From: Carolyn Metzler <cmetzler@cac.org>
Sent: Monday, March 14, 2016 12:09 PM
To: Council
Cc: essrea@embracingconflict.com
Subject: In support of the Boulder-Nablus Sister City Project

Dear friends on the Boulder City Council,

I am writing is strong support of the Boulder-Nablus Sister City Project. In our polarized political climate it is absolutely essential that we lead the way of cutting through demonizing vitriol to working toward peace based on real relationships, working for what is in the best interests of the greatest common good.

Clearly the ways we have done things in the past in the Middle East have not worked, but have only antagonized already-wounded lives on both sides of the conflict. Deep human wisdom calls for a third way which begins with what unites us, not what has divided us for centuries. I deeply believe this is the only way forward. Yes, lives have been hurt, broken, families ripped apart on both Israeli and Palestinian sides. The cost of the conflict in human terms is beyond calculating.

I implore you to consider what action you might take now which will best begin to heal the bloody divisions which current policies have brought about. Were you to have grandchildren in the Middle East, what would give them the best chance of a fear-free future?

This Sister-City Project is just a seed. It alone will not heal the effects of centuries of war. But if you have the courage to embrace this larger vision, you will be part of a better world for everybody's children and grandchildren. Please do not continue the toxic political rhetoric which only demonizes "the other side." Please help be part of the healing by allowing this project to go forward and do its work.

We in neighboring Albuquerque are watching you. We hope to see community leaders who are truly servants of the greater good, even for the good of people who are not part of their electorate. We hope all our leaders, beginning with you, have the wisdom to know that we are all part of the greater whole and act accordingly.

Please support the Boulder-Nablus Sister City Project.

In peace,

Carolyn Metzler

The Rev. Carolyn Metzler
1611 Sunset Gardens Rd. SW
Albuquerque, NM 87105
505-414-6057

From: Rick Paine <rickpaine@me.com>
Sent: Monday, March 14, 2016 6:10 PM
To: Council
Cc: Essrea Cherin
Subject: Nablus Sister City Project

Dear City Council.
I know you are about to consider the Nablus Sister City Project.

I have recently returned from Palestine. We were a philanthropic and peace group invited to listen to and bear witness to the conflicts within the Israeli and Palestine communities. We came away with the deep impression that 90% of all Palestinians and Israelis want peace and cooperation between their communities.

I congratulate you on establishing a Sister City Project between Boulder and Nablus. I strongly believe that the attention of the intelligent and peace loving community within Boulder will provide a major recognition and healing of the unrest in this area. We all want to hear that Israel and Palestine have learned to live together and the good intentions of a Sister City Program will be part of that healing.

Sincerely,

Rick Paine

From: Laurie McMillan <lauriimc@yahoo.com>
Sent: Monday, March 14, 2016 6:48 PM
To: Council
Subject: Boulder-Nablus Sister City Project

Dear Boulder City Council,

Thank you for taking the time to consider Nablus as an official sister city to Boulder through the Boulder-Nablus Sister City Project. Please vote yes!

Thank you!
Laurie McMillan

From: Marci Rosenthal <marcirosenthal@hotmail.com>
Sent: Monday, March 14, 2016 8:46 PM
To: Council
Subject: Nablus update

Dear Council Members: Here is some recent news from Nablus.
http://www.timesofisrael.com/israel-seizes-guns-gun-making-tools-in-the-west-bank/#.Vubkz6p8YLs.gmail

If Boulder is really determined to make a political statement regarding the Arab Israeli conflict, perhaps you can make a statement truly supportive of co-existence, such as partnering with the Israeli city of Jaffa. Jaffa has a history of Jews and Arabs living together, usually nicely. Last week when an Arab terrorist came into Israel from the Palestinian Territories, he stabbed, among others, an Israeli Arab resident of Jaffa who works on behalf of co-existence, murdered a non-Jewish American student, stabbed 3 additional Americans, some Russian tourists, and a fellow Palestinian illegally in Israel.

How much blood do you want on your hands by "partnering" with the culture of death in Nablus?

Sincerely,

Marci Rosenthal
Boulder

From: Andrew Hemphill <andrewmhemphill@gmail.com>
Sent: Wednesday, March 16, 2016 2:10 AM
To: Council
Cc: Essrea Cherin
Subject: Boulder-Nablus Sister City Initiative
Attachments: My Year in Nablus--Andrew Hemphill.pdf

Dear Council,

As a Boulder County resident and formed teacher in Nablus, I'm excited at the prospect of Nablus and Boulder becoming sister cities. To show my support, I have written the attached piece about my experience to share with you all. Please feel free to print and distribute as you see fit.

Regards,
Andrew Hemphill
B.S. Civil Engineering 2014

"Until the lions have their historians, tales of the hunt shall always glorify the hunter."

--
Andy

"Until the lions have their historians, tales of the hunt shall always glorify the hunter."
- African Proverb

My Year in Nablus

Andrew Hemphill
6613 Putter Ct.
Longmont, CO 80503
720-441-3230

It's my third day in Nablus and I decide to go for a walk to explore the city. Outside, I can't help but notice parallels with Boulder; the cool, crisp air, the mountains providing a majestic backdrop for the city, the sunshine beaming down. At the top of a hill, I pass a bakery setting out fresh bread. It smells heavenly, and I, stomach rumbling, buy a kilo. I take a bite, my tongue reveling in the deliciousness. A block later, I smile at a young man cooking falafel along the street. He glances at my half-eaten pita, frowns, and then beckons me back. He scoops out two freshly cooked falafel and plops them in the middle of my pita bread sandwich. "Saha", he says, the Arabic equivalent of "Bon appetit." As I reach into my pocket to pay, he immediately lays a hand to his chest, and smiles. "Welcome to Nablus. This is on me."

In Boulder, we might label this a "random act of kindness"—a stranger or acquaintance goes out of his or her way to brighten our day. Yet, random does an injustice to the people of Nablus. Too many times throughout my year was I welcomed into strangers' homes, fed, and bestowed gifts to call it thus. Rather, the *intentional* kindness I experienced reflected the most hospitable culture I have ever had the fortune of living among—a culture I hope more Boulderites can experience and adopt.

When I first accepted the position as an English teacher in Nablus, I wasn't sure what to expect coming from Boulder. Many friends and family, out of love and care, expressed concern when I informed them of my destination. I wouldn't admit it at the time, but news from the region was not terribly reassuring. Was it safe to even travel there? Would my ignorance of Arabic inhibit connections? How would people treat me as an American? These were some of the questions swirling through my head as I crossed the checkpoint to the West Bank for the first time.

As fate would have it, my experiences contradicted these worries over the course of a year: I felt physically safer in Nablus than in most cities in the United States, I was genuinely welcomed beyond measure no matter how little Arabic I spoke, and, to my great surprise, my nationality was met with thumbs up and smiles. Additionally, the city offered many of the delights of Boulder--great hiking, delicious locally-grown food, and a family-friendly atmosphere. Some mornings I'd wake up to the same smells of Boulder, forgetting momentarily I was thousands of miles away.

Teaching in the classroom also provided an amazing insight into Nablus. As I grew closer to my students, I learned about their dreams of becoming artists, doctors, engineers, and professional soccer players. I heard about their daily woes and shared in their joys. Perhaps one of my favorite experiences was picking olives with my students, laboring in the sun for a whole day collecting the fruit of their cuisine and their economy.

As the year passed with increasing speed, my relationships with Nabulsis deepened. I had become fast friends with Ala'a from the first time I'd entered his falafel shop my second day. However, learning Arabic allowed me to understand his joy at raising two young children, his struggles to make ends meet for them, and his eternal desire for their safety. Many nights were passed outside his shop, sipping overly sweetened tea while discussing topics from politics to LGBT rights. Ala'a wants to attend my wedding some day, regardless of the gender of my spouse.

By engaging with Nabulsis, I grew as a human being. People who were previously referred to by numbers and pictures on the television were now friends with hopes and fears. Stereotypes about Americans were shattered and minds were opened. Only through human experience and partnership was this possible. By voting to make Nablus a sister city, we can open up lines and roads of communication that create a vibrant exchange of ideas, love, and peace. More of us can discover the hospitality and kindness that thrive in this beautiful and welcoming city, which I will call home for the rest of my life.

From: Rob Schware <rschware@gmail.com>
Sent: Thursday, March 17, 2016 12:00 PM
To: Council
Subject: Letter in support of Boulder Nablus Sister City For April 19th Council Meeting

Dear Boulder City Council Members:

The Give Back Yoga Foundation (GBYF), a Boulder-based national non-profit organization, traveled in June 2015 to the West Bank, Palestine. We brought three US yoga teachers with deep experience among them in teaching yoga for post-traumatic stress to Palestine. Here are some facts and impressions from the 10 days I and my wife witnessed yoga being taught in that very special and fraught part of the world, with a large contingent of yoga teachers from Nablus.

I mention my wife because, as it turned out, our teachers, all female, spent six full days teaching women, most of whom wear hijab. This meant that I was not welcome in the studio during these sessions, because the women wanted to uncover in order to get the most out of the physically rigorous practices. My wife Alice was welcome, so she recorded her impressions and what she heard from the women on a laptop in the Ramallah yoga studio. On two other days the workshops were for men, and I was able to be present for all of that time.

GBYF partnered with the Farashe Yoga Center, http://farasheyoga.org, ('butterfly" in Arabic), which is a non-profit in Ramallah offering yoga classes in a small studio in a building right off Al Manara square, the central square. Some years ago, GBYF helped equip Farashe with yoga mats and other equipment, and these were put to good use throughout our workshops. We also supported scholarships for two Nablus yoga teachers to come to the US and receive training in trauma-sensitive yoga. They were in Boulder for two weeks and received training from a local non-profit organization, Calming Kids.

Our teachers and students got down to earnest discussion and practice right away. All of us visitors came away impressed with the thirst for what yoga can offer in stressful situations, and with the seriousness and focus that all the students brought to the classes. One of the most commonly-mentioned stressful occasions are the Israeli army checkpoints that are either permanent on certain roads, or are moveable and randomly planted along roads throughout the West Bank.

Participants

I'd like to introduce the women who attended the first four-day workshop; there was a large contingent from Nablus. On the first morning they were asked what they knew about yoga, and what they hoped to gain from the workshop:

Manar: yoga gives a chance to be in the present moment, reduces anxiety.

Naheel is a PE teacher, her mother did yoga; she has heard it can relax you.

Suad: also a PE teacher; has watched YouTube videos on yoga.

Mirna: she is a yoga teacher. She knows yoga has many benefits, good for mental and spirit, lessens pain in knees, and eases a crooked back. She has spread the word about yoga in Nablus, taught yoga as a volunteer and brought three others from Nablus; has taken reiki.

Manar: she is yoga student with Mirna, says yoga is good and important; it connects us to power we have inside; offers quietness; meditation and yoga are important because of the hard life here.

Faihae: this is her first time with yoga; hopes to learn and study yoga.

Bardees: has never done yoga, wants to learn.

Ibtisam: she is a yoga teacher and psycho-social counselor (equivalent to our social worker), using yoga with her clients. She sees lots of positive impacts of yoga for her clients. She told a story of doing *tadasana* (mountain pose) while she was stopped at the checkpoint between Ramallah and Jerusalem.

Tahani: is also psycho-social counselor in Tulkarm; she uses yoga with her clients, and in group therapy, as well as for staff she works with. She thinks it's a very important thing to do, that it solves problems in clients and in herself. She says yoga is very effective for physical and mental relaxation. Some of the people she works with have diabetes, and their sugar levels have stabilized; she lost some weight with her own yoga practice.

Majeda: a nurse from Nablus, this is her first time to learn about yoga; wants to use yoga with her psychotherapy patients.

Suheir: she is a psychologist specializing in education. She teaches yoga in Jerusalem and in the West Bank. Yoga gives her strength and stability with all that goes on around her; with yoga, she wants to help people in their daily life.

And the men:

Hassam, Khaled, Ghassan, Jalal, Bashar, two men named Mohammed, Ala, Hamzeh, Bhassam (Majeda's husband). Two of them are psychosocial workers with Bedouin who go wherever their nomadic clients are, and another is active in a refugee camp. They report their clients have stress and anxiety, many disorders, psychological diseases. Bedouin life is "unimaginable"—they live in tents, must travel far to get water, and herd their sheep and goats. UNRWA (United Nations Relief and Works Agency) hires these men (and some of the women) to work with Bedouin, and the Bedouin are receptive.

Stresses

We asked each group what their stresses are. The men listed some things that might apply to men anywhere: work, job security, working multiple jobs, relationships, family

obligations, clients' psych problems, self-care. The main stressor unique to the West Bank seems to be the Israeli Occupation and its vagaries. One man lives in a village close to an Israeli checkpoint; he said he feels the injustice and unfairness of the difference between the freedom on the Israeli side, and the lack of it on his side of the wall the Israelis have built to keep out violence.

The women said they had job stress, but, perhaps like women everywhere, they have more than one job: their homes, children, husbands, social pressures. The unmarried girls also said they have job pressures, and they feel constrained because in their society they may either live in their parents' houses, or with their husbands. There is no option to live a single life as a woman. There is general consensus among all the participants that the kind of trauma people experience in the West Bank is sustained, not so much episodic.

The Future

All of us who were on this trip agree that it was a very worthwhile, and that yoga is a valuable tool to address the realities of life in the West Bank. There is much enthusiasm among the current Palestinian yoga teachers and other professionals there to help yoga spread and find the places and people who will benefit most from its gifts. We forged what we hope will be strong and lasting bonds with our counterparts there, and plan to be attentive to and support future cooperation and growth of yoga in Palestine, and particularly with the ever-enthusiastic yoga teachers from Nablus.

Please support Boulder and Nablus becoming official Sister Cities.

--
Rob Schware, PhD - Executive Director

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From: diane deschanel <dinky99@hotmail.com>
Sent: Thursday, March 17, 2016 3:05 PM
To: Council
Subject: Boulder Sister City

Dear Council Members,

I'm writing to urge you to support the Boulder Nablus Sister City Project application for Sister City status. The activities of sister cities promote peaceful interchange in a world full of conflict.

Both of my children, Janelle and Paul Weissman, were exchange students, Janelle, in Belgium and Paul, in France. Both have continued to make travel a part of their lives since high school and feel comfortable in the larger world and with people from other cultures. I am proud of them both. Janelle has just become the executive director of the Australian Committee for U.N. Women.

Whether one is able to travel and meet people from all over, or chooses to involve themselves in meeting and communicating with people different from themselves, here in the U.S., the experience is enriching and broadening. It enriches us by helping us understand the world in a different way, and seeing ourselves from another perspective. It teaches, us, I think, to realize the commonalities we all have despite outward differences.

I visited the Middle East in the early summer of 2014: Israel, Palestine and Jordan. I really didn't know what to expect during my visit. One of my stops, with the women I traveled with, was Nablus. There, we were we greeted with so much hospitality and generosity. I want to tell you about one particular incident, with a group of strangers, that made such an impression on me.

Shortly after we arrived, tired of the bus ride, we decided to take a walk. My friend, Barbara, who had been in Nablus volunteering, suggested a walk to a nearby park. As we strolled in the park, a group of women approached us, four young women and one, a bit older. They introduced themselves and the older woman explained that the four, her nieces, had just graduated from 8th grade and were celebrating their success. We asked how they had celebrated their day……. visit to the zoo, a picnic in the park. They asked us where we were from and we told them, the U.S., Boulder, Colorado. They were so eager to talk to us…. we asked what they wanted to do after they finished high school. All planned on higher education. One wanted to be an accountant, one, a doctor, another a clothing designer and the fourth planned to study literature. Then, they asked us what we had done in our careers. These terrific young people told us how happy they were to have met us and how very glad they were that we chose to visit their town. This began our few days in Nablus with such a warm feeling.

The people of Boulder, young and old, will benefit so much from continuing and growing this relationship with Nablus that we have begun. Please support our Project.

Sincerely, Diane Deschanel

Here's a photo I took or our group.

From: Mary Laird <maryrlaird@gmail.com>
Sent: Thursday, March 17, 2016 10:49 PM
To: Council
Subject: Boulder Nablus Sister City
Attachments: image1.JPG; ATT00001.txt

Please see my letter, attached.

Sent from my iPhone

March 17, 2016

Mary R Laird, MD
4311 Valli Vista
Colorado Springs, CO 80915

This letter is in support of the Nablus-Boulder Sister City Project. I visited Nablus and other cities in the West Bank and Israel with my young-adult daughter and a lifelong friend and her own daughter in October of 2015. My favorite point of the whole trip, besides the incredible people I met everywhere in the region, was the spice shop in the Old City of Nablus. Our Christian based travel group (I am non-religious) was led by a guide who showed us results of efforts to increase youth involvement in non-violent community activities, mostly arts projects. Young men smoking narghiles, and children playing in the street, welcomed our interest and photography with the universal language of friendly smiles and gestures. We watched the production of the traditional pastry, kenafah, and had it for dessert after an incredible restaurant meal of the ubiquitous cucumbers and tomatoes and hummus and olives.

News stories of violence in the West Bank, including around Nablus, were front and center as we were leaving for the Middle East in October, and friends and family expressed concern. Though physical evidence is everywhere of the Israeli/Palestinian conflicts, our guides especially were attentive to our surroundings, and we felt safe and welcomed and well cared for in this part of the world known for hospitality. It is hard to hold hard prejudices about religious and ethnic groups when their individual members are serving you pita and hummus. When we returned to Colorado, I gave my relieved friends souvenirs of sumac and za'atar from the spice shop in the Old City of Nablus.

My daughter and friends and I bonded over the stories we heard of sadness and strength and hope, and over the sounds, and smells, and tastes that I hope many more can share. I cannot tell anyone who has been there anything new about Nablus. But this 4,000 year old city seems a wonderful partner for my other favorite city, Boulder.

Mary Laird

Attached to my email is a photo of a little boy in the Old City wearing shirt emblazoned "BRAZIL".

From: Nancy Moore <mooren123@comcast.net>
Sent: Saturday, March 19, 2016 9:54 AM
To: Council
Subject: Nablus

Often the Christian perspective is lost when thinking of the middle east. Nablus has one of the most beautiful and sacred sites for those of us who are Christian. Jacobs well still provides water for the thirsty. The church which was built over the well is gorgeous and quite a treasure. The people of Nablus where warm, friendly, and welcoming. I support any efforts at friendship and kindness toward all who live there.

Sincerely,

Nancy Moore

From: Jeb Enoch <jebenoch1@gmail.com>
Sent: Saturday, March 19, 2016 7:54 PM
To: Council
Subject: Boulder-Nablus Sister City Project

Hello, I'm writing to express support for the Boulder-Nablus Sister City Project. I believe this would be an important gesture toward peace in our world.

Sincerely,
Jeb Enoch
Brunsick, Maine

From: William Kellogg <askwok@msn.com>
Sent: Wednesday, March 23, 2016 4:46 PM
To: Council
Subject: Boulder-Nablus Sister City Project

680 GRAPE AVE. BOULDER, CO. 80304

March 23, 2016

Dear Council Member:

I was pleased to learn the Boulder City Council has granted the Boulder-Nablus Sister City Project a second hearing. The experience of person to person contact, upon which President Eisenhower based the Sister City idea, has been an important part of my over 80 years of travel and living aboard. The more people who can experience such opportunities, the better for all of us.

Of the many experiences, from learning as a 20 year old details of French wine making from the man who ran the wine shop down the street from my home in Versailles, to cutting artichokes with a Greek farmer, no experience has been more educational, interesting, and valuable to me than the time I spent in Israel as a 50 year old working on an archaeological excavation. The “dig” was run by the American School in Jerusalem and employed Palestinians as staff workers. Getting to know several of them individually was valuable, but the weekend I spent with the site’s surveyor at his home in Bethlehem gave me insights into that part of the world unlike any of the many other person to person contacts I have had. His family was Christian with records in the church going back to the early 1400s. The church service, the delicious meals, playing tag with his young kids, revealed a life very different from what I had learned from the press. The thought that Boulderites, young and old, may have the opportunity to share such an experience is exciting. It can change their lives as my weekend in Bethlehem changed mine.

I urge each of you to consider the value of such person to person contacts at this dramatic time in our history where fear and anger are so rampant. We need to encourage person to person contacts everywhere and I urge you each to vote to give the Boulder-Nablus Sister City Project full recognition. Only by encouraging dialogue can we recapture the wonderful years of my youth which are being destroyed by the current political process. This vote is a chance for all of you to affirm a commitment to dialogue and understanding gained by personal travel.

Thank you and I look forward to the hearing.

William O. Kellogg

From: Carl Hofmann <chofmann@fpcboulder.org>
Sent: Thursday, March 24, 2016 10:40 AM
To: Council
Cc: Essrea Cherin
Subject: A letter of support for the Boulder-Nablus Sister City Project

Dear Friends,
In early June 2015, I had the privilege of leading a pilgrimage to Palestine-Israel for 19 members of our First Presbyterian Church of Boulder. The focus of our trip was not only to see the "ancient stones" of the historic sites, but to have fellowship with what the Bible calls the "living stones"--the indigenous Palestinian Christians. Ours was a journey of friendship, education, and encouragement. We listened, we learned, we were stretched, we sought peace, we prayed, we were transformed. In particular, we spent the better part of a day in Nablus, in the Northern West Bank. We felt completely safe; we were warmly received and -hosted; we walked the Old City and met the citizens. Though they endure significant hardship in many forms, the residents of Nablus impressed us as a joyful, welcoming people.

I've now led four trips to Israel-Palestine. The two most recent ones have had this focus on peacemaking, bridge-building, and extending friendship. I am eager to have our city reach out and establish a sister city partnership with Nablus. This connection can be mutually enriching; it can deepen our appreciation for this ancient culture; it can work to correct hurtful stereotypes on all sides; and it can be used for peace. Never before has this been more necessary. I urge you to formalize this positive and productive relationship!

With best wishes from your neighbor,

Carl
--
Dr. Carl S. Hofmann
Pastor for Congregational Care
First Presbyterian Church, Boulder
1820 15th Street
Boulder, CO 80302
303-402-6402
Blog: www.carlhofmann.com

From: Jim or Anna Wilkinson <jwilkinson@creativeconsulting.com>
Sent: Friday, March 25, 2016 7:52 AM
To: Council
Subject: Boulder-Nablus Sister City Project

When the council voted against making Nablus in the West Bank a sister city in 2013 one of the suggestions made was that more work needed to be done. I feel the Boulder-Nablus Sister City Project has been doing as much as a small organization can in making it happen. I understand that more can happen with formal recognition by council. When voting on the sister city proposal please consider the effort made by it's proponents when making your decision. Thank you for your consideration.

Full disclosure: I am a member of the Boulder-Nablus Sister City Project

Jim Wilkinson
Boulder

From: mesrod@juno.com
Sent: Saturday, March 26, 2016 10:37 AM
To: Council
Subject: In Support of the Boulder Nablus Sister City Project

Just a short note to let you know that I am in full support of choosing Nablus as Boulder's eighth sister city.
Eugene Rodriguez
4718 16th St.
Boulder, CO 80304

From: Stan Deetz <sdeetz@sbcglobal.net>
Sent: Saturday, March 26, 2016 11:28 AM
To: Council
Subject: Boulder-Nablus Sister City application
Attachments: Sister City Support letter.pdf

Dear Boulder City Council Members:

I am writing on behalf of the Boulder-Nablus Sister City project. I have lived in Boulder for about twenty years and have worked on several city efforts. Prior to my retirement a year ago, I was a professor, Director of the Center for the Study of Conflict, Collaboration and Creative Governance, and Director of the Peace and Conflict Studies Program, all at the University of Colorado at Boulder. Prior and subsequent to retirement, I have worked professionally with peace and conflict and community development issues in several countries.

As you know, demonizing the perceived other side nearly always occurs in sever entrenched conflicts. Blaming entire populations based on the acts of a few or just to achieve political ends is common. Mass media, the Internet and social media exaggerate these processes where slogans and abstract images of someplace somewhere sometime overshadow the immediate and concrete lives of everyday people. Contemporary US politics seems consumed by appeal to hate and fear, to fan the flames of deep seeded prejudice based often in mis- and contrived understandings of those distant and often invisible with whom everyday people have no direct contact. Sister Cities is a path out of this.

Sister Cities arose with the understanding that citizen-to-citizen contact can overcome the abstractions of politics and war. Real people with real needs, kids, mothers and fathers, need not be lost to geopolitical battles and ideologies. In every war-torn place everyday people struggle to go forward with their lives to feed and raise their children, to work and do good, to pray to their god. They hope their children will know love and humanity, to appreciate other cultures and ways of life rather than live images of war and terror. We can imagine how hard this was for the first French and German towns, and the opposition it faced.

Children did not begin the conflicts surrounding their lives. Our best hope of having them not continue them is healing and opportunities to know another world, and sometimes just spaces to be kids. And, our kids growing up in the often affluent Boulder bubble need to gain appreciation, richness and depth in their understanding of the world beyond and of those some would have them hate and distrust.

In such a hope, during the past three years or so I have worked directly on the Boulder Nablus Sister City Project and served as a board member. I have been impressed by the focus, commitment, and heart-felt understanding displayed by those involved. I’ve loved the projects—durable soccer balls, a climbing wall, yoga instructor and artist exchanges, pen pals, delegations and student study abroad, opportunities for post-traumatic stress therapy, a senior center, and early childhood education—all both in the character of Boulder and to the problems facing everyday life in Nablus.

The project is about families and people, an opportunity to share our rich cultures and to gain understanding of the lives of those apart from us. In no way do I dismiss the concerns of those who oppose a sister city often based in larger politics, but I believe there are spaces for mutual respect and for each to pursue love, peace and security in their own way. Other Boulder Sister City applications were controversial at their time. What we have learned is that oppositions come and go, governments come and go, but communities and love between people endure.

I hope that you are willing to lend your support.

Stan Deetz 2430 Vassar Drive, Boulder, CO 80305

From: Rich Forer <rich_forer@yahoo.com>
Sent: Saturday, March 26, 2016 9:48 AM
To: Council
Subject: In Support of the Boulder Nablus Sister City Project

Dear Council Members,
As a citizen of Boulder County, I am writing to encourage you to vote for making Nablus Boulder's eighth official sister city. Now, more than ever we need to recognize our common humanity with people of all cultures. Amidst the growing wave of bigotry and xenophobia that is an unmistakable part of this presidential primary season, I would hope that the Boulder City Council has the wisdom to go beyond such divisions and the hysterical discourse motivating these divisions to recognize that we are all part of one family and that we have a lot to learn from diverse cultures.

On a personal note I would like to add that I was brought up Jewish in the 1950's and 60's and always believed in the innocence of the state of Israel. I have orthodox relatives who live in settlements in the West Bank and my identical twin brother is a member of an Hasidic sect of Judaism that has tremendous influence within Israeli politics and the government.

It was not until ten years ago that I discovered, through voluminous research using mostly Israeli government sources, that my ideas about the Israel-Palestine problem had been based not on fact but on false narratives designed to blame the Palestinians and vindicate the Israelis.

Please be a part of the growing tide of compassion and humanity, exercise your collective conscience and support this excellent and unifying project that is a small step toward peace. Sincerely, Richard Forer

From: Jan Miller <millerjan68@gmail.com>
Sent: Saturday, March 26, 2016 3:57 PM
To: Council
Subject: Boulder-Nablus Sister City Project - please support

I am writing in support of the proposal to make Boulder and Nablus sister cities.

Although I have visited Israel and Palestine several times, it was not until last summer that I visited Nablus. It is a vibrant city. My first connection to Nablus was knowing a graduate student at DU who lives in Nablus. So I knew that Nablus is a friendly place and a hub of economic activity. Like Boulder, Nablus is a university town.

It is in the middle of the West Bank, built on several hills. The landscape is much like Colorado, only a bit drier. Semi-arid, sagebrush and junipers. The Old City is beautiful—Ottoman buildings and older, small streets which cannot accommodate cars, so the market is now a pedestrian street. It is a diverse city—Muslim and Christian, with a Samaritan population as well.

There is so much division and enmity in the world today, but we have an opportunity to bridge those divides, to get to know one another and build relationships and trust. I found that the people of Nablus are welcoming and hospitable, friendly and eager to widen their world.

I believe this is an opportunity for Boulder to be a leader—to reach out in a way that transcends politics, to be ambassadors for peace. I encourage you to approve this proposal.

Jan Miller
Denver CO
303-332-1263

From: Shukri Aslan <shukri.aslan@gmail.com>
Sent: Monday, March 28, 2016 11:07 AM
To: Council
Subject: A note to the council from Shukri, Palestine for Sister city project

this project, I would like to talk as a Palestinian lawyer and a I would like to say thank you for who supporting master student my name is Shukri Aslan I have 23 year's old and I live in Palestine, in Nablus city, and my specialization is in international criminal law, I'm glad when I heard about Sister City Project This is really important for the cultural exchange between the two cities and I'm the first one I will do my best to support this that program, as well the people her they are interested cultural exchange and educational in the same time and we have to many people they're searching to find chances to educate and study abroad or to get scholarships, in the same time I'm ready to talk about this project to my friend's in the court or anywhere to share this opportunity.
Shukri Aslan,

From: JoAn Acker <joan.acker47@gmail.com>
Sent: Monday, March 28, 2016 12:38 PM
To: Council
Subject: Nablus

I feel it is very important for the City of Boulder to support and seek approval for Nablus as a sister city. Please vote Yes!

Joan Acker

From: Lynn Maloney <lynnmaloney11@gmail.com>
Sent: Monday, March 28, 2016 12:41 PM
To: Council
Subject: Nablus Sister City Project

I am writing from Columbia, Missouri, deeply inspired by the prospect of Boulder becoming a sister city to Nablus. Promoting personal relationships with citizens from other parts of our world is essential to creating peace. I do hope that Boulder's acceptance of this project will provide encouragement to other cities in the U.S. so that more Americans will be moved to create connections across cultures. Let us do as individuals what our national governments have failed to do. Let us affirm and invest in peaceful friendships with those whom we have known only as foreign and 'other.' To do so will benefit not only our ability to act humanely as a nation, but will improve our relations here at home with our fellow Americans from the Middle East.

From: William Ury <cathy@williamury.com>
Sent: Monday, March 28, 2016 2:59 PM
To: Council
Cc: Cathy Chen-Ortega
Subject: Boulder-Nablus Sister City Project

Dear Mayor Jones and Boulder City Council Members,

I am writing to convey my strong support for the Boulder-Nablus Sister City Project. I very much hope that you will vote in favor of Nablus becoming a sister city to Boulder.

Over the past three decades of working for a just peace in the Middle East, I can think of few better ways to foster a more peaceful world than creating opportunities for people to meet each other, work together and interact on a human level. There is nothing more useful and necessary than breaking down the psychological barriers that separate us.

I have had the pleasure several times of visiting Nablus, one of the most ancient cities in the world with a university and a rich cultural heritage, and believe it would be an appropriate partner for Boulder.

I applaud the work that the Boulder-Nablus Sister City Project has done to foster these friendships that can open hearts and minds. These times call for courage in reaching out across differences of all kinds.

Many thanks for your consideration!

William Ury

From: Leslie Singer Lomas <leslie.lomas@Colorado.EDU>
Sent: Tuesday, March 29, 2016 7:38 PM
To: Council
Subject: In Support of the Boulder-Nablus Sister City Project

Dear Members of City Council,

The Boulder Branch of the Women's International League for Peace and Freedom strongly urges you to approve the designation of Nablus as an official sister-city of Boulder. WILPF is a hundred-year-old organization working for peace and human rights around the world. We see the Nablus sister-city project as entirely in keeping with our goals. This project will help foster our understanding of one of the world's longest-running conflicts. The work that has already been done by the Boulder group has produced wonderful citizen-to-citizen contacts and cooperation. It has helped the residents of Nablus and widened the horizons of Boulder citizens. An official sister-city designation will bring the group access to resources that will greatly aid its efforts and help assure that their work will be able to continue. We hope that you will vote in favor of making Nablus an official sister-city of Boulder. Thank you.

Sincerely,

Working Committee, Boulder Branch, Women's International League for Peace and Freedom:

Jean Gore, president
Anne Marie Pois, treasurer
Leslie Lomas
Claudia Naeseth
Kathleen Saunders

From: Laura DeLuca <laura.alaimo@gmail.com>
Sent: Friday, April 1, 2016 8:43 AM
To: Council
Subject: Boulder-Nablus sister city

I support the Boulder-Nablus sister city effort. Thanks, Laura DeLuca

From: Janet T <gavelgoddess@gmail.com>
Sent: Friday, April 1, 2016 10:54 AM
To: Council
Subject: We support Boulder Nablus Sister City

Dear Councilmembers,

We are CU alums and very much love Boulder. We also participate in Sacramento Bethlehem Sister City, and encourage you to join with Nablus. The interaction between two different worlds can be so enlightening for a community.

I was also just in Nablus a few weeks ago and met wonderful, welcoming people everywhere in Palestine. Nablus, and Palestine in general, are not how our media portray them at all.

Please let loving inclusion win out over hateful exclusion.

Janet and Mark Thew
Loomis CA

From: Rob Prince <robertjprince@comcast.net>
Sent: Friday, April 1, 2016 11:17 AM
To: Council
Subject: Concerning the possible Denver-Boulder Sister City Proposal with Nablus, West Bank, Palestine

Dear Council.

I hope you will support this proposal to formalize the sister city relations between Boulder and Nablus.

I attended the Council meeting where this idea - of making Nablus a sister city of Boulder - a few years ago. I was disappointed by the council vote that time rejecting the idea and was saddened by most of the spurious reasons given by a number of the speakers who opposed the proposal.

Nablus is a dynamic city with a rich history. As for partnering with a Palestinian city, it is important. The Palestinian people are an essential component to any Middle East peace and Israeli-Palestinian reconciliation cannot be well understood without a greater knowledge of the situation of the Palestinian people - a direct connection - rather than that experience being "translated" through other eyes.

I have been greatly impressed with the fine work done by the Boulder-Nablus Sister City Project. It a kind of informal "Peace Corps" like program that has already built meaningful ties between Boulder and the West Bank. There really hardly is anything like it nationwide. It deserves your support and the official recognition of the city of Boulder.

I live in Denver, not Boulder, but my wife grew up in Boulder, went to Boulder High School from which she graduated as valedictorian of her class and my father-in-law, her father, Lowell Fey worked at the National Bureau of Standards (when it was so called) and was one of the key founders of the Boulder Farmers' Market "back in the day." So I write, perhaps as "an outsider" but one with strong Boulder roots and ties.

Best wishes,

Rob Prince
Recently Retired Senior Lecturer of International Studies
University of Denver
Korbel School of International Studies.

Rob Prince
website: robertjprince.wordpress.com

From: Tom Mayer <thomas.mayer.boulder@gmail.com>
Sent: Friday, April 1, 2016 11:59 AM
To: Council
Subject: Make Nablus a Sister City!

Dear Boulder Council Members:

I am writing in support of making Nablus a Sister City of Boulder. Three years ago this request was rejected by the Council (for very poor reasons in my estimation). Since then, the advocates of the Nablus Sister City project have worked exceedingly hard to build an even more compelling case.

One of the many virtues of Boulder is its intellectually cosmopolitan nature. This involves incorporating representatives of different cultures and different philosophical standpoints. It also involves tolerance of opposing political outlooks. Making Nablus a Sister City will contribute to our community's attractive cosmopolitan nature. It will help individuals in our community expand their cultural, philosophical, and political horizons. It will enhance the depth and rigor of their intellectual discourse. It will widen their understanding of our complex world.

There are also other reasons why the Nablus Sister City project is important. We live in a time of dangerous Islamaphobia (prejudice against Islamic people and culture). Making Nablus a Sister City will help to counter this menacing prejudice. It will also help Islamic people living in our community feel more welcome. On the other hand, rejecting the Nablus Sister City project will have the opposite effects. It will validate Islamaphobia and possibly alienate our Islamic neighbors who may question whether they are really accepted in Boulder.

There are many other reasons to support the Nablus Sister City project. These are the ones particularly important to me.

Peace and Justice,
Tom Mayer
918 Juniper Ave.
Boulder 80304

From: John Guy <guymartinj@gmail.com>
Sent: Friday, April 1, 2016 4:19 PM
To: Council
Subject: In Support of Boulder-Nablus Sister City initiative

As a former 11-year resident of Boulder, Colorado (2001-2012) and a frequent visitor to friends therein, I would like to express my wholehearted support of the Boulder-Nablus Sister City initiative. One of Boulder's most endearing traits in recent decades has been its willingness to take the lead in progressive thought and practices such as locally-grown food, green economy, and alternative education. Boulder can continue leading the way by acknowledging the humanity of all peoples through the exchange of culture which the Boulder-Nablus Sister City project will instill.

I for one look forward to visiting a Boulder more culturally diverse and aware than it is today.

Sincerely,

John Tsungme Guy, MA LMHC
Former Boulderite (2001-2012), Naropa Graduate (2004)
Seattle, WA
April, 2016

From: Christine Schramm <christine.schramm79@googlemail.com>
Sent: Saturday, April 2, 2016 7:14 AM
To: Council
Subject: Letter of support!

Dear City Council,

being profoundly moved by the work of the Boulder-Nablus-City- Sister- Project, I send this letter of support to you. I had the honor to get in touch with it through a dear friend of mine, Essrea Cherin, the cofounder of the project, and I see the peace- and bridge-building effect of her work, which is so necessarily needed in this area. I strongly believe in the power of dialogue, when we meet each other not only as citizens of our homeland, but as citizens of the world with the great ability to open our minds and hearts towards each other. This is where forgiveness and healing can happen. And this is exactly what the Boulder-Nablus-City-Sister-Project stands for. As a social worker in Germany I also try to incorporate the impact of dialogue into my daily work with young refugees all over the world and see the benefits.

Thank you very much for your consideration and best wishes!

Christine Schramm (Dipl. Päd. Univ.)

Leonhardiweg 6a

83556 Griesstätt

Germany

+49 (0) 179 1486957

christine.schramm79@gmail.com

From: Lark Corbeil <lark@publicnewsservice.org>
Sent: Monday, April 4, 2016 10:33 AM
To: Council
Subject: Considering Boulder-Nablus Sister City Project

Dear City Council members:

I lived in Israel for a year when I was 19 - a pivotal year for me and my understanding of the age-old conflicts in that area of the world.

What was clear to me at that time, and has informed my worldview in the 40 years since then, is that massive trauma has colored not only the principals' experience of their situation, but the world's interpretation of the reality on the ground in the Middle East, and Israel/Palestine in particular - now and historically.

That trauma also colors the opposition to this endeavor in our town. Trauma, left untreated, doesn't usually go away by itself, though it may be buried.
For those who hold the container of healing, and I submit that has been, and is, a key role for Boulder internally and externally, it is our moral responsibility to move incrementally, or in larger steps, to help heal a wound that continues to cause trauma far beyond the original injuries.

While Nablus becoming the latest of Boulder's sister cities may not seem world-shaking, it is one step we can take in solidarity with so many on both sides who are working to overcome the voices of fear and despair. It is a beginning that brings hope to those who work for healing, every day.

It is with joy that I ask you all to take this request into consideration in the spirit with which it is made - in hope and much love.

Thank you for your thoughtful deliberations.

Best regards, Lark

Lark Corbeil
415 Quail Circle
Boulder, CO 80304
303-444-0757

From: Giorgio Enrico Ausenda <Giorgio.Ausenda@Colorado.EDU>
Sent: Monday, April 4, 2016 3:46 PM
To: Council
Subject: Boulder-Nablus Endorsement

To whom it may concern,
in an age of rising walls any bridge, for how small it may be, should be welcomed.
I have been lucky enough to visit Israel and Palestine and have spent time in the city of Nablus. Their lovely people welcomed me just as the lovely people of Boulder did.

As a world traveler I endorse the Boulder-Nablus Sister City Project and hope that we can concentrate on the many similarities between two cultures far from each other but very close in their humanity.

Sincerely,
Giorgio Ausenda
CU Boulder Journalism MA

From: LindaGroth <lkg.reads@comcast.net>
Sent: Monday, April 4, 2016 5:56 PM
To: Council
Subject: Please Vote YES on Boulder-Nablus Sister City Project
Attachments: Sister City Project Letter 4-4-16.docx; Sister City Project Letter 4-4-16.pdf

Please see the attached letter, sent in both Word and PDF.

Linda Groth
Boulder, CO

To the Members of the Boulder City Council:

I urge you to vote in favor of the Boulder-Nablus Sister City Project. I had the privilege of traveling to Nablus in 2014 and was greatly enriched by my experience. I found the people to be warm, inviting, and very interested in our lives in the United States. They were eager to share the experiences of their lives with us.

I toured Israel and the Palestinian Territories as part of a Friends of Sabeel group of six from the U.S.A. After the tour ended, four members of our group visited a friend who had spent several weeks teaching English in Nablus. We spent several days there walking around the city, seeing the sights, visiting the university, and meeting friends of our friend.

Attached are some pictures from my visit:

The top picture, taken at the university, is of a young woman who is studying to become a doctor. Her mother was a friend of our friend and our group was invited to her home for our mid-day meal. Her family, three brothers, a sister, a sister-in-law, mother and maternal grandparents, shared the delicious meal her mother had prepared. The family spent the afternoon with us, talking and sharing our life stories.

The middle picture is of several family members with people from our group. We are on the rooftop of their home, looking out over the city.

The final picture is of the grandfather of the family talking with one of our group leaders.

The Israel-Palestine trip is so memorable to me. It expanded my travel experience and reminded me once again that there are warm, interesting and friendly people throughout the world. I hope that having Nablus as a sister city to Boulder will encourage more Boulder citizens to take part in cultural events and exchanges with the people of Nablus and to take the opportunity to visit Nablus. Sharing our life stories and experiences will enrich both the people of Boulder and the people of Nablus.

Thank you for allowing me to comment and to request your affirmative vote for the Boulder-Nablus Sister City Project.

Sincerely,

Linda Groth
5362 Gallatin Place
Boulder, CO 80303

From: JB <jbe.email@gmail.com>
Sent: Monday, April 4, 2016 6:48 PM
To: Council
Subject: Boulder-Nablus Sister City Project

Dear Sir or Madam,

The beautiful Boulder-Nablus Sister City Project is back on your agenda. Unfortunately, last time, politics took over the human reach for friendship and culture exchange.
This is a new opportunity to accomplish this great initiative and start building the bridge of amity across the Atlantic. In my opinion, this entreprise goes inline with the admirable values of our beloved Boulder city and community. This is why, my fervent support goes towards this brave program.
Please don't let prejudices lead the way and let our hearts make the difference.
Let's continue to be the pioneers in making the world a better place.

Sincerely,
JB

From: David Larcebeau <dlarcebeau@gmail.com>
Sent: Monday, April 4, 2016 7:12 PM
To: Council
Subject: Boulder-Nablus

Dear Boulder Council,

This email is to ask you to approve the Boulder Nablus sister city project. It is part of our Colorado heritage to seek what unites us and not what divides us, as human being. Let's make Nablus part of our family, and start making good memories, as siblings always do.
A little bit of tenderness in a rash world.

Best Regards,
Dave.

From: Jordan Cherin <jordancherin@gmail.com>
Sent: Tuesday, April 5, 2016 9:20 AM
To: Council
Subject: Nablus as Sister City

Dear council member, I'm emailing to encourage you to approve Nablus as Boulder's 8th sister city.

I am a senior at Shining Mountain Waldorf School and when I was 16 I had the opportunity to spend three weeks as a volunteer in Nablus. During that time, I mostly played soccer with local kids in a summer camp. I loved Palestinian people because they are so friendly, so generous, and by far they are some of the nicest people I have ever met.

One thing I noticed after I returned home is that a lot of my classmates think that Palestinians are terrorists and it made me realize how important it is to actually go and find out for yourself what the people are actually like. I believe that this is why sister cities are so valuable to our community and I hope you will vote to approve Nablus as an official sister city.

Thank you very much
Jordan Cherin.

From: Karen Sandstead <karensandstead@gmail.com>
Sent: Tuesday, April 5, 2016 2:20 PM
To: Council
Subject: In Support of the Boulder Nablus Sister City Project

April 6, 2016

Boulder City Council Members: We are writing to support the decision to make Nablus another of Boulder's sister cities. In October 2013 we had the good fortune to travel to Palestine and Israel with a group of people from many parts of the United States. It was organized by the Pilgrims of Ibillin, a non- profit group that supports educational and peace efforts throughout the Holy Land. We visited many of the religious and historical sites which was a wonderful experience. However, the most rewarding element of the trip was meeting the people. Never have we met so many Palestinians and Israelis dedicated to a peaceful existence with one another. We observed Christians, Muslims and Jews working together on local projects that promised to better their communities. This was true in Jerusalem, Bethlehem, Zebadeh, Nazareth, and Nablus – just to name a few of the large and small communities we visited.

Since returning from our trip, we have enjoyed sharing our experience with others, many of whom had little or no understanding of the people in the Holy Land. We believe that by making Nablus a sister city of Boulder, we can help our community learn about the lives, hopes and dreams of people who face different challenges in their lives. Also, through our interactions and conversations, they were able to learn about America. Our cross-cultural experience was only possible because we went there. However, the relationships Boulder has with her other sister cities have certainly shown that this is an outcome of the Sister Cities Program right here at home.

We know in the past this effort has not been supported by the Council due to objections of some members of our community. However, it is important for us to let you know that the people we met on our trip – including Christians, Muslims, Jews, Arabs, and Israelis – all were interested and supported closer ties with communities in the US.

We ask that you support the opportunity to establish Nablus as a sister city, a community from which we can learn so much. If you should have any questions about our experience, please give us a call or send an email. We love to share!

Sincerely,
Moe and Karen Sandstead
2845 6th Street
Boulder, CO 80304

From: Arnie Voigt <arnievoigt@msn.com>
Sent: Tuesday, April 5, 2016 2:37 PM
To: Council
Subject: Sister City program...
Attachments: P1030543.JPG; P1030513.JPG

To: Boulder Colorado City Council:

I understand that the Council will be discussing and deciding on a sister city arrangement with the city of Nablus. I applaud you for having the discussion, and I strongly encourage you to support establishing the sister city arrangement.

I have been to Nablus seven or eight times leading various Holy Land trips to Israel and Palestine. Nablus is a city rich in history and culture -- from the soap factories and kanafeh to cultural centers and St. Photina Church. I was deeply impressed with the programs at an-Najah University (we visited with both the art department and the biology/environment staffs). Nablus is a city alive with energy, very similar to Boulder.

I encourage the establishment of a sister-city program: engagement with other cultures and religions enlarges the human spirit (I am a Christian). I have always returned from my visits with a deeper appreciation and understanding of the human family.

Thank you!

Arnie Voigt
arnievoigt@msn.com

AN-NAJAH
NATIONAL
UNIVERSITY

From: Ellen Brock <brocke@colorado.edu>
Sent: Tuesday, April 5, 2016 10:16 PM
To: Council
Subject: Nablus Sister City Project
Attachments: Nablus Letter to Council.docx

Dear Council Members,

Please consider the attached letter of support for the Boulder Sister City Project.

Many thanks.

The Lemon Tree Group of Boulder

April 5, 2016

Dear Council Members

In view of the upcoming hearing to discuss the Boulder-Nablus Sister City proposal, The Lemon Tree Project would like to offer a perspective we hope the council will find helpful.

We strongly believe that reaching out to “others” enriches everyone by connecting us to the core of our common humanity. We, in the Lemon Tree Project, have experienced one-to-one relationships that bridge the divide created by our own misunderstanding of “the other.” We have learned and grown from this experience and want more of these opportunities for everyone in Boulder. For this reason we are asking that Boulder create a bridge through the Sister City Program to Nablus, a city in one of the most troubled areas in the world.

The Lemon Tree Project, founded and led by members of a local synagogue, meets monthly to follow the events in Israel/Palestine and supports peace efforts in that area through various projects. Our members include dual citizens of the US and Israel, Jews with family members in Israel, Boulder residents of Palestinian descent with friends and family in the Palestinian Territories and others interested in this issue. Many of us have traveled to the area and feel heavily invested in the political realities and their social ramifications.

For the last four years we have been engaged in an open dialogue as Jews, Palestinians and others seeking to understand the Israeli-Palestinian conflict. We have learned from each other through sharing our different perspective and have developed trust and respect for each other. We sponsor an annual Community Walk for Peace inviting the Boulder community to transcend ethnic and religious identities and come together and get to know something about each other in the spirit of the Lemon Tree Project. The Boulder Islamic Center, local Jewish synagogues and Christian churches have all come together to support this project. The Community Walk brings over 150 people together to share stories and learn from each other while walking in support of peace.

Several members of our group who have traveled to Nablus have gained respect for its ancient culture and its people. It is in this spirit that the Lemon Tree Project avidly supports Nablus as a Sister City.

Respectfully,

The Lemon Tree Project Members
Reggie Gray, Ellen Brock, Sue Chase, Ruth Seagull, Ramon McCarus, Saib Jarrar, Sergio Atallah, Joan Graff, Barbara Hanst, Linda Stelzer

From: Macon Cowles <macon.cowles@gmail.com>
Sent: Wednesday, April 6, 2016 9:40 AM
To: Council
Subject: Nablus Sister City proposal
Attachments: Resolution 631.pdf; ATT00001.htm

Dear colleagues:

Later this month, you will vote on whether to approve Nablus as a Boulder Sister City. You will hear many voices in the community focusing on the politics of approving this Sister City relationship.

The entire reason for establishing Sister Cities internationally is to enable people to people understanding across borders. Along those lines, the Nablus program has done a remarkable job of fostering this, cultivating the interest in making connections across borders of rock climbers, yoga practitioners, teachers, students, therapists, travelers, and more.

I want to encourage you to keep a narrow focus on the discussion: mainly, the extent to which the Nablus sponsors have complied with Resolution 631. This is the Resolution, adopted by City Council in 2001, that sets forth the criteria that must be met by any sponsoring organization to obtain City approval of a Sister City relationship. If you add other criteria, you will quickly find yourself in the wilderness.

A narrow focus has worked well in the past, even where the origins of the Sister City relationship had political roots, as it did in the cases of Jalapa, Yateras, Lhasa, Dushanbe and Kisumu.

So keep your mind focused on Resolution 631, a copy of which is attached for your reference. Another Council worked very hard to put sound criteria in place. Unless there is good reason to depart from that procedure, let's take advantage of their hard work.

Macon Cowles
1726 Mapleton Ave.
Boulder, Colorado 80304
macon.cowles@gmail.com
(303) 638-6884

RESOLUTION NO. 631, AS AMENDED 7-26-2001

ESTABLISHING SISTER CITY AFFILIATION POLICY

FOR THE CITY OF BOULDER

WHEREAS, the citizens of Boulder have demonstrated a desire to learn more about the people of other cities throughout the world and enhance international communication and understanding; and

WHEREAS, the citizens of Boulder wish to encourage educational, cultural, recreational and technical exchanges to help acquaint themselves with the diverse peoples of the world; and

WHEREAS, the Boulder City Council wishes to enable the citizens of Boulder to have opportunities to give service to and derive benefit from community projects of international scope; and

WHEREAS, the City and its citizens have benefitted greatly from the activities of our sister city organizations and their counterparts in other countries; and

WHEREAS, Boulder's sister cities should be carefully selected to assure that these special relationships will be useful, educational, and of maximum benefit; and

WHEREAS, each of our sister city relationships should be based upon some common interests and characteristics important to both Boulder and the sister city; and

WHEREAS, Boulder has current relationships with these cities: Jalapa, Nicaragua; Lhasa, Tibet; Dushanbe, Tadzhikistan; Yamagata, Japan; and Mante, Mexico.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER:

That objectives, criteria, procedures, and policies for sister city affiliations are hereby established as follows:

SECTION 1: SISTER CITY POLICY

It is the policy of the City of Boulder to recognize the existence of people-to-people relationships through the establishment of sister city affiliations. This recognition encourages exchanges of diverse cultural, educational, artistic, scientific, and professional ideas and programs. Sister City relationships are important to the City of Boulder for several reasons, first as a means of assisting Boulder residents in viewing the challenges and gifts of our community in the broader

context of what is truly becoming a global community; second, to create opportunities to honor and support the diversity that gives this global community its vitality; and third, to provide citizens of Boulder with specific opportunities to directly interact with and participate in other cultures.

1) The sister city relationships should emphasize direct contact, communication and coordination with the people in the respective sister cities. By entering into a sister city affiliation, the City of Boulder does not recognize or endorse political actions of the respective sister city government. Any protocol between the City of Boulder and a sister city shall include a stipulation to that effect.

2) Each sister city relationship shall emphasize people-to-people exchanges and projects especially those of a primarily humanitarian concern which addresses human needs, environmental concerns, human rights, and the enrichment of people in the respective cities.

3) The City of Boulder will not enter into agreements with sister city projects that would obligate the expenditure of City funds without approval by the City Council.

4) Any sister city agreement entered into by the City of Boulder must contain a statement of a basic commitment of respect for human rights according to the provisions of the 1989 Vienna Concluding Document of the Conference on Security and Cooperation in Europe and other applicable international agreements on human rights and a commitment to environmental stewardship, including without limitation the policies adopted at the 1992 United Nations Conference on Environment and Development.

5) The City Council and City Manager will at their discretion authorize such funds as may be required for sister city related functions. The City Manager will regularly report to City Council The amount and purpose for which funds were authorized.

6) The City of Boulder will maintain membership in the Sister Cities International organization as necessary to enable its sister city relationships.

7) Any change in the legal status of a sister city organization must be promptly reported to the City.

8) The City Council will annually review each sister city relationship to determine the extent to which each sister city relationship complies with these policies and criteria.

9) City Council will appoint a Council Liaison to each sister city organization. This liaison will represent the Council at official functions and will keep the Council aware of important sister city events and activities.

10) The City Manager will appoint a staff liaison with umbrella responsibility to work with sister city organizations for the purpose of coordinating communications between The City of Boulder and the individual sister city organizations, The Sister City Alliance, other international groups, and the community at large.

SECTION 2: CRITERIA FOR ESTABLISHING AND MAINTAINING SISTER CITY RELATIONSHIPS

The City of Boulder establishes the following criteria for sister city recognition:

A) In order to assure that sister city affiliations are genuinely reflective of the community and are managed by citizen organizations with resources adequate to the task, sister city affiliations shall:

1) Have and maintain Section *501* (c)(3) status.

2) Have and maintain a Boulder-based board of directors, with the board elected by the membership, and with no member of the board being a part of any commercial venture in the sister city.

3) Establish membership criteria, but membership may not be denied based upon race, religion, nationality, membership in a minority group, membership in a particular social group or because of the expression of unpopular political opinion.

4) Have and maintain an annual budget, a work plan, and a fund-raising report.

5) Annually submit a status report to the City Council by the 1st of March of each year which shall show compliance with items A(1), A(2), A(3), and A(4) and the policies set forth in Section 1.

6) Make the elements required in A(3), A(4) and A(5) available to the public.

B) A prospective sister city should offer Boulder citizens significant exchange opportunities to enhance mutual understanding of the world's cultural diversity. In addition, the following procedures must be followed for official sister city recognition:

1) A citizen's organization advocating a new sister city affiliation must present to the City of Boulder City Manager's Office documents that demonstrate compliance with all relevant sections of this sister city policy resolution.

2) The City Manager's Office shall advise the City Council that the specified criteria and standards for affiliation have been met, and shall present to the Council any further arguments for or against the proposed affiliation.

3) Sister city recognition must be approved by the Council.

SECTION3: EFFECTIVE DATE

The criteria, standards and procedures established herein shall be applicable to all pending and future requests for sister city affiliation.

Amended Resolution ADOPTED by the City Council of the City of Boulder, Colorado this 21st day of August, 2001.

Mayor

RESOLUTION NO. 631

ESTABLISHING SISTER CITY AFFILIATION POLICY FOR THE CITY OF BOULDER

WHEREAS, the citizens of Boulder have demonstrated a desire to learn more about the people of other cities throughout the world and enhance international communication and understanding; and

WHEREAS, the citizens of Boulder wish to encourage educational, cultural, recreational and technical exchanges to help acquaint themselves with the diverse peoples of the world; and

WHEREAS, the Boulder City Council wishes to enable the citizens of Boulder to have opportunities to give service to and derive benefit from community projects of international scope; and

WHEREAS, the City and its citizens have benefited greatly from the activities of our sister city organizations and their counterparts in other countries; and

WHEREAS, Boulder's sister cities should be carefully selected to assure that these special relationships will be useful, educational, and of maximum benefit; and

WHEREAS, each of our sister city relationships should be based upon some common interests and characteristics important to both Boulder and the sister city; and

WHEREAS, Boulder has current relationships with these cities: Jalapa, Nicaragua; Lhasa, Tibet; and Dushanbe, Tadzhikistan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER:

That objectives, criteria, procedures, and policies for sister city affiliations are hereby established as follows:

SECTION 1: SISTER CITY POLICY

It is the policy of the City of Boulder to recognize the existence of people-to-people relationships through the establishment of sister city affiliations. This recognition encourages exchanges of diverse cultural, educational, artistic, scientific, and professional ideas and programs.

1) The sister city relationships should emphasize direct contact, communication and coordination with the people in the respective sister cities. Government-to-government relationships should normally be limited to those necessary to enable the establishment of a sister city relationship. By entering into a sister city affiliation, the City of Boulder does not recognize or endorse political actions of the respective sister city government. Any protocol between the City of Boulder and a sister city shall include a stipulation to that effect.

2) Each sister city relationship shall emphasize people-to-people exchanges and projects especially those of a primarily humanitarian concern which addresses human needs, environmental concerns, human rights, and the enrichment of people in the respective cities.

3) The City of Boulder will not enter into agreements with sister city projects that would obligate the expenditure of City funds without approval by the City Council.

4) Any sister city agreement entered into by the City of Boulder must contain a statement of a basic commitment of respect for human rights according to the provisions of the 1989 Vienna Concluding Document of the Conference on Security and Cooperation in Europe and other applicable international agreements on human rights and a commitment to environmental stewardship, including without limitation the policies adopted at the 1992 United Nations Conference on Environment and Development.

5) No separate sister city budget item will be established. The City Council and City Manager will at their discretion authorize such funds as may be required for ceremonial functions. The City Manager will regularly report to City Council the amount and purpose for which funds were authorized.

6) The City of Boulder will maintain membership in the Sister Cities International organization as necessary to enable its sister city relationships.

7) Any change in the legal status of a sister city organization must be promptly reported to the City.

8) The City Council will annually review each sister city relationship to determine the extent to which each sister city relationship complies with these policies and criteria.

9) The City Manager will appoint a staff liaison to work with sister city organizations for the purpose of coordinating communications between the City of Boulder and the individual sister city organizations, the Sister City Alliance, other international groups, and the community at large.

SECTION 2: CRITERIA FOR ESTABLISHING AND MAINTAINING SISTER CITY RELATIONSHIPS

The City of Boulder establishes the following criteria for sister city recognition:

A) In order to assure that sister city affiliations are genuinely reflective of the community and are managed by citizen organizations with resources adequate to the task, sister city affiliations shall:

1) Have and maintain Section 501 (c)(3) status.

2) Have and maintain a Boulder-based board of directors, with the board elected by the membership, and with no member of the board being a part of any commercial venture in the sister city.

3) Establish membership criteria, but membership may not be denied based upon race, religion, nationality, membership in a minority group, membership in a particular social group or because of the expression of unpopular political opinion.

4) Have and maintain an annual budget, a work plan, and a fund-raising report.

5) Annually submit a status report to the City Council by the 1st of March of each year which shall show compliance with items A(1), A(2), A(3), and A(4) and the policies set forth in Section 1.

6) Make the elements required in A(3), A(4) and A(5) available to the public.

B) A prospective sister city should offer Boulder citizens significant exchange opportunities to enhance mutual understanding of the world's cultural diversity. In addition, the following procedures must be followed for official sister city recognition:

1) A citizen's organization advocating a new sister city affiliation must present to the City of Boulder City Manager's Office documents that demonstrate compliance with all relevant sections of this sister city policy resolution.

2) The City Manager's Office shall advise the City Council Sister City Subcommittee that the specified criteria and standards for affiliation have been met, and shall present to the Council any further arguments for or against the proposed affiliation.

3) Sister city recognition must be approved by the Council.

SECTION 3: EFFECTIVE DATE

The criteria, standards and procedures established herein shall be applicable to all pending and future requests for sister city affiliation.

ADOPTED by the City Council of the City of Boulder, Colorado this 16th day of June, 1992.

Mayor

Director of Finance and Record
Ex-Officio City Clerk

From: jeanfitzperrin@hotmail.co.uk
Sent: Wednesday, April 6, 2016 12:22 PM
To: Council
Subject: In Support of the Boulder Nablus Sister City Project

I'm writing to express my support for making Nablus Boulder's 8th official sister city.

I am emailing you from the UK - as a committee member of the Britain Palestine Friendship and Twinning Network I cannot recommend to you too highly official recognition between Boulder and Nablus. We are a network if some 35 groups and our Patron is Sir Vincent Fean who was till his retirement in 2014 the British Consul in Jerusalem.
The world for sure needs more understanding between people, more dialogue, more open-hearted interest and caring for one another.
From my years of twinning experience I can only tell you that my life has been enhanced and enriched in so many ways.

I hope you on the city council will vote in favour. You will not regret it.

Best wishes

Jean Fitzpatrick

From: Jordan Ochoa <Jordan.Ochoa@hotmail.com>
Sent: Wednesday, April 6, 2016 12:47 PM
To: Council
Subject: Please Support Boulder's 8th Official Sister City

To whom it may concern/Boulder City Council,

I'm writing to express my support for making Nablus Boulder's 8th official sister city, because there are so many benefits and values in opening our world to others'. I know that the Boulder Nablus Sister City Project has been working very hard over the course of some years to get this passed and city officials have obviously failed to agree on such an important project in this crazy world we live in. This would be another opportunity to open our eyes, ears, and doors to such a rich culture and the exploration of another part of the world that gets put down and stereotyped every single day. Erasing Islamophobia from the map, not an established people and culture, should be the objective here.

Please allow Nablus to become yet another fine Sister City where we can make so many connections and learn from each other. This is a major way to spread peace and love, rather than hate and war-mongering.

Will you step up to be a leader or will you continue to overshadow such a positive connection for the city of Boulder and beyond?

Best,

Jordan Ochoa
Campaign Manager
303-305-8619
Eloise Reyes For Assembly 2016

From: Carla Henebry <chenebry@juno.com>
Sent: Wednesday, April 6, 2016 4:40 PM
To: Council
Subject: Consideration of Nablus as a Sister City for Boulder

Dear Members of City Council:

I understand that the city of Nablus, Palestine is again being considered by the Boulder City Council for designation as a Sister City. I am pleased and wish to add my thoughts as to why the two cities are admirably suited to be so paired. Although I am currently a Denver resident, my college years were spent at the University of Colorado and I have many fond memories of the Boulder of that time. In 2013 I had the good fortune to participate in a Christian ecumenical tour of the Holy Land with Friends of Sabeel. By chance our group reached Nablus on June 12, the day after the Boulder City Council meeting at which sister city status for Nablus was turned down because someone thought there were too many terrorists there. Later that year I wrote an article about our unsuccessful search for a terrorist, most of which appeared in the Boulder Daily Camera around Thanksgiving. I wish now to provide you with some other thoughts I have about the Sister City designation.

First of all, Nablus is a very sacred and ancient place. Because of its water source it has attracted human settlements since neolithic times. Much later a very important patriarch, one who had a special Covenant with God, purchased the land around the well. By the time of Christ, some two thousand years ago, the well was still known as "Jacob's Well". Here Jesus encountered the Woman of Samaria and conversed with her as she drew water for Him to drink. In the 3rd century a.d., after his conversion, Constantine sent his mother Helen to Palestine to seek out the places identified with Jesus' life and to build churches at these spots in His honor. Since that time there have been a series of churches erected on this site. The well and the area remain revered by both Jews and Christians.

But not only the well: Mt. Gerizim, just south of Nablus, is reputed to be the site where Jacob built an altar and offered to sacrifice his beloved son Isaac. It is also where the Samaritans later erected their holy temple, the equivalent of Temple Mount in Jerusalem. This group, which shares the Torah with the Jews but separated from them prior to the writing of later books of the Old Testament, continues to worship at an altar on Mt. Gerizim to celebrate holy days. I am reminded of attending Easter sunrise services on Boulder's Flagstaff when I was in college. Although Boulder is not renowned for its conventional religiosity, it now boasts the Naropa Institute and various New Age groups.

Today's Nablus has a thriving university; Boulder also is a university town. Especially before the occupation Nablus was renowned for its production of olive-oil based soaps and its sweets; Boulder is the home of Celestial Seasoning.

Denver currently maintains sister-city status with the commercially-bustling Israeli town of Karmiel, founded in 1964. How fitting to have Boulder, with its own distinct culture, instead select ancient Nablus as a sister city from the same region of the world.

Sincerely,

Carla Henebry
140 South Glencoe Street
Denver, CO 80246

From: bmehos@comcast.net
Sent: Thursday, April 7, 2016 10:25 AM
To: Council
Cc: alexamehos@gmail.com
Subject: letter regarding Nablus as Sister City

Dear Council,
I'm forwarding a letter from my daughter Alexa. She e-mailed me yesterday and will be off the grid for up to a week in Peru. I'm copying her as well.
Thank you,
Brenda Mehos
Boulder
Dear Boulder City Council members:
My name is Alexa Mehos, and I'm writing this letter on the eve of my 25th birthday from a tiny village in the northern tip of the Andes Mountains of Peru, where I've spent the last three months volunteering and traveling. I traveled in Israel and Palestine (including a visit to Nablus) in October of 2015 and feel it's important to write a letter of support for the Boulder Nablus Sister City relationship. I am overwhelmed by all the things I wanted to say and how to begin. I've decided to start with myself, since I've been spending a lot of time lately thinking about the things I've done in my live so far and who I want to be in the next 25 years.
When I reflect on the first matter, I think of my travels. In the last ten years, I've spent seven periods of time studying and volunteering across the world, primarily in what might be considered some pretty rough places. In college, as a student of international relations, my mind was given a superb theoretical education on war and peace, poverty and prosperity, and complicated politics that lie therein. However, as a guest in the countries I traveled to, my heart was given an education on the injustice done to humanity in the name of politics and intellect.Despite the suffering I witnessed in these places, I experienced the most incredible human kindness and generosity in places I was once afraid of. I experienced firsthand that people are mostly good, especially when they're acknowledged as people. When they're given a chance.
Each period of my life that I spent abroad has provided fodder for immense self reflection and growth.l It has certainly made me reflect on what it means to be an American. While I have acquired a profound sense of gratitude for the benefits of my citizenship, there are things that I'm not proud of. I have often felt deep shame for being an American while traveling:perhaps most of all on my trip to Palestine last fall.
There's something about looking into people's eyes that shows the truth. That's why when the homeless ask us for money on Pearl Street, or when we've hurt someone we love, we find it difficult to look them in the eyes. To do so is to acknowledge our sense of guilt, which is not a comfortable thing to do. When I looked into the eyes of the 14 and 15 year old girls I met on our school visits in Palestine, I saw myself at that age, at the beginning of my travels. I spent a lot of time talking to these girls about their longing to travel the world, make friends, and learn about things they could never understand in the classroom, and I felt guilty for the opportunities bestowed on me with my American passport. I saw the shame of a world that has allowed the conditions to be such that these incredibly bright, resilient and hopeful young beings cannot have the experiences that have been so fundamental to my development as a person.
Whenever I feel shame, I know that I am in the presence of a moral choice. If you decide on Nablus as our 8th Sister City this April, you are making a choice for all of us. Will we look away and ignore our shame, or will we meet their longing gaze? I was born and raised in Boulder, and have always been proud to claim it as my home because of it's purported openness to other cultures and progressive ideals. As a representative of our city, what do you stand for?
In closing, I can't help but mention what the Dushanbe Sister City and especially the Teahouse has meant to me as a young person in Boulder, and the parallels I see with the Nablus proposal. I was seven years old when it

was constructed, and I strongly remember not only my awe at the beauty of the place, but also thinking that the idea of a Sister City was the coolest thing. Nearly twenty years later, I had the opportunity to work at the Teahouse and share the awe I felt for the concept with customers from all over the world. I also met my boyfriend and current travel buddy there, and now we share the idea of the Teahouse with people we meet on the road. The Dushanbe project was not a popular project at its inception. People were afraid of the political implications. Thanks to the perseverance of brave people who listened to their hearts, my life and the lives of countless others has been made more beautiful.
I urge you to vote yes for Nablus as our Sister City and continue this legacy of friendship for the next generation. Do not let matters of politics come before matters of the heart, and of humanity. Look into the eyes of these kind, intelligent, hopeful people and see that they could be our daughters, sisters, beloved uncles and grandfathers.They could be our friends.
Thank you,
Alexa Mehos
1080 Love Ct. Boulder
alexamehos@gmail.com

From: Dan Winters <dancwinters@yahoo.com>
Sent: Thursday, April 7, 2016 12:38 PM
To: Council
Subject: April 19th council meeting

Council Members:
I am writing to ask your support for the Boulder-Nablus Sister City Project. We will be presenting our request to the city council on April 19th.
I have been active with this project for the past four years. Many wonderful cultural exchanges have occurred. Currently, Dr Alia Assali, Dean of Education at An Ajab University in Nablus, Palestine, is in Boulder to give a talk at Naropa University. Other cultural exchanges include school children exchanging letters, Boulder volunteers working with Project Hope in Nablus, Boulder delegations have visited Nablus.
I hope we can count on your support for this worthwhile endeavor to become Boulder's eighth sister city project. I look forward to seeing you on April 19th

Sincerely,
Sheila Winters
1450 Ithaca Drive
Boulder, CO 80305

* *
We saved Iraq by destroying it. Capitalism never sleeps.

From: dquiat@comcast.net
Sent: Thursday, April 7, 2016 8:42 PM
To: Council
Subject: Opposition to Proposal for Creating a Sister-City Relationship with Nablus

To the City of Boulder Council Members:

It has come to my attention that there is a proposal before the Council to create a sister-city relationship with Nablus. I am expressing my opposition to this proposal for the following reasons:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many in the Boulder community are doing good things working with Palestinians AND Israelis without official Boulder involvement and can and will continue;

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council;

3. I believe the BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with opponents. The reality on the ground is much more complex and nuanced than what BNSCP presents or exposes travelers or Boulderites to. I do not believe Boulder citizens have received sufficient information and education about what the BNSCP would actually support and what the ultimate effect of its implementation would be; and

4.
Nablus does not share many of the progressive values that Boulder affirmatively promotes.
City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here
. W
e categorically reject violence and
any honoring of it. The same is not true throughout Nablus.

For these reasons, I urge City Council to reject the BNSCP application!

Sincerely,
Meg Quiat, 825 Meadow Glen Dr., Boulder, CO 80303

From: Jill London <londonbeads@comcast.net>
Sent: Thursday, April 7, 2016 9:23 PM
To: Council
Subject: Nablus

Dear Council Members. I thought this issue was settled. Too much time and effort was put into it in 2013. The sentiments have not changed. It is
divisive and will take up much of your time. Time that can best be used
on local issues. Many of us who appose the application work in our own
way for peace in the Middle East. Please vote "no" and put this issue to rest once and for all.
Jill London

From: Marti Hirsch <marti.hirsch@mail.com>
Sent: Thursday, April 7, 2016 11:10 PM
To: Council
Subject: I oppose the Nablus Sister City Proposal

I oppose the Nablus Sister City Proposal. Nablus does not share my value of the equality of all people regardless of religion, race, LGBTQ, disability etc. I categorically reject the use of violence and I do not feel government or people of Nablus agree with this. I do not think Boulder should have any association with such a place.
Sincerely,
Marti Hirsch

From: Steve Ruby <steveruby@earthlink.net>
Sent: Thursday, April 7, 2016 11:16 PM
To: Council
Subject: Sister City

Dear City Council,
I really like the way things are gong in Boulder right now.

I'm not affiliated with the Nablus project group, but I'm very much in favor of the Nablus Sister City project!
I have been to Nablus 3 times over the last 10 years and have met the Mayor twice.
I really like these folks and this town in Palestine.

I was just at the Tea House the other day. What a benefit that is to our city!

Who knows what great cultural exchanges will happen? Let's give it a chance.
Please don't let nay-sayers derail this project, it's a good thing for Boulder!

I will be in Nablus again in May.
See you there?
Please call me if you have any questions. - Steve

Stephen Ruby

675 Gillaspie Drive
Boulder, 80305

303-499-2692

From: Matthew Kneale <granolaboy2@aim.com>
Sent: Friday, April 8, 2016 7:04 AM
To: Council
Subject: Please support the Boulder-Nablus Sister Project

Dear City Council members,

Shabbat Shalom. My name is Matthew Kneale and I am a resident of Denver and a Reform Jew who does not support the Israeli occupation of Palestine. I am writing you today to encourage you please to vote in favor of making Nablus a Sister City of Boulder and to let you know that there are many Jewish people like myself who are committed wholeheartedly to ending the racist violence being perpetrated against our Palestinian sisters and brothers in the Occupied Territories. AIPAC, simply put, does not speak for all Jews nor does it represent the true spiritual and ethical values of our faith.

As an undergrad in Jerusalem, I was able many times to visit Nablus and to witness firsthand the economic difficulties, state violence, and discrimination that the Palestinian people undergo on a daily basis. Indeed, wherever one travels in the West Bank and the Gaza Strip, you will find the ruins of demolished homes, malnourished children traumatized by war, refugees subsisting on less than two dollars a day, and grieving widows. Yet, you will also find a beautiful, resilient people struggling heroically for their collective liberation along with ongoing examples of nonviolent solidarity by conscientious Jews and other people of faith. Given the pervasive Islamophobia and anti-Arab racism that is sweeping our country, it is so important that we challenge the corporate media's demonization of Palestinians and that we not remain silent when the basic human rights and civil liberties of Palestinians are under attack. One effective way we can humanize Palestinians is by exposing US citizens to the vibrant music, literature, art, cinema, and dance of the Palestinian people. Let's give our children an opportunity to play together, sing together, dream together, and become friends. As such, I strongly support the peacemaking efforts of the Boulder-Nablus Sister Project and I urge the City Council to please do the same.
Sincerely,
Matthew Kneale

Sent from my iPad

From: masa_raed@yahoo.com
Sent: Friday, April 8, 2016 8:49 AM
To: Council
Subject: Hello From Palestine

Dear Boulder Colorado Council ,

My name is Masa Abdelhalim , I'm 19 years old , I'm palestinian , I live in Nablus-WestBank-Palestine , I'm studying computer engineer in my 2nd year , and I'm sending you this email talking about my dreams to visit Boulder. My mom is now visiting it , she's in twinship between Watson University in Boulder and Najah National University here in Nablus . I'm so happy seeing such twinships being made between Boulder and Nablus . Actually it was last month when we had that professor from boulder also staying at my house while she's visiting Nablus . It was such a nice time meeting with her. I hope that some day there would be such a cultural
exchange program for students my age from Both Boulder and Nablus so or academic exchange programs between our palestinian universities and yours , it would be a dream comes true for alot of excellent students as they can both get to explore two extremly different culture ,meet new people and make friends for life.

Best wishes,
Masa

From: madalia@comcast.net
Sent: Friday, April 8, 2016 9:14 AM
To: Council
Subject: Nablus Sister City proposal

Dear Boulder City Council members, I oppose consideration of Nablus as a sister city to Boulder. When I visited Nablus, modestly dressed and with no particular matters to call attention to myself, it was nevertheless clear to me that I was not welcome there in the market places or just walking around. There is a sense of xenophobia and just-below-the-surface hostility. At a most fundamental level, this municipality does not share even the most basic values as Boulder such as common friendliness. To put in parlance, the place has serious "bad vibes." Joe Friedman 303 444 8938 / 3660 Larkwood Ct, Boulder 80304

From: Juliana Forbes <forbesjuliana@gmail.com>
Sent: Friday, April 8, 2016 9:18 AM
To: Council

At a time when our political problems seem intractable, and our fear of the "other" is being fanned for political gain, efforts such as the Boulder-Nablus Sister City project are invaluable. While I don't always trust our political agendas, I do trust people getting to know each other across the world—discovering our commonalities and sharing our diverse perspectives. It is these efforts that create stability, health and genuine partnership.

I supported my beloved daughter traveling to Palestine when she was 16 because she was enchanted by her previous short visit to Palestine, Israel, Syria and Jordan. Her experience with the children and wider community of Nablus, as well as visits with both Arab and Jewish friends in Jerusalem and Tel Aviv, brought many Abrahamic traditions into 3D—real life—for her. She returned with stories about the beauty and challenges of people's lives. She spoke especially eloquently about the gracious hospitality she encountered.

I fully support the Boulder Nablus sister city project as a way to enrich our two communities and as a model for building enduring and peaceful bridges in violent times.

From: Juliana Forbes <forbesjuliana@gmail.com>
Sent: Friday, April 8, 2016 9:25 AM
To: Council
Subject: Boulder-Nablus Sister City project (please forgive my previous abbreviated version!)

Dear Boulder City Council;

At a time when our political problems seem intractable, and our fear of the "other" is being fanned for political gain, efforts such as the Boulder-Nablus Sister City project are invaluable. While I don't always trust our political agendas, I do trust people getting to know each other across the world—discovering our commonalities and sharing our diverse perspectives. It is these efforts that create stability, health and genuine partnership.

I supported my beloved daughter traveling to Palestine when she was 16 because she was enchanted by her previous short visit to Palestine, Israel, Syria and Jordan. Her experience with the children and wider community of Nablus, as well as visits with both Arab and Jewish friends in Jerusalem and Tel Aviv, brought many Abrahamic traditions into 3D—real life—for her. She returned with stories about the beauty and challenges of people's lives. She spoke especially eloquently about the gracious hospitality she encountered.

I fully support the Boulder-Nablus sister city project as a way to enrich our two communities and as a model for building enduring and peaceful bridges in violent times.

Thank you for your consideration. Sincerely,

Juliana Forbes

2344 Mapleton Avenue

Boulder CO 80304

From: Shelli <shelligraffangel@gmail.com>
Sent: Friday, April 8, 2016 10:13 AM
To: Council
Subject: Nablus sister city

Dear City Council members,

I am writing with regard to the sister city proposal with Nablus which I understand is back on the table.

I opposed this two years ago and wrote to you then. I also wrote a letter to the editor which was published in the Daily Camera. My biggest concern was that the issue was divisive and "too hot." This remains today, especially after the Paris attacks and the increase of anti-Israel sentiments and anti-semitism around the world.

I understand that the BNSCP (Boulder-Nablus Sister City Project) application has stated its efforts to reach out to and work with opponents. However, I have never been contacted by BNSCP to resolve my fears or concerns.

Thank you,

Shelli Graff Angel

From: William M. Cohen <billcohen1940@gmail.com>
Sent: Friday, April 8, 2016 11:51 AM
To: Bill Cohen
Subject: Memorandum in Opposition to BNSCP's Application for Sister City Approval
Attachments: Nablus Memo.Hamas activety.Final.040816.doc

Dear Council Member:

Attached is a Memorandum in Opposition to the Application of Boulder-Nablus Sister City Project (BNSCP) for Approval of a Boulder-Nablus Sister City prepared and submitted by me.

This Memorandum focuses on the entrenched presence of Hamas in Nablus and the role Hamas plays in inciting and supporting violent acts including murder against Israeli Jews and Arabs and Americans and other foreign visitors in Israel and the West Bank.

It also documents Hamas' goal of infiltrating infrastructure and institutions in Nablus, such as schools and private businesses, that BNSCP is establishing relationships with.

While I do not believe that BNSCP would knowingly engage in sister city activities with terrorists, nevertheless in the secretive and violent world in which Hamas operates in Nablus, it may unwittingly do so.

Under these circumstances, I believe Nablus is an unsuitable community to become a sister city with Boulder.

I sincerely hope that you will give serious consideration to my objections to the proposed sister city relationship between Boulder and Nablus.

Sincerely,

Bill Cohen
3120 6th Street
Boulder, CO 80304
Tel: 303-444-0970
Fax: 303-444-0982
Email: billcohen1940@gmail.com

To: Boulder City Council
From: William M. Cohen and Sara-Jane Cohen
Date: April 8, 2016

Memorandum in Opposition to the Application of Boulder-Nablus Sister City Project (BNSCP) for Approval of a Boulder-Nablus Sister City

Hamas, imbedded in Nablus, is fueling murderous attacks on Israeli Jews, Israeli Arabs, Americans, and other foreign visitors to Israel and the West Bank.

I. Hamas, recognized as a terrorist organization by the United States and the European Union, operates several clandestine terrorist cells in Nablus. Through this terrorist infrastructure, Hamas has incited, lauded, and supplied with weapons Palestinian participants in the Third Intifada or Violent Uprising, who are currently committing murderous acts of terrorism throughout Israel and the West Bank.

a. During the Summer of 2015, in an effort to head off a potential Palestinian uprising in the West Bank instigated and orchestrated by Hamas, Israeli security forces conducted a major investigation which uncovered "a Hamas terror cell in Nablus and surrounding villages. Throughout the extensive investigation, 40 Hamas operatives were detained."[1]

b. According to the investigation report, Hamas had established a command center in Nablus and was branching out from there to cities and nearby villages. A Hamas senior official based in Qatar, who led the establishment of the cell, transferred hundreds of thousands of dollars to the Nablus network in the form of gold and jewelry through a Nablus gold dealer whose shop was used to launder the money. <u>As part of its strategy, the Hamas headquarters in Nablus "was also involved in a wide range of fields in the community, including education, charity, legal disputes and economic assistance to families of prisoners."</u> (Emphasis added.)[2]

c. Beginning in late September and escalating by mid-October 2015, Palestinians in Israel and the West Bank committed a series of violent attacks against Israeli civilians. This Third Intifada ("Uprising"), long threatened by Hamas, has continued unabated to the date of this memo and appears likely to proceed indefinitely.[3] In what security sources say was part of a series of preventive measures against terrorist groups in the West Bank, the Israel Defense Forces ("IDF") and Shin Bet (Israel Security Agency) carried out a series of arrests <u>in and around Nablus</u> on or about

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[1] . "Nablus Hamas terror cell uncovered," Is. Min. of For.Aff., July 3, 2015.
[2] "Nablus Hamas terror cell uncovered," Is. Min. of For.Aff., July 3, 2015.
[3] "Nablus Hamas terror cell uncovered," Is. Min. of For.Aff., July 3, 2015. "The intifada of attrition," Al Monitor, March 14, 2016; "Hamas threatens 3rd Intifada to answer massive Israeli crackdown," https://www.rt.com/news/167232-Hamas-intifada-israeli-teens/, 20 June 2014.

November 17, 2015, arresting several suspects and seizing a large amount of weapons and cash.[4] (Emphasis added.)

d. During this Third Intifada, Hamas has played a leading role from its clandestine presence in Nablus, where it manufactures and stores secret caches of weapons, including homemade automatic rifles. These Nablus cells also plan attacks against and kidnappings of Israeli civilians and soldiers. Nablus has long served as a secret storage place for weapons and money in support of Hamas and other terrorist groups operating in the West Bank.[5] "On March 1, [2016], [Israeli] security forces conducted a … raid in Nablus, seizing guns, bullets and weapon-making equipment."[6] (Emphasis added.)

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II. Also during this Third Intifada, Nablusis and other West Bank Palestinians committed several murders of and assaults on Jewish Israelis, Palestinian Israelis, Americans, and other foreign visitors to Israel. The following incidents involved terrorists and/or victims from Nablus or the vicinity of Nablus, including American victims:

a. On October 1, 2015, a five-man Hamas terrorist cell based in Nablus murdered U.S. citizen Eitam Henkin and his Israeli wife Naama by gunfire while their four children were in the car in which they were killed. The killers then fled to nearby Nablus where they were arrested by Israeli security forces within 24 hours of the shooting.[7] (Emphasis added.)

b. On February 16, 2016, violent clashes broke out between Palestinian youths and Israeli security forces in the vicinity of Joseph's Tomb in eastern Nablus. Israeli forces were present to protect Jewish worshippers at Judaism's third holiest site. [8] (Emphasis added.)

c. March 2, 2016: Two Palestinians armed with clubs entered the Jewish village of Eli Shomron (south of Nablus) and lay in wait outside one of the houses. When a Jewish man left the house, the two attacked him. He struggled with them and they fled, hiding in the yard of the community's *mikveh* (ritual bath). An IDF force searched the area, found the two and killed them. A knife and improvised gun were found near the scene of the attack. (Emphasis added.) [9] The Palestinian media reported the two terrorists were from the village Qaryut, south of Nablus (near Eli Shomron..Hamas

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[4] "IDF, Shin Bet, carry out weapons sweep in Nablus," Jer. Post, Nov. 17, 2015.
[5] *E.g.*,"Israel seizes guns, gun–making tools in the West Bank," The Times of Israel, March 13, 2016.
[6] "Weapons, equipment seized in Nablus," Ynet News, Mar. 1, 2016.
[7] "Shin Bet: Hamas suspects arrested for murder of couple in front of their children," Jer. Post, Oct. 5, 2015; "Security forces arrest Nablus residents for deadly West Bank terror shooting," Jer. Post, Oct. 3, 2015.
[8] "Palestinians clash with Israeli forces in Nablus," Petra, Feb. 16, 2016.

[9] (Palinfo, March 2, 2016). (Emphasis added.)

issued a death announcement for the two, claiming they died during "a heroic stabbing attack"[10] (Emphasis added.)

III. American Murdered by Palestinian from village near Nablus:

On March 8, 2016, "A Palestinian on a stabbing rampage along a coastal promenade near Tel Aviv, killed an American combat veteran who was a graduate student at Vanderbilt University. … The American was identified as Taylor Force, 28, a first-year M.B.A. student at the Owen Graduate School of Management at Vanderbilt . . . . Mr. Force had served as an Army officer from 2009 to 2014, including tours in Iraq and Afghanistan. He was a graduate of the United States Military Academy at West Point.[11]

The Palestinian media reported the terrorist was from the village of Hajja, west of Nablus. Hamas welcomed the terrorist attacks. Hamas spokesman Sami Abu Zuhri praised the attack carried out on March 8, 2016, claiming it showed the intifada would continue until its objectives had been realized and that Israel had failed to suppress it.[12] Hamas spokesman Husam Badran claimed that the attacks were a "natural response" and the "right" of the Palestinians to defend themselves against Israel with every means at their disposal.[13]

The Hamas terror group released a statement praising the attacks as "heroic operations" and saying they prove that the wave of violence that began in October has not ended. "Hamas celebrates the martyrs that have ascended through these operations, and confirms that their pure blood will, God willing, be the fuel for escalating the intifada," the group wrote on its website.[14] (Emphasis added.)[15]

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[10] Facebook page of Paldf, March 3, 2016).

[11] "American Graduate Student Killed in Stabbing Rampage Near Tel Aviv," NYTimes, Mar. 8, 2016; "American fatally stabbed in Israel terror attack that wounds 10 others, CNN, March 9, 2016. Ten other civilians were stabbed in this incident, some critically, including four Russian tourists.

"The recent series of attacks against Israelis is the direct result of incitement by radical Islamist and terrorist elements calling on Palestinian youth to murder Jews.
Since 13 September 2015, 34 people have been killed in terrorist attacks and 411 people (including 4 Palestinians) injured. There have been 211 stabbing attacks (including 66 attempted attacks), 83 shootings, and 42 vehicular (ramming) attacks." "Wave of terror 2015/16," Israel Ministry of Foreign Affairs, March 27, 2016.

[12] (Hamas website, March 8, 2016).

[13] **(**Alresala.net, March 8, 2016). News of Terrorism and the Israeli-Palestinian Conflict (March 9 – 15, 2016), The Meir Amit Intelligence and Terrorism Information Center (at the Israeli Intelligence Heritage and Commemoration Center).

[14] "Jaffa terror victim was US Army vet, Vanderbilt student," Times of Israel, Mar. 9, 2016.

IV. Conclusion:

Despite frequent Israeli raids, the terrorist organization Hamas has maintained a significant presence in Nablus from which it incites, coordinates and launches terrorist attacks on Israeli civilians security forces which have resulted in injury, kidnapping, and death to Israeli civilians and security forces, U.S. citizens, and tourists from other countries.

A significant part of Hamas' strategy is to infiltrate the infrastructure and private and government institutions in Nablus, where Hamas has established secret terrorist cells. These are the type of entities (e.g., schools, private businesses) that BNSCP is establishing relationships with as part of its Sister City activity with Nablus. I do not believe that BNSCP would knowingly engage in sister city activities with terrorists, but in the secretive and violent world in which Hamas operates in Nablus, it may unwittingly do so.

Under these circumstances, Nablus is an unsuitable community to become a sister city with Boulder.

Respectfully submitted,

William M. Cohen

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[15] On November 19, 2015, American teenager Ezra Schwartz was murdered in the West Bank settlement of Gush Etzion during a drive-by shooting by a Palestinian gunman from a West Bank village near Hebron. Schwartz, 18, from Sharon, Massachusetts, graduated from a U.S. high school the previous June and was spending a gap year studying at a yeshiva in Israel. The gunman, firing an Uzi submachine gun, killed two more people and wounded from 5 to 7 others before crashing head-on into another vehicle. He was wounded and captured by an armed Israeli.

From: Aza Squarer <aza.squarer@gmail.com>
Sent: Friday, April 8, 2016 11:51 AM
To: Council
Subject: Please Do Not Approve Nablus as a City Sister

Dear council members,
I am a boulder resident who grew up in Israel and know first hand the dynamic, values and priorities that are a way of life in Nablus. Those are not in line with what Boulder represents. We value freedom of expression (religion, race, LGBTQ) and welcome all under our tent. How can we be sister city with a community that value and honor terror and shows no tolerant to people from the LGBTQ community? In 2013 I wrote to you and asked that this be rejected, prior to the debated in front of our council members. I thank you for rejecting the proposal then. I was told that we will be approached to work with the project proponents to bridge differences and advance mutual objectives. No one approached me and I had no discussions with BNCP members. I did however meet with Palestinians in Boulder and in Israel, and had discussions in an effort to understand the differences. This issue is very divisive. I believe that it will be best approached by residents working 'on the ground' with each other to create programs and opportunities for dialogues which will bring the two sides together. I don't believe that it is an issue that the city should take on.

Therefore, I ask that once again, our city council reject the Nablus Sister City proposal.
Thank you,

Aza Squarer
646-229-6357

From: bruce shaffer <brucepshaffer@gmail.com>
Sent: Friday, April 8, 2016 12:46 PM
To: Council; Appelbaum, Matt; Brockett, Aaron; Burton, Jan; Jones, Suzanne; Morzel, Lisa; Shoemaker, Andrew; Weaver, Sam; Yates, Bob; Young, Mary
Subject: Memorandums (2) in Opposition to Application of Boulder Nablus Sister City Project
Attachments: The Politics of BNSCP April 8 2016 FINAL.pdf; APPENDIX A BNSCP OCCUPATION MATERIALS - April 8 2016 FINAL .pdf; Boulder and Nablus - a comparison April 8 2016 FINAL.pdf

Dear Boulder City Council members:

Attached are two Memorandums (and 1 Appendix) concerning the 2015 application of Boulder Nablus Sister City Project for approval as an official Boulder sister city relationship.

The first Memorandum is called *The Politics of BNSCP*, and Appendix A goes with that.

The other is called *Boulder and Nablus: a Comparison*.

Please note: These memorandums supersede earlier versions that some of you may have received during our personal meetings.

It is best to open and/or download the documents from a computer. I've noticed that on some tablets, they not format properly or carry the footnotes.

Thank you for your careful consideration of this matter.

Bruce Shaffer

brucepshaffer@gmail.com

In writing this, I wish to acknowledge my Israeli and Palestinian friends and colleagues who are working together in good faith to find common ground in the holy land.

The Politics
of the
Boulder Nablus Sister City Project

by Bruce Shaffer
rev'd April 8, 2016

My name is Bruce Shaffer. I have lived in Boulder County since 1976. My wife, Julie Shaffer, and I raised three children here, work in Boulder and are always involved in volunteer work in Boulder. For our years of service in Boulder's Jewish community, Julie and I were Honorees at the Boulder Jewish Community Center's 2016 annual *Reflections* event attended by over 500 people.

I am also a citizen of Israel, where I live half-time, and spend a day per week in the West Bank.[1] There, I'm active in Palestinian and Israeli coexistence organizations that recognize both peoples' humanity, rights to self-determination, and security.[2] I developed and lead youth photography workshops for Palestinian and Israeli youth in the West Bank, and for Arab and Jewish teens in Jerusalem. Julie and I have investments in publically traded companies on The Palestine Securities Exchange. I have spent five days independently visiting Nablus.

From 2005-2010, I directed a Boulder&Israel cultural exchange 501c3 organization[3] that conducted group trips to Israel that included time with West Bank Palestinians. I've arranged visits for leaders of a new Palestinian and Israeli coexistence group,[4] with audiences in Colorado, and helped initiate West Bank visits with those leaders by the C.U. Program in Jewish Studies Global Seminar[5] and the Colorado Jewish Community Relations Council. I facilitate groups for *Encounter*, an organization that runs programs in the West Bank to introduce American Jewish and Palestinian civil society leaders to each other.

I help others gain experience based, multi-perspective information about the Palestinian-Israeli conflict.[6] I've seen how the conflict and conditions in the West Bank are steeped in the parties' entrenched narrative clash,[7] and hardened by seeing only one side of it. For the reasons below, City Council should again reject BNSCP's application for municipal recognition.

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[1] Except in quoted material, "West Bank" and "Palestine" are herein used interchangeably, and refer to the land east of the Arab and Israeli 1949 armistice line and west of the Jordan River.
[2] Such as Shorashim-Judur-ROOTS and Tiyul-Rihla-TRIP
[3] *B'yahad: The Boulder & Israel people2people project*
[4] Shorashim-Judur-ROOTS
[5] Called "Justice, Human Rights, and Democracy in Israel and the West Bank". Credits also apply to Middle Eastern and Islamic Studies Certificate.
[6] **Hundreds of Boulderites have had direct interaction with West Bank Palestinians, through the above mentioned programs and others**, such as the Boulder based *Sustainable Israeli and Palestinian Project*s, Denver's *Sabeel* and *Meet the Middle East*, and national programs with Boulder connections, such as *Hazon* and the *Arava Institute for Environmental Studies*.
[7] "One of the reasons that the Israeli-Palestinian conflict has been so stubbornly unresolved is that each side wants the other to accept its historical narrative." Brooks, D., The Social Animal, Random House 2012, p. 209

1. The founders' choice of a Palestinian city points to BNSCP's political agenda. Council Resolution No. 631 requires that the sister city affiliate (BNSCP) not be "political."[8] However, BNSCP's founders, including current President Essrea Cherin, purposefully chose a Palestinian city in order to address a highly political matter: the "military occupation"[9] of Palestine / the West Bank. As explained in an article currently posted at BNSCP's website:

> *"What we don't have is a sister city in the Middle East, in particular with a city in Palestine. We felt it was an underrepresented population that is living under a military occupation."* [10]

As shown below, BNSCP remains dedicated to '*representing*' the interest of the Palestinians vis-à-vis the occupation. Just days ago, a Nubulsi woman who is a Dean of Faculty at Nablus' An-Najah University, appeared at Council's April 5, 2016 meeting. After introducing herself, her very first statement was *"You know as Palestinians, we are under occupation, and your support and your solidarity to my people means a lot to my people and my country."* [11]

BNSCP's application is an invitation to City Council to engage in a foreign conflict a matter non-essential to the City Boulder – and in contravention of the Municipal Code, Appendix- Council Procedure, XV-F Foreign Policy and National Policy Questions. *"Council shall not act on a foreign policy or national policy issue on which no prior official city policy has been established by the council or the people, unless sufficient time and resources can be allocated to assure a full presentation of the issue."*

2. Although Sister Cities International's mission is to "*create relationships based on cultural, educational, information and trade exchanges,*"[12] BNSCP's take-home in the exchange is a single, narrow perspective on the Palestinian-Israeli conflict and resultant occupation. The Palestinian historical narrative of injustice and victimhood permeates BNSCP's activities and the information it delivers to Boulder's citizenry. As this 2013 Colorado Public Radio exchange[13] between BNSCP Co-founder and President Essrea Cherin and opponent Bill Cohen indicates, **this is admittedly intentional**.

> Cohen: *"They've had a film series,[14] which virtually every film they've shown has been very, very one sided, making the Palestinians look like the innocent parties, and the Israelis looking like they are the villains. …. "So it sounds good that they want to get the Palestinian perspective across, but they're doing it at the expense of the other party."*

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[8] Resolution 631, https://www-static.bouldercolorado.gov/docs/Res_631_as_amended_2001-1-201603181447.pdf Resolution 631's 5th and 6th preambles, and Sections 1(1), 1(2) and 2(A)(1) requiring an affiliate's 501c3 status, together establish the nonpolitical requirement.

[9] Author uses the term "occupation" for convenience, only, to correspond with the terminology found in Applicant's materials, and not as an agreed defined term.

[10] http://www.dailycamera.com/news/boulder/ci_22999525/boulder-group-present-nablus-sister-city-request at BNSCP at http://www.bouldernablus.com/wp1/events/in-the-news/ **Additional information bearing on President Essrea Cherin's founding of BNSCP, is in an article written by her and currently posted at the BNSCP website, *What I Was Told: Arabs hate Jews.* http://www.bouldernablus.com/wp1/events/in-the-news/ and http://www.elephantjournal.com/2015/05/what-i-was-told-arabs-hate-jews/**

[11] June 5, 2016 City Council Meeting http://boulderco.granicus.com/MediaPlayer.php?view_id=2&clip_id=579 at 1:14:15

[12] http://sistercities.org/mission-and-history SSI also points out that **"The relationships that endured, however, were based on cultural or educational reasons** that developed lasting friendships."

[13] http://www.cpr.org/news/story/should-boulders-next-sister-city-be-west-bank

[14] BNSCP films series is at http://www.bouldernablus.com/wp1/one-film-series-finished-another-kicks-off/

> Cherin: *"The film series that Mr. Cohen referred to is a film series to share Palestinian perspectives, so he's exactly right. It is one sided. And that's what sister cities are intended to do. Sister cities are not intended to make a comment on a political situation. They are really intended to relate an experience from one side,*[15] *and that is the Palestinian perspective."*

But the one-sided Palestinian "experience" and "perspective" being related back to Boulder by BNSCP *are* a comment on a political situation, the overarching conflict and occupation, without any inclusion of broader context or Israeli perspectives. **This take-home is in line with the very purpose of volunteering at BNSCP's lead destination in Nablus, *Project Hope,* whose website states**[16]**:**

> *"Only half of the volunteer experience is here in Palestine ….The other half, the really important part...begins when volunteers get home. That's when they go out speaking, doing advocacy for the Palestinians, and go and try to change people's opinions."*[17]

Further, this take-home is in line with the political expectation of BNSCP by the government of Nablus. Speaking about a delegation of BNSCP Board members, the Nablus Municipality reported that -

> *"Mayor Shakaa welcomed this initiative expressed his interest to extend confidence bridges with the American people, derived from people to people .. city to city relation that would enable knowledge and experience exchange between both cities, particularly to introduce the American people to the political situation and sufferings that the Palestinians are encountering on daily basis as a result of Israeli brutal practices, while showing interest to cooperate in the health, sports, women and youth sectors."*[18]

Thus, a BNSCP Board Member offers education workshops in Nablus and brings back to Boulder a narrative of Israeli caused hardship rooted in Israeli ignorance-based fear;[19] BNSCP board members volunteer their skills to NGOs in Nablus and bring back stories of frightful military incursions;[20] BNSCP provides yoga teacher-training but the visiting Nabulsi yoga teachers "speak to AP History students at Boulder High School and Monach High School" and "gave talks" throughout Boulder."[21] Here are several examples drawn from Appendix A, which is a collection of some of BNSCP's writings, reports and partner materials that through their emphasis on *"relat[ing] an experience from one side"* illustrate the political nature of their project. PLEASE NOTE: Some of these BNSCP items can be disturbing and inflammatory – and as BNSCP intends, they are one-sided. Full statements are in Appendix A.

- *"They continue to try to live a normal life* [despite Israeli occupation caused hardships]*." "What does it look like when we live under occupation…." "Palestinians live in fear every single moment – will I get home tonight? Will a soldier come in my house?"* "[The vast majority of my Israeli friends] *had never even met a Palestinian, in the sense of knowing one….. And as we know, ignorance really breeds fear…."*[22] **BNSCP Board/Fulbright Scholar Member Deborah Young, on KGNU radio. January 2016.**

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[15] There is nothing in Sister Cities International's materials to support this claim. http://sistercities.org/
[16] **BNSCP sent 5 volunteers to serve at Project Hope, and provides financial support. See Application page 4.**
[17] https://www.youtube.com/watch?v=V5-sCO7ASeY
[18] http://nablus.org/en/?p=125with
[19] See FN 22, below
[20] See FN 23, below
[21] BNSCP Application, pg. 5
[22] http://www.kgnu.org/connections/1/8/2016 , posted at BNSCP at http://www.bouldernablus.com/wp1/fulbright-awarded-to-an-najah-university/

- *"[I] had several frightening experiences: once I was awakened at 1 am by terrific gunfire that I could tell was coming from near-by. …. [My friend said] 'This sort of thing happens almost every night. The Israeli military comes into the city, sometimes to arrest an activist, or simply to shoot their guns in the air ….' …. I want to say a little about my teaching because I did teach a bit. "*[23] Former **BNSCP Board member Barbara Hanst, Project Hope volunteer, April-May 2014**

- "*The mayor described the life of the city under occupation and complete siege for more than 8 years …. [T]he director of the center. …. stated that 'Palestinian kids are the most under served kids in the world'. Obviously I'm aware of the difficult situation of Palestinian kids under occupation, but it was still shocking to hear this from a woman … who's aware of the situation of kids in … her war-torn country Afghanistan*."[24] **BNSCP Delegation Report. 2012**

- *"Working with Nabulsi people, I gained an understanding of their struggle since the 1948 war that has profoundly impacted the city and the people. …. Living under military occupation is very difficult for Palestinians…."*[25] **Eliza Norris, BNSCP Volunteer to Tomorrow's Youth Organization**

- *"The first dedicated yoga studios in the West Bank are named Farashe, or 'butterfly' in Arabic. The name reflects the founders' hope for yoga's transformational effect on residents, whose daily stresses include commuting through military checkpoints, unstable employment, and political unrest"*[26] **Give Back Yoga Foundation director Rob Schware, about BNSCP Yoga partner Farashe Yoga Center**

- In *Photos from Nablus and the Area* at BNSCP's website, a photograph suggests that Nablus is bounded by the Israeli built security barrier.[27] In fact, the nearest section of the barrier is about 10 miles away; and the nearest planned section is about 5 miles away.[28] The town in the photograph is not Nablus.

- *"I remember that even when I was there, I doubted the usefulness of me being there. … [I]t became very clear to me that our presence was important. We were witnesses of a great injustice. Our task during our stay was not only to help out where we could, … with music or teaching English, but also to observe the injustices in order to tell the rest of the world what is really going on in Palestine."* **Project Hope** blog[29] and linked at BNSCP Facebook page, February 18, 2016.[30]

I found one mention at BNSCP's website of the existence of other views on the occupation – a blurb for a four month college study abroad program at Nablus' An-Najah University that "will take a look at the many perspectives of the occupation of the Palestinian territories"[31] But **BNSCP and its alumni echo tales of the occupation as if it just 'happened'; as if a series of wars to prevent and dislodge the State of Israel – preceding and resulting in Israel's presence in the West Bank – never happened; as if the**

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[23] http://www.bouldernablus.com/wp1/volunteering-at-project-hope/
[24] http://www.bouldernablus.com/wp1/1st-delegation/#!prettyPhoto
[25] http://www.bouldernablus.com/wp1/international-relations-student-shares-concerns-and-support/
[26] http://www.bouldernablus.com/wp1/palestine-yoga-in-may/
[27] In photo series at http://www.bouldernablus.com/wp1/events/past-events/pictures/ and separately at http://www.bouldernablus.com/wp1/wp-content/uploads/2013/02/555875_429934137076982_2135207562_n.jpg
[28] http://alhaq.mits.ps/index.php/interactive-map/interactive-map-annexation-wall
[29] http://projecthope.ps/volunteer-blogs/harvesting-music-at-project-hope/
[30] https://www.facebook.com/BoulderNablusSisterCity/
[31] http://www.bouldernablus.com/wp1/study-abroad-program-peace-justice-and-conflict-resolution/

ongoing frequent violent attacks on Israeli citizens resulting in thousands of civilian deaths since its inception in 1947 don't occur; and as if maximalist settlement demands, ten years without national elections, corruption and stifling of political dissent haven't taken their toll. Yet the political solution suggested by BNSCP's Fulbright Scholar is a return to a romanticized pre-State past "*when [Arabs and Jews] were part of a community together, living together*"[32]; as if the attacks and counterattacks among Jews and Arabs beginning in the late 1800's and the massacres and Arab revolts of the first half of the 20th century were imaginary.[33] Never does BNSCP suggest any Palestinian responsibility for their situation.

Instead, **BNSCP's activities promote a politically charged position that puts sole responsibility for the Palestinian condition on Israel's hands. A municipal approval of applicant's sister city affiliation with Nablus would be a far-reaching gesture of the City of Boulder's validation of that position,[34] and counterproductive to the cause of conflict resolution.**

3. Last, at the June, 2013 special City Council meeting, BNSCP's Essrea Cherin said that *"My feeling is that most people in Boulder don't care about the Sister City program."*[35] In this case, there are over 12,900 Jewish people[36] and numerous citizens with Middle Eastern heritage in Boulder County who by and large do care. They hold many opinions and speak in many voices about Israel and Palestine, but most have strong spiritual or communal connection to that place.[37] Like elsewhere, sister city proposals in Palestine and Israel become charged community dividers.[38] Council should not reach out to validate one side by approving this application in this divisive, non-essential matter to Boulder.

Thank you for your consideration.

Bruce Shaffer

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[32] See fn 22 at, 44:40-45:35

[33] See Morris, B., 1948, Yale U. Press, 2008, pp. 1 - 36

[34] Along with access to International Sister Cities resources, BNSCP's Essrea Cherin recently stated that**: "There really is no reason why we shouldn't have City Council's approval ....and it would lend us some, you know, legitimacy and it would allow us a seat at the table."** http://news.kgnu.org/2016/03/boulder-nablus-sister-city-project/

[35] 6/10/2013 Special Meeting, http://boulderco.granicus.com/MediaPlayer.php?view_id=2&clip_id=217 at 22:40

[36] 2007 Metro Denver/Boulder Jewish Community Study http://www.bjpa.org/Publications/downloadFile.cfm?FileID=4782

[37] "Even many U.S. Jews who have not traveled to Israel feel an emotional attachment to the Jewish state. About seven-in-ten Jews in the U.S. say they are either very (30%) or somewhat (39%) attached to Israel, while more than eight-in-ten say caring about Israel is either an essential (43%) or important (44%) part of what being Jewish means to them personally."

[38] Proceedings to approve Palestinian or Israeli sister cities are riven with politically divisive contention. Witness City Council's 5-hour and 21-minute Special Meeting on June 10, 2013, and the divisiveness caused in other U.S. and international cities. In Norway, a city council member called for cancelling Nablus's sister city status, after learning that a Nablus town square had been named for a suicide attacker. Sacramento City Council was embroiled in a contentious proposal to adopt an Israeli town. In Amsterdam, a plan to link with Tel Aviv was canceled under pressure by pro-Palestinian groups. In Chicago protesters demanded an end to the sister city relationship with Petach Tikvah, Israel. [copy-paste to browser] http://www.fightbacknews.org/2010/6/3/protest-demands-no-us-aid-israel-end-sister-city-program-petach-tikva The experience in Madison, Wisconsin illustrates the ongoing divisive nature of sister cities projects in Palestine and Israel. http://www.jta.org/2004/06/09/life-religion/features/should-wisconsin-town-have-gaza-sister-city#.Vv2n-2pnafE.gmail

In writing this, I wish to acknowledge my Israeli and Palestinian friends and colleagues who are working together in good faith to find common ground in the holy land.

Boulder and Nablus: a Comparison under Council Resolutions 631 and 1178

by Bruce Shaffer
Rev'd April 8, 2016

[NOTE: please see author's previous paper, *The Politics of the Boulder Nablus Sister City Project*, for author's background information.]

BNSCP's mischaracterization of Boulder and Nablus' commonalities

Resolution 631 requires that "[E]ach of our sister city relationships should be *based upon some common interests and characteristics important* to both Boulder and the sister city; …."and that Boulder's sister cities should be "*carefully selected* to assure that these special relationships will be useful, educational, and *of maximum benefit*." [1] BNSCP claims that both cities are "university towns", with "progressive citizenry" and vibrant downtown pedestrian areas.[2] City Council should consider how the inaccuracy of these characterizations bears on –

- Compliance with Resolution 631
- Applicant's transparency and credibility
- Boulder's deserved reputation for progressive social values including inclusivity and gender equality, respect for diversity, and nonviolence, as reflected in Council Resolution 1178. [3]

Progressive Citizenry. Boulder's brand includes socially liberal/progressive values, such as LGBTQ inclusiveness, gender equality, honoring diverse cultures, and respectful and nonviolent conflict resolution. Here are some differences in Nablus:

- In 2012, a Nabulsi testified that Palestinian police had "arrested, tortured and severely beaten him because he is openly gay. Most members of his family have disowned him, and those who haven't have warned him by phone to never come home."[4] Compare BNSCP President Essrea Cherin's assertion that, *"Palestinian social mores have much to offer. For one, men are allowed to show affection toward each other in public. My son, a junior in high school, daily gawked as teenage boys strolled arm-in-arm or holding hands, radiating love and affection toward each other. My son was incredulous that these quite natural displays of affection went unpunished."*[5]

Cherin conflates a normative, local-culture public gesture of fraternal and familial bond, with general tolerance of same-sex relationship. It is precisely because such public conduct is *not* a local

[1] https://www-static.bouldercolorado.gov/docs/Res_631_as_amended_2001-1-201603181447.pdf
[2] http://www.bouldernablus.com/wp1/about/faqs/ (FAQ#2); Cover letter to Application, pg. 2; Application, pg. 1;
[3] https://bouldercolorado.gov/central-records/document-archive
[4] Israeli media report. http://www.timesofisrael.com/gay-palestinian-to-hcj-boot-me-and-theyll-kill-me/
[5] http://www.dailycamera.com/guest-opinions/ci_27215888/essrea-cherin-what-we-can-learn-from-palestinians posted by BNSCP at http://www.bouldernablus.com/wp1/events/in-the-news/

indicator of homosexuality – which remains persecuted in Palestinian society[6]– that it goes unpunished. *"In the Occupied Palestinian Territories, some gay men face torture and potentially lethal violence at the hands of PA [Palestinian Authority] security forces, members of their own families, and armed militant groups. Brutal repression of homosexuality by a wide array of actors in Palestinian society puts an unknown number of people at risk, and represents an important violation of human rights for people living in the Occupied Territories."* [7]

- "Women's rights are harder in Nablus than in other Palestinian cities. There is suffering from the traditional ways in the house and society. The man is in charge of everything. There is fighting between the men and women – it's all a struggle. I could not write about this in local papers. Gay rights? Don't even talk about it."[8] Compare Cherin's characterization of Nabulsi women's lack of choice in a male dominated, religiously conservative culture: *"As a woman, I felt a wash of freedom with the absence of half-naked women's bodies blanketing magazine covers, billboards and advertisements. I only realized how liberating this felt when, once home, I noticed myself bracing internally upon seeing overly sexualized women's bodies being used to sell even the most mundane products and services."*[9]

- March 2014, Palestinian security forces clashed with rival Hamas members, following the violence marred funeral of a Hamas leader. "They [Hamas members] removed the Palestinian flag he was covered in, stomped on it, and subsequently wrapped him with a Hamas flag…"[10]According to Palestinian media reports, in August 2014, thousands marched in Nablus chanting pro-Hamas slogans, performed flash mobs mimicking an al-Qassam resistance operation and bombing a small mock-tank.[11] [Additional information on Hamas activities in Nablus is in a memo from William Cohen.]

- Applicant's statement of Nablus' history begins with "Founded by the Roman Emperor Vespasian in 72 CE as Flavia Neapolis, …."[12] and never looks back. It's a history narrative that omits the preceding 2000 years as the Canaanite and Israelite city of Shechem, which has prominence in the Hebrew Bible/Old Testament.[13] Applicant adopted this history, *verbatim*, from *The Nablus Guide*, linked under Resources at BNSCP's home-page.[14] It's a narrative consistent with one scholar's observation that *"[T]he Palestinian national movement … continues to deny the very legitimacy of Israel. The Palestinian media repeat an almost daily message: The Jews are not a real people, they have no roots in this land and their entire history is a lie,…."*[15] It's a narrative entirely *in*consistent with Cherin's remarks to Council in June 2013: *"We do have a place in our heart as Boulderites to showcase and honor diversity in others'*

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[6] See https://wikiislam.net/wiki/Persecution_of_Homosexuals_(Palestinian_Authority_area) and *Gay Palestinian Asylum-Seekers* www.law.tau.ac.il/Heb/_Uploads/dbsAttachedFiles/NowheretoRun.pdf
[7] *Gay Palestinian Asylum-Seekers* www.law.tau.ac.il/Heb/_Uploads/dbsAttachedFiles/NowheretoRun.pdf
[8] Statement to author by Nabulsi woman in her home; identity withheld in this writing. 2013.
[9] See FN 5
[10] Palestinian media report. http://www.maannews.com/Content.aspx?id=683017
[11] Palestinian media report. https://occupiedpalestine.wordpress.com/2014/08/30/pro-hamas-activists-flock-into-nablus-to-celebrate-victory/
[12] Application Supporting Documents #3; see also Application pg. 1.
[13] https://en.wikipedia.org/wiki/Shechem Also see fn 2 therein: "The present Nābulus is a corruption merely of Neapolis; and Neapolis succeeded the more ancient Shechem. All the early writers who touch on the topography of Palestine, testify to this identity of the two. [citations omitted]"
[14] http://www.nablusguide.com/index.php?option=com_content&view=article&id=55%3Anablus-shechem-introduction&catid=39%3Ahistory&Itemid=60&lang=en and http://www.bouldernablus.com/wp1/
[15] Yossi Klein Halevi, Wall Street Journal, Feb. 26, 2016 http://www.wsj.com/articles/israels-options-in-a-chaotic-middle-east-1456512527

cultures and that's something that I value very much."[16] Similar, is Applicant's omission from its Nablus background materials[17] of any mention of Joseph's Tomb, an oft-vandalized religious Jewish shrine in Nablus, most recently torched in October, 2015.[18] Similar, is Applicant's silence on the dwindling number of Christians in Nablus.[19]

Pedestrian areas. *Martyrs Square*[20] is the main walking gateway to Nablus' old market district (called the *casbah* or the *souq*), a bustling maze of vendor lined lanes. During the *second intifada* (2000-2005), Nablus was a center for Palestinian militias, particularly in the *casbah*.[21] The Nablus Municipality observes the town's role in the second *intifada*, at its municipal website: *"During the second Intifada "Uprising"* [broke out at the] *end of 2000* [and] *led to a continuous Israeli invasions to the West Bank cities in April 2002, Nablus massively struggled through many martyrs and prisoners who rated 27% of total number of those in the West Bank."*[22] This writer has seen that this history is shown prominently throughout the casbah. For example, a scribed panel includes praise for the casbah as the "Lions' Den" and a "Fortress of Resolve."[23] One of lanes is called, "The Martyr Ayman Muhsin Al-Razeh Market" and the entrance is decorated with pictures of "'Martyrs' of the Al-Aqsa Brigades."[24] Nearby is a monument in memory of a "Martyr" killed by the Israeli military in 2009.[25]

The *casbah* today remains a place conspicuously adorned with pictures and posters and glorifying martyrs and armed struggle.[26] There are not children's play areas, gardens, buskers and clowns.

Other pedestrian areas in Nablus include many municipally created town squares and monuments. In August 2015, one was dedicated to a Nablusi man who was involved in attacks against Israelis, including a suicide bombing in Tel Aviv in which 23 people were killed and dozens injured. The monument is shaped as a map of "Palestine", void of Israel, with the Al Aqsa Martyrs Brigade insignia covering the entire land.[27] Another seen by this writer is dedicated to "The heroic Martyr commander, Ayman Muhsin Al-Razeh, the Red Eagle" with the slogan "*Men's shoulders were made to carry rifle straps*."[28]

University towns. BNSCP calls Nablus a "university town"[29], suggestive of a C.U.-in-Palestine: *"An-Najah features what every campus must have--a bookstore, a bank and an ATM!"*[30] Applicant omits

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[16] Special Meeting, http://boulderco.granicus.com/MediaPlayer.php?view_id=2&clip_id=217 At 15:40.
[17] Application supporting document #3
[18] See http://www.bbc.com/news/world-middle-east-34547523 and http://www.timesofisrael.com/josephs-tomb-in-nablus-vandalized-worshipers-say/
[19] https://en.wikipedia.org/wiki/Nablus
[20] Martyrs – *shahids* – are persons killed in the conflict with Israel, including by violent and suicidal attacks against Israeli civilians and soldiers.
[21] https://en.wikipedia.org/wiki/Battle_of_Nablus
[22] http://nablus.org/en/?page_id=422
[23] See attached pictures taken by author. Translator's name withheld for security.
[24] Al-Aqsa martrys brigade is the military wing of the dominant Fatah political faction. See attached pictures taken by author. Translator's name withheld for security.
[25] See attached pictures taken by author. Translator's name withheld for security. The memorialized martyr participated in the shooting of Rabbi Meir Avshalom Hai. http://www.mfa.gov.il/MFA/ForeignPolicy/Terrorism/Victims/pages/Rabbi-Meir-Avshalom-Hai-24-Dec-2009.aspx
[26] See attached photos taken by author.
[27] http://www.palwatch.org/main.aspx?fi=157&doc_id=15494 See attached picture from article.
[28] See attached pictures taken by author. Translator's name withheld for security.
[29] http://www.bouldernablus.com/wp1/about/faqs/ (FAQ#2)

that An-Najah's main campuses are not public accessible, walk-on campus. They are gated and guarded.[31] A university ID card, or advance permission is required for entry.[32] An-Najah students once hosted The Sbarro Cafe Exhibition, graphically celebrating the August 9, 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem and encouraging further acts.[33] An exhibit of this sort would be unacceptable at C.U. and in violation of Resolution 1178.

These items do not diminish the hospitable nature of Nablus or the kindness of Nabulsis, nor should they stigmatize the town Nablus or Palestinian citizenry, who by and large reject violence, disdain the dominant political factions, and are wrestling with entrenched gender and diversity issues, as Boulderites continue to do. But the Applicant has not been forthcoming to City Council that an undercurrent of violence – by Nablus municipality's own admission – brands Nablus; that the Nablus municipal government participates in the Palestinian denial of Jewish history; and that there are significant characteristics that non-align with the Boulder brand.

These omissions and mischaracterizations reflect on BNSCP's transparency, credibility and trustworthiness, not only as to the representations made in their application, but also as to their reliability to comply with Resolution 631 and be a worthy ambassador of the City of Boulder.

Thank you for your consideration.

Bruce Shaffer

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30 https://www.facebook.com/BoulderNablusSisterCity/photos/a.611944422209285.1073741832.180606092009789/631031990300528/?type=3&theater

31 See maps at https://www.najah.edu/media/cms_page_media/718/Map_campus_en.pdf

32 See attached photos taken by author.

33 http://archive.adl.org/israel/israel_sbarro.html

ATTACHMENT – Photographs

Footnote 23

Footnote 24

Footnote 25

Footnote 26 pictures

Footnote 27 – town square named for martyr with monument-map without Israel

Footnote 28

APPENDIX A – Rev'd April 8, 2016

SAMPLE BNSCP MATERIALS
about
'THE OCCUPATION'

BNSCP's STATEMENTS

BNSCP co-founder Guy Benintendi http://www.dailycamera.com/news/boulder/ci_22999525/boulder-group-present-nablus-sister-city-request

"What we don't have is a sister city in the Middle East, in particular with a city in Palestine. We felt it was an underrepresented population that is living under a military occupation."

BNSCP former Board member Barbara Hanst. April – May 2014.
http://www.bouldernablus.com/wp1/volunteering-at-project-hope/

"During the month I was living in a PH apt, I had several frightening experiences: once I was awakened at 1 am by terrific gunfire that I could tell was coming from near-by. I jumped from my bed and went to our 3rd floor balcony but could see nothing. I heard, but I couldn't see where it was coming from. Earlier in the month I had heard something similar, two nights in a row, but from further away. This time it was very close. None of my apartmates knew what was going on but Ayman, my grocery store friend, dismissed my questions almost with a wave of his hand the next morning saying "This sort of thing happens almost every night. The Israeli military comes into the city, sometimes to arrest an activist, or simply to shoot their guns in the air to remind us who is in charge. Often they destroy our street lights."

The other thing I found quite frightening was the sound of planes flying overhead. It was really strange. They sounded very close and yet I could never see them. One of the 20- somethings with whom I lived with said it was like Star Wars: the Force was there, but you couldn't see it. For sure they were Israeli jets because no other airplanes are allowed to fly over Israeli airspace. Normally those planes flew during the day and, yes, it was frightening because they were so loud. But the time I was really frightened occurred at night. I think it was around 11 but certainly after I had gone to sleep. The planes shook me awake and again the next morning I asked Ayman to explain. Once again……a frequent occurrence, according to Ayman. Who knows where they are going or why they are flying? "They are probably training, preparing to bomb Hezbollah in Lebanon again, or maybe Gaza. We do not know; we cannot know." That's only one of the uncertainties with which Nabulsis live. They also don't know if their water will run out (all water is controlled by Israel and sold to them, but in very limited quantities), or if the electricity will be turned off. ….

I want to say a little about my teaching because I did teach a bit….

BNSCP Board member Dr. Deborah Young. October 2015.
http://www.bouldernablus.com/wp1/fulbright-awarded-to-an-najah-university/

"When it comes to the children – I am learning that many of the children are not suffering from PTSD. In fact, it seems that their nervous systems are wired to have normalized the occupation. For instance, when a young woman stood up to the military taking her father, she knew they would come back at night to take her. So she slept with her coat on, put her shoes next to her bed so that at least she would not be cold. She prepared herself for this. Family members supporting the preparation. And yes, the Israeli soldiers did come for her and take her away."

BNSCP Board Member Deborah Young, radio interview on KGNU. January 2016.
http://www.kgnu.org/connections/1/8/2016 posted at BNSCP at
http://www.bouldernablus.com/wp1/fulbright-awarded-to-an-najah-university/

"They continue to try to live a normal life [despite Israeli occupation caused hardships – checkpoints / identity checks / raids / travel restrictions / clashes / etc.]. What does it look like when we live under occupation…." They do not have access to the same rights as we have….[D]o not experience the same privileges that I experienced whatsoever, socioemotionally, physically and literally. "People don't sleep well, because they're not sure if they're house will be next. "

"Palestinians live in fear every single moment – will I get home tonight? Will a soldier come in my house? …It exists underneath at every moment.

"[The vast majority of my Israeli friends] had never even met a Palestinian, in the sense of knowing one….. And as we know, ignorance really breeds fear, I really believe that's where a lot of these 'images'* come from." [*Images of Palestinians as "stone throwers," "individuals going berserk," and "just attacking Israelis on the street," as stated by the KGNU interviewer.]

BNSCP DELEGATION STATEMENTS

2012 Delegation Report
http://www.bouldernablus.com/wp1/1st-delegation/#!prettyPhoto
"The mayor described the life of the city under occupation and complete siege for more than 8 years from the end of 2000 till 2008, with a curfew imposed since the middle of 2002. The accomplishments of the city under these conditions attest to the resiliency of the people of Nablus and the leadership of Al-haj Adly and his administration. There were repeated incursions by the Israeli army that left massive destruction. The mayor made sure that the city's staff would conduct cleaning operations over night removing road blocks and remains of destruction so that the people of Nablus would wake up and

conduct their lives as normal as possible. ….The mayor also recognized the traumatic effects of occupation on kids and invested in the construction of several public gardens and centers to allow the kids of Nablus live and enjoy their childhood to the extent possible.

We were greeted by Ms. Humaira Wakili, the director of the center. ….She stated that "Palestinian kids are the most under served kids in the world". Obviously I'm aware of the difficult situation of Palestinian kids under occupation, but it was still shocking to hear this from a woman with Afghan heritage who's aware of the situation of kids in other parts of the world including her war-torn country Afghanistan. Probably most if not all of these kids have never seen the world beyond Nablus.

Following the visit to the center we took a short visit of the [Balata refugee] camp itself and walked along its narrow streets. On the personal level the visit to the center and the camp involved mixed emotions. It was depressing to see first hand the living conditions in the camp, the suffering of people for such a long time, and the limited resources and opportunities available to them. …. The trip ended on a personal visit to the ex mayor of Nablus Mr. Bassam Al-Shakaa at his house. Mr. Al-Shakaa and other Palestinian mayors were the victim of an assassination attempt by the Israelis in 1980 for no crime but being elected democratically for office by the Palestinian people. Fortunately he survived the attempt but unfortunately he lost both legs. ….To me Bassam symbolizes the human spirit of determination and overcoming obstacles no matter how great they are. His advise to us is to lead and be persistent to achieve our goal. It was so fitting to end the trip by visiting him."

Carla Henebry, BNSCP delegation participant. December 2013.
http://www.dailycamera.com/guest-opinions/ci_24615430/guest-opinion-search-terrorist-nablus
posted at BNSCP at http://www.bouldernablus.com/wp1/events/in-the-news/
"A late-boarder had just checked her email: she reported that in Colorado the Boulder City Council had, the evening before, turned down the request to add Nablus to Boulder's growing list of Sister Cities. The vote was 6 to 3. Evidently someone had told the council that there were too many terrorists in this ancient city. We puzzled over this and then vowed we would look for terrorists during our day visiting there. ….

During an Intifada-related bombardment in 2002, 74 people were killed; only 6 of them had been activists. The helicopters used were thought to be from America. Naseer, his pregnant wife and their baby cowered in a dwelling right next to where the bombs were landing. …. Today the Israelis are taking the fertile land and the water aquifers from the Palestinians, leaving the latter less able to produce food. …. At an intersection towards the end of our tour, an older gentleman who had been overhearing our guide finally interrupted. He told us that he had spent almost his whole life here [in the Balata refugee camp] -- he was now about 78 years of age and had been here since he was a young teenager. His eyes were getting old and he yearned to see his town (I think it was Jericho) before he died. I felt a great compassion for him when he mentioned his age (which is not that much younger than mine) and stayed to talk with him…. I told him that we hoped that he would be able to again live in his home city. I offered him my hand and he was able to see well enough to shake it and then in return gave me the only

hospitality that that was left to him: he stated that I was welcome to return to Balata another time. "Inshalla" (God willing), I replied. Was this a terrorist? No, just a very sad old man.

One last stop, at [Jacob's] well. …. The settlers wanted Jacob's well all to themselves and for the church to be removed. In 1997 a crazed settler chopped the then-archimandrite (head of the church) into thirty pieces. Was the settler a terrorist? If by definition terrorists must be acting against the Israeli government, then of course not."

BNSCP VOLUNTEER STATEMENT

Eliza Norris, BNSCP Volunteer to Tomorrow's Youth Organization. [listed by BNSCP at http://www.bouldernablus.com/wp1/] May 2013. http://www.bouldernablus.com/wp1/international-relations-student-shares-concerns-and-support/

"Working with Nabulsi people, I gained an understanding of their struggle since the 1948 war that has profoundly impacted the city and the people. …. Living under military occupation is very difficult for Palestinians not only for political, military, and economic reasons, but because it prevents Palestinians form interacting with the rest of the world…. The second intifada from 2000-2005 deeply shook the city and it is still recovering; creating this relationship with Nablus would be very useful and impactful for Nablus as it rebuilds its city in this time and moves forward."

BNSCP's RESOURCE PALESTINIAN NGO's

Project Hope, promoted by BNSCP at http://www.bouldernablus.com/wp1/ BNSCP sent 5 volunteers to serve at Project Hope, and provides financial support. See BNSCP Application page 4.

"Through our educational, artistic and recreational programs, we especially aim to empower Palestinian children and youth who have grown up in a context of violence and occupation, giving them the tools they need to access a better future." http://projecthope.ps/about/mission-values/

"We work in villages that are cut off by checkpoints and under frequent attack by settlers." "…I feel like it's almost like they're suffering in secret. ….It's not out there…it's very important to get the word out there."
"Only half of the volunteer experience is here in Palestine ….The other half, the really important part...begins when volunteers get home. That's when they go out speaking, doing advocacy for the Palestinians, and go and try to change people's opinions."
https://www.youtube.com/watch?v=V5-sCO7ASeY

"I remember that even when I was there, I doubted the usefulness of me being there. But after three months it became very clear to me that our presence was important. We were witnesses of a great injustice. Our task during our stay was not only to help out where we could, whether this was with music

or teaching English, but also to observe the injustices in order to tell the rest of the world what is really going on in Palestine." http://projecthope.ps/volunteer-blogs/harvesting-music-at-project-hope/

Give Back Yoga Foundation director Rob Schware, about BNSCP Yoga partner *Farashe Yoga Center*
http://www.bouldernablus.com/wp1/palestine-yoga-in-may/

"The first dedicated yoga studios in the West Bank are named Farashe, or 'butterfly' in Arabic. The name reflects the founders' hope for yoga's transformational effect on residents, whose daily stresses include commuting through military checkpoints, unstable employment, and political unrest. 'We started Farashe to provide a safe space for Palestinians to breathe and relieve the stress of their harsh daily realities,' says Maha Shawreb, one of the founders."

Green Olive Tours. BNSCP writes "This short video highlights an incredible opportunity provided by Green Olive Tours. "http://www.bouldernablus.com/wp1/green-olive-tour-of-nablus/
"Our guests learn about the challenge of life under occupation from both the guide and the people they meet." "[T]o see how the Palestinians are treated in this country – it has been eye-opening for us."
https://www.youtube.com/watch?v=PcLmeG8bK78

BNSCP FILMS and PHOTOS

All of us at BNSCP have contributed to spreading the word about this film showing and we hope to have a great turn out. '*5 Broken Cameras*' is a must see; ….[W]e are shown the turbulent emotions, the extraordinary struggles, and the very ordinary dreams of a people living as strangers in their own land.
http://www.bouldernablus.com/wp1/5-broken-cameras-nominated-for-5-academy-awards/

Slingshot Hip Hop tells the story of a few young Palestinians who have turned to hip-hop and rap as a form of non-violent resistance to the Israeli occupation of their homeland.

Salt of This Sea is a politically and emotionally captivating film about Soraya, an American born woman who travels from Brooklyn to Palestine to see the land her Palestinian ancestors were ejected from 60 years ago.

Budrus … about a Palestinian community organizer, Ayed Morrar, who unites local Fatah and Hamas members along with Israeli supporters in an unarmed movement to save his village of Budrus from destruction by Israel's Separation Barrier.

Until When… Sana is a single woman who endures long commutes to do community work, and Emad and Hanan are a young couple trying to shield their daughter from the harsh realities of the occupation.
http://www.bouldernablus.com/wp1/one-film-series-finished-another-kicks-off/

In Photos from Nablus and the Area at BNSCP's website, the placement of a photograph suggests that Nablus is bounded by the Israeli built separation barrier. In fact, the nearest section of the barrier is about 10 miles away; and the nearest planned section is about 5 miles away. The town in the photograph is not Nablus.
http://www.bouldernablus.com/wp1/events/past-events/pictures/ - and -
http://alhaq.mits.ps/index.php/interactive-map/interactive-map-annexation-wall

RELATED

BNSCP promoted a lecture at Naropa University by Barbara Petzen, titled *The Water Challenge: Climate Change and Competition for Resources in the Middle East*.
http://www.bouldernablus.com/wp1/the-water-challenge-climate-change-and-competition-for-resources-in-the-middle-east/#!prettyPhoto
The lecture was also given at C.U., and publicized under uniform press releases, stating that *Petzen "will discuss the conflict over water resources and their control and allocation amongst Israel and Palestine and their neighbors. We will examine political, humanitarian, and environmental aspects of these questions,…."*
http://www.colorado.edu/bulletin/post/1669
http://www.colorado.edu/cas/2012/11/05/cas-event-water-conflict-and-coexistence-israelpalestine
In personally listing the C.U. lecture on *Anna's List*, Essrea Cherin altered the press release to read – *"She will examine political, humanitarian, and environmental impacts of the inequalities of control of water, …."*
http://annas-list.com/forums/calendar.php?do=getinfo&e=351&day=2012-11-9&c=1

From: Gidon Cafri <gcafri@gmail.com>
Sent: Friday, April 8, 2016 1:13 PM
To: Council
Subject: Please, Do Not Make Boulder and Nablus Sister Cities

Dear City Council:

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and "honor" killing?!

Who wants to align a remarkable city like Bolder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

Please don't to make my home—the City of Boulder—a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

Over and above the moral logic, please consider the following:

1. **Creating a sister-city relationship is unnecessary** -- the Sister City organization is already doing good things, and many of us (including those who oppose the Nablus proposal) are working with Palestinians AND Israelis. All of those things are being done without official Boulder involvement and will continue.

2. **This is a divisive issue in Boulder** -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. **The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents** -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder.
The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

4. **Note having the same values is OK, but advocating diabolical values is a deal breaker**-- Not only Nablus does not share the progressive values that Boulder affirmatively promotes, but Nablus is actually a bedrock of intolerance, hatred, ad bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in 15 civilians were killed and dozens more wounded. City Council has declared, and we -- Boulderites -- believe, that all people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus.

For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Sincerely,

Gidon Cafri

From: Gill Heart <gillheart@gmail.com>
Sent: Friday, April 8, 2016 2:59 PM
To: Council
Subject: Please, Do Not Make Boulder and Nablus Sister Cities

Dear City Council:

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and "honor" killing?!

Who wants to align a remarkable city like Bolder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

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For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Sincerely,

Gill

--
Gill Heart, PhD

From: Ira Greschler <Greschler@slblaw.com>
Sent: Friday, April 8, 2016 3:22 PM
To: Council
Subject: Nablus sister city

Members of the Boulder City Council,

I have been a resident of Boulder county since 1982. For some of this time I have lived in town and some times near town. The possibility that Boulder could become a sister city of Nablus concerns me.

Let me state that I am Jewish and I am a Zionist. This does not mean that I am in favor of the way that the state of Israel has related to its neighbors in every detail. With respect to the sister city initiative, it seems to me that Boulder is involving itself in a very complex issue. Entering into this sister city relationship could be seen as Boulder taking sides in a controversy where right and wrong is, at best , far from clear.

It is unlikely that the city will benefit from one this relationship, and in my opinion the city will declare itself to be on the wrong side of a very polarizing issue. We have enough issues of our own to sort out, we do not need to import them.

Please do not allow Boulder to become a sister city of Nablus.

Ira Greschler

Sent from my iPad

From: marc@bonaishalom.org on behalf of Rabbi Marc Soloway <rabbi@bonaishalom.org>
Sent: Friday, April 8, 2016 4:02 PM
To: Council; Appelbaum, Matt; Brockett, Aaron; Burton, Jan; Jones, Suzanne; Morzel, Lisa; Shoemaker, Andrew; Weaver, Sam; Yates, Bob; Young, Mary
Subject: A Letter from Boulder's Rabbis re: Nablus Sister City Project
Attachments: Nablus letter to Boulder City Council.doc

Dear City Council Members,
I am writing this in my role of president of Haver, Boulder's Rabbinical Council and am attaching a letter that is, regretfully, opposing the application for Nablus as a sister city. We represent Orthodox, Conservative, Reform and Renewal streams of Judaism and are leaders of the different congregations here in Boulder. Not one of the rabbis listed as signatories on this letter was ever contacted in outreach attempts by any member of Boulder Nablus Sister City Project since 2013, which is surprising given the suggestion of the city council and the claims of the group. We also feel that this project continues to be political and divisive.

Thank you for taking the time to read our letter, which has been respectfully submitted.

Rabbi Marc Soloway
Congregation Bonai Shalom
1527 Cherryvale Road
Boulder, CO. 80303
+1-303 442 6605
rabbi@bonaishalom.org

Purim and Our Dark World

On Becoming a US Citizen
How Open is Our Tent? Inclusion Sermon - Yom Kippur 5776
Check out my films Treasure under the Bridge and A Fire in the Forest!

From: Haver, Boulder's Rabbinical Council
To: Boulder City Council

Dear Members of Boulder City Council,

We are submitting this letter with sadness and regret as a response to the second application of the Boulder Nablus Sister City Project. As representatives of Boulder's rabbinic community, we are extremely supportive of any cooperative work that increases understanding and respect of our shared humanity in various ways and promotes peace. Many of us have been involved in different peace-building, justice and co-existence initiatives for years. The specific people to people projects in which BNSCP are engaged are worthy projects that deserve commendation and support. What concerns us, however, is the inherent political nature of seeking to have Nablus formally ratified as an official sister city of our own lovely city of Boulder. We are troubled by the divisiveness that this request brings within our own community in its presentation of a completely one-sided narrative in a very deeply complex and painful Israeli Palestinian conflict. Even though this is not the primary and explicit aim of this proposal, it is an inevitable consequence that it becomes polarizing, political and divisive in demonizing Israel.

A stated request of the city council after the last application was denied, was that the group reach out to those who opposed the project, most notably but not exclusively, to members of the Jewish community. The new application clearly states that this has happened;

"**the BNSCP has, over the past two and a half years, sought opportunities to connect with the organizers, and their community, who opposed the sister city proposal in June 2013. The combined efforts of members and board of directors have resulted in dozens of individual and small group meetings, dinners, shared holiday cerebration, public talks, facilitated discussions, and a collaborative public presentation. Evident has been a willingness by all involved to dialogue with and seek deeper understanding of each other."**

As public leaders in the Jewish community, it is striking that not one of Boulder's rabbis has been approached by members of BNSCP since 2013, even though some of us do have positive, informal relations with individuals in the group. There have been some dialogues in different contexts and some new initiatives have emerged since then, including SIPP (Sustainable Israeli-Palestinian Projects) that was started by people in the Jewish community wanting to work on a coexistence project for the benefit of Palestinians and Israelis, using the expertise of local environmentalists. We strongly support such grassroots projects here and in the Middle East that help across borders in very practical ways. The success of these initiatives clearly does not depend on the city's endorsement of a sister city, neither in Israel nor in the Palestinian West Bank.

For many of us, building bridges has been core to our professional lives and it is genuinely sad for us to voice our opposition to Nablus as a sister city. On the grounds

that a. it is politically charged and b. there have not been real and meaningful attempts to reach out and develop partnerships with the leadership of the Jewish community, we ask the council to oppose this second request for the sake of peace in our own city.

Sincerely and regretfully,

Haver – Boulder's Rabbinical Council

Rabbi Deborah Bronstein
Rabbi Tirzah Firestone
Yehudis Fishman
Rabbi Fred Greene
Rabbi Nadya Gross
Rabbi Victor Gross
Rabbi Ori Har
Rabbi Jamie Korngold
Rabbi Hannah Laner
Rabbi Marc Soloway

From: Michael Fried <m40402@yahoo.com>
Sent: Friday, April 8, 2016 4:40 PM
To: Council
Subject: Vote No on the Nablus Sister City Proposal

To: Boulder City Council

I urge you to vote no on the Nablus Sister City Proposal for the following reasons:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with opponents. The reality on the ground is much more complex and nuanced than what BNSCP presents or exposes travelers or Boulderites to. I sincerely doubt if BNSCP has spent hundreds of hours talking to the opposition as they claim. I have never been contacted by BNSCP to discuss my concerns.

4. Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Thank you,

Michael Fried

From: Cynthia Grossman <cyng06@yahoo.com>
Sent: Friday, April 8, 2016 4:43 PM
To: Council
Subject: Vote No on the Nablus Sister City Proposal

I urge you to vote no on the Nablus Sister City Proposal for the following reasons:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

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Thank you,

Cynthia Grossman

From: Mark Loewenstein <mjloewenstein@gmail.com>
Sent: Friday, April 8, 2016 5:09 PM
To: Council
Subject: Nablus Sister City Proposal

Dear Council Members,

I urge you to reject the proposed Boulder-Nablus Sister City relationship. As you know, this proposal was rejected by the Council in 2013 for a number of good reasons. Those reasons for rejection remain and no good reason to overrule that decision exist. In short, the sister city proposal was a bad idea then and it remains so.

Though not readily apparent, this proposal is of a piece with the larger efforts to delegitimize the State of Israel. Its original proponents were strong backers of the so-called Boycott, Divest and Sanctions movement (BDS), which is a main tool of those who seek to delegitimize Israel. To sanitize the proposal in this go-around, those individuals have receded to the shadows, but the purpose remains the same. By establishing a sister city relationship with a city in the Palestinian Territories, the proponents seek a "talking point" about Israeli policies to which they object.

I was among those who objected to the proposal in 2013 and appeared before the Council. I have never been contacted by the proponents to address my concerns. Had they contacted me, I would have talked of the projects that I and my colleagues in the Jewish community have undertaken (before and since their proposal) to build relationships and trust between the Israeli and Palestinian communities, efforts that are far more effective than a simple, symbolic sister city proposal. I would have discussed with them the possibility of choosing an Arab-Israeli city such as Nazareth. I would have told them of the pain of the BDS movement supported by their colleagues and the existential threats faced by the State of Israel. I suspect that they were uninterested in my concerns.

If Boulder should not establish a new sister city relationship if there are strongly held objections to it. Why create divisiveness over such a non-core issue? New sister city relationship should bring our community together, not tear it apart. And if the city were to establish such a relationship, the divisiveness would not end. The proponents would use the relationship to further their broader political agenda.

In Nablus and other cities and towns in the Territories, the murderous exploits of terrorists are honored; the perpetrators are feted as martyrs and heroes. This reality is painful to Israelis and those of us who support the State. And it should be repulsive to anyone who abhors terrorism. Unfortunately, it is not. See: http://palwatch.org/main.aspx?fi=448&doc_id=17599 Indeed, last year a city councilman in Stavanger, Norway called for severing his city's sister city relationship with Nablus over this very

issue: http://www.jns.org/news-briefs/2015/9/7/norway-city-councilman-cut-ties-with-nablus-over-palestinian-terror-glorification#.Vwg3teIrJD8=

Sincerely,

Mark Loewenstein
365 Oneida St.

Boulder, Co. 80303

From: Miriam Fields <miriam7274@gmail.com>
Sent: Friday, April 8, 2016 7:36 PM
To: Council
Subject: Boulder-Nablus Sister City Proposal

I as Boulder resident am against this proposal. Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here. As a member of my Synagoge's Inclusion Committee I promote these values. Also I categorically reject violence and any honoring of it. The same is not true throughout Nablus.

From: Diamond, Louis <Louis.Diamond@ucdenver.edu>
Sent: Friday, April 8, 2016 10:19 PM
To: Council
Subject: Sister city proposal

Dear Boulder City Council Members:

The Nablus sister city proposal is contentious and emotionally charged. Regardless of the outcome of your deliberations, a significant segment of the Boulder community will be left disappointed.

We believe many of the objectives of the sister city proposal can be accomplished, and in fact are being accomplished, without official sanctioning by the city of Boulder.

After weighing the very limited benefits of establishing a sister city relationship with Nablus against the protracted disruption that no doubt will ensue, we hope you will conclude this is a matter better left as is.

With regards and good wishes,

Dr. And Mrs. Louis Diamond
712 Spruce Street
Boulder, CO 80302

From: Barbara Steinmetz <barb.steinmetz@gmail.com>
Sent: Friday, April 8, 2016 10:54 PM
To: Council

Dear Council members:

It is completely unnecessary to create a sister-city relationship between Nablus and Boulder. We should NOT become embroiled in yet ANOTHER DIVISIVE and CONTENTIOUS issue in our community; which already is grappling with so many domestic issues requiring attention and money; relevant to the daily life of the citizens of our community.

There are many PRIVATE AGENCIES, GROUPS, RELIGIOUS ORGANIZATIONS ALREADY INVOLVED in all the efforts suggested with a sister city project and for THEM to take these on is the APPROPRIATE place. In addition, there is NO COMPATIBILITY in the agenda and interest of Nablus, which is a city as a whole which DOES NOT SHARE the progressive values promoted and felt deeply by the Boulder citizens.

I urge you to REJECT THIS PROPOSAL. DO NOT EMBROIL the city of Boulder to go down a road in which it will be engulfed in issues which ARE NOT, and SHOULD NOT be a priority for engagement as well as energy as it is not consequential to city government whose goal it is the building of harmony, provide services, and deal with urgent local projects which are a profoundly important to our city and it's citizens.

DO NOT ALLOWE YOURSELF TO BE DISTRACTED by a small group with political agenda, diverting you from the job you have been elected to perform which is to focus on the smooth operation of the CITY OF BOULDER.

Sincerely,

Barbara E. Steinmetz
2920 Island Dr.
Boulder, Co. 80301
barb.steinmetz@gmail.com
303-444 - 1341

From: Barbara Steinmetz <barb.steinmetz@gmail.com>
Sent: Friday, April 8, 2016 11:07 PM
To: Council
Subject: REJECT NABLUS SISTER CITY PROJECT - DESERVES RESOUNDING: NO

Dear Council members:

Sam Weaver, Lisa Morzel, Matthew Applebaum, Jan burton, Aaron Brockett, Mayor Suzanne Jones, Bob Yates, Mary young, Andrew Shoemaker

It is completely unnecessary to create a sister-city relationship between Nablus and Boulder. We should NOT become embroiled in yet ANOTHER DIVISIVE and CONTENTIOUS issue in our community; which already is grappling with so many domestic issues requiring attention and money; relevant to the daily life of the citizens of our community.

There are many PRIVATE AGENCIES, GROUPS, RELIGIOUS ORGANIZATIONS ALREADY INVOLVED in all the efforts suggested with a sister city project and for THEM to take these on is the APPROPRIATE place. In addition, there is NO COMPATIBILITY in the agenda and interest of Nablus, which is a city as a whole which DOES NOT SHARE the progressive values promoted and felt deeply by the Boulder citizens.

I urge you to REJECT THIS PROPOSAL. DO NOT EMBROIL the city of Boulder to go down a road in which it will be engulfed in issues which ARE NOT, and SHOULD NOT be a priority for engagement as well as energy as it is not consequential to city government whose goal it is the building of harmony, provide services, and deal with urgent local projects which are a profoundly important to our city and it's citizens.

DO NOT ALLOWE YOURSELF TO BE DISTRACTED and put the City Council's credibility at risk by a small group with a political agenda diverting you from the job you have been elected to perform which is to focus on the smooth operation of the CITY OF BOULDER.

Sincerely,

Barbara Steinmetz

2920 Island Dr
Boulder, co. 80301
303-441-1341

From: Hobernstein <hobernstein@aol.com>
Sent: Saturday, April 9, 2016 7:16 AM
To: Council
Subject: Opposition to Boulder-Nablus Sister City Proposal

Dear Council Members,

I cannot think of a worse fit than Nablus for a sister city of Boulder. We live in a community that celebrates diversity and inclusiveness, which certainly cannot be said of Nablus. Many of my clients belong to Boulder's LGBTQ community. I hope you can appreciate how disenfranchised these valued members of our community will feel if the City Council establishes a sister city relationship with a city that is hostile to a substantial part of our community.

Sincerely,

Howard Bernstein
1410 Blue Sage Ct.
Boulder, CO 80305
(303) 494-3321

From: Jamil Bashir <jamilbashir7@icloud.com>
Sent: Saturday, April 9, 2016 11:19 AM
To: Council
Subject: Sister City Nablus

Greetings,

I writing this letter in support of the designation of Nablus, Palestine as a sister city to Boulder, CO. I am a medical doctor working in Broomfield and living in Boulder.

Acts of peace and good will are so needed right now in the world in which we live. Nablus is a city that has dealt with many challenges, including poverty, poor education and violence. Undoubtedly the only true solution to the world's problems today is peaceful reconciliation. As the people of Palestine seek to recover from years of hardship, an act of kindness such as the making of Nablus recognized and cared for by the city of Boulder, could have a very potent effect. The children of Nablus would hear that someone in America cares, that their difficulties and cries are not falling onto deaf ears.

Acts like this have the power to transform our world. Please support the designation of Nablus as sister city to Boulder.

Sincerely,

Jamil Bashir MD

From: Judy Megibow <judy@megibow.com>
Sent: Saturday, April 9, 2016 12:02 PM
To: Council
Subject: Nablus Sister City Project

City Council Members,

I do not think that this proposal is good for the city of Boulder. The issue is divisive. There is no need for our hard-working city council to spend time dealing with an ongoing divisive issue that will sap time and energy. The proposal does not have anything to do with the functioning of our City.

The Israeli-Palistinian conflict is a complicated, nuanced issue that the city of Boulder need not get involved with. BNSCP advances a one-sided, pro-Palestinian approach to the problem. There are many ongoing peace initiatives that many of our community members are involved with on an individual basis.

Nablus does not support our progressive Boulder values of equality for all (LGBTQ, race, equality of treatment for women, etc.) Plus throughout Nablus many in the society honor and encourage violence perpetrated for Palestinian "freedom."

Judy Megibow

From: Barbara Hanst <bhanst@gmail.com>
Sent: Sunday, April 10, 2016 1:22 AM
To: Council
Subject: Making Nablus our 8th Sister City

To the esteemed members of Boulder's City Council:
I hope many of you saw the Letter to the Editor I recently wrote to the Daily Camera, but in case you did not, I have copied it below. I obviously highly favor

This letter comes in support of the request to make Nablus a Sister City of Boulder.

I first visited Nablus in 2010 when I was on a tour of Israel and Palestine. I immediately fell in love with the city because of the friendliness of its residents, the charm of its city center, and its resemblance to Boulder because of surrounding mountains.

That brief visit caused me to return to Nablus two times, most recently in 2014 when I went for a month to volunteer with a non-profit called Project Hope. During that month I walked alone every morning for exercise and was warmly greeted by butchers, coffee purveyors and pita bakers. Although a gray haired senior, I never had any reason to be afraid.

Two times during that month I left some personal items in a taxi; both times the drivers went to considerable effort to return them to me. On another occasion when I was shopping in the souk (marketplace), I dropped some coins. I was able to retrieve some of them but gave up finding others and continued on my way. About 5 minutes later a winded young man caught up with me to return the coins I had not found.

Because of my visits to Nablus I have developed some close friendships there. I'm grateful that my stereotypical image of an Arab has been replaced, and my knowledge of and respect for Islam has grown.

In addition to this positive growth, because of my Nablus visits I now have a number of Jewish and Muslim friends here in Boulder. I'm grateful for the experience and I would wish the same for many others in our community. For that reason I very much hope our City Council will vote in favor of making Nablus our Sister City.

Barbara

"We don't have to engage in grand, heroic actions to participate in the process of change. Small acts, when multiplied by millions of people, can transform the world." Howard Zinn

Barbara Hanst
2946 Kalmia Avenue #53
Boulder, Colorado 80301
303-443-1397

From: Barbara Hanst <bhanst@gmail.com>
Sent: Sunday, April 10, 2016 1:41 AM
To: Council
Subject: continuing

Sorry! I inadvertently sent my email before I had completed writing it. I meant to continue by saying I obviously highly favor a decision to make Nablus a Sister City.

I wanted to say one further thing, however: my trips to Nablus have not only caused me to develop close ties to Arabs and Muslims (see photo which accompanied previous email) but it also has served to make me closer to certain members of the Boulder community. Before I went to Nablus, I had no friends in either the Boulder Jewish community nor the Boulder Muslim community. Now I have friends in both, and for that I am deeply grateful. Yes, I think making Nablus our Sister City can have positive ramifications both here and there.

I regret that I will not be present on April 19 because I will be out of town. I know several of you and would have liked to have heard your thoughts on this matter and then to see how you voted. I surely hope for a positive outcome.

Barbara Hanst
2946 Kalmia Avenue #53
Boulder, Colorado 80301
303-443-1397

From: Gillon Beck <beck@fimi.co.il>
Sent: Sunday, April 10, 2016 1:43 AM
To: Council
Subject: Please, Do Not Make Boulder and Nablus Sister Cities

Dear City Council:

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and "honor" killing?!

Who wants to align a remarkable city like Bolder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

Please don't to make my home—the City of Boulder—a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

Over and above the moral logic, please consider the following:

1. **Creating a sister-city relationship is unnecessary** -- the Sister City organization is already doing good things, and many of us (including those who oppose the Nablus proposal) are working with Palestinians AND Israelis. All of those things are being done without official Boulder involvement and will continue.

2. **This is a divisive issue in Boulder** -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. **The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents** -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants
to and then reports back to Boulder.
The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

4. **Note having the same values is OK, but advocating diabolical values is a deal breaker** -- Not only Nablus does not share the progressive values that Boulder affirmatively promotes, but Nablus is actually a bedrock of intolerance, hatred, ad bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in 15 civilians were killed and dozens more wounded. City Council has declared, and we -- Boulderites -- believe, that <u>all</u> people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus.

For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Sincerely,

Gillon Beck

From: Denise Berte <denise.berte@najah.edu>
Sent: Sunday, April 10, 2016 2:18 AM
To: Council
Subject: Fwd: Nablus Sister City Project

Dear Boulder City Council,

I am Dr. Denise Ziya Berte, a clinical psychologist, and head of research at the An Najah Child Institute,
which is an affiliated center of An Najah National University of Palestine.

I have worked on the sister city program on more than one occasion, being the recipient of a small grant for art supplies for working on groups
promoting hope and resiliency (with Amy Austin) in 2013 and working with Dr. Deborah Young during her trip in 2015.

Certainly we in Nablus are very enthusiastic about the partnership and receive much encouragement and support through these visitors.

We also hope that the people of Boulder have the benefit of learning more about Nablus and knowing that they have a second home in Palestine.

We believe that it is through collaborative programs like this one, person to person and city to city that long lasting connections are made
and true international understanding is achieved.

Much thanks for all of your efforts in this collaboration,

Sincerely.

Dr. Denise Ziya Berte, PhD
Licensed Clinical Psychologist
Director of Research
An Najah University Child Institute

From: Melinda Kassen <melinda@waterjamin.com>
Sent: Sunday, April 10, 2016 7:50 AM
To: Council
Subject: Nablus Sister City Proposal

Dear Council members,

Please do not make Nablus a sister city. Boulder has many sister cities already. Adding Nablus would not provide a truly useful exchange of **maximum benefit**. While the proponents have started some little exchanges, there is no special history of these between Boulder and Nablus. If a few people having a few cultural or educational exchanges were enough to warrant a sister city designation, Boulder would have 1000 sister cities. I went with a little delegation of Boulder environmental professionals to Israel and Palestine last fall to learn and look for solutions to water pollution in the Kidron Valley. Over the last five years, some of the Israelis and Palestinians we saw have also been in Boulder. It's good work, happening without a formal sister city relationship, as most such efforts do.

Council has a huge agenda to address growth, housing, and our energy future, while protecting our quality of life, from mountain parks to the ability to travel across town. Adding Nablus as a sister city, given how divisive the issue is, would be a big diversion from the real issues Boulder must solve. As someone who lives and works in Boulder, I ask that you focus on what's most important for our community at this time.

Please vote, again, to reject Nablus as a sister city for Boulder. Thank you.

Melinda Kassen
2350 Balsam Drive
Boulder, CO 80304

From: Kara Mertz <kara.felice.m@gmail.com>
Sent: Sunday, April 10, 2016 8:48 AM
To: Council
Subject: Please reject the Nablus Sister City request

Good Morning, Council members.

I would like to request you reject the proposal to create a Boulder Sister City in Nablus.

I have spent some of the past 15 years working to understand and do what I can to foster Israeli-Palestinian peace; travelling into Israel and the Palestinian Territories to listen and create mutual understanding among the residents there who have been profoundly impacted by this protracted conflict. What I have found is that each time one layer of understanding is peeled away, another seemingly contradictory reality is uncovered.

I have lived in Boulder for 23+ years and dedicate myself to the betterment of this community. I love it here for so very many reasons - primary among them is the responsiveness of council and policy-makers to the desires and values of the residents in our community. Local government in Boulder embodies the best of representative democracy, and while we don't always get everything perfect, as a community, Council has led us steadily toward a productive, inclusive and sustainable future. THANK YOU.

It is toward that end I feel very strongly that we should not create a Sister City relationship with Nablus.

We have seven sister cities already and creating a Nablus Sister City is unnecessary and divisive. Those of us working toward peace in the middle east are doing so through established citizen diplomacy organizations. The depth of the conflicts in the area deserve a depth of repair and healing only possible through much greater resources than a Sister City organization could provide. It is a very divisive issue in Boulder and even more complex and divisive on the ground.

Creating a Nablus sister city will bring the region's contentiousness to our community rather than foster mutual respect and understanding - as is the Sister Cities' organizational mission. The only way to truly foster peace and prosperity for the residents of Nablus is to work with a deeply rooted NGO that has connections to the region.

Please do not divide our Boulder community in an effort to foster mutual understanding. It is not in any way essential to the City Council or the functioning of the city of Boulder and will only serve to divide us and embroil council in future contentiousness.

Thank you for your time and consideration.

From: Liz Fox <lizfox1@comcast.net>
Sent: Sunday, April 10, 2016 9:40 AM
To: Council
Subject: Why Nablus Should Not Be A Sister City With Boulder

Dear City of Boulder Council Member:

I have been a resident of Boulder since 1974 and member of the community. **It would be a mistake for the City Council to approve the current application seeking Sister City status between Boulder and Nablus for the following reasons:**

1) Creating a sister-city relationship is unnecessary. Those in our community who are already supporting positive outreach and activities to help the people of Nablus should continue their efforts. **They do not need official sanction to do that.** Many of us who oppose this application are also involved in activities supporting Israelis and Palestinians without our city government being involved and will continue our work. **Without the official support of my city, for my entire adult life I have been actively involved to support peaceful efforts between Israelis and Palestinians.**

I have been a member of Hadassah a 103 year old, humanitarian organization, dedicated to promoting peace between Arabs, Christians and Jews in the Middle East through medical care and research provided equally for all. Hadassah supports two major medical centers in Jerusalem, employing Arab doctors, nurses etc. and treating both victim and terrorist. Often an Arab doctor saves the life of a Jewish victim of terrorism while in the next operating room a Jewish doctor saves the life of the terrorist. Hadassah's work was recognized when the organization was nominated for the Nobel Peace Prize in 2005 for its equal treatment of all patients.

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For the past 23 years, I have been a National Board member, during when I served as Vice-President for 3 years and, a member of the executive committee for 10 years. I have been involved in numerous projects to support cooperation between Israelis and Palestinians including dialogue groups, outreach to Palestinian and Bedouin women to get pre-natal care as well as education. I am also actively involved in the local 300 member Boulder Hadassah Chapter.

In addition for the past three years, since a group of us in the Boulder Jewish Community committed to the Boulder City Council, we would seek projects to promote cooperation between Israelis and Palestinians I have been actively involved in seeking such projects. A year ago, I helped create and became a founding member of a new 501c3 Boulder-based Sustainable Israeli-Palestinian Projects (SIPP) (http://sipprojects.org) which is committed to work with Israelis and Palestinians to cooperate to improve their mutual environment. We have identified projects and brought together many people and businesses in Boulder to environmental projects in Israel and the West Bank.

We do not need a sister-city relationship to do this work.

2) As we saw three years ago when the first application was submitted, this is a very, very divisive issue for our community. The Boulder City Council should not get involved in creating an official relationship with the Nablus Sister-City Project which promotes a one-sided narrative.

Boulder City residents should continue to work on the ground, people to people to develop understanding and knowledge of each of our narratives. The Boulder City Council should not officially support this proposal.

I strongly urge the City Council to not approve the sister-city relationship!

Sincerely,

Elizabeth Fox
5160 Ingersoll Place
Boulder, CO 80303
Lizfox1@comcast.net

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From: Neil Eckstein <neil.eckstein@comcast.net>
Sent: Sunday, April 10, 2016 9:55 AM
To: Council
Subject: Opposition to Boulder-Nablus Sister City relationship proposal

Honorable Members of the Boulder City Council

I am writing to add my opposition to the Boulder-Nablus Sister City relationship proposal that will be considered by the City Council in the coming days.

I believe that this proposal has been created merely to drive a political agenda that has no logical connection to the duties of elected members of the Boulder City Council or the functioning of our city. I believe that it is unwise for this City Council to get involved in what will be an ongoing issue that will do nothing to advance the more central and critical issues that this City Council needs to address.

I believe that this proposal neither presents a credible educational, cultural, recreational and technical exchange, nor is it carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit, as I believe is required under Boulder's sister city policy.

This proposal is being pursued to drive a one-issue political agenda, which is to oppose the legitimacy of the State of Israel.

Respectfully,
Neil Eckstein
5695 Pennsylvania Pl
Boulder, CO 80303

From: Gene Binder <gene@cornerstoneboulder.org>
Sent: Sunday, April 10, 2016 10:20 AM
To: Council
Subject: Nablus Sister City

Dear City Council,

My name is Gene Binder and I am the lead pastor of Cornerstone Boulder. We have around 1200 members and celebrate and observe both Jewish and Christian traditions. Also, I am Jewish.

We are very involved with the city of Boulder, Boulder County and globally to help with a variety of social justice issues.

We are also very involved in efforts to bring reconciliation and peace between Palestinians and Israelis. I travel to Israel/Palestine a couple times each year. I say this so you know that I am for both sides and am not blind to the serious issues and complexities on each side that keeps peace from being realized.

I am against the Nablus Sister City proposal for the following reasons:

1. My main reason for being against the proposal is that this particular Palestinian city is very offensive to most of the Jewish community and has, is and will continue to create a divisive atmosphere for this very large and growing population of people in Boulder. Without getting into particulars about why Nablus is offensive to most Jews (this was discussed quite a bit in the same effort two years ago), I can't imagine that we would want to offend any large population of people when there are better city choices that could be made in the Middle East region. This is different from all the other Boulder sister cities that have political or human rights issues, because none of those other cities have a significant population of people living here that would be offended by the decision.

2. The proponents of the Nablus project claim that they have spent "hundreds of hours" reaching out and discussing the issues with those who opposed Nablus two years ago. That is just not true. I spoke at the last effort and no one reached out to me. I also know of many others who spoke out against the effort who also were not approached. I am, however, aware of a small group from the Jewish community who discussed this with the Nablus proponents a couple of times after it was defeated two years ago. Most the people from that group are still not in favor of moving forward.

One last thing, I would feel the same way about trying to push an Israeli city that is offensive and divisive to the Boulder Arab/Muslim population here. As you are probably aware, the Palestinian/Israeli conflict is highly complex and charged. I applaud all efforts to seek peace, but suggest that making Nablus a Boulder sister city would work against these efforts, not for them.

Thank you for your time and please know that I support and will continue to support all of you no matter how you vote. You all have an important role in the city and I am thankful for your wisdom, compassion and care.

Gene Binder
3039461090 Cell
--
www.cornerstoneboulder.org
www.facebook.com/IAMTHERABBI

From: Valerie Knowles <selahtorah@mac.com>
Sent: Sunday, April 10, 2016 11:24 AM
To: Council
Subject: Nablus?

Please do not connect in any way Boulder, to Naulus, a hotbed of terrorism!

Valerie Knowles
selahtorah@mac.com

From: dekowal@comcast.net
Sent: Sunday, April 10, 2016 12:52 PM
To: Council
Subject: Please, Reject the Boulder - Nablus Sister City

Dear Boulder City Council,

The BNSCP does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

Who wants to align a remarkable city like Boulder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

Please don't to make the City of Boulder a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

Over and above the moral logic, please consider the following:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us (including those who oppose the Nablus proposal) are working with Palestinians AND Israelis. All of those things are being done without official Boulder involvement and will continue.

2. This is a divisive issue in Boulder -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants
to and then reports back to Boulder.
The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

4. Note having the same values is OK, but advocating diabolical values is a deal breaker -- Not only Nablus does not share the progressive values that Boulder affirmatively promotes, but Nablus is actually a bedrock of intolerance, hatred, ad bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in which 15 civilians were killed and dozens more wounded. City Council has declared, and we -- Boulderites -- believe, that all people (LGBTQ,

race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus.

For all of these reasons, Please, Reject the Boulder - Nablus Sister City

Dan Kowal
Boulder Co. Resident

Sent from Xfinity Connect Mobile App

From: Sara Gilbert <sgilbert772@msn.com>
Sent: Sunday, April 10, 2016 12:59 PM
To: Council
Subject: Please do NOT support the Boulder-Nablus Sister city plan

Please do not support the Boulder-Nablus Sister city plan. As family of a gay person, I urge you to consider that the values held by that city in no way match with ours. It would be a farce to say that we are truly sisters to such a place. My brother would be harmed if he went to visit Nablus. Please think of this. I so appreciate the spirit and values of Boulder.

Nablus does not share the progressive values that Boulder affirmatively promotes.
City Council has declared, and we Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here

. The same is not true throughout Nablus.
Thank you very much for your consideration.
Sharon Louis Gilberttson

From: Marvin Gang <marvin.gang@gmail.com>
Sent: Sunday, April 10, 2016 1:13 PM
To: Council
Subject: Nablus Sister City Application

I have been a resident of Boulder since 1982. This is the first time I written to the City Council.

I believe the creation of a Sister City relationship between Boulder and Nablus is a bad idea. Not only does Nablus not meet the criteria previously established by Council for such a relationship, but the previous consideration of establishing a relationship stimulated enough interest that some in our community have begun working directly with Palestinians and Israelis in the area on projects of immediate benefits to its residents.

I also believe there are sufficient issues confronting our community that Council's time could be better spent on addressing these issues.

Thank you for your consideration.

Marvin Gang

From: Charles Corfield <charles.corfield@nvoq.com>
Sent: Sunday, April 10, 2016 1:56 PM
To: Council
Subject: Nablus sister city project (bad idea)

This is a horrible idea. I can't imagine why Boulder would align itself (or appear to) with a city whose governance and values are so antithetical to Boulder's. There is no notion of equality, diversity, or tolerance in Nablus. Just look at the treatment of people who people who are different in someway, never mind what happens to those who renounce Islam. It is a brutal society. Do not be misled by those who honey coat their agenda and cast a blind eye to the ugly reality of life in Nablus.

From: Talor Halevi <talorhalevi@gmail.com>
Sent: Sunday, April 10, 2016 4:25 PM
To: Council
Subject: I oppose the Boulder-Nablus Sister City proposal

The Nablus Sister City measure has been a divisive issue in Boulder since it was first discussed. It is an issue that is has taken the attention of the City Council away from important
and essential duties. There is no benefit to the City of Boulder to participate and continue to argue this point and that point and to what end ? I cannot see any wisdom or benefit City Council to pursuing this issue. as a 25 year resident of the city of Boulder, I call on the City council to reject this measure.

Talor Halevi
3260

From: Mehos, Mark <Mark.Mehos@nrel.gov>
Sent: Sunday, April 10, 2016 4:32 PM
To: Council
Subject: Letter of support for Boulder Nablus Sister City Project

April 10, 2016

Dear Members of the Boulder City Council:

I am writing in support of a Council decision to bring Nablus into the fold of Boulder's sister cities relationships. My business travels often give me the opportunity to travel outside of the United States. As such, I've had the opportunity to mix with people living in cultures very different than our own. While the majority of my travels have been to westernized countries, I've had the occasion to travel to several Arab-speaking countries over the past several years, namely Egypt and Morocco. I mention this because, prior to these trips, I found myself feeling very anxious and unsure about what I would experience in these regions so unfamiliar to me. This anxiety evolved from my lack of knowledge (and frankly fear) associated with a misunderstanding of the people and culture in these regions. Once I was allowed to interact face-to-face with the people in these countries, my anxiety vanished completely, replaced by the realization that in many respects there are few differences between our cultures. We often talked about our families, our respective professions, and our even our politics. Our mutual desire from these conversations was that our people could somehow know and understand each other, unencumbered by the politics that seem to always get in the way of genuine understanding. In my view, this is exactly why Boulder has chosen to participate in so many sister city partnerships and why we should add the West Bank city of Nablus to this list.

To the above, I should add that my wife (twice) and daughter have both had the opportunity to visit the city of Nablus. My wife and daughter's most recent trip this past fall came at the height of tensions between the Israeli and Palestinian people. They returned with a greater appreciation of the culture of the Palestinian people and their desire for peace in the region.

Unfortunately I won't be able to attend the Council meeting on this topic as I'll be out of the country! If you have any questions, please send an email.

Sincerely,

Mark Mehos

1080 Love Court, Boulder

From: Kathleen Salzberg <salzberg@colorado.edu>
Sent: Sunday, April 10, 2016 5:47 PM
To: Council
Subject: Boulder-Nablus Sister City Project

We urge Boulder City Council to vote against formalizing the Boulder-Nablus Sister City Project within Boulder's Sister City framework.

The humane work of the existing Boulder-Nablus Sister City Project is commendable, as evidenced by their website, but a formal relationship with Nablus, a city that in many respects does not share some of Boulder's most important values, should be rejected.

Kathleen and Joel Salzberg
Boulder

Sent from my iPad

From: Phillip Phan <pphans@gmail.com>
Sent: Sunday, April 10, 2016 7:02 PM
To: Council
Subject: Reject the Boulder - Nablus Sister City Proposal

Dear City Council:

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and “honor” killings?

Nablus is a city whose leadership admittedly prides itself for killing people—kids, women, and men—just because they’re lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?

Boulder's engagement in social justice should call for partnering with towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth), where parents, teachers, and schools educate kids about math, science, love, and tolerance. Not only does Nablus not share the progressive values that Boulder affirmatively promotes, but it is a bedrock of intolerance, hatred, and bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in 15 civilians were killed and dozens more wounded.

Please consider the following:

1. **This is a divisive issue in Boulder** -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

2. **The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents** -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder. The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

City Council has declared, and we -- Boulderites -- believe, that <u>all</u> people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus. For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Dr. Phillip Phan, Ph.D.

From: Elizabeth Ordonez <ejordonez@msn.com>
Sent: Sunday, April 10, 2016 8:36 PM
To: Council
Subject: Fw: Nablus sister city

Dear City Council of Boulder:

I am taking the liberty of resending a copy of a letter of support I sent to you three years ago when you were considering whether or not to make Nablus, Palestine an official sister city of Boulder. Since that time I have not changed my mind on the subject, but I certainly hope that you have. I remain just as convinced as then that making Nablus an official sister city of Boulder would be the right thing to do. It would be a small but meaningful step in promoting peace and understanding between our two peoples. Who can oppose that? Certainly not Boulder, a city known for promoting peace in many other conflicted parts of the world.

Yours sincerely,

Dr. Elizabeth Ordonez

From: Elizabeth Ordonez
Sent: Tuesday, April 9, 2013 2:44 PM
To: council@bouldercolorado.gov
Subject: Nablus sister city

Dear Council Members:

I am a retired professor of Spanish who has, through the years, watched several South American countries (such as Chile and Argentina) transition from military dictatorships to democracies. For people like me who have been involved in their liberation struggles, these political changes are gratifying indeed.

A couple of years ago, my travels took me to Palestine and allowed me to become a witness of another, much longer, struggle against occupation. Palestine (commonly known as the West Bank) has been occupied territory for almost half a century, and during that time has been subject to many forms of harsh controls. Nablus, in particular, has been the site of repeated attacks by Israeli defense forces. The objective of these IDF attacks against Nablus was to kill as many Palestinians as possible. (See Eyal Weizman's penetrating study, *Hollow Land: Israel's Architecture of Occupation*).

I cite these past horrors as background to my strong support of the Boulder-Nablus Sister City project. Enough is enough. It is the right time for us to step up and extend a hand of friendship and cultural understanding to this beleaguered city. And it would be particularly fitting if the city of Boulder--known throughout this country as forward looking and progressive--were to extend an official hand of peace and friendship. It would be a modest yet potent gesture toward peace in this too long troubled area of the world.

Thank you for your serious consideration and support of this project.

Sincerely, Dr. Elizabeth Ordonez
Professor emeritus of Spanish, University of Texas
Golden, Colorado 80401

From: Yoni K. Ashar <yonestar@gmail.com>
Sent: Sunday, April 10, 2016 8:47 PM
To: Council
Subject: concerned about the Boulder-Nablus sister city application

Dear members of the city council,

I am a Boulder resident writing with concern about the proposed sister city relationship. This is a divisive, political issue, and I am not comfortable with the city of Boulder creating an official relationship with Nablus. Further, many in Nablus do not share the liberal, progressive values that many of us in Boulder cherish, and I have serious doubts about the project's abilities to meet its aims. I am glad to speak further about this matter if it will be helpful -- my contact info is below.

Sincerely,
Yoni Ashar
240.501.9030

From: Foster Goodwill <fostergoodwill@yahoo.com>
Sent: Sunday, April 10, 2016 9:48 PM
To: Council
Subject: Sister city

Dear Council members, I sincerely hope that you will designate Nablus an official sister city to Boulder. So many of us feel an affinity with the Palestinians and their plight, just as we did Jalapa. Thank you for your sympathy and understanding. Best wishes, Foster Goodwill (long time Boulder resident)

From: Rasha Alshakhshir <ralshakhshir@najah.edu>
Sent: Monday, April 11, 2016 4:06 AM
To: Alia Assail
Cc: Council
Subject: twins sis sister

Dear Boulder City Council,

I am Rasha Alshakhshir, lecturer at the An Najah University, and Head of Montessori kindergarten at ANajah Child Institute
which is an affiliated center of An Najah National University of Palestine.

I have worked with Dr. Deborah Young during last visit in 2015, and she was a great model of Boulderi citizen

I am very interested in the program of the partnership with boulder council, and hope that many citizens of Boulder have the chance of learning more about Nablusi culture and exchange experiences.
Looking for more collaboration between the two cities.

With Respect
Rasha

From: Hala Jarrar <hala.jarrar@najah.edu>
Sent: Monday, April 11, 2016 4:28 AM
To: Council
Cc: Rasha Alshakhshir; Alia Yahya Assali
Subject: from Hala Jarrar

Dear Boulder City Council,

I am , a lecturer at An Najah National University of Palestine.

i worked with Dr. Deborah Young during her trip in 2015, it was a pleasure to work with her as she added a great value to my lecture at that time

Certainly we in Nablus are very thrilled about the partnership and receive much support through these visitors.

We also hope that the people of Boulder have the benefit of learning more about Nablus one of the major cities in Nablus Palestine.
Best
Hala Jarrar

From: Hermelin Linda <lindahermelin@gmail.com>
Sent: Monday, April 11, 2016 7:57 AM
To: Council
Subject: sister city

Hello. I have lived in Boulder 16 years. I also live in Jerusalem part of the year. I just returned from 3 months in Israel where Palestinians were stabbing Jews on a daily basis. Until the Palestinians can endorse non-violence and other human rights values, Nablus should not be rewarded with a sister city connection to Boulder.

Linda Hermelin

From: Francine Blum <franinboulder@gmail.com>
Sent: Monday, April 11, 2016 8:01 AM
To: Council
Subject: Sister City Project

Dear City Council Members,

I'd like to weigh in with strong feelings against going forward with the Boulder/Nablus sister-city proposal.

This is a divisive issue in Boulder. It's outside the scope of the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

Fran Blum

Fran Blum
Owner
MountainMuttDogCoats
303-527-0850
www.MountainMuttDogCoats.com

From: Michael Jay Stutzer <michael.stutzer@Colorado.EDU>
Sent: Monday, April 11, 2016 9:14 AM
To: Council
Subject: Against Sister City Relationship with Nablus

The motivation of the proponents is mainly world politics. The benefits of such designations are supposed to be mutual, but this relationship will be of no benefit to the municipal government of Boulder.

From: laura.alaimo@gmail.com
Sent: Monday, April 11, 2016 9:41 AM
To: Council
Subject: Nablus project

hello I am writing to express my support of the Nablus sister city project and the value of person-to-person connecting and how this can change the course of a person's life and help create peace. Best, Laura Deluca 916 11th St., Boulder, CO 80302

Sent from my iPhone

From: Andrew Schwartz <profschwartz@gmail.com>
Sent: Monday, April 11, 2016 10:01 AM
To: Council
Cc: Allison Schwartz
Subject: Opposition to Boulder-Nablus Sister City Project

Dear Boulder City Council,

We write to express our strong opposition to the proposed Boulder-Nablus Sister City Project.

Nablus does not in any way share our values, or the values of Boulder. Boulder is a tolerant and inclusive community that welcomes people of all races, religions, et cetera. This is not the case in Nablus.

To give just one recent example reported by CNN and Newsweek: In October 2015, a large group of about 100 Nablus residents attempted to destroy the tomb of the biblical patriarch Joseph and succeeded in setting parts of it on fire. This despicable act of anti-semitism is something that would be absolutely unheard of in tolerant Boulder, and we should not align ourselves with a city where such things happen. (It bears noting that the BNSCP application completely omits this entire aspect of Nablus society. There is no mention in the application of Jews or anti-semitism whatsoever, rendering the document misleading and unreliable.)

We appreciate from the application that there are those in Boulder that want to connect with people in Nablus. Let them do so, as private citizens. But let us not align with Nablus as a sister city. It is a big world and there are many better options out there.

Thank you for your time and consideration.

Sincerely,
Allison and Andrew Schwartz
383 W. Arapahoe Ln., Boulder, CO

From: Khaled Allen <khaled.allen@gmail.com>
Sent: Monday, April 11, 2016 10:28 AM
To: Council
Subject: Nablus Sister City

Dear Councilperson,

I am writing to express my support for the Boulder Nablus Sister City relationship. As someone who has spent a large portion of my life in the Middle East, I can attest to the hospitality and warmth of the people of the region, as well as the cultural richness. In the same way that I have been personally enriched by my relationship with the region, the City of Boulder would also be enriched by a cultural sharing with Nablus.

This is also an opportunity for Boulder to take a lead in recognizing the history and traditions of the region of which Nablus is a part and bringing them to a wider audience. I for one would love to see more examples of cultural exchange such as the Dushanbe Tea House, which has been such a central and iconic part of Boulder in the time I've lived here.

I hope the council will find its way to accept the proposal.

Sincerely,
Khaled Allen
--
Khaled Allen
203-524-4324

From: Marci Rosenthal <marcirosenthal@hotmail.com>
Sent: Monday, April 11, 2016 11:20 AM
To: Council
Subject: Glorifying terrorism

Dear City Council Members:

I realize this is my third letter to you all urging you to vote no on the proposal to officially designate Boulder a Sister City with Nablus, Palestinian Authority Territory. That's how important and dangerous I feel this issue is to our community.

I urge you to read the link below. It demonstrates specific official Palestinian Authority policies, state-run television broadcasts, and school curricula that promote terrorism and praise and revere the murdering of Jews, Israelis, visiting Americans, and other innocent people. This is not unique to Nablus. It happens in Jenin, Ramallah, Hebron--basically throught the PA and Gaza.

Citizens in Boulder have had loved ones butchered by Palestinian terrorists for whom candy was then handed out in their villages, celebrating the massacres.

Please, do not involve our city with such hate. Don't be naive or fooled by this ploy to legitimize terror under the guise of "people to people yoga classes."

http://palwatch.org/main.aspx?fi=448

Sincerely,

Marci Rosenthal
Boulder

From: Joan Graff <joangraff@aol.com>
Sent: Monday, April 11, 2016 8:55 AM
To: Council
Subject: Jewish support for Nablus sister city

I am a member of the Jewish renewal community and as an individual I Strongly support the adoption of Nablus as a sister city.

Reading letters to The Camera from local residents who have spent time In Nablus in recent years and have had friendly interactions with that Community should remind us all that peaceful interactions should be Promoted and encouraged between our communities.

I urge you not to be swayed by fear and negativity among some Boulder Residents. Sincerely, Joan Graff Sent from my iPad

From: Aviva Bass-Huh <avivabass@yahoo.ca>
Sent: Monday, April 11, 2016 11:34 AM
To: Council
Subject: Nablus sister city

To whom it may concern,
I am a Boulder resident and I am opposed to the Boulder Nablus sister city proposal.
Nablus does not share many of the progressive values that Boulder tries so hard to promote. I agree with City Council's declaration that
all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here
. I
reject violence and

any honoring of it. The same is not true throughout Nablus and this is why I am opposed to the sister city proposal.
Thank you,
Dr. Aviva Bass-Huh

From: Judith Lavinsky <judith.lavinsky@gmail.com>
Sent: Monday, April 11, 2016 11:55 AM
To: Council
Subject: Nablus Sister City Application

To Boulder City Council:

As longtime residents of Boulder, we oppose the application seeking sister city status for Nablus.

We think, for the many reasons that City Council has heard before and almost certainly will hear again, that Nablus is simply not an appropriate sister city for Boulder. The matter is, to say the least, controversial and highly divisive; bad feelings run strong.

When the sister city proposal was last before City Council, Macon Cowles, speaking in support thereof, stated that "Israel has fought peace for 46 years." The mere fact that the councilman who moved for approval of the application felt it necessary to inject such a gratuitous and mean-spirited comment attests to the inherently inflammatory nature of the matter.

At that same meeting, Tim Plass commented to the effect that this just doesn't feel like a sister city relationship should feel, and so voted against the application. Plass had it right!

We hope City Council will look critically and with a discerning eye in determining whether anything is really all that different from the previous application. Have any material facts and circumstances changed sufficient to justify a reconsideration of its previous decision?

And finally, if the advocates for this sister city relationship wish to engage in social and cultural exchange with the people of Nablus, they may of course do so as a private matter, without the involvement of City Council or the imprimatur of the City of Boulder, with all that that implies.

Michael and Judith Lavinsky

From: Jesse Aweida <jesse@aweida.com>
Sent: Monday, April 11, 2016 12:29 PM
To: Council
Subject: FW: Boulder Nablus Sister City

Dear Council members,

My family and I have been living in Boulder since 1966. Those of you who've

been here in the 1970's and 1980's remember the company I built (Storage Technology

Corporation) which became one of the largest employers in Boulder County. I grew

Up in Palestine and was born in Nablus.

I am a strong supporter of the Boulder-Nablus Sister City project and the benefits it will

have for us here in Boulder and for the people of Nablus. Nablus is an old and well

established city with an educated and friendly population of Moslems, Christians and Samaritans.

Thank you for your consideration and support.

Jesse I. Aweida

From: Hi Tech Int'l Group <malkalay@htig.com>
Sent: Monday, April 11, 2016 1:11 PM
To: Council
Cc: 'Gideon Markman'
Subject: Please, Do Not Make Boulder and Nablus Sister Cities

Dear City Council:

why in the world will any city want to "sister" with a city that promotes murder, rape, beheading, anti-Americanism & Anti-Semitism? Do we really want to brand Boulder a Sister City to Nablus?!

I love the City of Boulder and refuse to see it aligned with an anti-American & inhuman "values". Please rethink it and I hope you arrive at the obvious clear decision to find a better "sister". If you can pick your family - do it right. Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Best Wishes,

Moshe Alkalay

HI TECH
INTERNATIONAL GROUP, INC.
sales@htig.com

From: Hi Tech Int'l Group <malkalay@htig.com>
Sent: Monday, April 11, 2016 1:14 PM
To: Council
Subject: Please, Do Not Make Boulder and Nablus Sister Cities

Dear City Council:

why in the world will any city want to "sister" with a city that promotes murder, rape, beheading, anti-Americanism & Anti-Semitism? Do we really want to brand Boulder a Sister City to Nablus?!

I love the City of Boulder and refuse to see it aligned with an anti-American & inhuman "values". Please rethink it and I hope you arrive at the obvious clear decision to find a better "sister". If you can pick your family - do it right. Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Best Wishes,

Moshe Alkalay
sales@htig.com

From: Matthew Finberg <matthew@finberglaw.com>
Sent: Monday, April 11, 2016 1:22 PM
To: Council
Subject: Nablus Sister City Application - NO!

Dear Members of the Boulder City Council,

I respectfully request that you deny Nablus Sister City status with Boulder.

1. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

2. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with
project opponents. Also, the reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder.

3. Nablus does not share many of the progressive values that Boulder affirmatively promotes.
City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here.

4. I categorically reject violence and any honoring of it to make political/social points. The same is not true throughout Nablus.

Matthew S. Finberg, Esq.
2425 Canyon Blvd., Suite 110
Boulder, CO 80302
303.717.3759
www.finberglaw.com

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From: earudd@comcast.net
Sent: Monday, April 11, 2016 1:40 PM
To: Council
Subject: Opposition to designating Nablus as a sister city of Boulder

To the Boulder City Council:

I oppose designation of Nablus as a sister city of Boulder. There's no reason to think that such a designation will encourage peace. The values of many in Nablus, based on promoting and praising violence against those of different religions and sexual affinities, are alien to Boulder's values.

Because of terrorism and violence around Nablus, the U.S. State Department prohibits its employees from traveling there and discourages American citizens from making the trip. It is a city which Boulderites with reasonable concern for their personal safety would not even visit.

Please vote no on the Boulder Nablus sister city proposal.

Sincerely,

Emily A. Rudd

Boulder, CO 80301

From: Caren Philips <carenphilips@gmail.com>
Sent: Monday, April 11, 2016 1:49 PM
To: Council
Subject: Please do not approve Nablus as a sister city

1. The City Council does not need to become officially involved in peace efforts that are already happening and which will continue to occur.

2. Council approval of sister city relationship with a town that has been the site of political violence is as if the Council approves and takes sides in the Palestinian-Israeli conflict.

3. This is a divisive issue in Boulder.
How can I live peacefully in Boulder knowing that the City approves of Nablus, where rioters burnt a Jewish holy site, Joseph's tomb? Even before the torching, Jewish pilgrims were restricted to visiting only one night per month, under Israeli military protection. See e,g., BBC storyhttp://www.bbc.com/news/world-middle-east-3454752 16 October 2015

4. This is an issue that is **not essential to** the duties of City Council or the functioning of our City. It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

5 The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its focus, and stated efforts to work with
project
opponents.
Also, t
he reality on the ground
is
much more complex and nuanced than what BNSCP exposes
participants
to
and then reports back to Boulder. See #3 above re. ongoing restriction of religious freedom.

This is a heart rending issue to have to face yet again, as a Jew in Boulder.
Please do not give unintended approval to Palestinian violence in Nablus. Let groups work on their own to make peace without oversight from City Council.

Caren Philips
2740 7th St
Boulder CO 80304

- From the section

From: Mike Krietzman <mikekrietzman@hotmail.com>
Sent: Monday, April 11, 2016 1:58 PM
To: Council
Subject: No to Nablus Sister City

City Council,

Please vote no on the Nablus Sister City proposal. This proposal continues to have strong opposition from the Jewish and non-Jewish residents of Boulder. The strength of opposition to this proposal was evident when Council considered the matter ONLY three years ago.

Thank you, Mike Krietzman

From: Ken Buckspan <buckspan@comcast.net>
Sent: Monday, April 11, 2016 2:18 PM
To: Council
Subject: Nablus Sister City Proposal

To: Boulder City Council

I am writing to OPPOSE the proposed Boulder sister city relationship with Nablus.

Nablus does not share many of the progressive values that Boulder affirmatively promotes.

This is a divisive issue in Boulder, as it is NOT essential to the duties of the City Council or to the functioning of our city.

Additionally, I do not believe this proposal presents any credible educational, cultural, recreational and/or technical exchange.

Respectfully,
Carol Buckspan

Sent from my iPad

From: Devon Schad <devon.schad@gmail.com>
Sent: Monday, April 11, 2016 3:43 PM
To: Council
Subject: Nablus Sister City - Please Vote NO

I urge the council to vote no on adding Nablus as a sister city for Boulder.

Cordially,
Devon Schad

From: Rhonda Wildman <rlwildman@gmail.com>
Sent: Monday, April 11, 2016 3:49 PM
To: Council
Subject: Vote No - Nablus Sister City Project

Dear City Council Members,

I am sending this email to ask that you vote "No" to passing the Nablus Sister City Project. The city of Boulder prides itself on making all feel welcome regardless of their race, religion, disability, or sexual orientation. Here in Boulder we also do not encourage or support any kind of violence. The things we value in Boulder, do not hold true throughout Nablus. Because of this I ask that you vote "No" to move forward on the Nablus Sister City Project.
Thank you,
Rhonda Wildman

--
Rhonda Wildman
c-720-999-0678
rlwildman@gmail.com

From: Jennifer Weissmann <jennifer@weissmann.net>
Sent: Monday, April 11, 2016 5:28 PM
To: Council
Subject: AGAINST Nablus as Sister City.

April 11, 2016

Dear City Council.

Really, please, stop this madness. Sister Cities International was Founded by President Dwight D. Eisenhower in 1956. Boulder is an open society where we welcome diversity. Nablus is Anti-Gay, Female, etc. We share none of their values. 25 women were killed last year in 'honor' crimes alone. Why would you want to create another divisive issue with the residents of Boulder. Don't make life more complicated and divisive. It's unnecessary. Pick another City. One that won't divide the community. Please!

Dividing our Boulder community is NOT what President Eisenhower intended! SEE BELOW ARTICLES ON THE REAL NABLUS. Not some rolling hills with green green grass and idyllic setting…..you are being mislead.

Thank you for your consideration.

Jennifer Weissmann
Boulder Resident

25 Palestinian women killed in 'honor' crimes in 2013

Source: http://www.maannews.com/Content.aspx?id=632119

Honor Killings of Women

Human rights violations under the Palestinian Authority, including reports of honor killings of women and a perceived lack of respect for press freedoms. As I sat next to Fatima, a woman in her late 40s from a small village near Nablus in the West Bank, Palestine, I wondered how daily violence had become her accepted reality. I was delivering a sexual and reproductive health workshop with a small team of female doctors and nurses from the local area to about 20 women of various ages, and we were also hoping to find out more about the levels of gender-based violence amongst the community. As we are all well aware, the data on gender-based violence is unreliable and we had heard that honour killings were on the rise. One UN report suggested over 60 per cent of women in the West Bank were being beaten regularly in their homes, and in 2002 there were 31 cases of women reportedly murdered in the home …In the end, the statistics didn't really matter. What was clear from those women sitting around me, their children hanging from their necks and on the edges of their dresses was '*hay hayatna'* – this is our life. Most of the women in the room were subjected to early marriage, and we were hoping to at least raise their levels of awareness around the dangers of this practice. That just because it happened to them didn't mean it had to continue, and that the Palestine Authority had set the legal age of marriage at 18 years. I felt kind of helpless with all these facts in my head knowing I had no way of assuring the protection of these women if they risked doing something different. Fatima must have seen the sadness in my eyes; the disbelief that any woman should accept violence as a normal part of her life. 'Don't look so worried *habibti*,' she said. 'I may not be able to escape my husband, but I can teach my daughter. I can help her to understand that this does not have to be her life. And she will go to school.

Everything I do, I do for her, so she will not be like me. She will not have my life.'

Source: http://www.wluml.org/news/day-916-activism-against-gender-violence-our-lives

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Palestinian civilians in Nablus hold readers chain in honor of terrorist who killed 3
Official PA daily, Al-Hayat Al-Jadida - Mar. 19, 2016

"On Thursday [March 17, 2016], a line of participants established a new stop along the ledge overlooking the Roman amphitheater in the Jamal Abd Al-Nasser Park in Nablus, in the chain of readers launched by Martyr (*Shahid*) Baha Alyan last year around the walls of Jerusalem.
Director of the Hira cultural program Malak Abu Aisheh said: 'This event was held as a complement to the chain of readers launched by Martyr Baha Alyan in Jerusalem and the chains of readers launched afterwards in a number of districts.' (So-called "human chains of readers" were held at the **Hebron University**, **Birzeit University and Al-Quds University** –Ed.)
She added that Martyr Baha has left his body, but his idea remains among the citizens, and this event is meant to encourage people to read...
An-Najah National University student Anwar Abdo, who volunteers in the Hamdi Mango Center (i.e., Nablus municipality cultural center), explained that the chain of readers is meant to appeal to a larger segment of society and not just to students, and therefore a public place was chosen that students, school children, and others could enjoy.
More than 70 citizens participated in the activity, including… the student Rayyan Qassem, who said that the main purpose for her participation in the activity was to complete what Martyr Baha Alyan began last year… It should be noted that the next chain of readers is meant to take place at the An-Najah National University in Nablus this Sunday."
Click to view bulletin. *Jerusalem line 78 bus terror attack - On Oct. 13, 2015, two Palestinian terrorists, Baha Alyan (22) and Bilal Ghanem (23) boarded a bus in Jerusalem's Armon Hanatziv neighborhood with a gun and a knife and attacked passengers, killing Israelis Haviv Haim (78) and Alon Govberg (51), and Richard Lakin (76), and wounding 3 Israelis. Alyan was shot and killed by an Israeli security guard at the scene and Ghanem, a Hamas terrorist who served time in Israeli prison in 2013-2014, was wounded.*

Source: http://palwatch.org/main.aspx?fi=448&doc_id=17599

From: jgrudd@comcast.net
Sent: Monday, April 11, 2016 5:33 PM
To: Council
Subject: No to Nablus as a sister city

To the Boulder City Council:

Why would liberal Boulderites want to associate with a city where our Congressman would be in danger of being murdered as a sodomite?

Sincerely,

Jack Rudd

Boulder, CO 80301

From: Beatrice Johnston <beatricejohnston@mac.com>
Sent: Monday, April 11, 2016 6:08 PM
To: Council
Cc: Leland Johnston
Subject: Boulder Nablus Sister City Project

We are writing this e-mail in support of the Boulder Nablus Sister City Project and in hopes that the Council moves forward with a positive vote this coming Tuesday, 4/19. We do not have a long list of reasons in support other than to say it feels absolutely right to us that Nablus and Boulder fit the template of sister cities: they foster friendship and understanding between people of different cultures. Whatever dissension might exist, I ask that Council members ask whether such an alliance builds trust, community and understanding. If the answer is yes, then please approve the project.

With gratitude,
Beatrice and Lee Johnston

From: Terry Lindenberg <TLBoulder@msn.com>
Sent: Monday, April 11, 2016 6:12 PM
To: Council
Subject: Potential Nablus-Boulder Sister City Relationship

Council Members,
The purpose of this message is to offer reasons for the City of Boulder to not enter into a Sister City relationship with Nablus.
I hope that the Council does not approve such a relationship.

My thoughts:

1. There are many people in our community with close ties to Israel which has a contentious and unresolved relationship with Nablus.
Boulder is not directly part of this relationship and joining with Nablus as Sister Cities would give the appearance of supporting one side, Nablus. I believe that our city should not be involved in this conflict nor should it appear to be. The Council has enough other divisive issues that directly affect our community without adding this additional stress among us. A Sister City relationship should be a positive and inclusive asset to a City, such as the present Sister Cities are.

2. Boulderites who wish to have a relationship with people of Nablus may do so without Boulder's Council official approval.

Please do not approve this measure. The hurt it would create is not necessary.

Thank you,

Terry Lindenberg- South Boulder Resident tlboulder@msn.com

From: Patricia Kenney <patricia.kenney@Colorado.EDU>
Sent: Monday, April 11, 2016 6:13 PM
To: Council
Subject: Please approve the Boulder-Nablus Sister City Proposal

Boulder City Council Members,

I am writing to ask you to support the addition of Nablus as a sister city to Boulder. As a former member of the Boulder-Nablus Sister City group, I have watched their progress closely. When last put before the City Council, the group was advised to build stronger bridges within the Boulder community and with the proposed sister city. I believe they have done both in earnest and are, as a result, in a much better position at this point in time to forge a successful sister city relationship on a par with Boulder's other such partnerships. I have nothing but admiration for the Board Chair, Essrea Cherin, who has worked tirelessly to build this organization, and long-time members like Barbara Hanst, both of whom are very familiar with the region and the people of Nablus. While I have not been to that part of the world, my son has lived and worked in Israel and Palestine and I have concluded, as a result of his experiences, that never has it been more needed to form a connection of friendship with our fellow citizens of the world. In fact, I believe our future depends on such connections.

So, I wholeheartedly ask you to vote in favor of adding Nablus to Boulder's roster of sister cities and continue a tradition of citizen diplomacy that can only benefit all parties. To quote the philosopher, Hillel, " if not now, when?"

Thank you.

Patricia Engoron Kenney
2065 Glenwood Ave.
Boulder CO 80304

From: Doug Brown <DBrown@regentproperties.com>
Sent: Monday, April 11, 2016 6:39 PM
To: Council
Subject: Nablus Sister City

Dear City Council Persons,

I live in Boulder at 980 6t Street. My wife and our children and I love Boulder and care deeply about it. We know what a wonderful place it is. With that in mind, we are sick to our stomachs at how we could possibly be considering to designate Boulder a sister city with Nablus in the Palestinian Authority.

The city of Nablus and other cities in the PA for that matter promotes terrorism and violence. They celebrate bombings and killings of innocent people. After such killings, they celebrate in the street.

Boulder is an amazing city that is very peaceful for such a large place. Please don't denigrate us to become a sister city with such a confirmed sponsor of terrorism such as Nablus. I understand the ability to want to reach out and help people who are in need. But there are much better choices than this.

Thank you,

Doug Brown
980 6th Street
Boulder, CO 80302
303.817.3828

From: Henrik Boes <hlboes@yahoo.com>
Sent: Monday, April 11, 2016 6:49 PM
To: Council
Subject: Boulder-Nablus Sister City Project

Dear Ladies and Gentlemen,

Please approve Nablus becoming an official sister city to Boulder at Tuesday's meeting.

I understand that this endeavor has given rise to much heartfelt emotion in opposition in years past and that, given the politics of the Israeli-Palestinian conflict, this is not likely to change anytime soon.

I do not pretend that this matter does not have political overtones or implications. However, I ask that you set local and national discussions about this issue aside and focus on the everyday impact that such a move would have on the lives of people living here and in Nablus: cross-cultural friendships created, mutual understanding supported, mutual suspicion eroded, doors of opportunity opened. These are all things that will forever change the course of countless lives in our two communities, enriching all of us in ways we cannot, I am sure, even understand at this point.

These are all central values for the Boulder community -- of which I have been a grateful member since 1993 -- and I ask that you put them front and center as you consider this matter.

I thank you for your time.

Sincerely,

Henrik Boes
1474 Greenbriar Blvd

From: Leslie Rudawsky <lesrud@q.com>
Sent: Monday, April 11, 2016 7:58 PM
To: Council
Subject: Nablus Sister City Proposal

Dear Boulder City Council,

We are 25-year Boulder residents and it is with great dismay and strong conviction that we write to you concerning the proposal to consider Nablus as a Boulder Sister City. Three years ago, and again today we find this proposal to be divisive, politically-charged and against everything we stand for as Jews, Boulder residents and US citizens. As Boulderites, we are strongly connected to a world community, and feel a heavy responsibility to act globally. Unfortunately, while we feel this is the intent of this proposal, we believe it is one in which our elected representatives will only create deeply emotional divisions in our own backyard, while having very little impact abroad. Your role must be to protect the interests of your local community and build bridges. Getting involved in centuries-old conflict is not a wise move, and is rife with no-win politics.

Sending missions and yoga teachers from Boulder to Nablus is commendable, and we support this grassroots community relations effort. Private organizations and individuals are to be admired for their cultural and educational outreach and efforts to foster peace and understanding. But having our municipality endorse Nablus as a sister city puts our city squarely on one side of the issue. For Jews around the world, it will be perceived as the wrong side, and no argument will dissuade that position. That is just the reality.

Gil and Leslie Rudawsky
690 17th Street
Boulder, CO 80302

From: Leslie Rudawsky <lesrud@q.com>
Sent: Monday, April 11, 2016 8:25 PM
To: Council
Subject: Sister City Project

Dear Boulder City Council,

I am an eight-grader at Summit Middle School and I am asking the City Council to deny the proposal to add Nablus as a Boulder Sister City. While I understand that the creators of this proposal want to build bridges around the world, choosing Nablus as a sister city brings up deep emotional and political issues. Any way you look at it, this proposal is an insult to Jews and to the state of Israel. For instance, when I visited Israel last year, it was not recommended that I visit Nablus because Jews, particularly American Jews, are targets for kidnappings or terrorism. Not only are people of a particular religion dissuaded from visiting the area, but the United States State Department warns "U.S. citizens considering travel to the West Bank should take into consideration the danger of death, injury or kidnapping" on its website.

As a Jew and a strong supporter of Israel, I want peace in the region. Unfortunately, the governments and countries that surround Israel are not on the same page. You cannot ignore this, and making Nablus a sister city would be giving anti-Israel and anti-Semitism legitimacy. Boulder's sister cities should share its values, not glorify violence. The city of Stavanger in Norway, is even trying to sever ties with Nablus as a sister city because it "honors terrorists," according to a member of its City Council. Nablus recently named a central square in the city after a terrorist murder, Naif Abu Sharah, who has been involved in numerous terrorist attacks.

We need to come together over community issues, like we did during the 2013 floods. This issue creates a dam in our community. I support private individuals working to foster peace, and we should leave it at that.

Sincerely,
Alex Rudawsky
690 17th Street
Boulder, CO 80302

From: Patrick DSilva <patrickjdsilva@gmail.com>
Sent: Monday, April 11, 2016 8:44 PM
To: Council
Subject: Support for Boulder-Nablus Sister City proposal

Members of the City Council,

I write in support of the current proposal to approve Nablus as Boulder's next official sister city. As a former resident who maintains close family ties to Boulder, and taught at CU-Boulder for 3 years before leaving to continue my education, I believe strongly that approving this relationship is the right step. While a dedicated group of citizens in both Boulder and Nablus have accomplished much in the last few years in terms of promoting intercultural dialogue, the truth is that these efforts will become much easier through the official recognition that comes with the City Council's approval of Sister City status. The chance for residents from Boulder and Nablus to foster community and build bonds through face-to-face contact is simply too good to pass up.

This type of bridge building and openness to different cultural backgrounds is a hallmark of Boulder's inclusive spirit, and part of what draws so many individuals and businesses to relocate here. I believe that if you consider the proposal carefully, and review all the good work that these Boulderites have already achieved, then you will see that a vote in favor of the resolution is the right thing to do.

Should you have any questions regarding my statements above, please do not hesitate to contact me at patrickjdsilva@gmail.com

Best regards,

Patrick J. D'Silva
PhD student, Religious Studies
UNC-Chapel Hill

From: Kalman Sweetwine <ksweetwine@gmail.com>
Sent: Monday, April 11, 2016 8:49 PM
To: Council
Subject: Letter to City Council: RE: Nablus Sister City Proposal

City Council:

I am writing to let you all know that as a proud Boulder resident and active member of the Boulder Jewish community I do not support your desire to create a sister city with Nablus, Palestine.

I am an active peace and collaboration activist helping to remove the distance between Jewish and Palestinian people in Israel and Palestine. I also do pro-bono work for an organization (in Israel) founded by peace activists that are settler Jews and Palestinian.

Creating this Sister City is unnecessary. Boulder involvement does not need to come from the top down (from Council and/or Government) to show 'support' for Palestinians. In fact - all Council persons should dedicate time to first visit Nablus and / or send a delegation that represents the cross section of what makes up Boulder. For example, Christians, Jews, Buddhists, Gay and Lesbians, and a few other ethnic and/or other affiliations. These same people in Nablus are not all welcome and visiting would bring this to light.

This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents.* Also, the reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder.

Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Overall, there are many issues facing us local residents; Affordable housing, homelessness, job creation, open space and land management, etc. These are the issues that we elect you all to pursue and lead us through. A sister city with Nablus is both wrong and damaging to the values set forth by this great city.

Regards,

Kalman Sweetwine
Boulder Resident

From: nora <norajacquez@hotmail.com>
Sent: Monday, April 11, 2016 10:55 PM
To: Council
Subject: The Nablus Sister City Project

April 11, 2016

Dear Boulder City Council,

I hope that you consider approving The Nablus Sister City Project. I have been to Nablus and the people there would be a wonderful resource for the Boulder community. On my visit there I was fed lunch by a women's cooperative that had an excellent training program to help women earn a living for their families. To increase cultural diversity awareness, I believe it is important to include Nablus as a sister city of Boulder. Both Boulder and Nablus citizens stand only to gain from the exchange that would result.

Sincerely,

Nora Jacquez, Ph.D.
Attorney at Law

From: Sandy Axelrad <s_axelrad@yahoo.com>
Sent: Tuesday, April 12, 2016 6:30 AM
To: Council
Subject: Boulder-Nablus Sister City Proposal

Dear City Council:

What do you really know about Nablus ?

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and “honor” killing?!

Who wants to align a remarkable city like Bolder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they’re lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

Please don't to make my home—the City of Boulder—a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

Over and above the moral logic, please consider the following:

1. **Creating a sister-city relationship is unnecessary** -- the Sister City organization is already doing good things, and many of us (including those who oppose the Nablus proposal) are working with Palestinians AND Israelis. All of those things are being done without official Boulder involvement and will continue.

2. **This is a divisive issue in Boulder** -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. **The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents** -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants
to and then reports back to Boulder.
The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

4. **Note having the same values is OK, but advocating diabolical values is a deal breaker** -- Not only Nablus does not share the progressive values that Boulder affirmatively promotes, but Nablus is actually a bedrock of intolerance, hatred, ad bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in 15 civilians were killed and dozens more wounded. City Council has declared, and we -- Boulderites -- believe, that <u>all</u> people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus.

For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

From: Genna Murphy <gcm@mediatorswithoutborders.com>
Sent: Tuesday, April 12, 2016 8:20 AM
To: Council
Subject: Support for Sister City Nablus

To whom it may concern,

I am stating my support for the hard work and effort of the citizens who are seeking sister city status for Nablus. It appears no none blocked a sister city in Cuba even though there are vocal Cuban exile opposition groups in the US opposed to any outreach.

Please do not let the small group of individuals who would seek division to drown out the peace building that happens through sister city initiatives. This is about building bridges not putting up walls and this is a largely progressive community that surely, by and large, supports the former.
Thank you for your time in reading my letter of support.

Kind regards,
Genna Murphy

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MediatorsWithoutBorders.org

Genna C. Murphy, MA, LPC
Co-Founder

885 Arapahoe Avenue
Boulder, CO 80302
720-565-4055
gcm@mediatorswithoutborders.org
Skype: genna.inaccord

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From: K.J. McCorry <kjm@eco-officiency.com>
Sent: Tuesday, April 12, 2016 9:00 AM
To: Council
Subject: Boulder-Nablus Sister City Project

City Council,

I wanted to express my support of the Boulder-Nablus Sister City Project. I think it would be a great intercultural outreach for Boulder to approve Nablus to become an official sister city to Boulder.
Thank you for your consideration.

Ms.K.J. McCorry, CEO
eco-officiency, LLC

Phone: 303-517-5300
Email: mailto:kjm@eco-officiency.com
http://www.eco-officiency.com

Visit my blog at http://eco-officiency.com/wordpress/

Click here to join eco-officiency Linked-In Group

From: Michael Rabb <michael.rabb1@gmail.com>
Sent: Tuesday, April 12, 2016 9:40 AM
To: Council
Cc: Essrea Chernin
Subject: Boulder-Nablus Sister City Project

Dear Boulder City Council,

Thank you for considering the project to make Nablus Palestine one of Boulder's sister cities!

This important action can go long way towards improving communication and respect and understanding between the people of the USA and the people of Palestine.

Please approve this worthwhile project and endorse the designation of Nablus Palestine as "sister city" with Boulder Colorado.

best regards,

Michael Rabb

1750 30th Street
Boulder CO 80301
720-837-9674

--
Michael Rabb | michael.rabb1@gmail.com | 720-837-9674 (USA) | Skype: michael.rabb |

From: Rkmdfacs@aol.com
Sent: Tuesday, April 12, 2016 10:22 AM
To: Council
Subject: Nablus Sister City Relationship

Honorable Members of Boulder City Council

It is difficult to imagine how a sister city relationship with Nablus is consistent with the life affirming values embraced by the Boulder community. An-Najah University in Nablus has been a focus for terrorist activities since at least 1980. They have been active in recruiting for Hamas and Islamic Jihad. Its members have committed homicide bombings in the past and stabbings recently. I do not understand how a close association with Nablus reflects favorably on Boulder.

Respectfully

Richard Kroll, M.D.

From: lebernstein@aol.com
Sent: Tuesday, April 12, 2016 10:55 AM
To: Council
Subject: BNSCP

I am a resident of Boulder and have been her for 25 years. I am affiliated with Congregation Har HaShem and have significant concerns with the proposal of creating a sister city with Nablus for the following reasons:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is **not essential** to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents. Also, the reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder.

4. Nablus does not share many of the progressive values that Boulder affirmatively promotes.

City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Laurie Bernstein
1410 Blue Sage Court
Boulder, CO 80305

From: Elianna james <eliannaj@yahoo.com>
Sent: Tuesday, April 12, 2016 11:01 AM
To: Council
Subject: Nablus Sister City Proposal

Dear Council,

I am writing in hopes to dissuade you from voting yes to coupling Nablus with Boulder in the Sister City status.

It would be a shame to have Boulder embroiled in a political process that you, by and large, have no on-the-ground familiarity with.

Nablus is known to those of us who are very involved and interested in Middle East goings on as a font of violent protest and acts of terror.
It will not sit well, nor be idly accepted if Boulder, with its history and tendencies of concern for all points of view, to join with Nablus.

Ask yourselves **what does Boulder, as a progressive and caring city, gain from this?**

Ask yourselves **what does Boulder, with a large population of people who do care what stances the City takes, stand to lose from this?**

You are receiving multiple letters encouraging you to NOT accept Nablus as a sister city. Perhaps it would be a good idea, if you want to persist in considering that particular town as a friendly world neighbor to actually take a fact finding mission which includes both a visit to that city and other Israeli towns nearby. Keep open minds and seek the truth. The whole truth is NOT in the BNSCP application.

Your neighbor and fellow Boulderite.

Respectfully,

elianna james
'I Break Websites LLC'
eliannaj@yahoo.com
720-425-1001 (cell)

From: Emily Braucher <emilybraucher@gmail.com>
Sent: Tuesday, April 12, 2016 11:13 AM
To: Council
Subject: Boulder-Nablus Sister City

This is a wonderful initative. I am in full support as a Boulder resident and cross-cultural expert.

Emily Braucher

ReFresh Communication, Founder & CEO
For tools, tips and updates, like us on Facebook or follow us on Twitter
w: +1.720.515.4198

At ReFresh, we equip professionals with the tools and understanding to manage confusing communication across cultures with more skill and less stress.

From: Barbara Miller <barbara.miller-1@colorado.edu>
Sent: Tuesday, April 12, 2016 11:57 AM
To: Council
Subject: Sister City Proposal with Nablus

Dear City Council Members:

I am writing to express my strong opposition to the recent proposal that Boulder become a Sister City to the city of Nablus,
West Bank or Palestine. I am a retired Foreign Service Officer who has served in Israel and have continued to closely follow the course of events in the region. As many have noted, the Palestinian Authority does not advocate or implement many values that are so
important to our life in Boulder: equality of women, respect for all religions, full acceptance of LGBT rights, scheduled free and fair elections to representative bodies.

Additionally, I would note that although a resident of Boulder for twenty years I have never been contacted by nor otherwise
encountered advocates of the current proposal for a Sister City tie with Nablus. As was very apparent in 2013, and again
at the present time, this is a very divisive issue for the citizens of Boulder; it is difficult to see what advantage our community would
gain by granting such status to this Palestinian city.

I therefore urge that City Council disapprove the proposal to add Nablus to Boulder's Sister City program.

Respectfully Submitted,
Barbara R. Miller
Boulder, CO 80304

From: David Oettinger <dmoettinger@gmail.com>
Sent: Tuesday, April 12, 2016 12:00 PM
To: Council
Subject: Letter to Council Re: Nablus Proposal
Attachments: Letter to Boulder City Council.docx

Dear Council,

Attached, please find a letter asking that the Council ***NOT*** approve Nablus as a sister city to Boulder.

Thank you for your time and your service to the City.

Regards,
David Oettinger

--
David Oettinger
303-775-7805
dmoettinger@gmail.com

- www.linkedin.com/in/dmoettinger/

April 12, 2016

Re: Boulder-Nablus Sister City Proposal

Dear City of Boulder Council,

As a resident of Boulder recently residing at 3710 Smuggler Place, I am writing to request that the Council and City of Boulder firmly and resoundingly reject the Boulder-Nablus sister city bid being waged again.

By no measure does Nablus match the values of Boulder i.e. openness, tolerance, diversity, and democracy. Please allow me provide you with two examples. Nablus or Shechem as it's been known to Jews for thousands of years, contains one of the holiest sites in Judaism - Joseph's Tomb. In 2,000 Palestinian rioters attempted to destroy this holy site; looting and destroying ancient Jewish artifacts found inside. Since then, Jews wishing to visit Joseph's Tomb can do so only under heavily armed protection to avoid certain bloodshed. Imagine if you will, the decedents of Chief Niwot returning to Boulder to honor their heritage, religion and land in which they once lived, only to be met with stabbings and shootings by Boulderites. Shouldn't a sister city be one in which everyone is welcome?

In addition, the Mayor of Nablus is a member of Hamas. Hamas' "military wing" is considered a terrorist organization by the United States, Australia, and the United Kingdom among others. The Hamas charter explicitly calls for the complete and total destruction of the one and only Jewish state. Sickeningly, the Hamas charter also quotes from the *Protocols of the Elders of Zion*, the fabricated 1903, anti-Semitic document purporting to prove a global Jewish conspiracy to dominate the world. Hitler himself referred often to the *Protocols.* No wonder Hamas has repeatedly called the Holocaust "a hoax." Will Boulder welcome someone with such detestable views to be a part of its family?

Please send a clear message that Boulder truly values openness, democracy, diversity, freedom of religion / speech, and dialogue by rejecting this bid.

Respectfully,

David Oettinger

dmoettinger@gmail.com

303-775-7805

From: Rachel Namordi <rachelnamordi@gmail.com>
Sent: Tuesday, April 12, 2016 12:37 PM
To: Council
Cc: sarj1225@aol.com
Subject: Reject Sister City of Nablus!

Dear Boulder City Council,

Thank you for taking the time to read why I STRONGLY condemn the proposal to make Nablus Boulder's Sister City.

The proposal does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents. The reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and report back to Boulder.

4. Nablus does not share the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that ALL people (LGBTQ, race, religion, disability, etc etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus. **There are many other global cities that share progressive values that Boulder affirmatively promotes, and if you're looking to expand the Sister City organization we should review a full list.**

Thank you for your time and consideration.

Sincerely,
Rachel Namordi
Boulder Resident

From: Nebula Orion <kerenkroll@gmail.com>
Sent: Tuesday, April 12, 2016 2:52 PM
To: Council
Subject: Nablus

Dear City Council,

It is disgusting to think the city council would be so intolerant to even consider a “sisterhood” with a city that shares very little of our values for peace, women’s rights, and civil rights. This is a horrendously on-side choice. It is downright offensive. Matt Appelbaum, Aaron Brockett, Jan Burton, Suzanne Jones, Lisa Morzel, Andrew Shoemaker, Sam Weaver, Bob Yates, and Mary Young will all be accountable for their participation. This decision is tainted with ignorance and narrow-mindedness.

I can barely contain my outrage.

Respectfully,
Keren Kroll
Concerned Citizen

From: Jeff Skovron <jlskovron@gmail.com>
Sent: Tuesday, April 12, 2016 3:17 PM
To: Council
Subject: Nablus Sister City Application

Dear honorable City Council Members:

My name is Jeff Skovron. I am an attorney in Boulder; have been for 30 years or so. I am Jewish. I have been to Israel (and the occupied territories) and am a supporter of Israel, although I do not agree with many of its policies. I also support the Palestinian people and their quest for statehood. I am writing to state my opposition to creating a Sister City relationship with Nablus.

First, I believe creating a Sister City relationship is unnecessary. The Sister City organization is already doing good things, and many of us who oppose the application, myself included, are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue. This point is all the more important because this is an extremely divisive issue among the Boulder community. Creating this relationship is in now way essential to the functioning of Boulder, and will lead to ongoing issues that will take time away from the many other issues and decisions City Council is constantly faced with.

The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with
project
opponents. Although there was a representation to council hundreds of hours have been spent speaking to opponents to resolve concerns, I do not know of any such contacts, and I know many of the leaders of the opposition to this project.

The fact of the matter, known to anyone who really has studied the origins of the conflict, is that the reality on the ground

of Israel and the occupied territories is much more complex and nuanced than what BNSCP represents to its participants. I do not in any way cast aspersions on the many fine people in Nablus nor mean to defend all actions of Israel. But emphasizing a one-sided view of the conflict, which I believe BNSCP does, does nothing to promote peace in the region, and if the project is approved, essentially implies that the City of Boulder is taking sides in the dispute.

The application is also deceptive in that it states that Nablus shares many of the progressive values that the City promotes. For example, Boulder has been a leader in promoting non-discrimination based upon sexual orientation. The City of Boulder abhors and rejects violent solutions. The same cannot be said for Nablus in a general sense. Does Boulder want to be associated with a city whose culture is demonstrably homophobic? Do we want to be associated with a City whose residents celebrate suicide bombings?

For the above reasons the City should reject approving a sister city relationship with Nablus. Thank you for your consideration. s/ Jeff Skovron

--

Jeffrey L. Skovron, P.C.
The Registry Building
1113 Spruce Street, Suite 205
Boulder, CO. 80302
Phone: 303 381-2560
Fax: 720 600-2191
Cell: 720 371-3682

From: Stephanie Greenberg <research@swgreenberg.com>
Sent: Tuesday, April 12, 2016 3:44 PM
To: Council
Subject: Boulder-Nablus Sister City Project

To Boulder City Council,
It is my understanding that City Council will be considering the Boulder-Nablus Sister City Project application on April 19th. I am a 34-year resident of the City of Boulder and would like to register my strong objection to this project. I have read two pieces that were published recently in The Camera describing the kindness and hospitality of many people in Nablus. Although I have no doubt that this is true, as it is everywhere, these claims are irrelevant in considering the merits of the Sister City project. The situation in this region has a long, complex history and involves two groups of people, each with territorial claims and interests. My concern is that the project represents a one-sided, simplistic approach. There are numerous projects in Israel/Palestine that are led by people with expertise and lengthy on-the-ground experience in the region, projects that involve both groups with the idea of finding common ground between them. The Boulder-Nablus Sister City Project would in no way reflect this far more useful approach. Given the sensitivities involved and the level of expertise required to conduct community-based initiatives in this region, the project could even exacerbate an already difficult situation. I urge you not to approve this project.

Thank you.
Stephanie Greenberg

From: Edmond Namordi <enamordi@gmail.com>
Sent: Tuesday, April 12, 2016 4:07 PM
To: Council

Dear Boulder City Council,

Thank you for taking the time to read why I STRONGLY condemn the proposal to make Nablus Boulder's Sister City.

The proposal does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents. The reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and report back to Boulder.

4. Nablus does not share the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that ALL people (LGBTQ, race, religion, disability, etc etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus. **There are many other global cities that share progressive values that Boulder affirmatively promotes, and if you're looking to expand the Sister City organization we should review a full list.**

Thank you for your time and consideration.

Sincerely,

Edmond Namordi

From: Neal Feldman <nsfeldman1992@gmail.com>
Sent: Tuesday, April 12, 2016 4:09 PM
To: Council; openforum@dailycamera.com
Subject: Boulder-Nablus Sister City-- Letter in support
Attachments: Boulder-Nablus 2016 Letter.docx

Hello Boulder City Council and Boulder Daily Camera,

Enclosed is my letter to Boulder City Council advocating for the Boulder-Nablus Sister City Project. It is attached as a Word document as well as posted in the body of this email.

Many thanks,
-Neal

Dear Boulder City Council:

My name is Neal Feldman. I am from Denver and am among the leadership of Colorado's chapter of Jewish Voice for Peace. We fight for a just peace in Israel/Palestine, a just future for all peoples currently living in historic Palestine. I am a proud Jewish American and support this sister city project as a diaspora Jew.

I have traveled to Nablus twice within the last 4 years. What I saw were not terrorists, as much of our opposition would have us believe. I saw working people and families, men in cafes, students walking to and from campus at al-Najah National University, families shopping around the old city during Eid al-Adha, men selling me soap from the famous Nablus soap factory. I saw men tending to their chickens and butchering goat meat in the old city, and vendors of the famous Nablusi confection, K'nafeh, generously giving me much more of the dessert than what I paid for.

There is a vibrant Jewish history and presence in Nablus. There is a Samaritan community on top of the hill where the Old City is built. They speak a dialect of Hebrew believed to be more closely related to the ancient liturgical Hebrew that we recite as diaspora and Israeli Jews in prayer. They welcomed us with open arms the two times I made the trip to see them. The ruins of the ancient Samaritan temple rests on top of the hill, the temple that holds the same significance for Samaritans that the Western Wall in Jerusalem does for Israeli Jews.

Nablus has ruins of the ancient city of Shechem, a Jewish city from biblical times. So there is a rich history in Nablus and a bustling economy. The city crawls with attractions that Jewish, Muslim, Christian, and other stakeholders will find fascinating and fun. It is a place where, for millennia, Jews and Muslims and Christians have coexisted for hundreds of years.

As such, Nablus is an important city for intercultural exchange, between diaspora and Israeli Jews, Palestinians, all groups of Americans; everyone on all sides of the conflict.

I support the project to make Nablus a sister city to Boulder because of the robust cultural exchange that will come of this relationship.

Sincerely,

Neal Feldman

--
--Neal Feldman

University of Denver, Korbel/Gender&Women's Studies 2014
Front Range Jewish Voice for Peace (JVP)
Black Mesa Colorado Caravan (BMCC) Collective
University of Denver Students for Justice in Palestine (SJP)

From: Libby Berry <libbyberry@comcast.net>
Sent: Tuesday, April 12, 2016 4:32 PM
To: Council
Subject: Nablus

I am very much in favor of making Nablus a sister city to Boulder. I urge you to vote to do so. Thank you. Elizabeth Berry, 3675 Catalpa, Boulder 80304.

Sent from my iPhone

From: Cynda Collins Arsenault <cyndaca@swfound.org>
Sent: Tuesday, April 12, 2016 4:36 PM
To: Council
Subject: Regarding the Boulder-Nablus Sister City project

To City Council members,
As Board member of 3 foundations working on peace and security issues, I am keenly aware of the need for dialogue as a means for increasing understanding and problem solving. Whether it's participating in working groups at the UN or having tea with a friend from Nicaragua at the Dushanbe Tea House, each time I connect with another culture I learn so much. I firmly support the addition of Nablus as Boulder reaches out to the world though its Sister City project and I look forward to new experiences and knowledge.

Cynda
Cynda Collins Arsenault, President
Secure World Foundation
One Earth Future Foundation, Trustee
Arsenault Family Foundation.
525 Zang Street, Suite D
Broomfield, CO 80021
+1 303 554 1560

From: Amina Knowlan <amina@matrixleadership.org>
Sent: Tuesday, April 12, 2016 5:02 PM
To: Council
Subject: Vote YES to APPROVE the Boulder-Nablus Sister City Project on TU 4/19

Dear City Council Members,

I am writing to urge you to vote YES to APPROVE the Boulder-Nablus Sister City Project that is on your agenda for Tuesday, April 19th so that Nablus becomes an official sister city to Boulder.

Anything we can do to heighten our awareness and experience of other cultures--and the people whose lives are different than ours--is crucial to our community and our world.

I have the amazing privilege of working as a consultant and trainer with colleagues in Russia. This is just one profound example in my own life of the potency of breaking down stereotypes and developing friendships across cultures. I think it is an essential part of learning to create an interconnected and peaceful world.

I believe the Boulde-Nablus Sister City Project would provide a very fruitful contribution toward this end and be an exciting addition to Boulder community life.

Thanks for your consideration.

Sincerely,
Amina

Amina L. A. Knowlan, M.S.
Founder & Director
Matrix Leadership Institute
4859 10th St. Boulder, CO 80304
303-818-1773
http://matrixleadership.org

"The heart is a multi-stringed instrument that can only be tuned by love" --Rumi

From: Tamarah Long <tamarah01@yahoo.com>
Sent: Tuesday, April 12, 2016 5:15 PM
To: Council
Subject: Nablus-how great!

Hope you can make Nablus official. It sounds like a great, great project. I would like all of us to become global citizens and learn more about other cultures.
Thank you,Tamarah Long

From: Iosef Z. <iosefz@yahoo.com>
Sent: Tuesday, April 12, 2016 5:29 PM
To: Council
Subject: Nablus.

Estemeed Boulder Town Council,

I am writing from N.Y.

I visited a few times Boulder,Aspen and Denver.We have beautiful memories from Colorado.

I do not anderstand why you want to get mixed in this problem.It is known all ower the world

that hospitability venture stay neutral and do not mix in political problem.What will you

benefit?. Y0u want a crowd with people like the oane from San Diego,Paris,Bruxeles,etc?

Will that make your beautiful city,more attractive? Why advertise a position wich it is so

controversial.?

Did you notice how many jewish people visit Boulder?and how many Nablus peple visit Boulder.

Please do not close Colorado for our family.Please thinkit over and renounce this idea.

Thank You

I.ZIEGLER

From: Scott Radcliffe <shradcliffe@gmail.com>
Sent: Tuesday, April 12, 2016 6:30 PM
To: Council
Subject: Sister City

Dear City Council:

Do we really want to brand Boulder a Sister City to the world Capital of rape, beheading, and "honor" killing?!

Who wants to align a remarkable city like Bolder, which is a beacon of tolerance, with a city whose leadership prides itself for killing people—kids, women, and men—just because they're lesbian, gay, bisexual, transgender, Jews, Christian (or even because they're not "Muslim enough" to one's taste)?!

Boulder's engagement in social justice should continue, but why not engage with more honorable cities, especially towns that pride themselves for their mixed Muslim-Jewish-Christian population (Afula, Acre, Jaffa, Nazareth, or even Jerusalem), where parents, teachers, and schools educate kids about math, science, love, and tolerance, rather than state-sponsored Madrasas where the Core Curriculum is about killing, terrorizing, and mayhem?

Please don't to make my home—the City of Boulder—a sister city to a murderous, terrorist manufacturing town, and a an apartheid city such as Nablus.

Over and above the moral logic, please consider the following:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us (including those who oppose the Nablus proposal) are working with Palestinians AND Israelis. All of those things are being done without official Boulder involvement and will continue.

2. This is a divisive issue in Boulder -- It is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The Boulder-Nablus Sister City Proposal (BNSCP) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents -- The reality on the ground is much more complex and nuanced than what BNSCP exposes participants
to and then reports back to Boulder.
The BNSCP application says they have spent HUNDREDS of hours talking to the opponents to resolve concerns, but neither myself nor anyone I know was ever contacted.

4. Note having the same values is OK, but advocating diabolical values is a deal breaker -- Not only Nablus does not share the progressive values that Boulder affirmatively promotes, but Nablus is actually a bedrock of intolerance, hatred, ad bigotry. Just visit its al-Najah University' museum that glorifies violence and see the "The Sbarro Cafe Exhibition," which celebrates the 2001 suicide bombing of the Sbarro pizza restaurant in Jerusalem in 15 civilians were killed and dozens more wounded. City Council has declared, and we -- Boulderites -- believe, that all people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not at all true throughout Nablus.

For all of these reasons, Please, Reject the Boulder - Nablus Sister City Proposal (BNSCP).

Sincerely,
Scott Radcliffe

From: zablebj1@comcast.net
Sent: Tuesday, April 12, 2016 7:20 PM
To: Council
Subject: We oppose the Boulder/ Nablus sister city project

Dear Council,
We feel that Boulder should not join in a sister city relationship with Nablus for several reasons; we already have sister cities and do not need another one; there are groups in the community currently working on better Israeli/Palestinian relations; having Nablus as a sister city can be very a divisive issue as Nablus does not epitomize nor share values that Boulderites believe in i.e. LGBTQ, disability etc.

We appreciate your attention to this issue.

Thank you.

Barbara & Jack Zable

From: Rina Tilzer <rinarinam@hotmail.com>
Sent: Tuesday, April 12, 2016 7:45 PM
To: Council
Cc: sarj1225@aol.com
Subject: Reject Sister City of Nablus!

Dear Boulder City Council,

Thank you for taking the time to read why I STRONGLY condemn the proposal to make Nablus Boulder's Sister City.

The proposal does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents. The reality on the ground is much more complex and nuanced than what BNSCP exposes participant s to and report back to Boulder.

4. Nablus does not share the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that ALL people (LGBTQ, race, religion, disability, etc etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus. **There are many other global cities that share progressive values that Boulder affirmatively promotes, and if you're looking to expand the Sister City organization we should review a full list.**

Thank you for your time and consideration.

Sincerely,
Rina Tilzer

From: Richard Klein <blackieklein@gmail.com>
Sent: Tuesday, April 12, 2016 8:51 PM
To: Council
Subject: NO TO BOULDER SISTER CITY WITH NABLUS

- **Creating a sister-city relationship is unnecessary** — The Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.
- **2. This is a divisive issue in Boulder**, and, as an issue that is **not essential** to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.
- **3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided** in its intent, focus, and stated efforts to work with project opponents. Also, the reality on the ground is much more complex and nuanced than what BNSCP reports.
- **4. Nablus does not share many of the progressive values that Boulder affirmatively promotes.** City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here and we categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Richard Klein

Sent from my iPad

From: Eli Bloch <elibroker@aol.com>
Sent: Tuesday, April 12, 2016 9:12 PM
To: Council
Subject: Boulder Nablus

Please vote AGAINST naming Nablus a sister city to our beloved Boulder. Nablus is a city that promotes terrorism and violence, in the name of "peace". The city of Nablus organizes and supports terrorists camp for children in the name "Alla" in a very similar way Isis does it.
It will be a great insult to associate our town with a city like Nablus!!

Thanks,

Eli Bloch.

Sent from my iPhone

From: Tirzah Firestone <tirzahfire@gmail.com>
Sent: Tuesday, April 12, 2016 9:13 PM
To: Council
Subject: April 19 vote on Nablus Sister-City Project

Dear City Council Members,

In Judaism we hold to the value of *"shalom bayit"*—peace in one's home. As a veteran Boulder rabbi I am concerned that whichever way the City Council votes on April 19, the Nablus Sister City proposal will leave one side feeling disenfranchised, and result in a painful rent in the peaceful fabric of our community.

I believe we can do better!

If the Council brings a bit of moral imagination to bear, both sides can win.

For example, let Nablus become Boulder's sister city from Palestine, with a requirement that a "twin-sister" city from inside Israel be established, such as Beer Sheva, Haifa, or Sderot. That way, Boulder has sister cities with both Israel and Palestine.

Alternately:

The Sister-City project "wins" with a built-in contingency from the City Council to build bridges with it's "opposition," by inviting representatives of the opposition onto their board. Or perhaps the opposition wins, with a mandate from the City Council to create a collaborative joint effort that benefits both Israel and Palestine.

Thank you in advance for putting shalom-salaam-the peace of our community first!

Sincerely,

Rabbi Tirzah Firestone, Ph.D.

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_____
"The privilege of a lifetime is to become who you truly are." — C.G. Jung

Rabbi Tirzah Firestone, PhD
www.tirzahfirestone.com
303.443.0774 office
303.819.1339 cell

From: Jess28 <jess28@earthlink.net>
Sent: Tuesday, April 12, 2016 9:33 PM
To: Council
Subject: Please reject Nablus sister city proposal

Dear City Council members,

I and other members of the Boulder community have had friends or relatives murdered by terrorists, including attackers originating from Nablus. It would be a travesty if you were to put Boulder's stamp of approval on this political effort.

I am all for citizen-to-citizen initiatives to improve the chances for peace but given the reality that the Palestinian authority controls Nablus and has been documented over and over again as inciting its citizens to terror acts, glorifying "martyrs," etc., it is not appropriate for the city of Boulder to be involved.

The Boulder-Nablus sister city application is disingenuous in that it is very one-sided regarding the issues. It is also deceptive since the concerns from the last go-round have not been addressed nor have the people who opposed the 2013 initiative been contacted to discuss their concerns, as requested by Council in 2013 and as claimed in the application.

Boulder prides itself on its progressive values for women, gay people, and those of different religions – those values are unfortunately not represented in Nablus.

Those of us who truly care about the safety and security of the only Jewish state already feel uncomfortable with many activities in Boulder – please don't make it worse!

Sincerely,

Jessica Thoreau
Boulder, CO

From: Rachel Namordi <rachelnamordi@gmail.com>
Sent: Tuesday, April 12, 2016 9:41 PM
To: Council
Cc: sarj1225@aol.com
Subject: Re: Reject Sister City of Nablus!

Dear Boulder City Council,

I'd like to add one very important note. It has come to my attention as a member of the Boulder JCC and the Har HaShem Congregation that the BNSCP group has claimed to have spent hundreds of hours reaching out to the Jewish community and any one who has questions or oppositions to their proposal, yet NO ONE from the Boulder JCC or Har HaShem has been contacted. It is very troubling and concerning that they make these false claims and are not legitimately seeking to involve the greater Boulder community in this discourse. I would seriously questions these claims.

Thank you again for your time.

Sincerely,
Rachel Namordi
Concerned Boulder Resident

On Apr 12, 2016, at 12:36 PM, Rachel Namordi <rachelnamordi@gmail.com> wrote:

Dear Boulder City Council,

Thank you for taking the time to read why I STRONGLY condemn the proposal to make Nablus Boulder's Sister City.

The proposal does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with project opponents. The reality on the ground is

much more complex and nuanced than what BNSCP exposes participants to and report back to Boulder.

4. Nablus does not share the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that ALL people (LGBTQ, race, religion, disability, etc etc.) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus. **There are many other global cities that share progressive values that Boulder affirmatively promotes, and if you're looking to expand the Sister City organization we should review a full list.**

Thank you for your time and consideration.

Sincerely,
Rachel Namordi
Boulder Resident

From: Ray McCarus <raymccarus@gmail.com>
Sent: Tuesday, April 12, 2016 10:13 PM
To: Council
Subject: Boulder Nablus Sister City Project

Dear Council Members,

As a 17 year resident of Boulder and an avid supporter of legitimizing the relationship between Boulder and Nablus, Palestine, I want to ask for your support next Tuesday night. I am unable to attend the meeting that night as I have a previous commitment.

I had a wonderful experience last Friday when I had the privilege of taking a visitor from Nablus on a brief tour of Boulder County Aids Project and Out Boulder.

Dr. Alia Y Assali, a Muslim woman who wears a headscarf, is the Dean of educational services and teacher training at An Najah National University in Nablus. She was brought here by the Sister City Project to lecture and visit our city.

I had no idea how she would react to what she saw and heard on our tour. But contrary to what the stereotypes about Arabs would tell us, she told me she knows that research shows that gay people do not choose to be be gay but are gay from heredity. I know this because I am gay myself.

So it was a very good cross cultural experience for us both.

And this is the value of a Sister City relationship, so I urge you to sanction this relationship with your affirmative votes next Tuesday night.

Yours truly,

J Ramon (Ray) McCarus
2946 Kalmia Ave. # 46
Boulder, CO 80301

From: Leslie Kimerling <leslie@isispartners.com>
Sent: Tuesday, April 12, 2016 10:20 PM
To: Council
Subject: BNSCP application

Dear City Council members,

I am writing you to share with you my perspective on the upcoming vote regarding establishment of a sister city relationship with Nablus.

The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis and will continue to do good work -without official Boulder involvement.

This proposed project is not only a divisive issue in Boulder, it is also an issue that is not essential to the duties of City Council or the functioning of our City.

I urge you to vote against this proposed application.

Thank you,

Leslie Kimerling
Boulder, CO

From: Barbara Steinmetz <barb.steinmetz@gmail.com>
Sent: Tuesday, April 12, 2016 10:22 PM
To: Council
Subject: Boulder - Nablus Sister City Project.

I am a resident of Boulder Colorado and have been for the past 10 years. However, my husband and I fell in love with this wonderful and diverse city in the early 60's and kept returning every few years, until we finally decided to make this our permanent home. I take advantage of the fabulous cultural opportunities, I am a frequent volunteer, and very interested and involved with public affairs locally, statewide, and nationally.

I am writing to you as I see my beloved city is becoming embroiled in an alarming political situation which threatens my sense of safety and security by entertaining the idea of Nablus as a possible candidate for Sister City status.

WHAT IS THE GOAL HERE OF THE COUNCIL? WHAT ARE YOU TRYING TO DO TO MY AND MY JEWISH COMMUNITIES SENSE OF WELL BEING? IS IT YOUR MISSION ALIENATE AND PUT INTO A THREATENING CONDITION A SEGMENT OF OUR CITIZENS WHO HAVE BEEN LOYAL CONTRIBUTORS TO THIS COMMUNITY? ARE YOU PITTING THE THE BOULDER COMMUNITY AGAINST THE JEWISH COMMUNITY AND PUTTING THEM IN HARMS WAY BY THIS ACTION? IF THIS PROJECT GOES FORWARD, THERE WILL BE ANGER, ALIENATION, SUSPICION, AND YES, POSSIBLY EVEN PERSONAL THREAT TO THE JEWISH COMMUNITY. I THOUGHT YOUR JOB IS TO BRING PROGRESS, HARMONY, GOOD WILL, TOLERANCE AND UNDERSTANDING TO OUR COMMUNITY AMONG ALL THE CITIZENS.

I **MUST TELL YOU, I AM A HOLOCAUST SURVIVOR. MY FAMILY, NARROWLY ESCAPED DEPORTATION IN A WORLD WHERE I LIVED, WHERE MY PARENTS HAD A SUCCESSFUL BUSINESS, WHICH WAS ANTI JEWISH. I FREQUENTLY AM ASKED TO SPEAK TO HIGH SCHOOL AND CU STUDENTS ABOUT THE WORLD WHICH PERMITTED, AND SANCTIONED, ANTI JEWISH SENTIMENTS. I SPEAK TO THEM ABOUT THE GOVERNMENTS WHICH FOSTERED THAT ATTITUDE BY THEIR POLICIES. THOSE POLICIES GAVE CITIZENS PERMISSION TO BE INTOLERANT, AND TO THREATEN THE JEWISH POPULATION IN THEIR MIDST. NOW, THAT I LIVE IN BOULDER COLORADO, AM I AGAIN GOING TO LIVE IN A CITY WHERE THE GOVERNMENT PARTNERS UP WITH PEOPLE WHOSE AIM IT IS TO PROMOTE ANTI JEWISH SENTIMENT? ARE YOU GOING TO FOSTER THAT IN MY CITY? ARE YOU GOING TO NOT ONLY PERMIT BUT FOSTER A THREATENING ATMOSPHERE TO MYSELF AND MY JEWISH COMMUNITY?**

PLEASE.....THROW OUT, DISMISS, DO NOT ENTERTAIN SERIOUSLY THIS WHOLE IDEA OF NABLUS AS A SISTER CITY. NABLUS IS 'NO SISTER'....THAT CITY FOSTERS RAGE, DOESN'T MODEL OR EXCERCISE ANY OF THE FUNDAMENTAL VALUES WHICH WE HOLD DEAR IN THIS COUNTRY AND IN THIS TOWN OF DIVERSITY, TOLERANCE, GOOD WILL AND HARMONY. THE ORGANIZATION PROMOTING THIS IDEA CAN DO SO ON THEIR OWN WITHOUT A 'GOVERNMENTAL PARTICIPATION IF THEY WISH TO DO SO. LOOK SERIOUSLY AT WHAT THEIR SUBLIMINAL GOALS ARE....THEY OFFEND AND THREATEN MY SENSE OF WELL BEING AND SAFETY!

I AM NEAR 80 YEARS OLD.....AM I ONCE AGAIN HAVE TO DEAL WITH ANTI - JEWISH SENTIMENT IN MY OWN TOWN? HAVE I NOT COME TO AMERICA WHERE I CAN FIND PEACE.....PLEASE DON'T TAKE THAT AWAY FROM ME AND MY COMMUNITY OF VERY ACTIVE CIVIC CITIZENS.

NO - TO NABLUS SISTER CITY PROJECT.

Barbara Steinmetz
2920 Island Dr
Boulder, Co. 80301

e-mail: barb.steinmetz@gmail.com
303-444-1341

From: michaelm20@aol.com
Sent: Tuesday, April 12, 2016 10:22 PM
To: Council
Subject: Reject bid for Nablus as a Sister City

Dear Boulder City Council,

I am writing, as a member of the Boulder community, to request that the Boulder City Council once again reject the bid to make Nablus a Sister City. Linking our community to Nablus in this manner would bring disgrace to Boulder and the entire State of Colorado.

The city of Nablus is a community that has been, and continues to be, a breeding ground for terrorists that have committed suicide bombings and other heinous acts against innocent civilians. And, to add further insult, the residents of Nablus honor these terrorists by hanging posters portraying them as heroes.

I also understand that the group that is proposing this idea is falsely claiming that they have contacted the Jewish community and has support from the Jewish community. I know that this claim is not accurate. I am active participant in the Boulder Jewish community at both a local synagogue and community center. There has been no outreach or discussion with these Jewish organizations.

This is purely a political stunt by a small group of individuals to drag the City of Boulder into the middle of a divisive issue that is not essential to the City or the City Council.

Respectfully,

Michael Margolis

From: Sherri Hoke <sherrihoke@gmail.com>
Sent: Tuesday, April 12, 2016 10:27 PM
To: Council
Cc: Rachel Namordi; sarj1225@aol.com
Subject: Boulder

Dear Boulder City Council,

Im going to refrain from giving my opinion regarding the whether or not to accept the city of Nablus as your sister city, but I'm going to give you facts.

By creating the sister city relationship with Nablus, Boulder City Council is building relationships with known terrorist groups, the very government officials who fund and support terrorist activity.

There are two parties of government running the the city of Nablus. Fatah and Hamas. Hamas IS on the U.S. list of terrorist organizations, Fatah has been launching terrorist attacks at Israel since its inception in 1965.

As an example of how far apart your city's are, these government officials you seek to build relationships with are the same people who erected a tower in the downtown square called "Martyrs Square," an homage to those to took their own lives and the lives of "infidels" in the name of Allah.

Boulder is fast-growing vibrant city known to outsiders (me) as a city of acceptance, forward thinking and healthy living. I cannot imagine a town further from these ideals than Nablus, other than Gaza. Until the Palestinian people take their city from terrorist organizations, you cannot accept this invitation to partner with them.

--
Sherri Hoke
Baird & Warner
310.909.4550

From: Rachel Amaru <rachelamaru@gmail.com>
Sent: Tuesday, April 12, 2016 10:30 PM
To: Council
Subject: Boulder-Nablus Sister City Proposal

Dear Boulder City Council Members,

I am writing to express that I am NOT in favor of the Boulder-Nablus Sister City Project going forward for a number of reasons:

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is **not essential** to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council. I, personally, do not want or see the need for the City of Boulder to involve itself with an incredibly complex international problem that is terribly divisive in so many communities, both in the US and in Israel/ Palestine.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with
project
opponents.
Also, t
he reality on the ground

is much more complex and nuanced than what BNSCP exposes
participants
to
and then reports back to Boulder.

4.
Nablus does not share many of the progressive values that Boulder affirmatively promotes.
City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here
.
W
e categorically reject violence and

any honoring of it. The same is not true throughout Nablus.

I sincerely hope that you will pay attention to the many voices that are speaking out against this proposal, and who spoke out against it when it was raised a few years ago. There are so many significant domestic issues here in Boulder that the Council needs to take the time to attend to,

specifically homelessness, and the need to make people of other cultures and races feel more comfortable living here. Those strike me as a far better use of the City's time and money.

Thank you -

Rachel Amaru

From: Evie Cohen <eviebc18@gmail.com>
Sent: Tuesday, April 12, 2016 10:34 PM
To: Council
Subject: my thoughts on the proposal for a sister city relationship with Nablus

Dear Council,

I am against this proposal for several reasons. One of them is that there are several groups in Boulder that are already working with Palestinians to promote peace and those groups will continue their efforts to promote understanding among the conflicting peoples there. There is no need for the Council to use their time on this very divisive issue. Private citizens can invest time and money as they see fit, but our city should not be involved.

Also, I am not convinced that this proposal is truly neutral politically. I believe that it is actually one sided and misguided. The situation in Israel is much more complex than the proponents of this project are seeing and stating, and for Boulder to develop a formal 'relationship' with Nablus is like playing with fire.

--
Evie Cohen, REALTOR®
303-507-7001
eviebc18@gmail.com

Connect with me on:
www.linkedin.com/in/eviecohen/
https://www.facebook.com/eviecohenrealestate?ref=hl

From: betharu22@yahoo.com
Sent: Tuesday, April 12, 2016 10:42 PM
To: Council
Subject: Proposed Boulder Nablus Sister City Project

Dear Members of Boulder City Council,

As an active member of the Boulder Jewish community, I am writing to urge you to vote against the proposed Boulder Nablus Sister City Project (BNSCP).

This proposal received a public hearing 3 years ago and **was rejected** by a large majority of Boulder City Council. The concerns and objections from 2013 still remain and have grown given recent terrorist activity which was officially celebrated by the City of Nablus.

There is no benefit to the City of Boulder to participate in this proposed project. In fact, participating in it would reflect quite poorly on our community. This issue is divisive and will be an ongoing issue that will plague Boulder City Council in the future.

The City of Nablus does not view all people with the same tolerance and acceptance that we are so proud of in Boulder. They do not welcome nor value diversity with respect to LGBTQ, race, religion, gender or disability.

Furthermore, Boulder residents vehemently reject violence and acts of terror. The same can not be said throughout Nablus.

I implore you to once again reject this proposal as this project provides no benefit to Boulder and would be harmful to our community's image nationally.

Sincerely,

Beth Margolis

Sent from my iPad

From: Bruce T Henderson <Bruce.Henderson@colorado.edu>
Sent: Tuesday, April 12, 2016 11:29 PM
To: Council
Subject: Against Nabulus

I personally oppose the sister city relationship with Nabulus.
It's a poke in the eye for anyone who is Jewish, especially for the people I know who are very actively making real inroads on the ground there between Jews and Palestinians.

From: Jackie Sprinces Wong <wecancook@aol.com>
Sent: Tuesday, April 12, 2016 11:44 PM
To: Council
Cc: wecancook@aol.com
Subject: Nablus Sister City

Hi

My name is Jacqueline Sprinces Wong. I have been a Boulder resident since 1983. I live in downtown Boulder, at 1001 Mapleton Avenue in a majestic gorgeous old Boulder house that my family treasures. My four children attended all Boulder Public schools. My husband has office space at Pearl and 19th.
I love Boulder and so fortunate to be a resident of this community.

I am writing to the Boulder City Council about the Nablus Sister City application. This application is a political issue that the City Council can not truely understand. Has each member vetted all the information? Do you understand the Israeli/Palestinian situation? Why would you seriously consider a partnership with so much conflict for Boulder residents? A sister city relationship should not be detrimental toward members of the Boulder community and it will be. There has been a strong Jewish community presence in Boulder from 1957 with the purchase of the Jewish Hillel House and property at the University

of Colorado. There are multiple synagogues in town and the soon to be new Boulder JCC is being finished at Arapahoe and Cherryvale. Boulder has a strong and thriving Jewish community. Please, reject the Nablus Sister City application.

Please City Council, take yourselves out of this hot button issue that can only inflame and saddened many Boulder residents.
My entire family is against accepting Nablus as a Boulder Sister City! Please reject this application.

Thank you and in Peace,

Jackie Sprinces Wong

Jackie Sprinces Wong
wecancook@aol.com
303-818-2725

From: matt.rich@ubs.com
Sent: Wednesday, April 13, 2016 6:31 AM
To: Council
Subject: Nablus Sister City Proposal
Attachments: Legal Disclaimer.txt

City Council – In regards to the consideration fo the Nablus Sister City Proposal;

1. Creating a sister-city relationship is unnecessary -- the Sister City organization is already doing good things, and many of us who oppose the application are doing good things working with Palestinians AND Israelis, and all those things are being done without official Boulder involvement and can and will continue.

2. This is a divisive issue in Boulder, and, as an issue that is **not essential** to the duties of City Council or the functioning of our City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. The BNSCP (Boulder-Nablus Sister City Project) application is misleading and one-sided in its intent, focus, and stated efforts to work with
project opponents. Also, the reality on the ground is much more complex and nuanced than what BNSCP exposes participants to and then reports back to Boulder.

4. Nablus does not share many of the progressive values that Boulder affirmatively promotes.
City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability) are valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus

5. The **application indicates that hundreds of hours** have been spent to opponents to resolve concerns. I am the most recent past President of the Boulder Jewish Community Center (2013-2015) and am still a current board member. I have never been contacted nor to my knowledge has anyone at the Boulder JCC been contacted to address any concerns. As the largest Jewish organization in Boulder, I find it discouraging that all of these hours have been spent without contacting anyone from our organization.

Thank you for taking the time to consider my concerns.

Best Regards,

Matthew Rich
Senior Vice President - Investments
Senior Portfolio Manager
Corporate Stock Benefit Consultant
UBS Financial Services
1801 13th Street, Suite 100
Boulder, CO 80302
Tel:303-441-5399
Efax: 855-495-0036
Toll Free: 800-367-3052
matt.rich@ubs.com
Website:http://www.ubs.com/team/mosesrich

From: Linda Loewenstein <linda.loewenstein@gmail.com>
Sent: Wednesday, April 13, 2016 7:23 AM
To: Council
Subject: Please reject Boulder-Nablus Sister City Proposal

Dear Council Members: I have been a resident of the City of Boulder since August of 1979. I have never before written a letter to City Council.

Please reject the proposed Boulder-Nablus Sister City Proposal. Nablus is not a city with which Boulder should be associated. It is a city that honors terrorists. It is a city that does NOT value diversity and inclusion.

There is absolutely no reason for our City Council members to fracture the citizens of Boulder, those people for whom you work so hard. Why create anger and distrust? I urge you to reject the proposal.

Linda Loewenstein
365 Oneida Street
Boulder, CO 80303
303-494-2112

From: Stephen Huh <huhstephen@yahoo.com>
Sent: Wednesday, April 13, 2016 8:21 AM
To: Council
Subject: Boulder Nablus Sister City Project-Opposed

To whom it may concern,
I am a Boulder resident and I am opposed to the proposed Boulder Nablus sister city relationship. While the intent to bring more connections between Palestinians and Israelis is a good one, the application for the Boulder Nablus Sister City Project is misleading and focuses only on the Palestinian perspective. The reality on the ground is much more complex and nuanced than what is covered in the proposal application. The existing Sister city organization is already doing good things and adding a Boulder Nablus Sister City relationship will only be divisive. For these reasons I am opposed to the proposal.
Best regards,
Stephen Huh

From: Anna Northrop <annanorthrop@gmail.com>
Sent: Wednesday, April 13, 2016 8:58 AM
To: Council
Subject: Nablus as a Sister city to Boulder

I am writing to urge the Boulder City Council to welcome Nablus as a Sister City. I have visited many places and people in Israel and in Palestine, including Nablus, to see for myself what the 'facts on the ground' really are. I had no reason to fear in Palestine. I met people of good will everywhere I traveled, but I was particularly impressed by Nablus and by the totally friendly and gracious character of its people.

Some of the loudest voices in our country are inciting fear and prejudice against all those of Muslim faith - against those who are living peacefully and fruitfully and patriotically among us - against those of Muslim faith who even want to visit us - and against Muslim refugees who have lost everything but their lives in the Middle East wars and desperately need asylum .

Boulder's voice matters.

The whole world is watching as the underbelly of America is being exposed - revealing strong forces of bigotry, hatred, fear, injustice, stereotyping, xenophobia, violence, foreign policy aggression, inequality, and injustice, and incredible vulgarity and ignorance. And those loud public voices are trumpeting what too many people in our country believe and want to hear.

Boulder's voice matters.

The question of whether we should welcome a Muslim city to be one of Boulder's Sister Cities is not a political issue. It is not about Palestine and Israel. It is not even a religious label issue. Devout Jews and Christians and Muslims are all People of the Book who embrace fundamentally similar morals and ethics, and who believe Love is the ultimate spiritual principal and power.

There are, of course, unloving and destructive and violent extremist factions in every faith and culture, but they do not represent spiritual Truth. The Perennial Tradition - which all spiritual paths share - is universal: "If it is true anywhere, it has to be true everywhere, or it isn't True. " (Richard Rohr) Love and Compassion and Justice and genuine Understanding and Empathy are True everywhere.

This decision you will be making is not about politics or about religious labels. Your decision is about character and courage and whether Boulder will demonstrate that our core values are not I-It. They are I-Thou.

Maybe the whole world will not be watching us, but a good many people and communities in the US are still apt to be watching. Boulder may be a small city, but it is not a shrinking violet. We do 'make news' . (Many laughed out loudest about the Angel Tree dust up and how totally PC we are but we did 'make news'.)

Boulder's voice matters.

Boulder has the opportunity to stand and speak for Truth against the forces of fear and division in our country. Richard Rohr describes Beauty as One, True and Good. That should be our standard. What is one, true and good about this proposal to welcome Nablus as our sister and brother city?

It does indeed take courage and strong character to stand and speak the Truth when there is such a loud ugly chorus of fear (and even 'loathing') of 'Arabs' and those of Muslim Faith in this country - and when there is so much stereotyping and general ignorance .

But Boulder's voice matters.

Nablus is a beautiful city with gracious, beautiful people. It is a very different 'culture' than Boulder's 'culture' , but that is the whole value of our welcoming ties with Sister Cities around the world. All faiths in Boulder, and all informed citizens of good will, should welcome a proactive, positive we-are-One connection with Nablus and its people that will fosters unity, community, mutual understanding and respect, and Love. Politics, 'Religion ' and Fear should not be the basis of your decision - or of the statement Boulder makes to our own community, and to others who may 'see' what we are choosing to do.

Boulder's voice does matter.

YOUR voices matter.

Respectfully,
Anna Northrop
2590 Juniper Ave.
Boulder.

Sent from my iPhone

From: Liz Fox <lizfox1@comcast.net>
Sent: Wednesday, April 13, 2016 9:19 AM
To: Council
Subject: Why Opposed to Nablus Sister City Proposal

Dear City Council Member,

I have been a Boulder resident since 1974. I am strongly opposed to Boulder approving the Nablus Sister City Project.

My early opposition to war and violence as a means to settling conflicts dates to the 1960s. My wife has been involved in the efforts of Hadassah, which over the past 100 years has fostered peace through medicine and health care, regardless of ethnic or religious origins.

Shortly after the Oslo Accords, I joined my wife in East Jerusalem at a Hadassah Mid-Winter meeting. We met with Palestinian women and journalists, Yitzhak Rabin, Shimon Peres, the inimitable mayor of Jerusalem, Teddy Kollek. Our son was on his junior year abroad at Hebrew University across from our hotel. The prospects for peace were in the air.

But today 20 years later things have all fallen apart. Through our family's many long visits to Israel we have seen the terrible toll the conflicts of the past 20 years have taken.

After the very divisive Council meeting three years ago, a large gathering at a private home took place among those opposed to the original application. I was among those who decided to carry out the commitment to the City that we had made to work on real, on the ground, practical solutions that would bring together Israelis and Palestinians, including Israeli Arabs. The very large Boulder Jewish Community has been especially supportive of this type of solution, as in the past three years we have hosted such on the ground efforts by groups across Israel-Palestine as Hand in Hand Schools in Israel, Abraham Path, Rabbis for Human Rights, Roots (the communal peace efforts led by two Palestinian brothers and a rabbi centered right in the middle of Gush Etzion in the West Bank), the Arava Institute (which since 1996 has brought together students from Israel, Palestine, and Jordan).

As a founding member of SIPP (the 501c3, Sustainable Israeli-Palestinian Projects that we started after 2013), I have been heavily involved trying to bring resources and American expertise to facilitate three of a host of projects in Israel-Palestine we have discovered between Israeli Jews, Bedouins, and Palestinians to better lives by tackling practical environmental problems, education, and tourism. All these on the ground efforts take great care to involve and to draw on ideas and deep expertise, especially of the Palestinian communities towards which the greatest life improvements are aimed. We are not asking for approval from Boulder for our own efforts.

Let us not pretend. Everything about the Middle East and the Israeli-Palestinian conflict is political. That is why it is not appropriate for the Boulder City government to get involved by approving the Boulder Nablus Sister City Project. It is inherently political to do so.

But approval of the Boulder Nablus Sister City Project is very, very divisive. Because no other Boulder Sister City relationship created a feeling of insecurity in a large subset of the community as does those Americans who identify as Jewish by tradition or religion.

Is this the brand Boulder wants? Does Boulder want to invite the Middle East conflicts into their backyard?

Boulder City Council does not need to be part of furthering this.

Giving official Boulder recognition to a one sided, inherently political, Nablus proposal is not the way to go!!!

Sincerely,
Sidney Fox
5160 Ingersoll Place, Boulder, Colorado 80303
sidfox@comcast.net

From: jankir@aol.com
Sent: Wednesday, April 13, 2016 9:37 AM
To: Council
Subject: Proposed sister city with Nablus

To members of the council:

I am disturbed that the council is revisiting the issue of creating sister city status for Nablus. This issue was discussed only a few short years ago, and overwhelmingly rejected by the council. I sincerely hope and trust that you will once again reject this proposal.

Boulder prides itself on inclusivity, on supporting equal rights for all, and operating within a great respect for peace. The city of Nablus has openly celebrated attacks of terrorism, and women and the LGBT community are treated as inferior beings who are not seen as worthy of the same respect as men.

The situation in the Middle East is a highly complex one. Many people in the Boulder community are involved in true efforts to bring Israelis and Palestinians together in ways that promote peace and sustainability for all people in the region. There is no reason for the city to involve itself in such a systematic embrace of one side of this long-standing challenge.

Please reject the notion that Nablus should be a sister city for Boulder. I have lived here for 21 years, and this proposal does not represent the views of the vast majority of Boulderites I have met during my time here.

Sincerely yours,
Dr. Jan Kirschner, DC

From: Nurit Wolf <Nurit.Wolf@Colorado.EDU>
Sent: Wednesday, April 13, 2016 9:48 AM
To: Council
Subject: Nablus, BSCP

After reading the description of the BSCP, I like to express my opinion regarding the application for adding Nablus to the seven existing sister cities.
Politicizing BSCP has no place in this valuable program. The application to add Nablus as a sister city, does just that.

I was born to Jewish German refugees in (pre) Israel. I grew up and was educated in Israel.
I have been a US citizen for about 45 years and lived in Boulder since 1968.

After an absence of 15 years, I visited my relatives and friends in Israel recently. No one I talked to about the political scene, likes the situation in the area (or the government's policies in the West Bank). I have NEVER been to the West Bank on principal.

I do not object to Boulder people, or groups, forming relationships with citizens of Nablus, BUT not under the official BSCP. I feel very strongly that the city of Boulder should not be involved in an international political dispute.

If there is a desire to "foster peace and prosperity", it will be much more effective to work with Palestinian and Jewish groups like "Neighbors in Peace", working to promote understanding between Jews and Palestinians.
[On my trip, I met some members and the founders of this group, a Palestinian Arab and a Jew.]
I also like to mention that my niece works (full time) with an (Israeli) group, "Yesh Din" = "There is Justice", which helps to bring justice to Palestinians in the West Bank.

Sincerely,
Nurit Wolf
4875 Sioux Drive #105-S
Boulder CO 80303
720-562-8178
nwolf@colorado.edu

From: Sandy Friedman <sfriedman4@gmail.com>
Sent: Wednesday, April 13, 2016 9:56 AM
To: Council
Subject: Boulder-Nablus Sister City proposal

Dear council members,

This is a political and cultural argument against agreeing that the City Council should choose Nablus as it's sister city.

Why Nablus? It is a city which already has at least 10 defined 10 sister-city relationships in multiple continents. It's a city that is relatively homogeneous, politically and culturally, with strongly defined views and little diversity, putting it at odds with the views of many Boulder residents. It's a city that does not sufficiently complement the progressive values of most Boulder residents.

Assuming that there is a political reason for this proposal for Sister-cityhood, then this proposal could be a highly divisive choice, creating tension within the Boulder resident population.

Our opinion is that the proposal does not present a credible "educational, cultural, recreational and technical exchange," and "carefully selected to assure that the special relationship will be useful, educational, and of maximum benefit," as required under Boulder's sister city policy.

Nablus does not share many of the progressive values that Boulder affirmatively promotes.
City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc etc) are valued and welcomed here

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W
e categorically reject violence and

any honoring of it. The same is not true throughout Nablus.

I trust our role of creating a sister city relationship is to support and not change that city's politics and culture. **If we must pursue this divisive process, then the only appropriate choice is to put this to a vote of the citizens of Boulder and let the majority decide.**

Sandy and Steve Friedman
3925 Britting Ave.
Boulder, CO 80305

From: Jonathan Abramovich <yonatan.abramovich@hotmail.com>
Sent: Wednesday, April 13, 2016 10:05 AM
To: Council
Subject: Boulder Nablus SIster City Proposal

Hello Council members,

I would like to express my concern regarding the proposal to unite Boulder and Nablus as sister cities. While I applaud the effort to improve the lives of the poor innocent people of Nablus you are ignoring the truth on the ground - the money and support provided by any program is diverted to support violence. In addition you are providing a stamp of approval in a form of a blanket approval that includes within it people who are opposed to the values we in Boulder live by.
Seeing how it is impossible to just target the people in need through a blanket program like sister cities I would recommend that Boulder would avoid taking a stand on an active conflict and would focus on keeping helping the people of Nablus through dedicated programs focused on the real people who need them.

Thank you for your attention and dedicated work,
Jonathan Abramovich

From: Janelle Nagar <nagar.jan@gmail.com>
Sent: Wednesday, April 13, 2016 10:12 AM
To: Council
Subject: Boulder Nablus Sister City Proposal

Dear Boulder City Council:

I am a native of Boulder, Colorado. Additionally, I studied and lived in the middle east for several years. I am writing to you as I believe it is not in the best interest of our city to engage and move forward with the Nablus Sister City Proposal. Beyond adding fuel to a very emotional flame, the following points are key in the reasons to not move forward:

1. BNSCP received a thorough review and public hearing less than 3 years ago and **was rejected** by a large majority of Boulder City Council (BCC). Concerns and objections raised in 2013 remain, some have grown given terrorism events, officially celebrated by City of Nablus.

2. Creating a sister-city relationship is unnecessary -- BNSCP is already doing good things, and many who oppose the application are doing good things working with Palestinians and Israelis. All those things are being done without official Boulder involvement and can and will continue.

3. This is a divisive issue in Boulder, and, as an issue that is not essential to the duties of City Council or the functioning of the City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

4. The BNSCP application is misleading and one-sided in its intent, focus, and stated efforts to work with opponents. The reality on the ground is much more complex and nuanced than what BNSCP presents to travelers or Boulder residents.

5. Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulder residents believe, that all people (LGBTQ, race, religion, disability, gender, etc.) are valued and welcomed here.

6. We categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Thank you for your consideration of the this matter in preparation for the April 19 Council meeting.

Respectfully,
Janelle Lynn Nagar
720-475-6689
--
Courage. Kindness. Friendship. Character.
These are the qualities that define us as human beings, and propel us, on occasion, to greatness
-- R.J. Palacio, ChooseKind.tumblr.com

From: Eric Altman <eric.m.altman@gmail.com>
Sent: Wednesday, April 13, 2016 10:23 AM
To: Council
Subject: BOULDER NABLUS SISTER CITY PROPOSAL

Dear City Council,

I am writing to ask that you REJECT the Nablus Sister City Proposal.

As a matter of perspective, I supportive of peace, a two state solution, support programs with Palestinian's to help them catch up economically and culturally so they love their children more than they hate a) Israel, b) the LGBTQ community, c) gender equality and d) multicultural percpective.

It should be noted that I am extremely disappointed in Israel's domestic policies under Mr. Benjamin Netanyahu and do not support any organization that support his policies. However, forming a Sister City with Nablus is not the way to bring about change with the people and governments of that region.

Similarly, my recent request to Governor Hickenlooper to restrict all Colorado State Government travel to North Carolina and Mississippi because their recent laws would make it legal for them to refuse service or discriminate against a fellow citizen base on race, religion and sexual orientation, I ask you not to partner with the City of Nablus because their laws are not consistent with our Boulder values.

Boulder absolutely CANNOT support a City that officially celebrates terrorism and enforces laws that discriminates against people of different race, religion, gender and sexual orientation.

I encourage the City of Boulder to continue to work with Nablus and the Palestinian people, define criteria and help them move toward making it a more progressive and hospitable place for all peoples; however, the Nablus is NOT ready yet for Sister City partnership.

Kind Regards,
Eric Altman
2290 Juniper Ave
Boulder, CO 80304

From: Ruth Prizak <prizak54@yahoo.com>
Sent: Wednesday, April 13, 2016 10:28 AM
To: Council
Subject: Please vote NO on making Nablus a sister city

Dear Members of the Boulder City Council,

This application should be turned down because:

1. It is untruthful, for example the applicants did not contact the people who opposed the 2013 application.
2. It is deeply divisive and hurtful to Boulder's Jewish community members who are concerned about Israel and relatives there who are under constant terror attacks.
3. Nablus does not reflect Boulder values any way, shape or form.
4. This is a one-sided political move by people who are associated with efforts to delegitimize the only Jewish country by means of outright lies and slander.

Thank you for listening,

Ruth Prizak
Boulder, Colorado

From: Andrew Havas <ahavas@comcast.net>
Sent: Wednesday, April 13, 2016 10:35 AM
To: Council
Subject: Nablus sister city?

No to that. There are other towns that do not originate terrorists and need our support.
Andrew Havas
2973 Nogales Court
Boulder, CO 80301

Sent from my iPhone
Andrew

From: Nancie Velick <nanvelick@yahoo.com>
Sent: Wednesday, April 13, 2016 10:48 AM
To: Council
Subject: proposed Boulder Nablus Sister City Project

Dear Council Members

BNSCP received a thorough review and public hearing less than 3 year ago and was rejected by a large majority of BCC. Concerns and objections raised in 2013 remain, some have grown given terrorism events, officially celebrated by City of Nablus. I am very opposed to this proposal. Thank you for your concern.

Nancie Velick

From: Marlowe, Liz <Liz.Marlowe@verint.com>
Sent: Wednesday, April 13, 2016 10:54 AM
To: Council
Subject: Boulder Nablus Sister City Project Application

Dear Boulder City Council members:

I am writing to you to tell you that I strongly oppose the proposed Boulder Nablus Sister City Project (BNSCP). This is a very divisive issue in Boulder, and since this is an issue that is *not* essential to the duties of City Council or the functioning of our city, I think it is unwise for the Council to get involved in what will be an ongoing issue that will continue to embroil the Council. I also feel the BNSCP application is misleading and one-sided in its intent, focus and stated efforts to work with project opponents. Also, the reality on the ground is much more complex and nuanced than what BNSCP reports.

In addition, Nablus does *not* share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulderites believe, that all people (LGBTQ, race, religion, disability, etc.) are valued and welcomed here and we categorically reject violence and any honoring of it. The same is not true throughout Nablus.

I hope you consider my thoughts and position on this issue when making the final decision about this application. If you have any questions, please feel free to contact me.

Sincerely, Liz Marlowe

Liz Marlowe
Content Development
Enterprise Intelligence Solutions
Verint Systems Inc.

Mobile: 303-710-3724
Email: Liz.Marlowe@verint.com

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From: Hannah Kapnik Ashar <hannahkapnik@gmail.com>
Sent: Wednesday, April 13, 2016 11:02 AM
To: Council
Subject: Boulder-Nablus sister city project

Dear council,
Thank you for your work.
I feel concerned that this arrangement promotes Boulder supporting a city that is not a safe environment for lgbtq people, and people of many religions. Please do not develop this sister city alliance.
Thank you,
Hannah

From: AMI DAYAN <amidayan@me.com>
Sent: Wednesday, April 13, 2016 10:04 AM
To: Council
Subject: Please support the Boulder-Nablus Sister City Project

Dear Boulder City Council members,

Thank you for reconsidering the Boulder-Nablus Sister City Project. I hope you will do so with open minds and hearts.

I am a 4th generation Israeli born to a family embedded in the armed forces (served in the IDF elite combat rescue squad), and cultural landscape of the state I call my first home. I am fortunate to have Boulder as my second and present home, but my commitment, and ties to Israel have never weakened; my whole family is there, and nothing contained herein is in any way against Israel. Quite the contrary.

The Jewish holiday of Passover is approaching, where Jews are to recall, retell and remember the slavery our forefathers have endured, and celebrate the struggle for national freedom and integrity. On Passover we reiterate: "The more they were oppressed (literally 'tortured'), the more they multiplied and spread (literally 'erupted')". This lesson is from the Jewish past, but it addresses and teaches about the just cause of all downtrodden people.

I fully believe that alleviating the oppression of the Palestinian population, improving their standard of living, fostering educational and economical opportunities, and connecting with them culturally, is not only right and just, it is also critical to the long term survival of the state of Israeli, the single chance for peace in the Middle East, and essential to the safety world wide.

Of course it is important to ensure the project is not, and does not ever become a facade for a one-sided, politically motivated attempt to harm Israel. It is also crucial to preserve the city of Boulder's reputation as a community that actively fosters co-existence, human rights, economic prosperity, cultural exchange and educational opportunities; not only within itself, but indeed beyond borders.

I am aware there are claims the Boulder-Nablus Sister City Project is politically motivated. I have been approached, and attempts were made to dissuade me from supporting the project. But while I sympathize with the concerns, and though I repeatedly asked - not one bit of evidence of the perceived dangers was presented to me. I have read the Boulder-Nablus Sister City Project's materials, attended meetings, spoke to the representatives and found no signs of an anti Israeli agenda - or I would not be supporting the project.

Fear and suspicion are well proven, effective tactics to influence and dictate policy. Indeed they have been doing just that for years, and look where they got us.

In my personal experience, sincere encounters with the 'other' have way-more-often-than-not lead to enhanced communication, understanding, and eventually mutual respect and trust. I very much hope you base your decision with eyes wide open to any possible dangers I may have missed, but also free of fear and suspicion-based speculations.

The city of Nablus holds ancient heritage for people of Muslim, Jewish, and Christian faiths, as well as a university and a cultural wealth that make it an appropriate sister city for Boulder. I commend the Boulder-

Nablus Sister City Project for their tireless efforts, and thank them for giving the city we all call home an opportunity to be a light among the nations - changing hearts and minds, and nourishing a future worth looking forward to.

Sincerely,

Ami Dayan

From: Zoe Zimmermann <zoeric@comcast.net>
Sent: Wednesday, April 13, 2016 11:05 AM
To: Council
Cc: 'Essrea Cherin'
Subject: Nablus sister city

Hello City Council Members,
I urge you to move forward with making Nablus our sister city. It is so important in these times for us to build bridges rather than allow all the division we've been seeing to continue.
Zoe Zimmermann
Martin Acres
Boulder

From: Nikki Cohen <nikki.cohen@mac.com>
Sent: Wednesday, April 13, 2016 11:07 AM
To: Council
Subject: opposed to the Boulder-Nablus Sister City Project (BNSCP).

To the City Council,

I have live in Boulder for the last 38 years and I am proud to call Boulder Home. I have raised two now adult children, I am Jewish, a member of Congregation HarHashem, active in the JCC and own a business here in Boulder. I have traveled to Israel many times and I have family residing there.

My son is now currently in the Israeli army as a Lone Soldier.

I know first hand the situation between the Israelis and the Palestinians from my son. There are good and bad on both sides. It is a dangerous time in Israel and they need our support to maintain any sense of peace. The majority rule of Nablus do not share our progressive values that we share and honor here in Boulder, towards women, LBGT community and anyone not like them.

As a resident of Boulder County this is a divisive issue and **not essential** to the duties of the City Council. The creation of a "sister city with Nablus" relationship is unnecessary when the Sister City organization is already doing a good job. The application of the BNSCP is one sided and was opposed in 2013. I came out against it then.

You have bigger issues to handle in our fair town than to get involved in this volatile issue. Please do the right by all the people of Boulder and vote no.

Sincerely yours,

Nikki Cohen
7847 Andrews Way
Boulder CO 80303

NIKKI
nikki.cohen@mac.com
303 494 5624
303 809 0346 cell
give and live generously

From: Daniel Packman <dapa4724@jilau1.colorado.edu>
Sent: Wednesday, April 13, 2016 11:11 AM
To: Council
Subject: Sister city considerations

Dear Council,

I was somewhat dismayed to see the consideration of Nablus as a sister city revisited so soon after this was dropped less than three years ago. The reasons for denying such an official connection have not changed in the interim:

1. Official Boulder involvement is not needed to continue the private efforts to connect with Palestinians and Israelis.

2. Such an official connection is opposed by many in Boulder, The council does not need to weigh in on this controversial issue.

3. Private activities that make connections to individuals of like mind underscore and strengthen such commonalities. A broad sister city agreement gives official approval of the entire region including its troubling support of terrorism and marginalizing those of other ethnic, religious and sexual orientations.

Thanks for your careful consideration of this issue.

Daniel Packman

From: Paula Newman Pollachek <pnp@newmanmetalworks.com>
Sent: Wednesday, April 13, 2016 11:13 AM
To: Council
Subject: AGAINST bnscp proposal

Dear Boulder City Council Members,

As a resident of Boulder, I am **AGAINST** the BNSCP proposal. Following are some of the reasons I feel **strongly** why it would not be a good move.

1. BNSCP received a thorough review and public hearing less than 3 years ago and **was rejected** by a large majority of Boulder City Council (BCC). Concerns and objections raised in 2013 remain, some have grown given terrorism events, officially celebrated by City of Nablus.

2. This is a divisive issue in Boulder, and, as an issue that is **not essential** to the duties of City Council or the functioning of the City, it is unwise for Council to get involved in what will be an ongoing issue that will continue to embroil Council.

3. Creating a sister-city relationship is unnecessary -- BNSCP is already doing good things, and many who oppose the application are doing good things working with Palestinians and Israelis. All those things are being done without official Boulder involvement and can and will continue.

4. The BNSCP application is misleading and one-sided in its intent, focus, and stated efforts to work with opponents. The reality on the ground is much more complex and nuanced than what BNSCP presents to travelers or Boulder residents.

5. Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and Boulder residents believe, that all people (LGBTQ, race, religion, disability, gender, etc.) are valued and welcomed here.

6. **We categorically reject violence and any honoring of it. The same is not true throughout Nablus.**

Thank you
Paula Pollachek

From: Thomas Trager <trtlaw@msn.com>
Sent: Wednesday, April 13, 2016 11:23 AM
To: Council
Subject: Opposition to the BNSCP Application

Dear Council Members:

I am a resident of the City; I spoke at the 2013 hearing on the Boulder-Nablus Sister City Project (BNSCP); and I am a participant in a Palestinian-Israeli dialogue group that periodically meets in the City. I am also a member of the Board of the Boulder Jewish Community Center, but write you only in my individual capacity.

From my perspective, there has been some progress from the highly divisive and, sometimes anti-Israeli, anti-Semitic and *ad hominin* attacks which I and other opponents of the application had to endure at the 2013 hearing. However, that progress has not overcome the divisiveness and essentially political nature of the application.

I request that you vote against the proposal for several reasons. First formal recognition by the City is not necessary for the BNSCP organization to continue to grow and thrive. Other similar efforts are being successfully pursued by many of us, who oppose the application, to work with both Palestinians and Israelis.

Second, seeking approval of the application continues to be divisive among Boulder residents. Council already deals with many divisive issues, and should not entangle itself in an issue in which it has no special expertise, and does not involve a core City issue.

Third, the BNSCP application is misleading and one-sided in its intent, focus, and stated efforts to work with opponents. As one who testified at the 2013 hearing, and who has been involved in an ongoing Israeli-Palestinian dialogue group, I can personally testify that BNSCP did not reach out, at least to me and my fellow participants, before re-starting its application process.

Fourth, Nablus does not share many of the progressive values that Boulder affirmatively promotes. City Council has declared, and most residents believe, that all people, regardless of religion, sexual orientation, etc., should be valued and welcomed here. We categorically reject violence and any honoring of it. The same is not true throughout Nablus.

Accordingly, I ask that you not make Boulder the first U.S. city to adopt Nablus as a Sister City, and that you vote against the application.

Respectfully submitted,

Thomas R. Trager

From: Judy Richtel <rjudy1@msn.com>
Sent: Wednesday, April 13, 2016 11:25 AM
To: Council
Subject: I oppose the Boulder-Nablus Sister City idea

Just a quick note to let you know that I strongly oppose creating a formal Boulder-Nablus Sister City. I have been involved in Boulder issues since the 1970's and divisive issues have always been a part of our landscape. Anytime there is a way to encourage those on different sides of an issue to pursue their goals without creating more divisiveness, it is important to do so. In this particular instance, creating a formal Sister City is not essential because there are those already working on projects between Israelis and Palestinians. Creating the formal Sister City will only alienate some of Boulder's citizens--and having a formal relationship is not essential to the workings of City Government.

Reading the Daily Camera these days, I am struck by how many other divisive issues there are that do impact my daily life. I would prefer that you continue to take a stance on making affordable housing a reality, on how to keep middle income families in Boulder and how to accommodate and not punish homeless citizens, to name a few.

Please do not authorize this idea.

If you would like more detailed information about why I oppose the idea, you can reach me by e-mail or phone.

Judy Richtel
790 Poplar Ave
Boulder 80304
303-898-5069

From: Peter Ornstein <pmo@mediationnow.com>
Sent: Wednesday, April 13, 2016 11:28 AM
To: Council
Subject: Nablus Sister City - Why the application should be rejected
Attachments: Why the Nablus Sister City Application Should Be Rejected - letter to Council.pdf

City Council: I a sending this to each of you and hope you will give my attached letter thoughtful consideration before next Tuesday. Even if you do not find any of my arguments persuasive, I hope you will give the considerations at the end of my letter a hard look before your vote.

Thank you.
- Pete

Peter Ornstein
556 Aztec Drive
Boulder, CO 80303
pmo@mediationnow.com

Why the Nablus Sister City Application Should Be Rejected
April 11, 2016

Dear City of Boulder Council Member:

As a resident and member of the Boulder community, I request that the City Council reject the recently submitted application seeking Sister City status between Boulder and Nablus. I do not make this request lightly as I know that there are many in our community who believe that a sister city relationship with Nablus is important to demonstrate that Boulder is welcoming to Palestinians. However, for the reasons stated below, I urge the City Council to turn down this application.

Why official recognition of Nablus is inappropriate:

Recognition of Nablus as a sister city to Boulder is unnecessary, divisive, and political.

City Council Resolution 631 sets forth several desired policy goals in establishing sister city relationships. These include:
- Enhancing international communication and understanding;
- Acquainting ourselves with other peoples of the world; and
- Providing opportunities to give service and derive benefit from community projects of international scope;

These goals are tempered by the additional policy goals that:
- The sister cities should be carefully selected to assure that these special relationships will be useful, educational, and of maximum benefit; and
- Each of Boulder's sister city relationships should be based on some common interests and characteristics important to both Boulder and the sister city.

As further explained below, establishment of a special or sister city relationship is not necessary to enhance communication and understanding, acquaint ourselves with people in the West Bank, and provide opportunities to give/derive service from projects of international scope. The opportunities to meet the goals already exist in Boulder and are thriving. Additionally, the selection of Nablus as a sister city is NOT beneficial to Boulder - it is extremely divisive in our community as it plays into the larger Palestinian-Israeli conflict. This divisiveness does NOT benefit our community. Further, while there could be some benefit to our community from enhanced exposure to the rich Palestinian culture, the benefit to the city of Nablus is largely political (and part of its stated strategy - as previously reflected on its website - to promote Palestinian nationalism by developing twinning relationships with other cities throughout the world).

Establishment of a sister city with Nablus is a political act and should be avoided.

The Boulder Nablus Sister City Project (BNSCP) was born out of a desire to join Boulder to the ongoing Israeli-Palestinian conflict by taking sides in that conflict, which was one of the reasons the City rejected the application just a few years ago. Having an official city-to-city relationship between our city government and Nablus' city government would create an appearance of partiality by the City of Boulder in the conflict. This apparent city stamp-of-approval would be especially evident whenever the BNSCP sponsors programs that have a clear anti-Israel bias, which they have done in the past (e.g. movies and lectures). While Resolution 631 says that "the City of Boulder does not recognize or endorse political actions of the respective sister city government", the mere establishment of a sister city

relationship in either Israel or the Palestinian territories (depending on political orientation is also called Palestine, occupied territories, or Samaria) is in itself a political act in a highly charged political environment.

Also, if Boulder does confer sister city status with Nablus, it is likely that during occasions when major issues arise concerning Nablus and Israel, community members will come before the City Council seeking a statement or resolution from Council either condemning or showing solidarity with either the Israeli or Palestinian side. I do not believe that this is an appropriate use of City Council time and resources – but this will be a logical outgrowth of City involvement in the Palestinian-Israeli conflict.

People-to-people work with Israeli and Palestinian communities can and does already occur without sister city recognition rendering sister city status unnecessary to achieve that goal.

A sister city relationship is not necessary for people in our community to have meaningful people-to-people relationships with Palestinians and/or Israelis. The proponents of the Nablus Sister City project have shown time and again that such relationships can and do occur. Others in our community have found other ways to engage with Israelis and Palestinians. About a year ago, I helped found the Boulder-based Sustainable Israeli-Palestinian Projects (SIPP) (http://sipprojects.org) which has been working with both Israelis and Palestinians on mutual cooperation to improve their mutual environment. SIPP supporters include a cross section of the Boulder community, including supporters of the BNSCP application. SIPP has connected many people and businesses in Boulder to environmental projects in Israel and the West Bank, including faculty and students from the University of Colorado, EcoCycle, and local environmental experts. While I write this letter in my personal capacity, and not as a representative of SIPP, through my experience working with Israelis and Palestinians I have learned that understanding the cultural and political sensitivities of BOTH Palestinians and Israelis is important to promoting peace and cultural exchange in the region. Having a sister city relationship with a Palestinian city will promote Palestinian culture and Palestinian political narrative to the exclusion of Israeli culture and the Israeli Political narrative, at an official city government sanctioned level.

Our city has no need to provide official Boulder recognition in order for members of our community to reach out to people on both sides of the conflict and provide opportunities for members of our community to engage in these international projects. Others in our Boulder community have been engaged in similar projects that strive to highlight the humanity that exists in communities on both sides of the conflict, and have similarly provided opportunities for members of Boulder to engage in those projects and share Israeli and Palestinian culture. Again, no official city government recognition has been sought or is necessary to provide and receive benefit to community members from working on these projects of international scope.

The BNSCP has said that being a sister city will allow it to tap into additional funding sources for its cultural events. This need for additional funding is not unique to BNSCP, and BNSCP should not be given special sanction by the City in order to allow it to tap into funds without giving similar consideration (albeit non-sister cities) to all of the other organizations that are promoting cross-cultural sharing for the benefit of our community.

Establishing a sister city with Nablus is divisive in our community.

As we experienced the last time this application came forward less than three years ago, this matter is VERY divisive. I have participated in a few structured dialogs with pro-Nablus advocates and, while

some personal relationships have been built, I have not been party to meaningful discussion (other than very briefly) on the merits of establishing a sister city relationship, nor any discussion of alternatives to selecting Nablus. Despite the passage of several years since the City Council rejected the previous application (by a vote of 7-2), the divisiveness in our community has not gone away. The divisiveness does not benefit our community - on the contrary, it harms the social fabric of our community. Since City Council already occupies much of its time with other divisive issues (e.g. municipalization, land use, etc.), it is incomprehensible that City Council will seriously and voluntarily entertain a resolution that will sow yet more divisiveness in our community.

Additional reason why the submitted application should be rejected on its face – the application whitewashes the Jewish connection to the land out of the historical narrative.

The Nablus Sister City Application is glaring in its omission of any mention of a Jewish connection to the area. This omission is consistent with a Palestinian nationalist narrative. The Jewish connection to the Nablus area started thousands of years ago when Abraham entered Canaan (Genesis 12:6), and when Jacob (Abraham's grandson) moved his family into the Canaanite village of Shechem (Genesis 33:18). After Joseph (a son of Jacob) died, the Israelites took Joseph's remains when they departed from Egypt (Exodus 13:19) and interred them in Shechem (Joshua 24:32). Jacob's tomb is located in current day Nablus and is a Jewish shrine. Later, after the breakup of the Israelite kingdom, Shechem was at one point considered the capital of the Northern Israelite Kingdom. A fuller history of the area as described in both the Hebrew bible and the New Testament, as well as by modern archeology, can be found at https://en.wikipedia.org/wiki/Shechem and http://www.jewishvirtuallibrary.org/jsource/Society_&_Culture/geo/Shechem.html. In post biblical times, Shechem was destroyed by the Romans during the Jewish Revolt around 70 AD, and Nablus established in its ashes (much as Jerusalem was destroyed at around the same time and re-established as Aelia Capitolina). Historic Shechem is within the borders of modern-day Nablus, and "Shechem" is how Israelis refer to Nablus. Immediately adjacent to Nablus/Shechem are several Israeli and Palestinian communities. The point, however, is that there is a rich history of a Jewish connection to this area which was omitted from the narrative that was submitted to City Council.

This omission from BNSCP's application is consistent with the ongoing culture war that many in the Arab world are waging against Israel and Jews. For example, a recent news article by the Jordan News Agency denied the Jewish narrative and used anti-Semitic language saying "*that confrontation [in Nablus] erupted when Israeli forces stormed what they claim to be 'Joseph Tomb', east of the city to perform their Talmudic rites*" (see http://petra.gov.jo/Public_News/Nws_NewsDetails.aspx?Site_Id=1&lang=2&NewsID=238184&CatID=13&Type=Home&GType=1). The applicant's denial of any Jewish connection or legitimacy to the area is deeply troubling, just as troubling as any group denying an Arab connection or legitimacy to the area. **This omission must NOT be sanctioned by the City of Boulder.** If the City accepts this narrative as part of its official recognition of sister city status, it will be complicit in supporting this historical revisionist view. It would also be ironic that our City that prides itself on cultural inclusion would approve a sister city application based on ethnic exclusion.

For these reasons, the application should be denied.

If, despite my objections and the objections of many other members of our community, the City Council still wants to consider Nablus as a potential sister city, then it should consider the following before proceeding any further:

1) Require the applicant to resubmit its application so that it includes a robust discussion of the historical and continuing Jewish connections to the Nablus/Shechem area.

2) Table further consideration of the application until a delegation from Boulder, including representatives from both sides of the issue as well as City Council members, visit Nablus/Shechem, other parts of the West Bank, and communities in Israel. The purpose of this trip would be to better understand the political and societal implications of a sister city relationship in the West Bank, and understand the multitude of connections many in Boulder already have in the Region.

3) If the sister city status is ultimately approved, City Council should identify staff, or a member of the Council, who will specifically monitor the activity of the BNSCP to ensure that its programs and activities do not endorse the Palestinian national narrative to the exclusion of the Israeli national narrative, and complies with Resolution 631 in all respects. This includes not presenting programs that are blatantly biased toward the Palestinian side of the conflict. Monitoring of BNSCP is especially important since BNSCP does not have an impressive track record of following rules - In both 2013 and 2015 BNSCP appears to have violated the basic IRS 501(c)(3) prohibition against engaging in political activity by endorsing candidates running for political office (i.e. City Council – including several members who will be voting on the BNSCP application).

Our community greatly benefits from exposure to diverse cultures and viewpoints from communities across the globe, including Palestinian culture. But this does not mean we need a special sister city relationship with each community to share those benefits, or that it is even wise to do so. In the case of Nablus, it is not wise to proceed.

Please contact me if you would like more information regarding any of the points I have raised in this letter.

Sincerely,

Peter Ornstein
556 Aztec Drive
Boulder CO 80303
pmo@mediationnow.com

From: Kathy <kathy@wittman.biz>
Sent: Wednesday, April 13, 2016 11:48 AM
To: Council
Subject: FW: Nebulas Sister City proposal

From: Kathy [mailto:kathy@wittman.biz]
Sent: Wednesday, April 13, 2016 11:47 AM
To: 'mailto:council@bouldercolorado.gov'
Subject: Nebulas Sister City proposal

Hello,
I am a concerned member of the Boulder community. I am very much opposed to Boulder considering joining in a sister city project at this time with a city in such a volatile location. I also don't think Boulder should be construed to be taking sides in a region in turmoil.
Thanks for listening.
Kathy

Kathy Wittman
(h) 303-939-9855
(c) 303-589-7519

From: Becca Weaver <becca.weaver@gmail.com>
Sent: Wednesday, April 13, 2016 12:09 PM
To: Council
Subject: Thoughts on Sister City Nablus proposal

To whom it may concern,

I am writing today to share my concern with the proposal to make Nablus a Sister City of Boulder. I think it is important not to pass this proposal because it is a divisive issue in Boulder and it is not an essential role of the City Council to get involved with political matters. Many of our residents (including myself) do a lot to support the peace process with Israelis and Palestinians. I think that this Sister City Project is misleading and one-sided and the on the ground reality is much more nuanced than what the project exposes.

A little background about myself: I spent 2 years studying at the Arava Institute in Israel, a school for environmental studies that brings together Jewish and Arab Israelis, Palestinians, Jordanians, and North Americans to study and work for the environment. The environment knows no borders and an essential part of the program is to make cross-boundary connections with each other so that we can support both the environment and the peace process. Through this program I met and worked with a very diverse group of people and experienced many nuances of the political conflict in the region. It is with that experience that I write to you today to tell you that I am opposed to the Boulder Nablus Sister City Project.

Thanks,
Becca

--
Becca Weaver
Certificate in Ecological Horticulture, Center for Agroecology and Sustainable Food Systems at UCSC
MS Agriculture, Food, and the Environment, Tufts University
303-819-1223

Council Working Agreements

Council Process:

- The council will work on general discipline in being prepared to ask questions and make comments.
- The council asks the mayor to intervene if discussion on agenda items extends beyond a reasonable time frame.
- The council will engage in the practice of colloquy to fully explore the different sides of a specific point.
- The mayor will ask the city clerk to set the timer lights for council members if discussions begin to exceed efficient debate. Members should respect the lights as a time reminder, but will not be bound by them as absolute limits.
- Rather than restating a point, council members should simply say, "I agree."
- The council agenda committee may, with advance notice, adjust each public speaker's time to two rather than three minutes during public hearings for items on which many speakers want to address the council.
- Council members will grant each other permission to mentor and support each other on how each person contributes to the goal of being accountable for demonstrating community leadership.
- In order to hear each other respectfully and honor the public, council members will avoid body language that could convey disrespect, side conversations, talking to staff, whispering to neighboring council members, passing notes, and leaving the council chambers.
- Regarding not revisiting past discussions, the council should check in with fellow members periodically to ensure that this is not an issue.
- During a council meeting, any form of electronic message, including emails and texts, that relate to matters being considered and which arrived at any time during that meeting, shall not be read by council members. Nor should any message on matters under consideration be sent by council members.

Council Communication:

- Council members agree to keep quasi-judicial roles scrupulously separate between members of boards and members of council, avoid expressing ideas to board members on things coming before the board, and carefully disclose or recuse themselves when there is involvement with board members on a topic.
- Council members agree to email the city manager about issues they run into that staff or boards may be working on so that the manager can be actively involved in managing issues and keeping the full council informed well in advance of items coming before council for action.
- Council members will keep the full council informed on issues from committees, public groups, or other agencies they are following, through Hotline emails, brief verbal reports at the end of council meetings, or other means.
- The council will find ways to support majority council decisions and adequately inform the public, through responsive letters that explain how divergent points of view were heard and honored in decisions, via standard email responses for hot issues, by occasional council Letters to the Editor to clarify the facts, or by seeking out reporters after meetings to explain controversial decisions.

Council Committees:

- Council committee meetings will be scheduled to accommodate the council members on the committee.
- Notice of the times and places for committee meeting will be noticed once per month in the Daily Camera.
- The council agenda will include time for reports from committees under Matters from the Mayor and Members of Council, noting that written communications from the committees are appropriate as well.

Selection of Mayor and Mayor Pro Tem:

- Council members will make a good faith effort to select the mayor and mayor pro tem in an open and transparent process.
- After the council election, members seeking election as mayor or mayor pro tem should:
    - make their interest in the position know to their fellow members as soon as possible;
    - focus their communication with other council members on the positive attributes the member brings to the position; and
    - refrain from making any negative remarks about any person seeking election as mayor or mayor pro tem.
- Nominated individuals may make presentations that include, but need not be limited to, the following:
    - the skills and attributes the member would bring to the mayoral position;
    - the member's ability to efficiently run council meetings, respect the views of the minority while allowing the majority to rule, and perform other mayoral duties;
    - how the member would represent the city and city council and mayor position at gatherings outside of city council meetings;
    - how the member would serve on and appoint other council members to regional and national boards and commissions; and
    - how the member would engender trust from the community and other council members.
- Council members should work to avoid divisiveness by being inclusive during the mayoral selection process.

Agreed this 29th day of February, 2016.

Matthew Appelbaum	Aaron Brockett	Jan Burton
Suzanne Jones	Lisa Morzel	Andrew Shoemaker
Sam Weaver	Bob Yates	Mary Young

City of Boulder
2015 Work Plan

(Tentative as of December 16, 2014)

	Project		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Climate and Energy	Energy Future and Associated Projects	Council	CC: Open Access Transmission Tariff			
			SS: Power Supply	SS (2): Rates, Energy Services, Power Supply	Project update	Project update
			Budget update	Budget update	Budget update	Budget update
		Staff Activities	Municipalization Transition Plan	Municipalization Transition Plan	Municipalization Transition Plan	Municipalization Transition Plan
	Climate Commitment	Council		SS: Review interim goals, targets and strategies		
		Staff Activities	Launch action plan	Energy system transformation; blue print convening	Implementation based on action plan	Implementation based on action plan
Housing/Land Use Planning	Comprehensive Housing Strategy (Housing Boulder)	Council	Briefing	SS (2)		
		Staff Activities	Housing Matters launch event, engagement activities	Draft strategy development	Implementation based on adopted strategy	Implementation based on adopted strategy
	Sustainable Streets and Centers/ East Arapahoe	Council	SS: Direction of preferred scenario	SS : Draft plan and action plan		
				Next Corridor - 30th St or Colorado		
		Staff Activities	Develop East Arapahoe action plan			
	Resilience	Council	SS	Direction or IP	Direction or IP	Direction or IP
		Staff Activities	Develop scoping plan	Strategy analysis and development	Strategy analysis and development	Strategy analysis and development
	Boulder Valley Comprehensive Plan	Council		SS	Direction or IP	Direction or IP
		Staff Activities	Issues identification	Strategy analysis and development	Strategy analysis and development	Strategy analysis and development
Transportation	Transportation Master Plan Implementation	Council	Update and coordinate with BVCP		Update and coordinate with BVCP	
		Staff Activities				
	Regional Travel	Council		Briefing		Briefing
		Staff Activities	Staff and elected official activities ongoing			
	Access Management and Parking Strategy (AMPS)	Council		SS : Review options & Update; including recommendations for TDM tool kit for new development	Council action on TDM Tool Kit for new development	Recommendations including planning code changes
						SS: Review options and update
		Staff Activities	Ongoing work plan in 7 focus areas	Ongoing work plan	Ongoing work plan	Ongoing work plan
			Alternatives analysis and specific option development		Specific option development/refinements	
			Joint Board workshop & public engagement		Joint Board workshop & public engagement	

City of Boulder
2015 Work Plan

(Tentative as of December 16, 2014)

	Project		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Civic Area	**Civic Area Implementation**	**Council**	SS: Parkland Concepts Plan	CC: Approval of Concept Plan		
		Staff Activities	Outreach to community & partners; create delivery plan for spring, summer, fall events	Deliver spring events	Deliver summer activities and events	Review 2015 activation; compare lessons from 2014 and revise for 2016
			Draft of parkland concept plan options for public workshop, Boards, Council review	Board/Commission input on Concept Plan	Begin detailed design work on park improvements	Complete detailed design work for bidding
			Develop overall site master plan concepts, begin to formulate major capital projects	Initial feasibility planning on major capital projects	Continue to develop capital projects, identify potential partners, explore financing options	Continue to develop capital projects, identify potential partners, explore financing options
Local Food	**Sustainable Agriculture and Local Foods**	**Council**	IP and local meals for Council Pilot		Council consideration of Local Food Procurement Policy; Review and acceptance of Ag Resources Management Plan	Council consideration of Local Food Procurement Policy; Review and acceptance of Ag Resources Management Plan
		Staff Activities				
Livability	**University Hill Moratorium**	**Council**	SS: Review options		IP	
			CC: Public Hearing and Decision			
		Staff Activities	Recommendation & development of ordinances, changes and recommend other strategies to address Moratorium goals	Follow up on other strategies & coordination with Hill Reinvestment Strategy; incorporate strategies into other work plan		
			Board review & public engagement		Board review & public engagement	
	University Hill Reinvestment Strategy	**Council**		Direction on 14th Street redevelopment proposal		SS
				SS: Update on strategy		
		Staff Activities	Residential service district (RSD) pilot program	RSD pilot program	RSD pilot program	RSD pilot program
			Work plan implementation	Work plan implementation	Work plan implementation	On-going work plan implementation
			Establish benchmarks and evaluation criteria	Commercial district: Eco Pass Study & Commercial bear dumpsters	Implement volunteer program for clean up	Evaluate existing programs
				Integration of strategy recommendations from Moratorium	Research options for sustainable governance & funding	Develop options for sustainable governance & funding
			14th Street Lot public/private partnership redevelopment options re: work force affordable housing	14th Street Lot public/private partnership redevelopment options re: work force affordable housing		
			Stakeholder engagement	Stakeholder engagement	Stakeholder engagement	Stakeholder engagement
	Homeless Action Plan	**Council**	IP: 2014 Accomplishments	SS: As part of Human Services strategy update		IP - Services and Regional coordination update
		Staff Activities				
	Community Cultural Plan	**Council**	Council update and input on testing phase	Briefing	SS: Adoption of Community Cultural Plan	
		Staff Activities	Research phase complete. Drafting phase complete. Testing phase begins	Testing phase complete. Certification phase begins	Implementation begins. New public art policy drafting	Public Art Policy drafting

City of Boulder
2015 Work Plan

(Tentative as of December 16, 2014)

	Projects		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
Other	Boulder Junction	Council				
		Staff Activities	Ongoing redevelopment coordination	North Side of Pearl and Goose Creek bridge landscaping install. Bridge opens		Depot Square opens
	Capital Projects Activity	Council	Ongoing and Wastewater Collection System Rehabilitation program begins	Ongoing	SS: 2016-2021 CIP	Ongoing
		Staff Activities				
	CityWide Special Events	Council	Report on 2015 City Events			Summary of 2015 City Events
		Staff Activities	Implement new events application and internal review process	Refine systems as needed	Refine systems as needed	Improve events application for new online Landlinks System in 2016
	Community Broadband	Council	SS			SS
		Staff Activities	Broadband Action Group formation and consultant assessment	Consultant assessment continued	Consultant assessment continued	Present findings and recommendations
	Design Excellence	Council	SS: Staff Recommendations design tools/process changes	IP	CC: Draft recommendations/Adopt strategy	
		Staff Activities	Issues identification/ preliminary work on design tools/ process changes	Technical analysis /develop options	Draft recommendations	
			Public engagement	Boards/public engagement	Boards/public engagement	
	Flood-related Annexations	Council				
		Staff Activities	Flood Annexations - Individual	Flood Annexations - Old Tale Rd	Ongoing	Ongoing
	Human Services Strategy	Council		SS		Public Hearing
		Staff Activities				
	Flood Management	Council			IP: Stormwater Master Plan and Wastewater Collection System Master Plan consideration	
		Staff	Stormwater Master Plan and Wastewater Collection System Master Plan updates continue	Stormwater Master Plan and Wastewater Collection System Master Plan updates continue		
	Smoking Ban - Implementation	Council	CC: Second reading			
		Staff Activities	Education campaign	Enforcement begins	Monitor Outcomes	Monitor Outcomes
	Vacation Rental by Owner (VRBO)	Council	SS			
		Staff Activities	Research regulations and possible fees or taxes			

COUNCIL MEMBERS

Suzanne Jones	Mayor
Mary Young	Mayor Pro Tem
Matthew Appelbaum	Council Member
Aaron Brockett	Council Member
Jan Burton	Council Member
Lisa Morzel	Council Member
Andrew Shoemaker	Council Member
Sam Weaver	Council Member
Bob Yates	Council Member

COUNCIL EMPLOYEES

Thomas A. Carr	City Attorney
Jane S. Brautigam	City Manager
Linda P. Cooke	Municipal Judge

KEY STAFF

Mary Ann Weideman	Assistant City Manager
Bob Eichem	Chief Financial Officer
Lynnette Beck	City Clerk
Patrick von Keyserling	Communications Director
David Driskell	Executive Director for the Department of Planning, Housing Sustainability
Molly Winter	Director of Community Vitality
Heather Bailey	Executive Director of Energy Strategy and Electric Utility Development
Michael Calderazzo	Fire Chief
Joyce Lira	Human Resources Director
Karen Rahn	Human Services Director
Don Ingle	Information Technology Director
David Farnan	Library and Arts Director
James Cho	Municipal Court Administrator
Tracy Winfree	Open Space and Mountain Parks Director
Yvette Bowden	Parks and Recreation Director
Greg Testa	Police Chief
Maureen Rait	Executive Director of Public Works
Cheryl Pattelli	Director of Fiscal Services
Mike Sweeney	Transportation Director
Jeff Arthur	Utilities Director

2016 City Council Committee Assignments

INTERGOVERNMENTAL ORGANIZATIONS

Beyond the Fences Coalition	Morzel (Castillo – staff alternate)
Boulder County Consortium of Cities	Young, Burton (alternate)
Colorado Municipal League (CML) – Policy Committee	Jones, Appelbaum (Castillo – staff alternate)
Denver Regional Council of Governments (DRCOG)	Brockett, Appelbaum (alternate)
Housing Authority (Boulder Housing Partners)	Shoemaker
Metro Mayors Caucus	Jones
National League of Cities (NLC)	Appelbaum
Resource Conservation Advisory Board (RCAB)	Morzel
Rocky Flats Stewardship Council	Morzel, Weaver (alternate) (Castillo – 2nd staff alternate)
University of Colorado (CU)/City Oversight Committee	Weaver, Yates, Burton
US 36 Mayors/Commissioners Coalition (MCC)	Jones
US 36 Commuting Solutions	Burton, Morzel (alternate)
Urban Drainage and Flood Control District	Young

LOCAL ORGANIZATIONS

Boulder Museum of Contemporary Art (BMoCA)	Shoemaker
Boulder Convention and Visitors Bureau	Burton, Yates (alternate)
Colorado Chautauqua Board of Directors	Morzel
Dairy Center for the Arts	Brockett
Downtown Business Improvement District Board	Weaver, Yates

INTERNAL CITY COMMITTEES

Audit Committee	Shoemaker, Yates, Weaver
Boards and Commissions Committee	Appelbaum, Burton
Boulder Urban Renewal Authority (BURA)	Yates
Boulder Valley Comprehensive Plan (BVCP) Process Sub-Committee	Brockett, Weaver
Charter Committee	Morzel, Weaver, Young
Civic Use Pad/9th and Canyon	Morzel, Young
Council Retreat Committee	Morzel, Yates
Council Employee Evaluation Committee	Morzel, Shoemaker
Housing Strategy Process Sub-Committee	Morzel, Young, Burton
Legislative Committee	Jones, Weaver, Appelbaum
School Issues Committee	Morzel, Shoemaker, Young

SISTER CITY REPRESENTATIVES

Jalapa, Nicaragua	Brockett
Kisumu, Kenya	Morzel
Llasa, Tibet	Shoemaker
Dushanbe, Tajikistan	Yates
Yamagata, Japan	Burton
Mante, Mexico	Young
Yateras, Cuba	Weaver
Sister City Sub-Committee	Morzel, Burton, Young

Approved 1/19/16

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2016 Study Session Calendar

04/12/16		Dev Related Impacts Fees and Excise Taxes	6-9 PM	Chambers	Chris Meschuk/Lauren Reader	03/31/16
04/26/16		No Study Session-**Council travel to Portland, OR**				
05/10/16		Potential Ballot Items and Budget and Long Range Financial Planning Update	6-7:30	Chambers	Peggy Bunzli/Elena Lazarevska	04/28/16
		Climate Commitment	7:30-9	Chambers	David Driskell/Lauren Reader	04/28/16
05/24/16		**Science Tuesday**	5:30-6:00	Chambers		05/12/16
		North TSA	6:00-7:30	Chambers		05/12/16
		Boulder Valley Comp Plan	7:30-9	Chambers		
5/31/2016		Canyon Complete Streets Study - Update on the Design Options	6:00-7:30	Chambers	Noreen Walsh/Meredith Schleske	05/19/16
		OPEN	7:30-9	Chambers		
06/14/16		Mid Year Check in for Council Workplan	6:00-7:30	Chambers	Tammye Burnett/Diane Marshall	06/02/16
		Session on the Development Related Impacts Fees and Excise Taxes	7:30-9:00	Chambers	Chris Meschuk/Lauren Reader	06/02/16
	Council Recess June 22-July 10					
07/12/16		Broadband Feasibility Study Results	6:00-7:30	Chambers	Don Ingle	06/30/16
		Residential and Commercial Energy Codes: Long Term Strate	7:30-9:00	Chambers	Kendra Tupper/Lauren Reader	06/30/16
07/26/16		**Briefing: Boulder Energy Future**	5:30-6:00	Chambers	Heather Bailey/Heidi Joyce	N/A
		Homelessness Strategy Draft and Homeless Action Plan Update	6:00:8:00	Chambers	Wendy Schwartz/Linda Gelhaar	07/14/16
		Check in for 100 Resilient Cities	8-9:00	Chambers	Casey Earp/Dianne Marshall	07/14/16
08/09/16		Draft 2017 to 2021 Capital Improvement Program	6:00-7:30	Chambers	Peggy Bunzli/Devin Billingsly	07/28/16
		TMP Implementation Update - provide 6 mo update (Rutsch	7:30-9:00	Chambers	Randall Rusch/Meredith Schlesky	07/28/16
08/23/16		**Briefing**	5:30-6:00	Chambers		08/11/16
		Human Services Strategy Draft	6:00-8	Chambers	Todd Jorgensen/Linda Gelhaar	
			7:30-9:00	Chambers		

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2016 Study Session Calendar

8/30/2016		30th and Pearl Redevelopment Options	6:00-7:30	Chambers	Eric Ameigh/Lauren Reader	08/18/16
			7:30-9:00	Chambers		
09/13/16		2017 COB Recommended Budget	6:00-8	Chambers	Peggy Bunzli/Devin Billingsly	09/01/16
			8-9:00	Chambers		09/01/16
9/27/2016		**Briefing**	5:30-6:00	Chambers		
		2017 Recommended Budget 2nd Study Session if needed	6:00-7:30	Chambers	Randall	09/15/16
		Renewed Vison for Transit Update- detailed info on activities	7:30-9:00	Chambers	Randall Rutsch, Rene Lopez	09/15/16
10/11/16			6:00-7:30			09/29/16
			7:30-9:00			09/29/16
10/25/15		**Briefing**: Boulder Energy Future	5:30-6:00	Chambers	Heather Bailey/Heidi Joyce	N/A
		Updating council on AMPS.	6:00-6:30	chambers	Jay Sugnet/Ruth Weiss	10/13/16
		Boulder Community Hospital; Broadway Projet	6:30-8	Chambers	Joanna Crean/Celia Seaton	10/13/16
11/08/15			6:00-7:30	Chambers		10/27/16
			7:30-9:00	Chambers		10/27/16
11/22/15	Thanksgiving Holiday Week - No Meeting					
11/29/15		**Briefing**	5:30-6			N/A
			6- 7:30			11/17/16
			7:30-9			11/17/16
12/13/16			6-7:30	Chambers		12/01/16
			7:30-9	Chambers		12/01/16
12/22/15	Christmas Holiday Week - No Meeting					

City Council Meeting

DRAFT Meeting Agenda - 6 p.m.

Tuesday, April 19, 2016

4/7/2016		Preliminary Materials Due
4/13/2016		Final Materials Due

Gray cells will be calculated for you. You do not need to enter anything in them.

City Council Meeting DRAFT Calendar

Start	End	Min	Time	Item	PP	CAO	Contact
6:00 PM	6:05 PM	5 min	0:05	**CALL TO ORDER AND ROLL CALL**			
6:05 PM	6:15 PM	10 min	0:10	eTown Declaration			
6:15 PM	7:00 PM	45 min	0:45	**OPEN COMMENT AND COUNCIL/STAFF RESPONSE**			
7:00 PM	7:15 PM	15 min	0:15	**CONSENT AGENDA**			
				Second Reading Building Performance Ordinance			Kendra Tupper/Lauren Reader
				1st Reading Rezoning and land use map change for 2560 28th St.			Chandler Van Schaackl/Lauren Reader
				Notice of Sale Resolution - 2016 Water and Sewer Bonds			Elena Lazarevska
				Second reading amendments to B.R.C. 2-3-8, Library Commission		Y	Jennifer Phares
				Water Liability Ordinance - 1st Reading			Tom Carr/Mary Bissett
7:15 PM	7:20 PM	5 min	0:05	**CALL-UP CHECK IN**			
				PUBLIC HEARINGS			
7:20 PM	9:50 PM	150 min	2:30	Sister City Application from the Nablus Sister City Project	N	N	CCO
9:50 PM	10:20 PM	30 min	0:30	2nd Rdg Amendments to Sign Code	Y	Y	Tom Carr
				MATTERS FROM CITY MANAGER			
				MATTERS FROM CITY ATTORNEY			
				MATTERS FROM MAYOR AND MEMBERS OF COUNCIL			
				CALL-UPS			
				5075 Pearl Pkwy Easement Vacation			L Reader
		Total	**4:20**	**If adding your item would bring the total estimated time to over 5 hours, please choose another meeting date. "The council's goal is that all meetings be adjourned by 10:30 p.m." - Title 2 Appendix, Council Procedure, B.R.C. 1981.**			**SCHEDULE NOTHING MORE**

Updated: 04/14/16

City Council Meeting

DRAFT Meeting Agenda - 6 p.m.

Tuesday, May 3, 2016

4/21/2016		Preliminary Materials Due
4/27/2016		Final Materials Due

Gray cells will be calculated for you. You do not need to enter anything in them.

City Council Meeting DRAFT Calendar

Start	End	Min	Time	Item	PP	CAO	Contact
6:00 PM	6:05 PM	5 min	0:05	**CALL TO ORDER AND ROLL CALL**			
6:05 PM	6:20 PM	15 min	0:15	Update from the Small Business Development Center	**Y**	**N**	Jennifer Pinsonneault
6:20 PM	7:05 PM	45 min	0:45	**OPEN COMMENT AND COUNCIL/STAFF RESPONSE**			
7:05 PM	7:20 PM	15 min	0:15	**CONSENT AGENDA**			
				Resolution for CAGID annual budget carryover and first ATB 2016			
				Resolution for UHGID annual budget carryover and first ATB 2016			
				Study Session Summary for Univeristy Hill Public Improvements Financing Options			
				Study Session Summary for Middle Income Housing Strategy			Jay Sugnet/Lauren Reader
				Bond Sale Emergency Ordinance - 2016 Water and Sewer Bonds			
				Second Reading Rezoning and land use map change for 2560 28th Street (LUR2015-00072)		Y	Lauren Reader/Chandler Van Schaack
				Study Session Summary of the April 5, 2016 Update on Civic Area Master Plan Implementation			Sam Assefa/Lauren Reader
7:20 PM	7:25 PM	5 min	0:05	**CALL-UP CHECK IN**			
				PUBLIC HEARINGS			
7:25 PM	7:55 PM	30 min	0:30	2nd Reading Water Liability Ordinance	Y	Y	Tom Carr (Jeff Arthur)
7:55 PM	8:55 PM	60 min	1:00	Resolution to support an application by Jefferson County for a grant from the Federal lands Access Program for a section of the Rocky Mountain Greenway			Deryn Wagner/Tracy Winfree/Cecil Fenio
				MATTERS FROM CITY MANAGER			
8:55 PM	9:25 PM	30 min	0:30	Strategic Development Plan for 6400 Arapahoe	Y	N	Kara Mertz/Lauren Reader
9:25 PM	9:45 PM	20 min	0:20	Update on the implementation of the Black Bear Protection Ordinance No. 7962	Y	N	Valerie Matheson
9:45 PM	10:45 PM	60 min	1:00	Middle Income Housing Strategy **[move?]**			Jay Sugnet/Lauren Reader
10:45 PM	11:45 PM	60 min	1:00	University Hill Public Improvements Financing Options	Y	N	Sarah Wiebenson/Ruth Weiss
				MATTERS FROM CITY ATTORNEY			
				MATTERS FROM MAYOR AND MEMBERS OF COUNCIL			
11:15 PM	11:25:00 PM	10 min	0:10	Discuss Annual Retreat Logistics			
				CALL-UPS			
		Total	**5:55**	**If adding your item would bring the total estimated time to over 5 hours, please choose another meeting date. "The council's goal is that all meetings be adjourned by 10:30 p.m." - Title 2 Appendix, Council Procedure, B.R.C. 1981.**			**Schedule No More Items**

Updated: 04/14/16

City Council Meeting

DRAFT Meeting Agenda - 6 p.m.

Tuesday, May 17, 2016

5/5/2016		Preliminary Materials Due
5/11/2016		Final Materials Due

Gray cells will be calculated for you. You do not need to enter anything in them.

City Council Meeting DRAFT Calendar

Start	End	Min	Time	Item	PP	CAO	Contact
6:00 PM	6:05 PM	5 min	0:05	**CALL TO ORDER AND ROLL CALL**			
6:05 PM	6:50 PM	45 min	0:45	**OPEN COMMENT AND COUNCIL/STAFF RESPONSE**			
6:50 PM	7:05 PM	15 min	0:15	**CONSENT AGENDA**			
				First Reading Form Based Code for Boulder Junction Phase I	Y	N	Karl Guiler/Lauren Reader
				First Reading Emergency Ordinance to Adopt Supplement 127 of the BRC Quarterly Update	N	N	Mary Wallace
				Study Session Summary for April 12 Development Related Impact Fees and Excise Taxes	N	N	Chris Meschuk/Lauren Reader
				Second Reading amendments to Title 13, "Elections" [moved to consent 3/28 at CAC]			Kathy Haddock
				First reading of ordinance for budget carryover and first ATB			Peggy Bunzli/Devin Billingsley
				Motion to Vacate Utility Easement at 4655 Hanover Avenue			Caeli Hill/Lauren Reader
7:05 PM	7:10 PM	5 min	0:05	**CALL-UP CHECK IN**			
				PUBLIC HEARINGS			
7:10 PM	10:10 PM	180 min	3:00	First Reading Co-op Housing Ordinance	Y	Y	Tom Carr
10:10 PM	10:40 PM	30 min	0:30	Downtown Urban Design Guidelines	Y	N	Kalani Pahoa/Lauren Reader
				MATTERS FROM CITY MANAGER			
10:40 PM	11:25 PM	45 min	0:45	Recommendations to Fund Substance Education and Awareness Program	Y	N	Wendy Schwartz/Patrick Mulcrone
				MATTERS FROM CITY ATTORNEY			
				MATTERS FROM MAYOR AND MEMBERS OF COUNCIL			
				CALL-UPS			
		Total	**5:25**	**If adding your item would bring the total estimated time to over 5 hours, please choose another meeting date. "The council's goal is that all meetings be adjourned by 10:30 p.m." - Title 2 Appendix, Council Procedure, B.R.C. 1981.**			**SCHEDULE NOTHING MORE**

Updated: 04/14/16

City Council Meeting

DRAFT Meeting Agenda - 6 p.m.

Tuesday, June 7, 2016

5/26/2016		Preliminary Materials Due
6/1/2016		Final Materials Due

Gray cells will be calculated for you. You do not need to enter anything in them.

City Council Meeting DRAFT Calendar

Start	End	Min	Time	Item	PP	CAO	Contact
6:00 PM	6:05 PM	5 min	0:05	**CALL TO ORDER AND ROLL CALL**			
6:05 PM	6:50 PM	45 min	0:45	**OPEN COMMENT AND COUNCIL/STAFF RESPONSE**			
6:50 PM	7:05 PM	15 min	0:15	**CONSENT AGENDA**			
				Second reading ordinance for annual budget carryover and first ATB 2016	N	N	Peggy Bunzli/Devin Billingsley
				1st Rdg Amendment BRC 12-2-4 Landlord Disclosures	N	Y	Janet Michels
7:05 PM	7:10 PM	5 min	0:05	**CALL-UP CHECK IN**			
				PUBLIC HEARINGS			
7:10 PM	7:25 PM	15 min	0:15	Behrmann Acquisition - Seeking approval to purchase property for OSMP	Y	N	Bethany Collins/Cecil Fenio
7:25 PM	10:25 PM	180 min	3:00	North Trail Study Area Plan	Y	N	Steve Armstead/Cecil Fenio
				MATTERS FROM CITY MANAGER			
10:25 PM	11:05 PM	40 min	0:40	Boulder Convention and Visitors Bureau 2015 Report	Y	N	Molly Winter
				MATTERS FROM CITY ATTORNEY			
				MATTERS FROM MAYOR AND MEMBERS OF COUNCIL			
				CALL-UPS			
		Total	**5:05**	**If adding your item would bring the total estimated time to over 5 hours, please choose another meeting date. "The council's goal is that all meetings be adjourned by 10:30 p.m." - Title 2 Appendix, Council Procedure, B.R.C. 1981.**			**Schedule Nothing More**

Updated: 4/14/2016

City Council Meeting

DRAFT Meeting Agenda - 6 p.m.

Tuesday, June 21, 2016

6/9/2016		Preliminary Materials Due
6/15/2016		Final Materials Due

Gray cells will be calculated for you. You do not need to enter anything in them.

City Council Meeting DRAFT Calendar

Start	End	Min	Time	Item	PP	CAO	Contact
6:00 PM	6:05 PM	5 min	0:05	**CALL TO ORDER AND ROLL CALL**			
6:05 PM	6:50 PM	45 min	0:45	**OPEN COMMENT AND COUNCIL/STAFF RESPONSE**			
6:50 PM	7:05 PM	15 min	0:15	**CONSENT AGENDA**			
				2nd Rdg Amendment to BRC 12-2-4 Landlord Disclosures		Y	Janet Michels
7:05 PM	7:10 PM	5 min	0:05	**CALL-UP CHECK IN**			
				PUBLIC HEARINGS			
7:10 PM	8:10 PM	60 min	1:00	Second Reading Form Based Code for Boulder Junction Phase I	Y	Y	Karl Guiler/Lauren Reader
8:10 PM	11:10 PM	180 min	3:00	Hogan-Pancost Annexation			
				MATTERS FROM CITY MANAGER			
				MATTERS FROM CITY ATTORNEY			
				MATTERS FROM MAYOR AND MEMBERS OF COUNCIL			
				CALL-UPS			
		Total	**5:10**	**If adding your item would bring the total estimated time to *over 5 hours, please choose another meeting date*. "The council's goal is that all meetings be adjourned by 10:30 p.m." - Title 2 Appendix, Council Procedure, B.R.C. 1981.**			**Schedule No More Items**

Updated: 4/14/2016

TO: Mayor and Members of City Council

FROM: Jordan Matthews, City Clerk's Office

DATE: April 19, 2016

SUBJECT: Information Packet

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1. **CALL UPS**
   A. Site Review request no. LUR2015-00104 for redevelopment of the eastern portion of the property at 2560 28th Street under BC-2 zoning with a new, 38'5" residential building containing10 attached two-bedroom units. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction (38 off-street parking spaces are proposed where 51 are required for the property following the proposed redevelopment) with 57% small car spaces where 50% are allowed. See LUR2015-00072 for associated requests for a BVCP Land Use change and Rezoning.
   B. Landmark Alteration Certificate application to make improvements at the north end of Chautauqua Park, 900 Baseline Rd. (HIS2016-00068). This Landmark Alteration Certificate is subject to City Council call-up no later than **April 19, 2016.**
   C. Vacation of a 1,739 square-foot utility easement to allow for building expansion at 5075 Pearl Parkway. (ADR2016-00011).

2. **INFORMATION ITEMS**
   A. Fiscal Update

3. **BOARDS & COMMISSIONS**
   A. Environmental Advisory Board – March 9, 2016
   B. Planning Board – March 17, 2016

4. **DECLARATIONS**
   A. eTown Day – April 19, 2016

INFORMATION PACKET
MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Planning, Housing + Sustainability
Susan Richstone, Deputy Director of Planning, Housing + Sustainability
Charles Ferro, Development Review Manager
Chandler Van Schaack, Planner II

Date: April 19, 2016

Subject: Call-Up Item: Site Review request no. LUR2015-00104 for redevelopment of the eastern portion of the property at 2560 28th Street under BC-2 zoning with a new, 38'5" residential building containing10 attached two-bedroom units. No changes are proposed to the existing commercial building on site. The proposal includes a request for modifications to the parking standards to allow for a 25% parking reduction (38 off-street parking spaces are proposed where 51 are required for the property following the proposed redevelopment) with 57% small car spaces where 50% are allowed. See LUR2015-00072 for associated requests for a BVCP Land Use change and Rezoning.

EXECUTIVE SUMMARY

On April 7, 2016, the Planning Board voted 6-0 (**L. May** absent) to approve Site Review application LUR2015-00104 to allow for redevelopment of the eastern portion of the property at 2560 28th Street under BC-2 zoning with a new, 38'5" residential building containing10 attached two-bedroom units. **Attachment A** contains the Planning Board Notice of Disposition with associated conditions of approval. **Attachment B** contains the approved plans associated with the Site Review and **Attachment C** includes staff's analysis of the Site Review and parking reduction criteria.

The staff memorandum to Planning Board, its attachments, audio from the meeting and other related background materials are available on the city website at this web link (click on *'2016'* → *'04 APR'* → *'04.07.2016'*)

The option to call-up the project is available to City Council for a period of 30 days after the Planning Board decision. Staff is requesting that Council consider whether to call up the Site Review at the April 19th meeting. If called up, Council public hearing would be scheduled for May 3 concurrent with the public hearing on the proposed rezoning and land use map change requests.

Figure 1: Vicinity Map

Existing Site/Site Context

As shown in **Figure 1**, the project site is located on the east side of 28th Street between Mapleton Ave. and Bluff St. There is an existing 2-story commercial building located on the western portion of the site, currently occupied by the applicant, Coburn Development. The eastern portion of the site is currently a large, unstriped surface parking lot. The area surrounding the site contains a mix of uses, including a strip-style commercial shopping center immediately to the north of the site, a high-density, permanently affordable residential apartment complex to the northeast, and restaurant and office uses across 28th St. to the west. The Goose Creek multi-use path underpass is located adjacent to the southwest corner of the project site, with the Goose Creek path running along the southern edge of the property. The properties to the south of the Goose Creek path contain a power substation, an indoor rock climbing gym and a variety of small scale office and personal service uses. The YMCA and Mapleton Ball Fields lie further south across Mapleton Ave.

The current zoning on the subject site is split between BC-2 (Business – Community 2) on the western portion of the site and P (Public) on the eastern portion of the site. As part of the overall redevelopment proposal, the Applicant is requesting to rezone the eastern portion of the property from P (Public) to BC-2 (Business – Community 2) in order to allow for the proposed residential development (LUR2015-00072). On April 7, 2016 Planning Board voted 6-0 (L. May absent) to recommend approval of the rezoning request no. LUR2015-00072 to City Council incorporating

the staff memorandum as findings of fact. Council is being asked to consider a Rezoning Ordinance to be heard at first reading on April 19, and acted upon at second reading on May 3, 2016.

The intent of the BC-2 zone district is defined in section 9-5-2(c)(2)(G), B.R.C. 1981 as "*Business areas containing retail centers serving a number of neighborhoods, where retail-type stores predominate.*" As such, a variety of commercial uses are allowed by-right in the BC-2 zone, including retail, personal service and office uses among others. Duplexes and attached dwelling units are also uses allowed by-right. The BC-2 zone allows for the maximum residential density found in the land use code (27.2 DU/acre), which is based on a 1,600 sq. ft. minimum lot area per dwelling unit requirement with a minimum required open space per dwelling unit of 600 sq. ft. It is also worth noting that in the BC-2 zone, principal building height may be increased up to 40 feet without Site Review if the property is not adjacent to any residential zone district or residential land use designation. In this case, the proposed building height is 38'5"

Project Description

The applicant is seeking approval of a Site Review application to redevelop the eastern portion of the property located at 2560 28th Street with a new 3-story residential building consisting of ten 2-bedroom townhouse-style units. Each unit is proposed to be 1,470 sq. ft. in size including a tuck-under single-car garage. The existing access to the site off of 28th St. would be maintained, and no changes are proposed to the existing 10,000 sq. ft. commercial building on the west side of the site. The proposed residential building would sit at the southern property boundary, with garage and surface parking to the north of the units, behind the existing commercial building. The proposed 38'5" building height residential density are predicated upon the eastern portion of the site being rezoned from Public to Business-Community 2.

The proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. The current proposal shows a building footprint of approximately 4,300 square feet, with the unit entrances facing south toward the Goose Creek path and tuck-under parking accessed through the parking area to the north of the building. The building is set back roughly 10 feet from the southern property line, which provides for landscaped open space in front of the units as well as a pedestrian path that wraps around the building and connects to a multi-use path leading to the Goose Creek path to the southeast. An at-grade common open space area is provided to the east of the building and private open space is provided for each unit via south-facing balconies on the second and third stories of the units. Refer to **Attachment B** for Applicant's Proposed Plans.

The Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Both the parking reduction request and request to increase the allowable number of small car spaces are largely the result of space constraints caused by the existing commercial building and the lot's narrow shape. As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site. The TDM Plan is included with the Applicant's Proposed Plans in **Attachment B**.

ANALYSIS
The following key issues were identified for the project:

1. **Does the proposal meet Site Review Criteria, including Boulder Valley Comprehensive Plan (BVCP) policies?**

2. **Is the requested parking reduction consistent with the criteria for parking reductions set forth in section 9-9-6(f), B.R.C. 1981?**

Site Review:
Section 9-2-14(h), "Criteria for Review," B.R.C. 1981 includes the preview criteria for approval of a site review. Overall, the proposal was found to be consistent with the site review criteria for found in section 9-2-14(h), B.R.C. 1981, including BVCP policies. In particular, allowing for the proposed residential infill development on an underutilized site close to transit and bike/ped facilities would support the BVCP core values of **sustainability** as a unifying framework, **compact, contiguous** development and infill that supports evolution to a more **sustainable urban form,** a diversity of **housing** types and price ranges, and an all-mode **transportation** system to make getting around without a car easy and accessible to everyone. In addition, the proposed project's site layout, modern design and high-quality materials palette would improve the pedestrian experience along the Goose Creek path while enhancing the existing mixed-use character of the surrounding area. Please refer to **Attachment C** for staff's complete analysis of the Site Review criteria.

Parking Reduction:
Staff finds that the request for a 25% parking reduction is consistent with the applicable review criteria. Specifically, the site is located on a high frequency transit line and is located approximately 0.5 miles via the adjacent multi use path to Boulder Junction. In addition, the applicant has provided a TDM Plan that includes strategies for reducing parking demand, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with $128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Please see **Attachment C** for staff's complete analysis of the parking reduction criteria.

Planning Board Action
As a part of their deliberations the board discussed the project primarily in terms of its consistency with the Site Review criteria. Overall, the board members felt that the project was largely consistent with the Site Review criteria, and felt that the proposed project did a good job of adding residential infill units to an underutilized site that is close to numerous amenities and easily accessible by alternate modes of transportation. The board added a few conditions of approval related to improved storm water quality features, pre-wiring for solar voltaic systems on the unit rooftops, and adding electric vehicle charging stations to the units and/or commercial building.

Ultimately, on a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 6-0 (**L. May** absent), to approve the Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval in the staff memorandum with the following modifications:

1. Adding language to Condition 3.d. as follows: The Applicant shall provide additional practicable soak pits or other measures to the storm water swale to improve storm water quality and further to consult with the city regarding possible coordinated water quality projects on the city property to the east.
2. Add a condition to read: All of the proposed townhomes will be solar ready with flat roofs and conduit connecting the roof to the house panel of each unit for future solar voltaic systems.
3. Add a condition to read: All of the townhomes will be provided with the option to be wired to accommodate 240V/30 Amp electric vehicle chargers and the unbundled parking shall provide at least one electric vehicle charging station.

The Planning Board decision is subject to City Council call-up within 30-days. Staff is requesting that Council consider whether to call up the Site Review at the April 19th meeting. If called up, Council public hearing would be scheduled for May 3 concurrent with the public hearing on the proposed rezoning and land use map change. The call-up period expires on **May 9, 2016**.

ATTACHMENTS:

A. Planning Board Notice of Disposition dated April 7, 2016
B. Applicant's Proposed Plans
C. Staff's Analysis of Review Criteria

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

CITY OF BOULDER PLANNING BOARD NOTICE OF DISPOSITION

You are hereby advised that on AprilL 7, 2016 the following action was taken by the Planning Board based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

DECISION: **APPROVED WITH CONDITIONS**
PROJECT NAME: **2560 28TH STREET RESIDENCES**
DESCRIPTION: **SITE REVIEW (STANDARD) for a residential use (10 dwelling units).**
LOCATION: **2560 28TH ST**
COOR: **N04W04**
LEGAL DESCRIPTION: **SEE ATTACHED EXHIBIT A**
APPLICANT: **COBURN DEVELOPMENT**
OWNER: **LLC BLIZZARD**
APPLICATION: **SITE REVIEW, LUR2015-00104**
ZONING: **BC-2**
CASE MANAGER: **CHANDLER VAN SCHAACK**
VESTED PROPERTY RIGHT: **NO; the owner has waived the opportunity to create such right under Section 9-2-19, B.R.C. 1981.**

MODIFICATIONS TO LAND USE CODE
25% Parking Reduction

This decision may be called up before the City Council on or before **May 9, 2016**. If no call-up occurs, the decision is deemed final thirty days after the Planning Board's decision.

FOR CONDITIONS OF APPROVAL, SEE THE FOLLOWING PAGES OF THIS DISPOSITION.

IN ORDER FOR A BUILDING PERMIT APPLICATION TO BE PROCESSED FOR THIS PROJECT, A SIGNED DEVELOPMENT AGREEMENT AND SIGNED FINAL PLANS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT WITH DISPOSITION CONDITIONS AS APPROVED SHOWN ON THE FINAL PLANS, IF THE DEVELOPMENT AGREEMENT IS NOT SIGNED WITHIN NINETY (90) DAYS OF THE FINAL DECISION DATE, THE PLANNING BOARD APPROVAL AUTOMATICALLY EXPIRES.

Pursuant to Section 9-2-12 of the Land Use Regulations (Boulder Revised Code, 1981), the applicant must begin and substantially complete the approved development within three years from the date of final approval. Failure to "substantially complete" (as defined in Section 9-2-12, Boulder Revised Code 1981) the development within three years shall cause this development approval to expire.

At its public hearing on April 7, 2016 the Planning Board unanimously APPROVED WITH CONDITIONS the request with the following motion:

On a motion by **J. Putnam**, seconded by **L. Payton**, the Planning Board voted 6-0 (**L. May** absent) to approve the request for a land use map change for a portion of the property at 2560 28th Street from Public to Mixed Use Business related to the proposed rezoning and incorporating the staff memorandum as findings of fact.

On a motion by **J. Putnam**, seconded by **B. Bowen**, the Planning Board voted 6-0 (**L. May** absent), to approve the Site Review application LUR2015-00104, adopting the staff memorandum as findings of fact and subject to the recommended conditions of approval in the staff memorandum with the following modifications:

1. **Adding language to Site Review Condition 3.d. as follows:** The Applicant shall provide additional practicable soak pits or other measures to the storm water swale to improve storm water quality and further to consult with the city regarding possible coordinated water quality projects on the city property to the east.

2. **Add a new condition to read:** All of the proposed townhomes will be solar ready with flat roofs and conduit connecting the roof to the house panel of each unit for future solar voltaic systems.

3. **Add a new condition to read:** All of the townhomes will be provided with the option to be wired to accommodate 240V/30 Amp electric vehicle chargers and the unbundled parking shall provide at least one electric vehicle charging station.

CONDITIONS OF APPROVAL

1. The Applicant shall ensure that the **development shall be in compliance with all plans prepared by the Applicant** on March 16, 2016 and the Transportation Demand Management ("TDM") Plan dated February 11, 2016 on file in the City of Boulder Planning Department, except to the extent that the development may be modified by the conditions of this approval.

2. Prior to submittal of a Technical Document review application, the Applicant must obtain **City Council approval of the proposed rezoning of the land** generally located at 2560 28th Street from the Public (P) zoning district to the Business Community - 2 (BC-2) zoning district.

3. Prior to a building permit application, the Applicant shall submit, and obtain City Manager approval of, a Technical Document Review application for the following items:

   a. **Final architectural plans**, including material samples and colors, to insure compliance with the intent of this approval and compatibility with the surrounding area. The architectural intent shown on the plans prepared by the Applicant on March 16, 2016 is acceptable. Planning staff will revlew plans to assure that the architectural intent is performed.

   b. A **final site plan** which includes detailed floor plans and section drawings.

   c. A **final utility plan** meeting the City of Boulder Design and Construction Standards.

   d. A **final storm water plan and report** meeting the City of Boulder Design and Construction Standards. The Applicant shall provide additional practicable soak pits or other measures to the storm water swale to improve storm water quality and further to consult with the city regarding possible coordinated water quality projects on the city property to the east.

   e. A **detailed landscape plan**, including size, quantity, and type of plants existing and proposed; type and quality of non-living landscaping materials; any site grading proposed; and any irrigation system proposed, to insure compliance with this approval and the City's landscaping requirements. Removal of trees must receive prior approval of the Planning Department. Removal of any tree in City right of way must also receive prior approval of the City Forester.

   f. A **detailed outdoor lighting plan** showing location, size, and intensity of illumination units, indicating compliance with section 9-9-16, B.R.C.1981.

4. Prior to a building permit application, to ensure compliance with the Boulder Revised Code, including Title 9, "Land Use Code," and Chapter 10-5, "Building Code," B.R.C. 1981, the Applicant shall execute a **Covenant and Agreement to Hold As One Parcel,** in a form acceptable to the Office of the City Attorney, against the parcels described on the plans prepared by the Applicant on March 16, 2016 as Parcel One (Lot 1 of Channel Park Subdivision) and Parcel Two (the portion of Lot 2 of Channel Park Subdivision conveyed by Quitclaim Deed from the City of Boulder to Jack S. Pease as recorded in the Office of the Boulder County Clerk and Recorder at Reception No. 2006770 on December 15, 1999), unless an equivalent arrangement is approved by the City Manager.

5. Prior to a building permit application, the Applicant shall submit a **financial guarantee**, in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing transit passes to the residents of the development for three years after the issuance of a certificate of occupancy for each dwelling unit as financial security for the Alternative Transportation Subsidy Fund proposed in the Applicant's TDM plan dated February 11, 2016.

6. Prior to a building permit application, the Applicant shall submit a **financial guarantee,** in a form acceptable to the Director of Public Works, in an amount equal to the cost of providing eco-passes to the employees of the development for three years after the issuance of a certificate of occupancy.

7. Prior to issuance of a building permit, the Applicant shall dedicate to the City, at no cost, the following meeting the City of Boulder Design and Construction Standards, as part of Technical Document Review applications, the form and final location of which shall be subject to the approval of the City Manager:

a. A **utility easement** varying in width from 20 feet to 25 feet extending west from the east property line parallel and adjacent to the northern property boundary for approximately 275 feet and then extending south for approximately 35 feet.

b. An **emergency access easement,** starting at the western property line and running east along the southern property line for approximately 225 feet, at a width of 10 feet, also extending north covering the entire width of the north/south drive aisle up to the trash enclosure area shown on the approved plans, and further extending east within the east/west parking lot drive aisle for approximately 140 feet, at a width of approximately 20 feet.

8. Prior to issuance of a certificate of occupancy, the Applicant shall construct and complete, subject to acceptance by the city manager, **an 8-inch water main extension and a fire hydrant lateral** serving the site in conformance with the approved engineering plans and the City of Boulder Design and Construction Standards.

9. The Applicant shall be responsible for **maintaining all stormwater quality improvements and private storm drainage piping, channels, conveyances and appurtenances thereto.** Maintenance shall be performed in accordance with the recommendations of the UDFCD Urban Storm Drainage Criteria Manual Vol. 3 such that the intent, design characteristics and functionality of the improvements are preserved.

10. All of the proposed townhomes will be **solar ready with flat roofs and conduit** connecting the roof to the house panel of each unit for future solar voltaic systems.

11. All of the townhomes will be provided with the option to be wired to accommodate **240V/30 Amp electric vehicle chargers** and the unbundled parking shall provide at least **one electric vehicle charging station**.

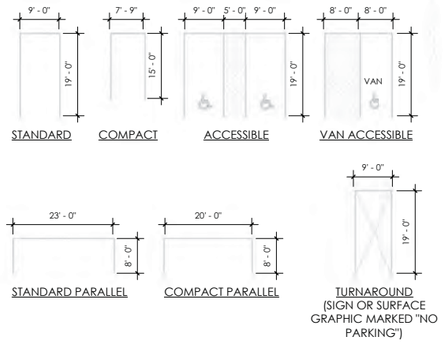
By: _____
David Driskell, Secretary of the Planning Board

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL ONE:
LOT 1 LESS W 20 FT & NWLY PT OF LOT 2 CHANNEL PARK SPLIT TO ID 144451/REC#2006769 SPLIT FR ID 75790/REC#2006770

PARCEL TWO:
A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN PLAN FILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION;
THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET;
THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 43.68 FEET;
THENCE SOUTH 72 DEGREES 20 MINUTES 44 SECONDS WEST 48.21 FEET;
THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 30 SECONDS AND A CHORD THAT BEARS SOUTH 81 DEGREES 03 MINUTES 29 SECONDS WEST 94.07 FEET;
THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1;
THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT ONE, 72.38 FEET TO THE POINT OF BEGINNING,
COUNTY OF BOULDER, STATE OF COLORADO



PARKING STALL SIZING
1/16" = 1'-0"

BUILDING INFORMATION	
NUMBER OF UNITS	10
SQFT OF UNITS (INCLUDING GARAGES)	1,460 SQFT
TOTAL SQFT FOR SITE (25k MAX, BY RIGHT)	25,400 SQFT
LOW POINT	5278'-6"
BUILDING HEIGHT (40' MAX)	39'-11"
OPEN SPACE	
REQUIRED (600 SQFT PER DWELLING UNIT)	6,000 SQFT
SHOWN ON 1ST FLOOR	4,990 SQFT
SHOWN AS PRIVATE BALCONIES (25% MAX)	1,057 SQFT
TOTAL OPEN SPACE SHOWN	6,047 SQFT
PARKING REQUIREMENTS	
COMMERCIAL PARKING REQUIRED (1:300 SQFT)	36
RESIDENTIAL PARKING REQUIRED (1.5 for 2-bedroom DU)	15
TOTAL PARKING REQUIRED	51
ALLOWABLE SMALL CAR STALLS (50%)	25
TOTAL PARKING REQUIRED WITH 25% REDUCTION	39
STANDARD SPACES SHOWN	16
SMALL CAR SPACES SHOWN	22
TOTAL PARKING SHOWN	38
BICYCLE PARKING REQUIREMENTS	
RESIDENTIAL (DWELL UNITS WITH A PRIVATE GARAGE)	NO REQUIREMENT
OFFICE (2 PER 1,500 SQFT, MINIMUM OF 4)	16
TOTAL BICYCLE PARKING SHOWN	16
PARKING LOT LANDSCAPING	
PARKING LOT AREA	14,852 SQFT
PARKING LOT LANDSCAPING REQUIRED (5%)	742 SQFT
TOTAL PARKING LOT LANDSCAPING SHOWN	757 SQFT

SITE INFORMATION	
LEGAL DESCRIPTION	PARCEL ONE: LOT 1 LESS W 20 FT & NWLY PT OF LOT 2 CHANNEL PARK SPLIT TO ID 144451/REC#2006769 SPLIT FR ID 75790/REC#2006770 PARCEL TWO: A PARCEL OF LAND BEING A PORTION OF LOT 2, CHANNEL PARK SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN PLAN FILE P-8, F-3, #17 OF THE BOULDER COUNTY RECORDS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID CHANNEL PARK SUBDIVISION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF LOT 2 OF SAID CHANNEL PARK SUBDIVISION, 170.14 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 43.68 FEET; THENCE SOUTH 72 DEGREES 20 MINUTES 44 SECONDS WEST 48.21 FEET; THENCE 94.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.50 FEET, A CENTRAL ANGLE OF 17 DEGREES 25 MINUTES 30 SECONDS AND A CHORD THAT BEARS SOUTH 81 DEGREES 03 MINUTES 29 SECONDS WEST 94.07 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST 31.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT ONE, 72.38 FEET TO THE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO
ZONING	BC-2
LOT AREA	34,378 SF
BUILDING COVERAGE	9,734 SF
LANDSCAPE AREA	4,321 SF
HARDSCAPE AREA	5,510 SF

2560 28TH ST. RESIDENCES

2560 28TH ST. BOULDER, COLORADO

PROJECT TEAM

OWNER
BLIZZARD, LLC.
3020 CARBON PL. #203
BOULDER, CO
P: 303-442-3351
F: 303-447-3933

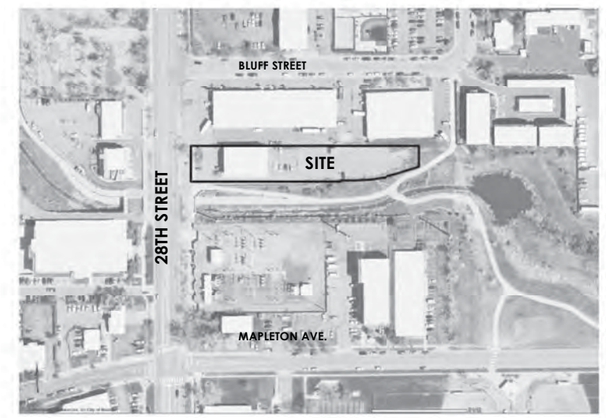
ARCHITECT
COBURN ARCHITECTURE
3020 CARBON PLACE #203
BOULDER, CO
P: 303-442-3351
F: 303-447-3933

CIVIL ENGINEER
JVA, INC.
1319 SPRUCE ST.
BOULDER, CO
P: 303-444-1951

LANDSCAPE ARCHITECT
CHDG, INC.
3002 WALNUT ST.
DENVER, CO
P: 303-408-1075

DRAWING INDEX

SR-1	SITE PLAN
SR-2	DIAGRAMS
SR-3	FLOOR PLANS
SR-4	FLOOR PLANS
SR-5	ELEVATIONS
SR-6	SECTIONS & DETAILS
SR-7	UNIT PLANS & SCHEDULES
SR-8	RENDERINGS
SR-9	MATERIAL & COLOR BOARD



2 VICINITY MAP
1" = 160'-0"

COBURN ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

DISCLAIMER:
THESE DOCUMENTS ARE PROVIDED BY COBURN DEVELOPMENT INC., FOR THE DESIGN INTENT OF THIS SPECIFIC PROJECT AND ONLY THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION COORDINATION, METHODS AND MATERIALS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO THE QUALITY OF WORKMANSHIP AND MATERIALS REQUIRED FOR EXECUTION OF THESE DOCUMENTS AND WORK OR MATERIALS SUPPLIED BY ANY SUBCONTRACTORS. ALL WORK SHALL COMPLY WITH GOVERNING CODES AND ORDINANCES. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS, FIELD CONDITIONS OR DIMENSIONS.

ISSUED/REVISION SCHEDULE

DESCRIPTION	AUTHOR	CHECKED	DATE

SITE PLAN LEGEND:

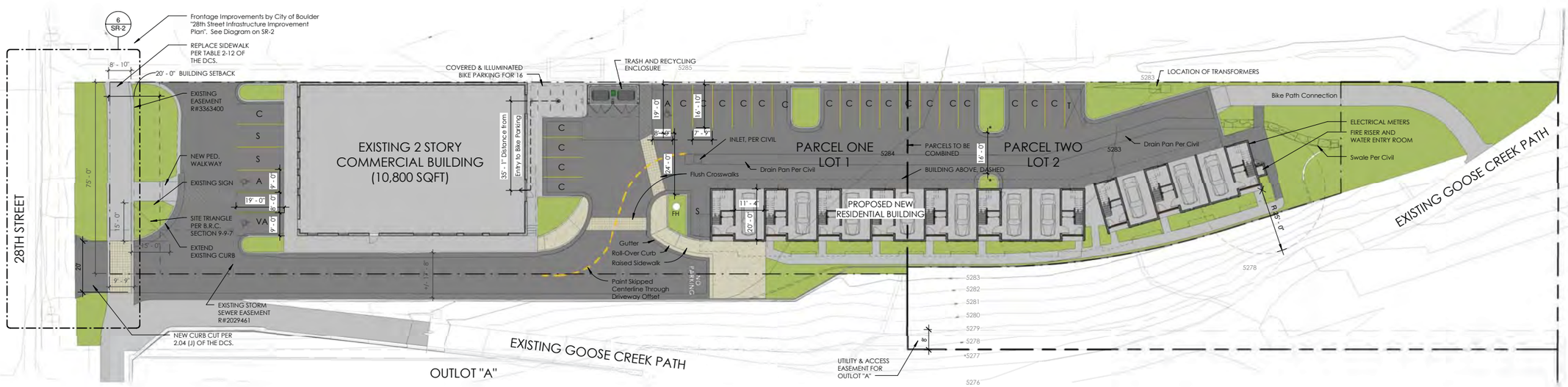
GREY LINES = EXISTING CONDITIONS

BLACK LINES = PROPOSED IMPROVEMENTS

FH PROPOSED FIRE HYDRANT

PARKING SPACE LEGEND	
S	STANDARD PARKING STALL
C	COMPACT PARKING STALL
CP	COMPACT PARALLEL PARKING STALL
A	ACCESSIBLE PARKING STALL
VA	VAN ACCESSIBLE PARKING STALL
T	TURNAROUND

SITE PLAN LEGEND
1" = 20'-0"



1 SITE DEVELOPMENT PLAN
1" = 20'-0"

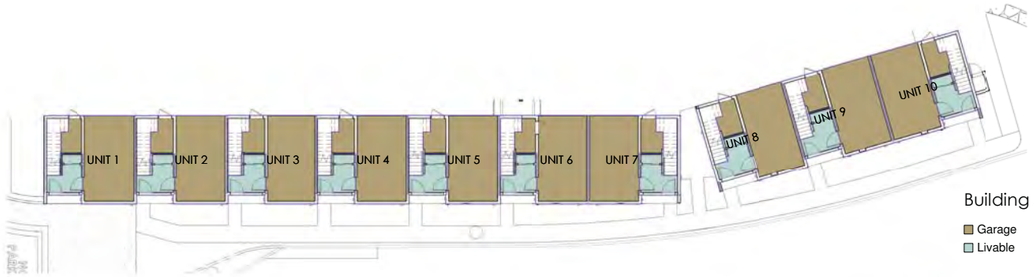
03/16/2016

NOT FOR CONSTRUCTION

SHEET No.

SR-1

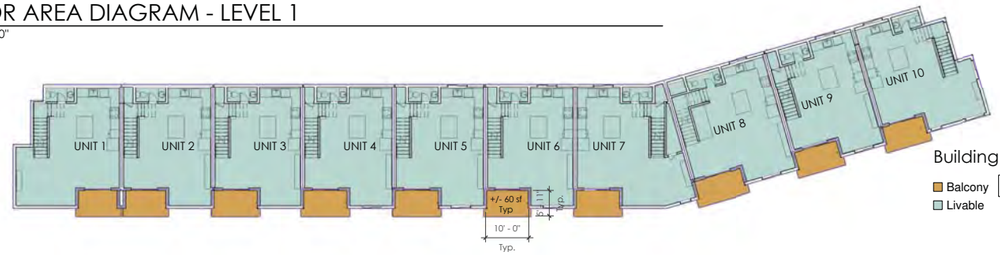
SITE PLAN



Building Area Legend

- Garage
- Livable

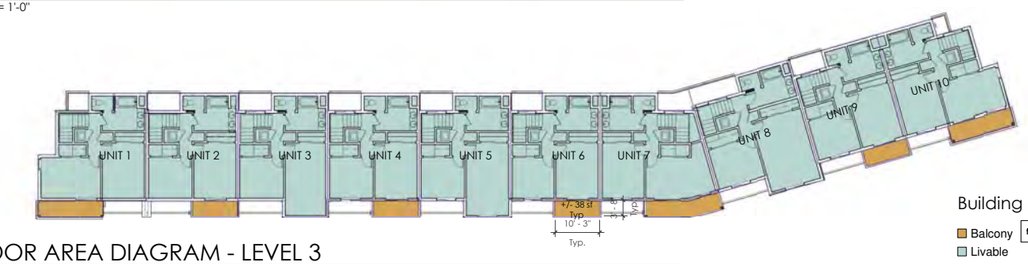
2 FLOOR AREA DIAGRAM - LEVEL 1
1/16" = 1'-0"



Building Area Legend

- Balcony f1 per BRC 9-9-11 Useable Open Space Definitions
- Livable

3 FLOOR AREA DIAGRAM - LEVEL 2
1/16" = 1'-0"



Building Area Legend

- Balcony f1 per BRC 9-9-11 Useable Open Space Definitions
- Livable

4 FLOOR AREA DIAGRAM - LEVEL 3
1/16" = 1'-0"

* BALCONIES INDICATE 1,057 SQFT OF USEABLE OPEN SPACE. 4,990 SQFT OF OPEN SPACE AT GROUND LEVEL (SEE DIAGRAM BELOW).
1,057+4,990 = 6,047 > 6,000 REQUIRED.

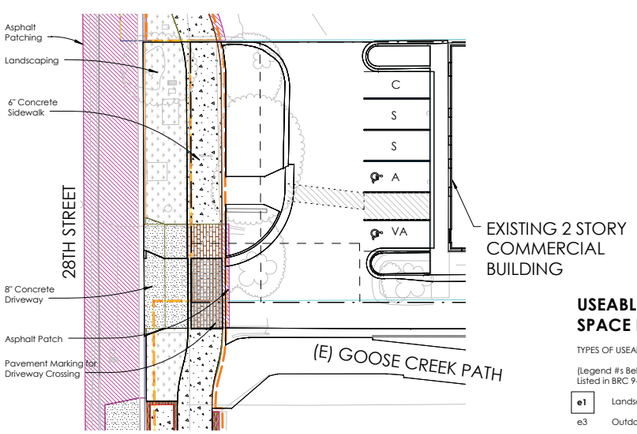
Area Schedule (Gross Building) by Unit	
Area	Type
1	
124 SF	Balcony
289 SF	Garage
1203 SF	Livable
1615 SF	
2	
106 SF	Balcony
290 SF	Garage
1110 SF	Livable
1506 SF	
3	
67 SF	Balcony
290 SF	Garage
1149 SF	Livable
1506 SF	
4	
115 SF	Balcony
290 SF	Garage
1101 SF	Livable
1506 SF	
5	
67 SF	Balcony
288 SF	Garage
1152 SF	Livable
1508 SF	

Area Schedule (Gross Building) by Unit	
Area	Type
6	
115 SF	Balcony
285 SF	Garage
1109 SF	Livable
1509 SF	
7	
145 SF	Balcony
284 SF	Garage
1281 SF	Livable
1710 SF	
8	
76 SF	Balcony
285 SF	Garage
1314 SF	Livable
1675 SF	
9	
111 SF	Balcony
283 SF	Garage
1107 SF	Livable
1502 SF	
10	
125 SF	Balcony
286 SF	Garage
1202 SF	Livable
1613 SF	
15650 SF	

Balconies (Gross)
Area
1052 SF

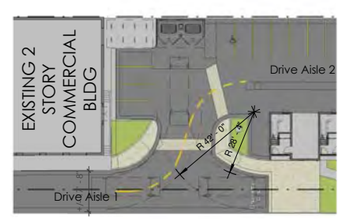
Garage Area (Gross)
Area
2871 SF

Livable (Gross)
Area
11727 SF

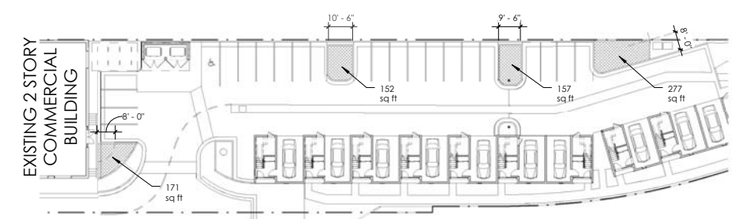


6 28th St. Infrastructure Improvements
1" = 20'-0"

GENERAL NOTE:
Frontage Improvements by City of Boulder. See "28th Street Infrastructure Improvement Plan".



8 TRASH TRUCK MANEUVERING
1" = 30'-0"



HATCH INDICATES 757 SQ FT PARKING LOT LANDSCAPING

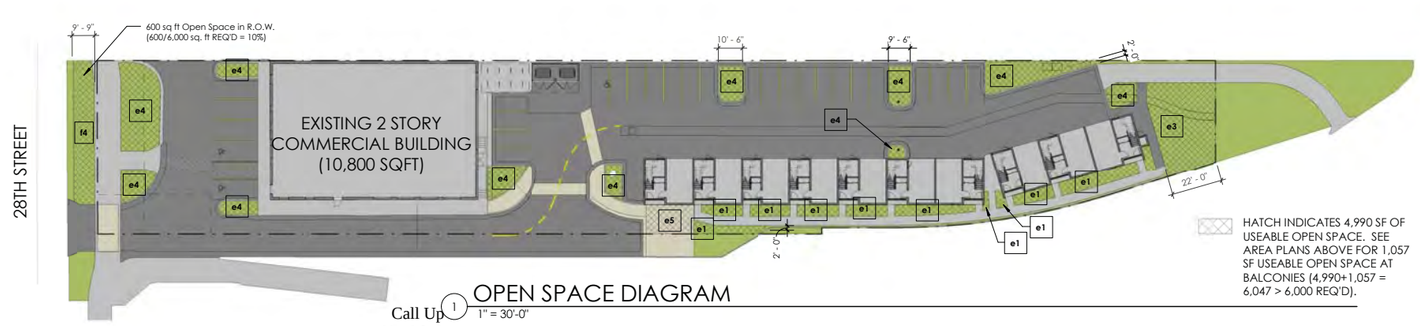
9 INTERIOR PARKING LOT LANDSCAPE
1" = 30'-0"

USEABLE OPEN SPACE LEGEND

TYPES OF USEABLE OPEN SPACE

(Legend #s Below Correspond with Types #s Listed in BRC 9-9-11 Useable Open Space):

e1	Landscape
e3	Outdoor Garden
e4	Landscape Adjacent to Driveway
e5	Exterior Paved Surface
f1	Individual Balconies
f4	Landscaped R.O.W.



HATCH INDICATES 4,990 SF OF USEABLE OPEN SPACE. SEE AREA PLANS ABOVE FOR 1,057 SF USEABLE OPEN SPACE AT BALCONIES (4,990+1,057 = 6,047 > 6,000 REQ'D).

1 OPEN SPACE DIAGRAM
1" = 30'-0"

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

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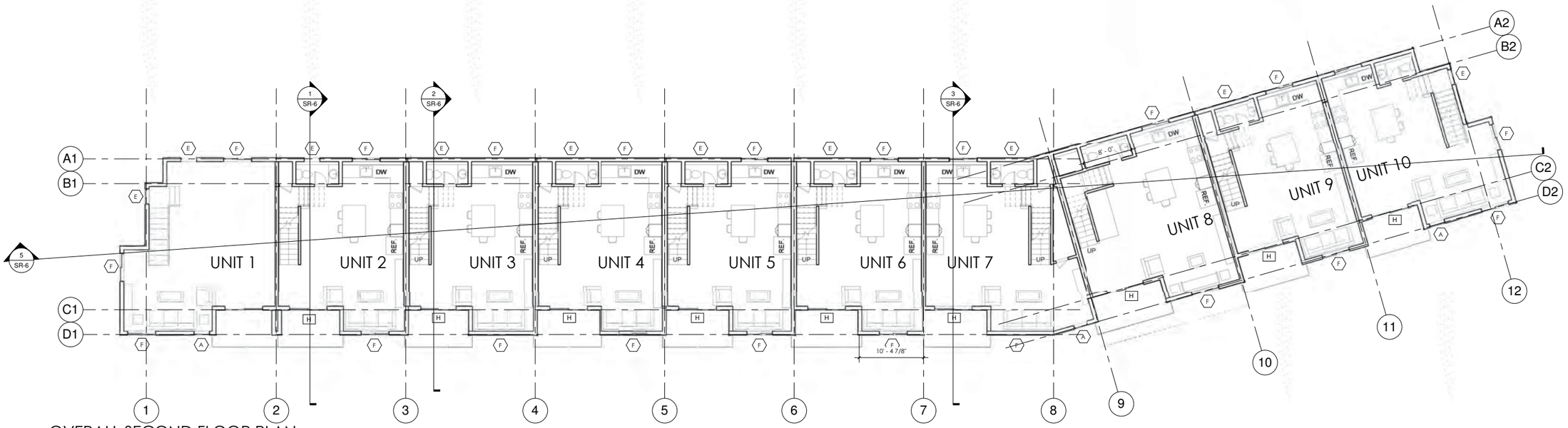
03/23/2016

NOT FOR CONSTRUCTION

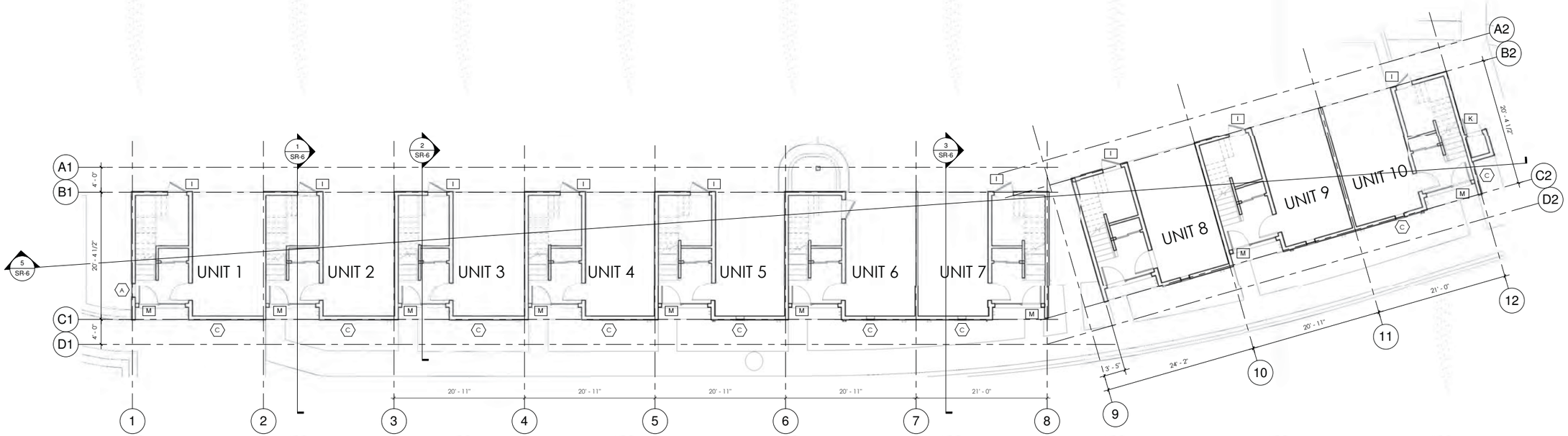
SHEET No.

SR-2

DIAGRAMS



5 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



4 OVERALL FIRST FLOOR PLAN
1/8" = 1'-0"

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

2560 28TH ST. RESIDENCES

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Boulder, CO

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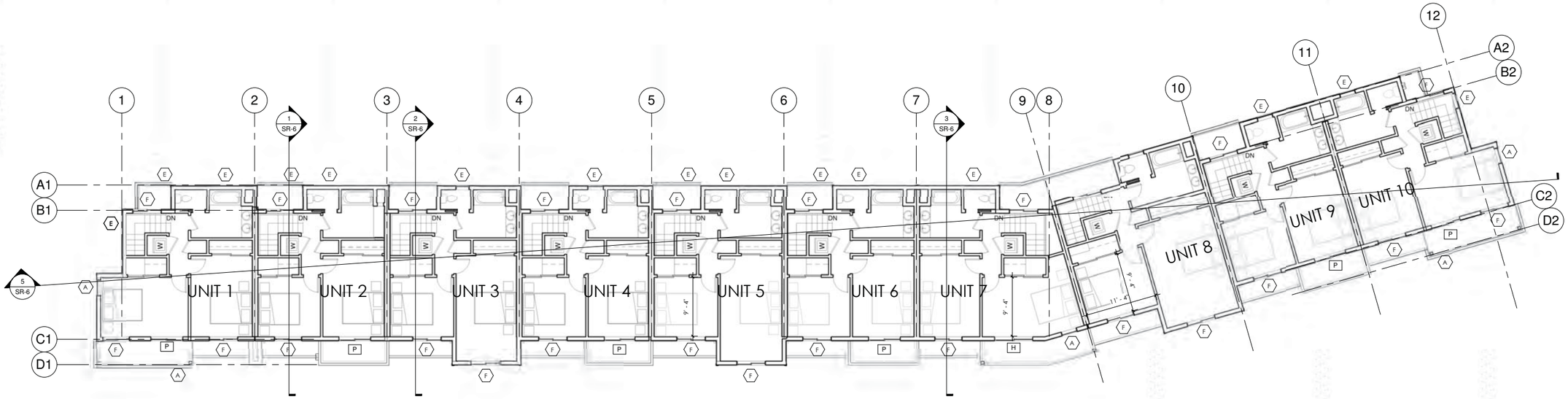
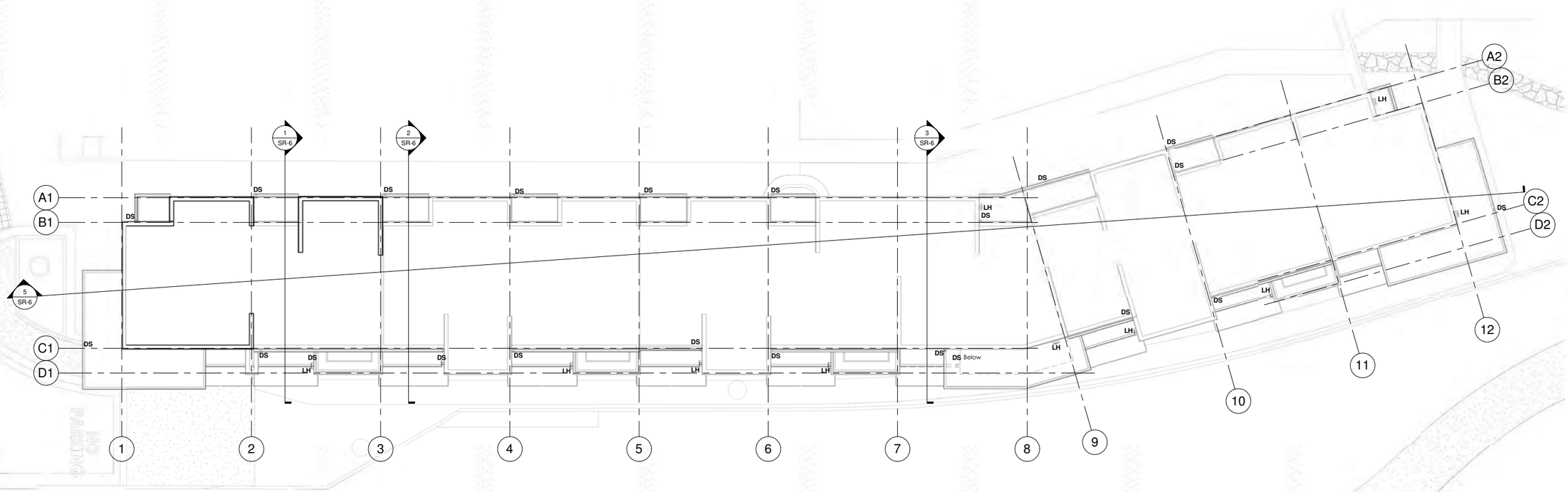
SHEET No.

SR-3

FLOOR PLANS



1 OVERALL THIRD FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"

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Boulder, Colorado
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DESCRIPTION	AUTHOR	CHECKED	DATE

03/16/2016

NOT FOR CONSTRUCTION

SHEET No.

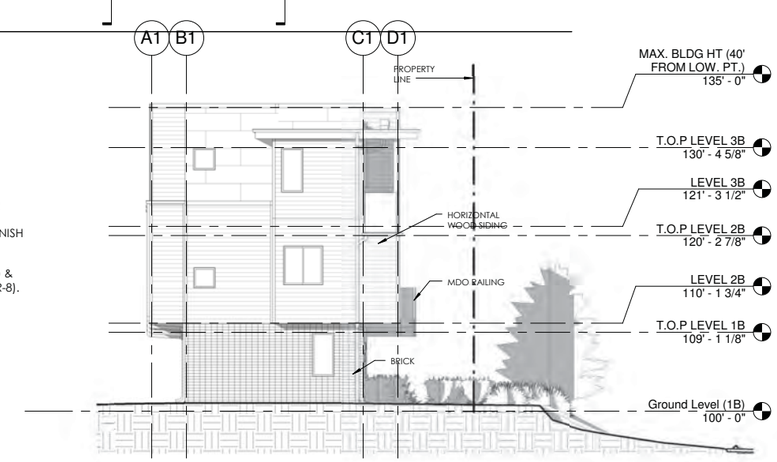
SR-4

FLOOR PLANS

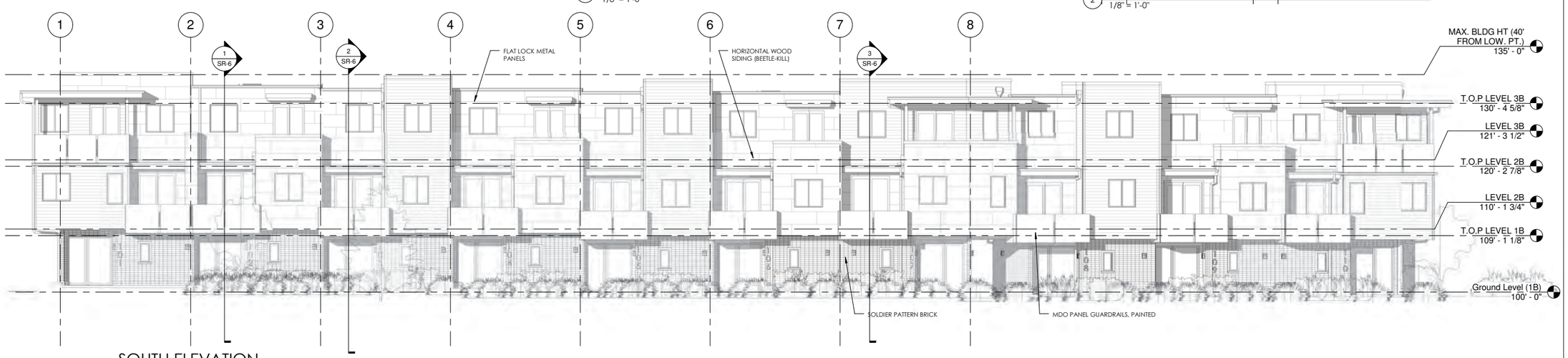
4 NORTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"

NOTE:
ELEVATIONS ARE COLOR CODED.
FOR MORE ACCURATE FINISH COLORS & MATERIAL REPRESENTATION, SEE RENDERINGS (SHEET SR-7) & COLOR BOARD (SHEET SR-8).



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

COBURN ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

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03/16/2016

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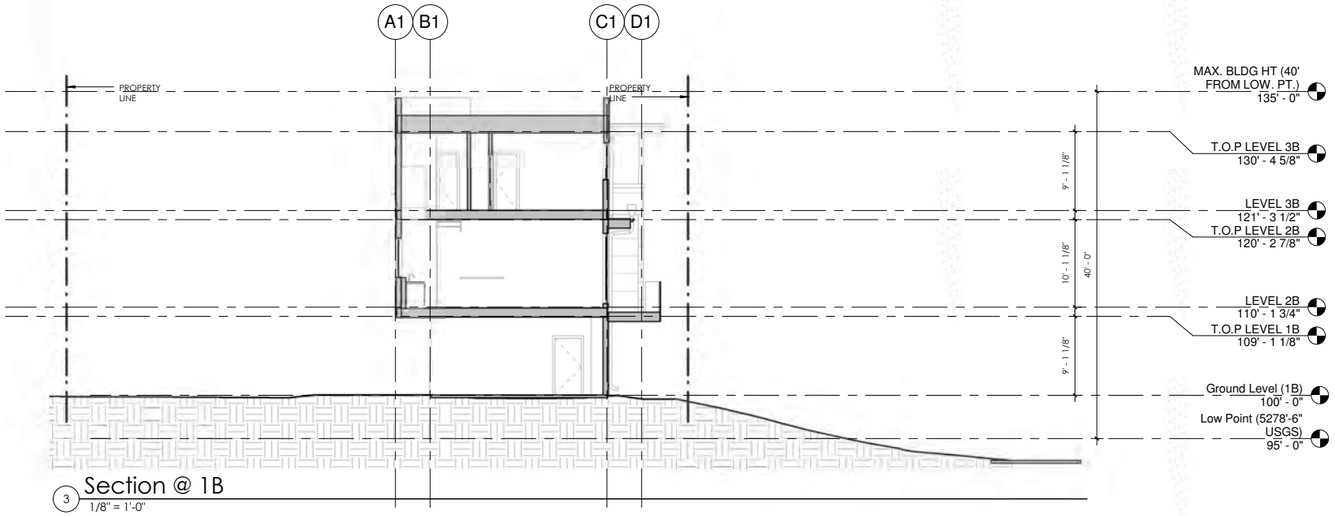
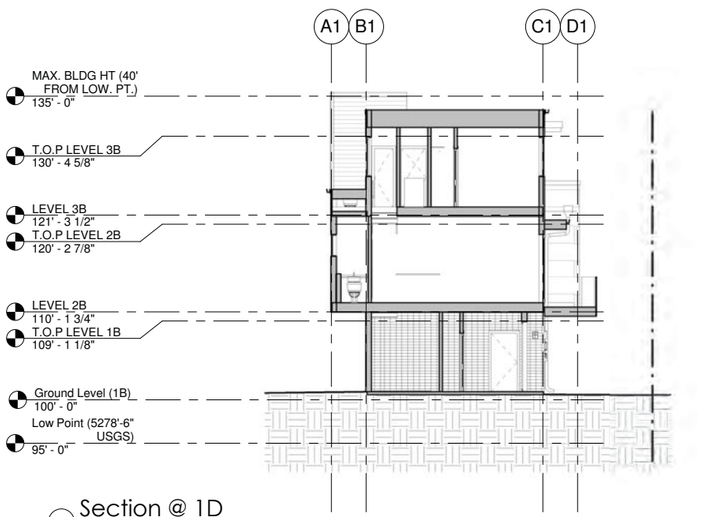
SHEET No.

SR-5

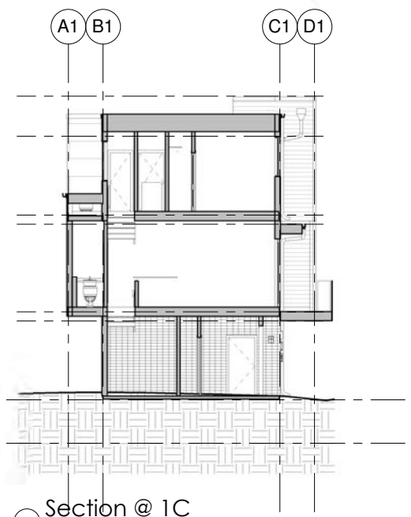
ELEVATIONS



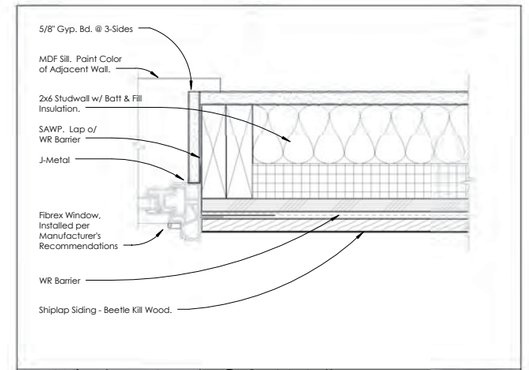
3 Section @ 1B
1/8" = 1'-0"



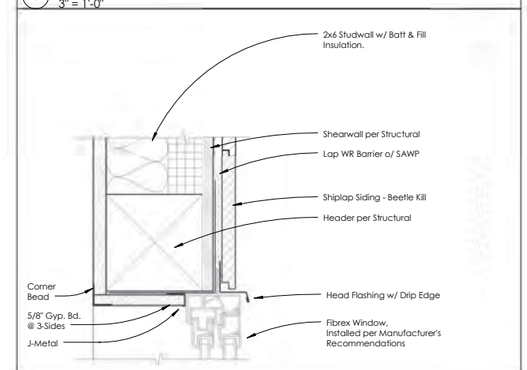
1 Section @ 1D
1/8" = 1'-0"



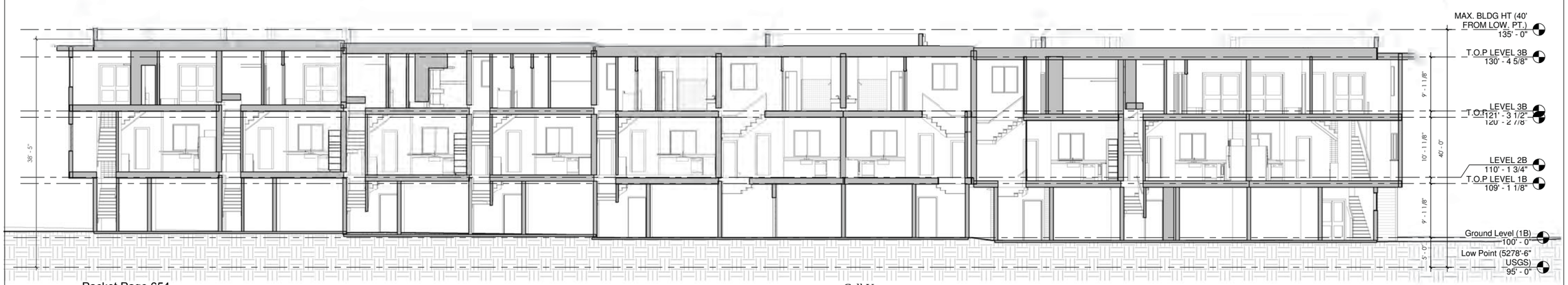
2 Section @ 1C
1/8" = 1'-0"



6 Window Jamb @ 2x6 Wall
3" = 1'-0"



4 Window Head @ 2x6 Wall
3" = 1'-0"



5 Longitudinal Section
1/8" = 1'-0"

COBURN ARCHITECTURE
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Boulder, Colorado
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f : 303-447-3933

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Boulder, CO

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03/16/2016

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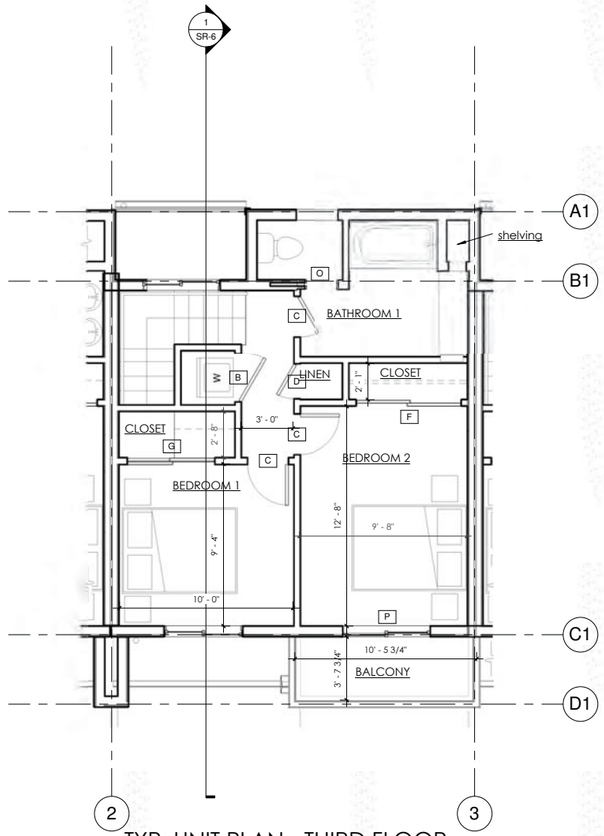
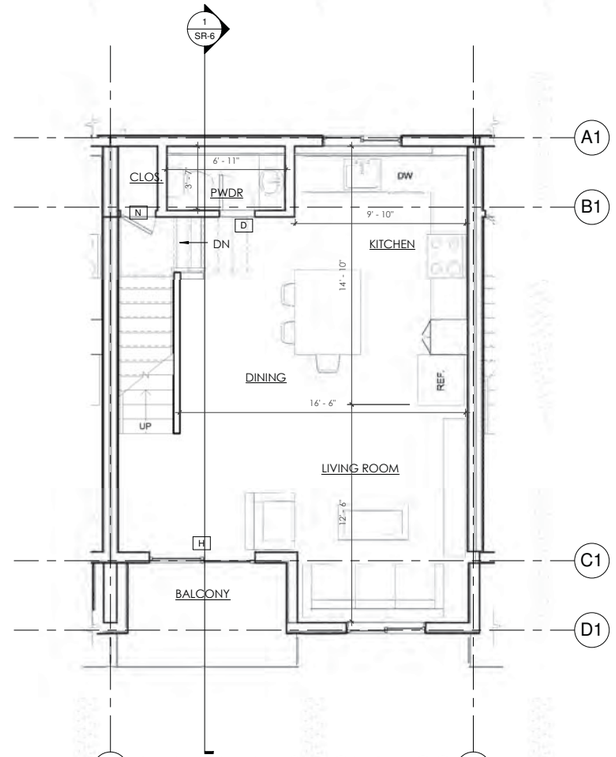
SHEET No.

SR-6

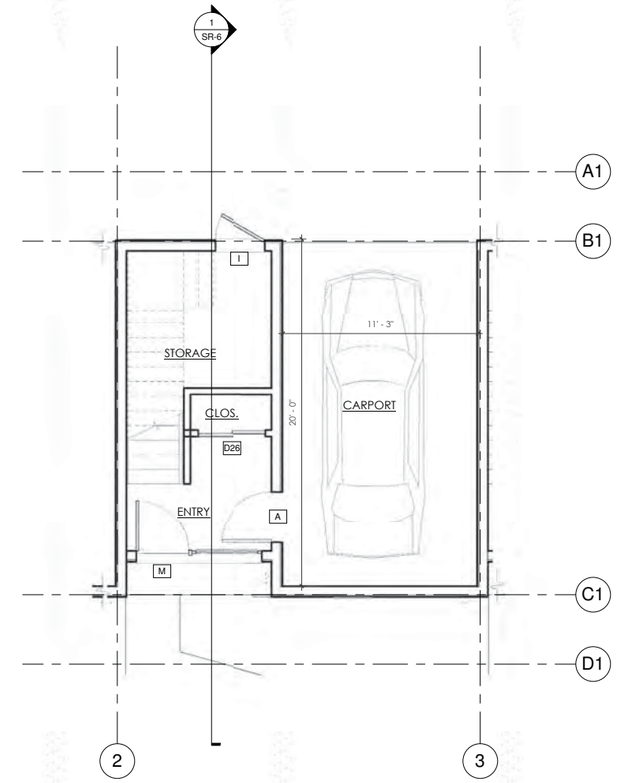
SECTIONS & DETAILS



3 TYP. UNIT PLAN - THIRD FLOOR
1/4" = 1'-0"



2 TYP. UNIT PLAN - SECOND FLOOR
1/4" = 1'-0"



1 TYP. UNIT PLAN - FIRST FLOOR
1/4" = 1'-0"

Window Schedule

Type Mark	Size	Window Type	Head Height, A.F.F.	Rough Height	Rough Width	Manufacturer	Comments	Count
19	7'-2" x 5'-8"						EXISTING	6
21	32" x 5'-9"		11' - 6"				EXISTING	4
22	48" x 5'-9"		11' - 6"				EXISTING	2
24	6'-6" x 5'-9"		12' - 10 1/4"				EXISTING	2
39	48" x 4'-2"							3
A	30" x 60"	Fixed	8' - 0"					7
C	18" x 36"	Fixed						11
E	30" x 30"	Fixed						24
F	54" x 54"	Slider						47
Grand total: 106								

DOOR SCHEDULE

Type Mark	Width	Height	Description	Fire Rating	Threshold	Manufacturer	Door Filter	Type Comments	Count
159	4' - 9"	6' - 0"							2
A	3' - 0"	6' - 8"	SINGLE FLUSH						9
B	2' - 10"	6' - 8"	SINGLE FLUSH						10
C	2' - 4"	6' - 8"	SINGLE FLUSH						28
D	2' - 0"	6' - 8"	SINGLE FLUSH						21
D26	4' - 0"	6' - 8"							10
E	2' - 6"	6' - 8"	SINGLE FLUSH						2
F	6' - 0"	6' - 8"	BIPASS						12
G	5' - 0"	6' - 8"	BIPASS						8
H	6' - 0"	8' - 0"	SLIDING DOOR						11
I	3' - 0"	6' - 8"	SINGLE FLUSH						11
K	2' - 6"	6' - 8"	SINGLE FLUSH						1
M	3' - 0"	8' - 0"	SINGLE FRENCH W/ SIDELITE					SIDELITE APPROX. 4'-2" WIDE	10
N	2' - 0"	6' - 0"	SINGLE FLUSH						7
O	2' - 0"	6' - 8"	POCKET DOOR						10
P	5' - 0"	8' - 0"	SLIDING DOOR						6

Grand total: 158

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f : 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

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03/16/2016

NOT FOR CONSTRUCTION

SHEET No.

SR-7

UNIT PLANS & SCHEDULES

1 SOUTH WEST PERSPECTIVE
12" = 1'-0"

2 NORTH WEST PERSPECTIVE
12" = 1'-0"

3 VIEW OF SOUTHERN FACE
12" = 1'-0"

4 SOUTHEAST PERSPECTIVE
12" = 1'-0"

COBURN
ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
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03/16/2016

NOT FOR CONSTRUCTION

SHEET No.

SR-8

RENDERINGS

WOOD SIDING
STAINED BEETLE KILL
"GRAY MIX" BY VINTAGE WOODS
(OR SIMILAR)

FLATLOCK
METAL SIDING
COLOR :
ARGOS SW 7065
(OR SIMILAR)

BRICK, STACKED
BOND
COLOR :
BAMBOO BY SUMMIT BRICK
(OR SIMILAR)

PAINTED MDO
RAILING
COLOR:
ENDURING BRONZE SW 7055

FIBREX WINDOWS
COLOR: DARK BRONZE

METAL DOWNSPOUTS
COLOR MATCHED TO SIDING

VIEW FROM SOUTH

COBURN
ARCHITECTURE

3020 Carbon Place #203
Boulder, Colorado
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**2560 28TH ST.
RESIDENCES**

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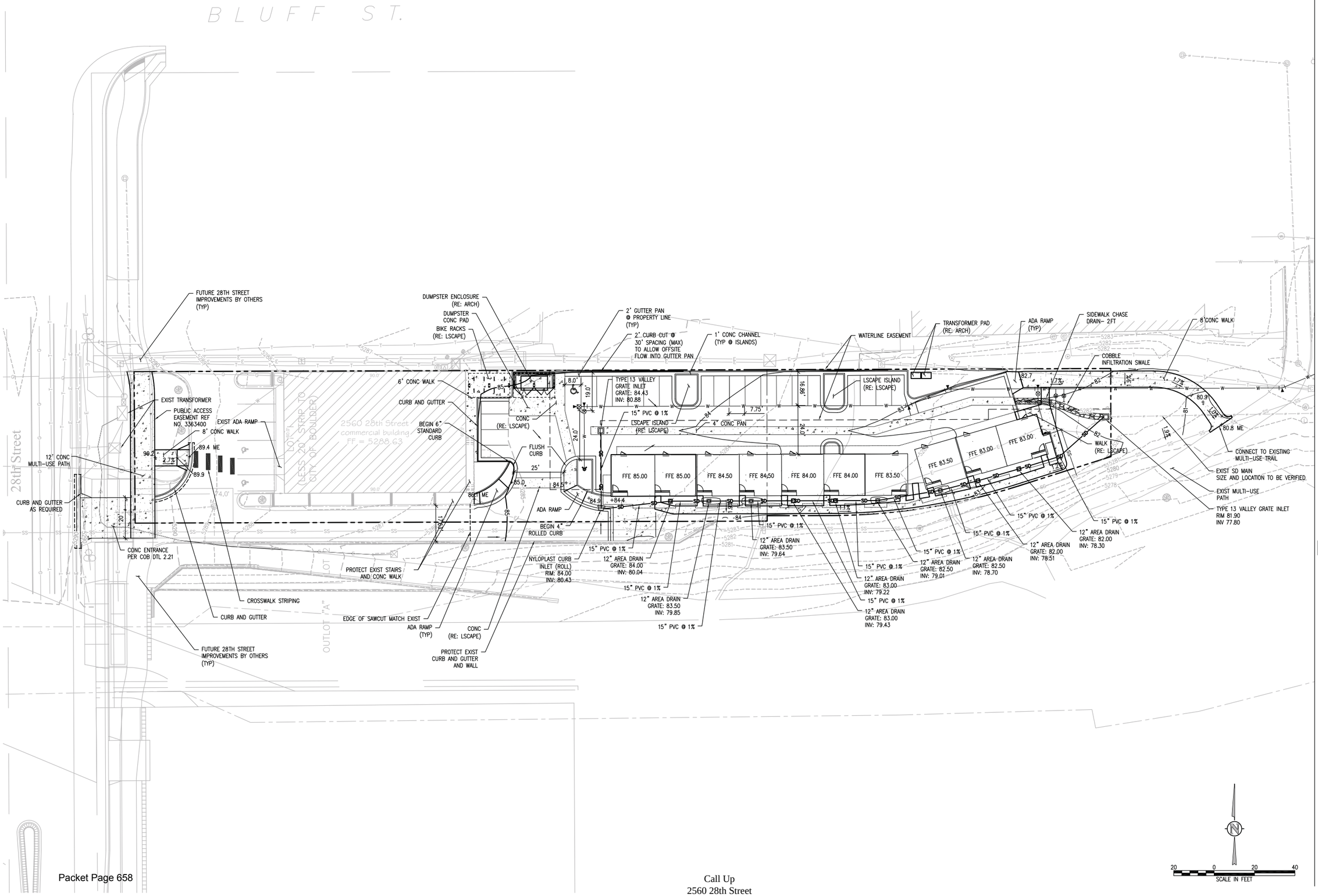
CONSTRUCTION

SHEET No.

SR-9

**MATERIAL & COLOR
BOARD**



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DESCRIPTION	. AUTHOR	CHECKED	DATE

03/16/2016

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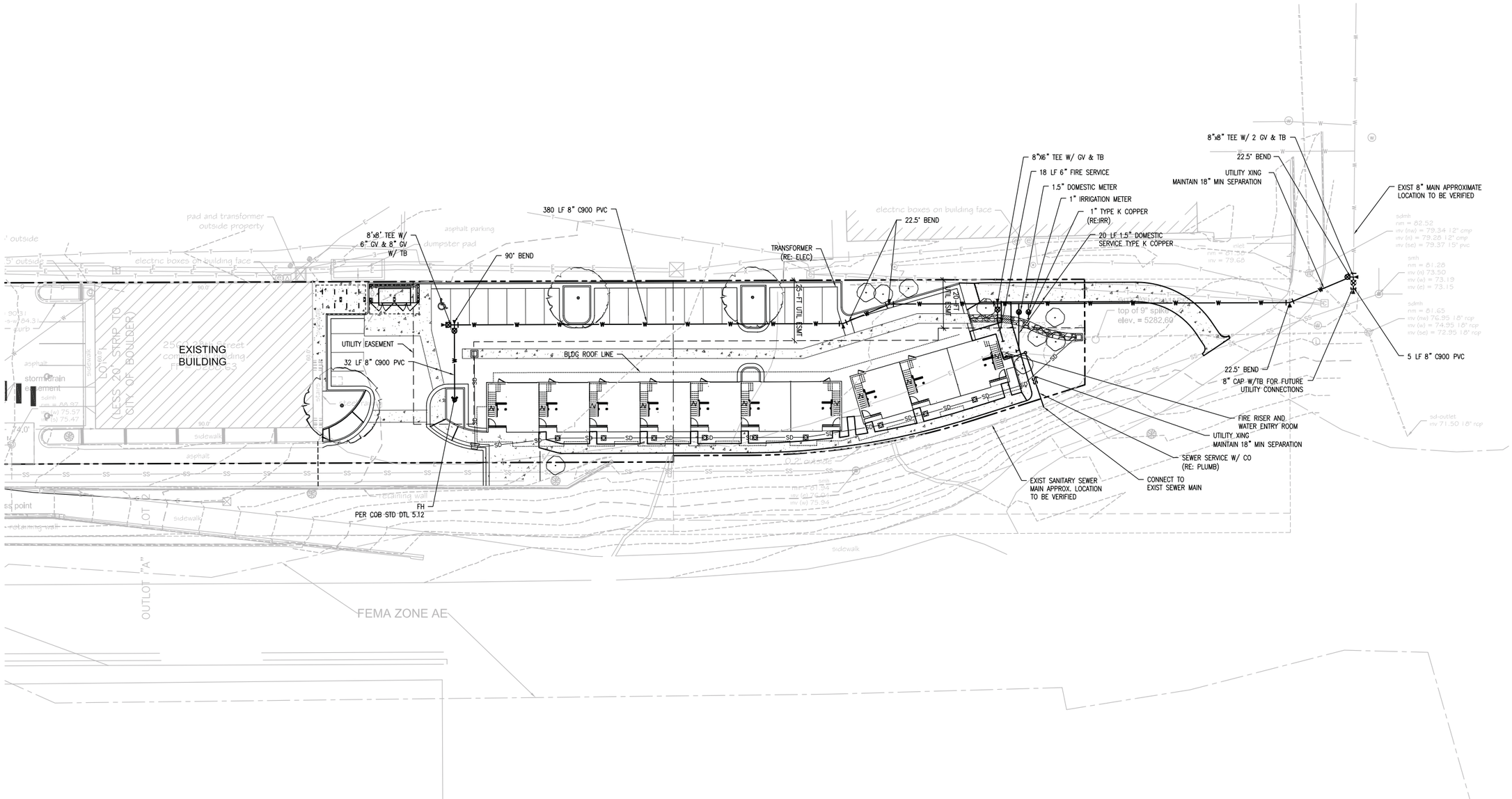
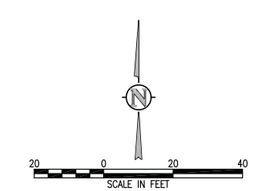
SHEET No.

C1.0

GRADING AND DRAINAGE PLAN





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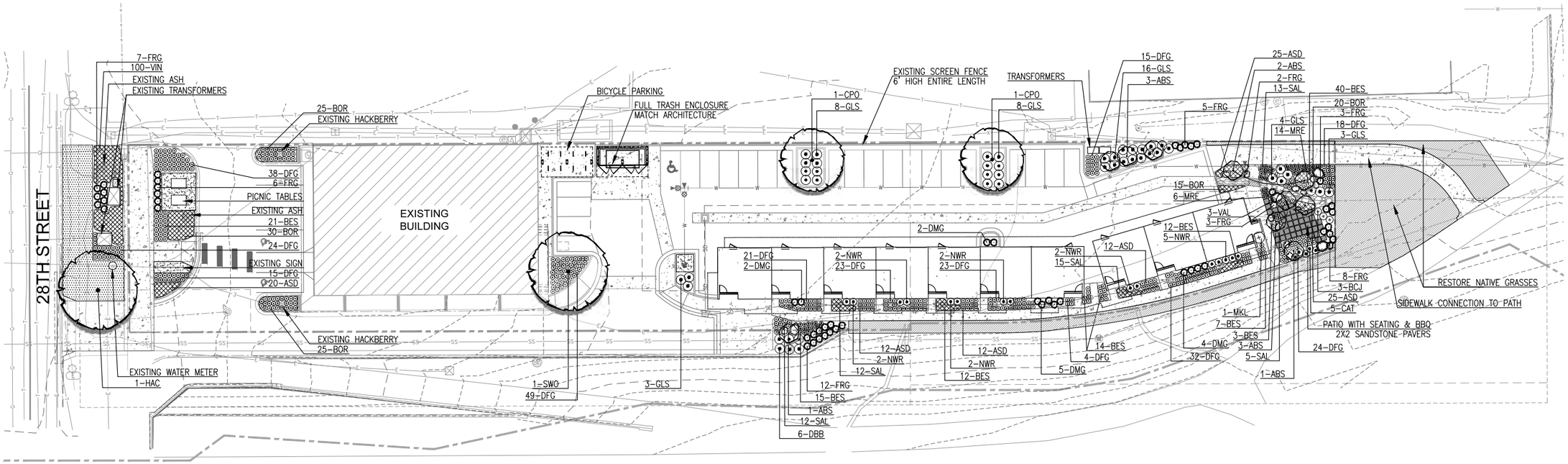
SHEET No.

C2.0

UTILITY PLAN



LANDSCAPE PLANTING PLAN

SCALE: 1"=20'-0"

0 10' 20' 40' 60'

NORTH

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL SHRUBS & GRASSES
- IRRIGATED TURF
- CRUSHER FINES
- RESTORED LANDSCAPE
- PERENNIAL / GROUNDCOVER
- GRANITE BOULDERS
- 2X2 SANDSTONE PAVERS DRY LAID ON SAND BASE

LANDSCAPE REQUIREMENTS CHART

TOTAL LOT SIZE	34,378 SF
BUILDING FOOTPRINT	9,734 SF
TOTAL PARKING LOT SIZE	14,852 SF
TOTAL LANDSCAPE AREA	4,321 SF

REQUIREMENTS	REQUIRED FORMULA	AREA OR QUANTITY	REQUIRED	PROVIDED
INTERIOR PARKING LOT LANDSCAPE AREA	5% OF TOTAL PARKING AREA	14,852 SF	742 SF	757 SF
INTERIOR PARKING LOT TREE REQ.	1 TREE / 200 SF	1,119 SF	5 EA	3 NEW 2 EXISTING
PARKING LOT SCREENING (NORTH PROP. LINE)	1 TREE / 25 LF	164 LF	6 EA	0 EA
OVERALL LANDSCAPE REQUIREMENT	1 TREE / 1500 SF 5 SHRUBS / 1500 SF	4,282 SF	3 EA 15 EA	4 EA 80 EA
ROW STREET TREE REQ.	1 TREE / 35 LF	70 LF	2 EA	1 NEW 1 EXISTING

LANDSCAPE PLANTING NOTES

1. STAKE ALL TREES AND SHRUBS BASED ON THESE DRAWINGS. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TO EXACT LOCATIONS IN THE FIELD.
2. ALL TREES TO MEET THE CITY OF BOULDER LAND USE CODE STANDARDS FOR SIZE AND SPECIES.
3. PROVIDE MATCHING FORM AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
4. ALL LANDSCAPE MATERIAL TO BE DISEASE AND INSECT FREE. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIAL AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
5. ROW LANDSCAPE BEDS & ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH 4" MINIMUM LAYER OF WASHINGTON CEDAR MULCH OVER PLANTING SOIL (NO FABRIC).
6. ALL LANDSCAPE BEDS AND TURF AREAS ARE TO RECEIVE ORGANIC SOIL AMENDMENTS AT A RATE OF 5 CY/1000 S.F. OF LANDSCAPE AREA. AMENDMENTS ARE TO BE TILLED TO A DEPTH OF 8" AND FINE GRADED TO A SMOOTH SURFACE WITH POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION WITH PRIOR APPROVAL FROM THE CITY OF BOULDER, AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
8. IF APPLICABLE, STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE TO STREET LIGHTS (15' MINIMUM IF THE TREE IS ORNAMENTAL).
9. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
10. TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN WATER AND SEWER UTILITY LINES.
11. ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

PLANT SCHEDULE

PLANT TYPE: DECIDUOUS & EVERGREEN TREES

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
CPO	2	Quercus	muehlenbergii	Chinkapin Oak	2.5"	Per Plan	
HAC	1	Celtis	occidentalis	Common Hackberry	2.5"	Per Plan	
SWO	1	Quercus	bicolor	Swamp White Oak	2.5"	Per Plan	

PLANT TYPE: SHRUBS

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
ABS	10	Amelanchier	x grandiflora	Serviceberry	3-4' B&B	Per Plan	
BCJ	3	Juniperus	horizontalis 'Blue Chip'	Blue Chip Juniper	5 Gal	5' O.C.	
DBB	6	Euonymus	alatus 'Compacta'	Dwarf Burning Bush	5 Gal	4' O.C.	
GLS	42	Sumac	aromatica 'Grow-Low'	Grow Low Sumac	5 Gal	3' O.C.	
MKL	1	Syringa	patula 'Miss Kim'	Miss Kim Lilac	5 Gal	4' O.C.	
NWR	15	Rosa	x 'Nearly Wild'	Nearly Wild Rose	5 Gal	3' O.C.	

PLANT TYPE: PERENNIALS & GRASSES

Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing	Notes
ASD	106	Anemone	sylvestris	Snow Drop Anemone	1 Gal	12" O.C.	
BES	124	Rudbeckia	fulgida 'Goldsturm'	Black Eyed Susan	1 Gal	18" O.C.	
BOR	90	Persicaria	affinis	Border Jewel	1 Gal	24" O.C.	
CAT	5	Nepeta	faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal	3' O.C.	
DFG	286	Pennisetum	alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal	18" O.C.	
DMG	13	Miscanthus	sinensis 'Yaku Jima'	Dwarf Maiden Grass	5 Gal	4' O.C.	
FRG	46	Calamagrostis	acutiflora 'Karl Foerster'	Feather Reed Grass	5 Gal	3' O.C.	
MRE	20	Mahonia	repens	Creeping Holly	1 Gal	2' O.C.	
SAL	57	Salvia	sylvestris 'Mainacht'	May Night Salvia	1 Gal	18" O.C.	
VAL	8	Centranthus	ruber	Red Valerian	1 Gal	2' O.C.	
VIN	100	Vinca	minor "Bowles'	Blue Periwinkle	1 Gal	18" O.C.	

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

christopherhoydesigngroup
landscape architects
3002 WALNUT STREET
DENVER, COLORADO 80205
PHONE:(303)408-1075

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ISSUED/REVISION SCHEDULE			
DESCRIPTION	AUTHOR	CHECKED	DATE

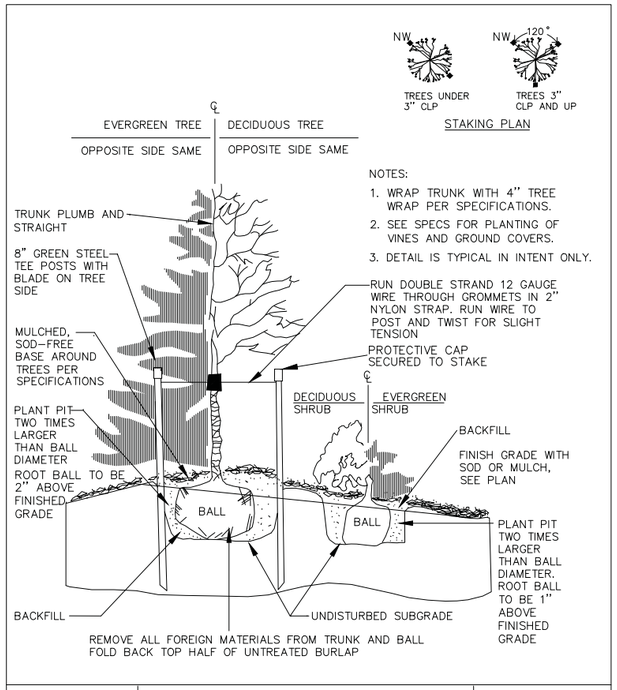
03.16.2016

NOT FOR CONSTRUCTION

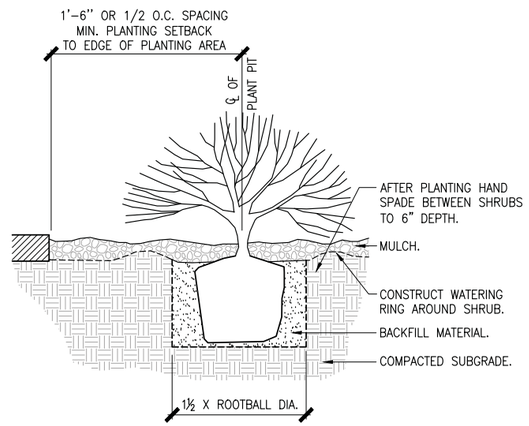
SHEET No.

L1.0

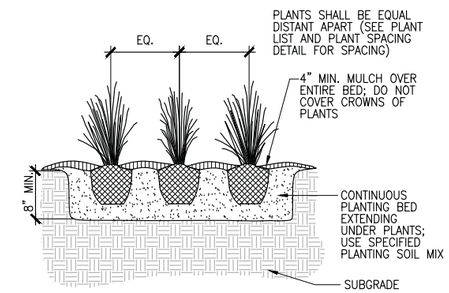
LANDSCAPE PLAN



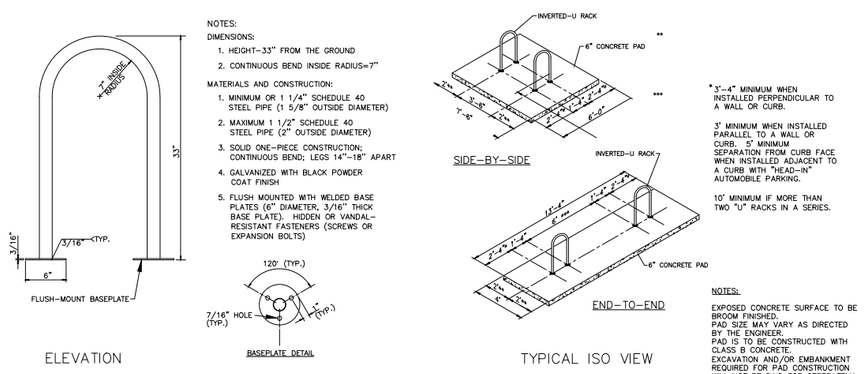
DRAWN BY: JSH CHECKED BY: SRW APPROVED BY: DIRECTOR OF PUBLIC WORKS	CITY OF BOULDER, COLORADO TREES AND SHRUBS PLANTING DETAIL	ISSUED: JULY 2, 1998 REVISED: OCT. 17, 2000 DRAWING NO. 3.02



SHRUB PLANTING
SCALE: NTS
shrb.dwg



ORNAMENTAL GRASS/PERENNIAL PLANTING
SCALE: NTS
orn.grass.dwg



BIKE RACK – COB DCS DETAILS 2.52A & 2.52B
SCALE: N.T.S

COBURN ARCHITECTURE
3020 Carbon Place #203
Boulder, Colorado
p: 303-442-3351
f: 303-447-3933

2560 28TH ST. RESIDENCES

2560 28th St.
Boulder, CO

christopherhoydesigngroup
landscape architects
3002 WALNUT STREET
DENVER, COLORADO 80205
PHONE:(303)408-1075

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ISSUED/REVISION SCHEDULE			
DESCRIPTION	AUTHOR	CHECKED	DATE

03.16.2016

NOT FOR CONSTRUCTION

SHEET No.

L1.1

LANDSCAPE DETAILS

Travel Demand Management Plan

2560 28th Street

Boulder, Colorado

Prepared for

Coburn Development
2560 28th Street, Suite 200
Boulder, CO 80301

Prepared by

LSC Transportation Consultants, Inc.
1889 York Street
Denver, CO 80206
(303) 333-1105

October 16, 2015
Revised: January 4, 2016
Revised: February 11, 2016
(LSC #151170)

Introduction

This Travel Demand Management Plan has been prepared for the 2560 28th Street development in Boulder, Colorado. The site is located north of Goose Creek Path, east of 28th Street, and south of Bluff Street. There is an existing 10,800 square-foot commercial office building on the site which is expected to remain. The site is proposed to also include ten residential dwelling units. Vehicular access to the site is via the existing driveways on 28th Street. The location of the site with respect to the surrounding land uses and roadway system is shown in Figure 1. The conceptual site plan is shown in Figure 2.

Existing Alternate Modes Description

The following existing conditions contribute to the transportation demand management goals of the City of Boulder. The 2560 28th Street site is well-positioned to make good use of these existing opportunities.

Existing Transit Service

The Regional Transportation District (RTD) is the governing body responsible for fixed-route transit (public transportation) service throughout the Denver metropolitan area, including Boulder. Figure 3 shows the existing bus stops and transit routes within the vicinity of the site, including the following routes:

- 205
- 206
- 208
- BOLT
- BOUND
- HOP
- Flatiron Flyer (BRT)

The Depot Square Transfer Station was recently opened in Boulder Junction east of the site. The site is connected directly to the Transfer Station by the Goose Creek Path.

Demand-responsive services are available to both seniors and persons with disabilities through Via (formerly Special Transit). Established in 1979, this non-profit provides safe and affordable rides in accessible buses to people with limited mobility. Rides are scheduled in advance, and have a 30-minute pick-up window.

Approximate Scale
Scale: 1"= 600'

Figure 1

Vicinity Map

2560 28th Street TDM Plan (LSC #151170)

LSC TRANSPORTATION CONSULTANTS, INC.

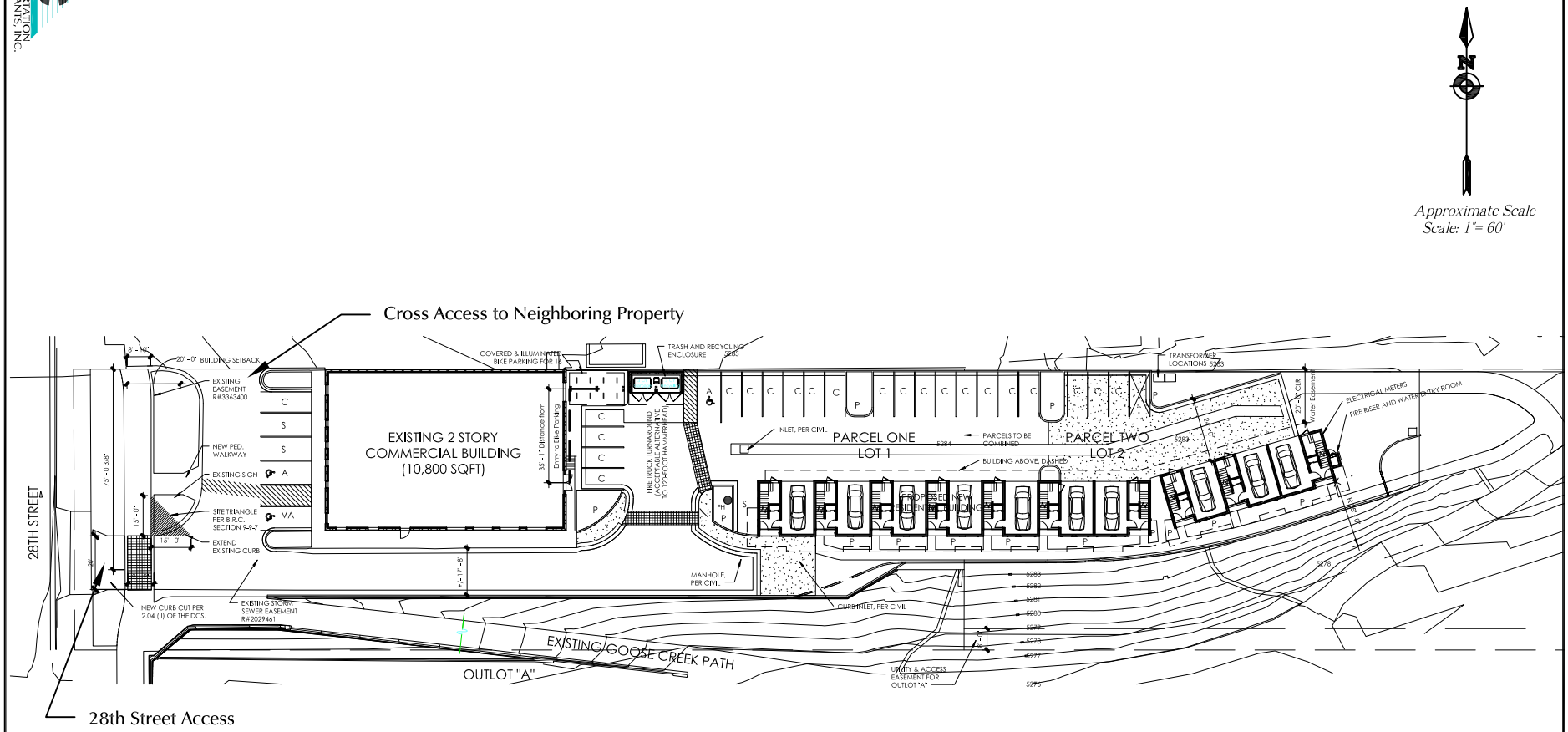
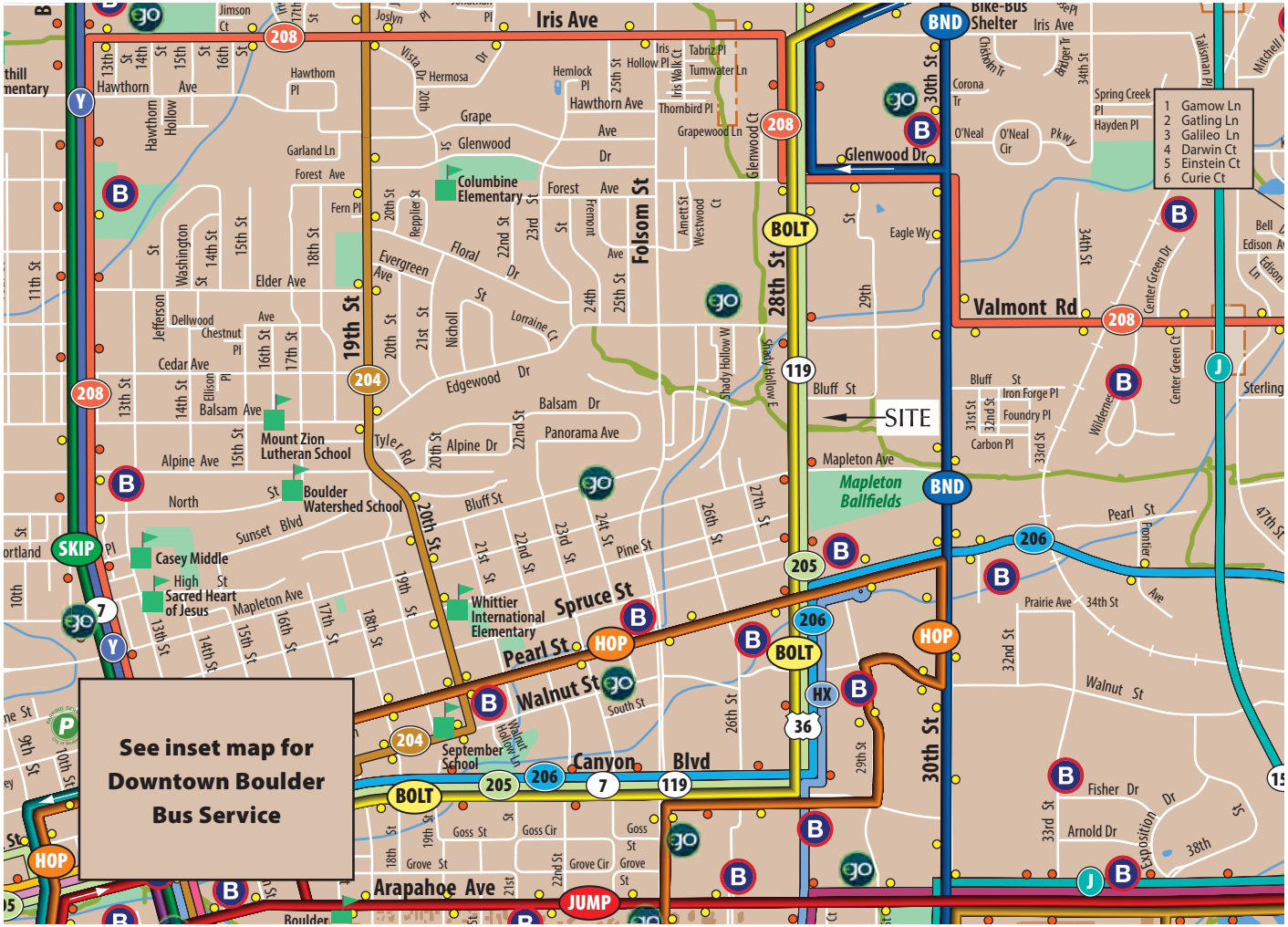


Figure 2

Site Plan

2560 28th Street TDM Plan (LSC #151170)



TH = Trail Head

B = B-cycle Location

go = eGo Car Share Location

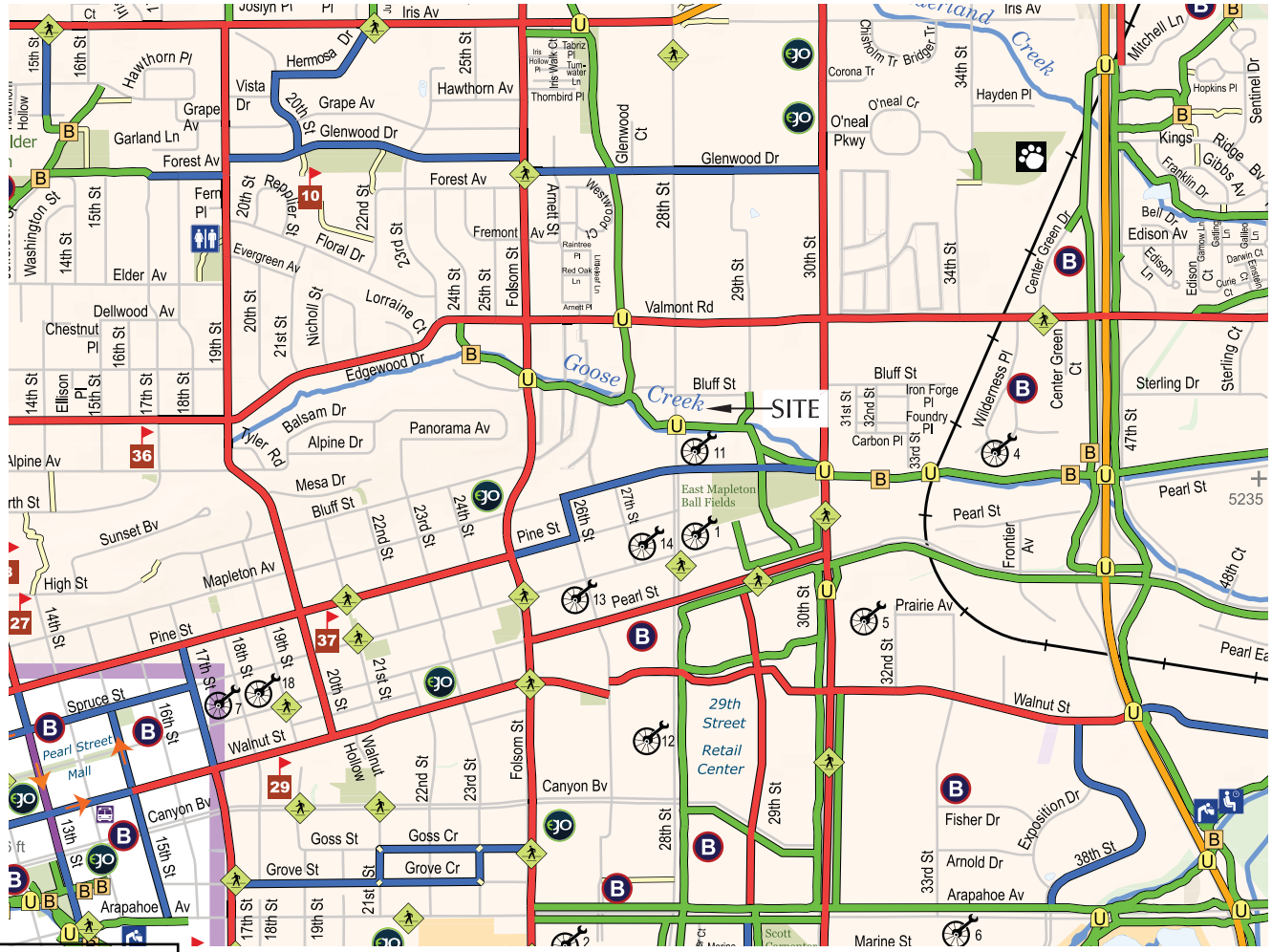
Figure 3

Existing Bus Stops and Transit Routes

2560 28th Street TDM Plan (LSC #151170)

Existing Bicycle and Pedestrian Network

The City of Boulder maintains an extensive bicycle and pedestrian network throughout the City. Figure 4 shows bicycle and pedestrian routes within the vicinity of the site. In addition, many of the streets in the project vicinity have attached or detached sidewalks.



LEGEND:

- On-Street Bike Lane
- Multi-Use Path
- Designated Bike Route
- Paved Shoulder

B = Bridge

U = Underpass

= Enhanced Pedestrian Crossing

= B-cycle Location

= eGo Car Share Location

= Bike Shop

Figure 4

Existing Bike and Pedestrian Routes

2560 28th Street TDM Plan (LSC #151170)

Transportation Demand Management (TDM) Strategy for Multi-Family Residential Units

The City of Boulder's draft residential development toolkit packages are shown below in Table 1. The site includes ten multi-family units. The "core elements" section of the table shows elements required of all new residential developments, including orientation packets, participation in TDM evaluation programs, and pedestrian, bike, and transit enhancements.

Two "package elements" are available under City of Boulder standards, Package A and Package B. Package A appears to be the most advantageous for the site, requiring an alternative transportation subsidy fund, meeting the short- and long-term bicycle parking code, and the consideration of managed off-street parking.

Table 2 shows the actions that the 2560 28th Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

Transportation Demand Management (TDM) Strategy for Office and Commercial Space

The City of Boulder's draft commercial development toolkit packages are shown below in Table 3. The site is located within the CTN Buffer. The "core elements" section of the table shows elements required of all new commercial developments, including meeting the short- and long-term bicycle parking code; participation in eGo car share and Bcycle bike share where appropriate, pedestrian and bicycle enhancements; consideration of showers and changing facilities; and establishing a transportation information center.

Three toolkit options are available under City of Boulder standards, Packages A, B, and C. Based on the existing alternate modes available around the site, Package A is the most advantageous for the site, requiring the establishment of a BECO pass participation program and consideration of managed off-street parking. There are expected to be about 50 employees on the commercial office site.

Table 4 shows the actions that the 2560 28th Street developer intends to take to increase the percentage of alternative travel modes utilized by the site.

Table 1
City of Boulder Residential Development Toolkit Packages

	TDM Toolkit Element	Residential Toolkit Packages							
		Single Family ≤10 Units		Single Family 11 or More Units		Multi-Family ≤10 Units		Multi-Family 11 or More Units	
		Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B	Pkg A	Pkg B
CORE ELEMENTS	Orientation Packets	✓	✓	✓	✓	✓	✓	✓	✓
	Evaluation	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
	Transit Enhancements	✓	✓	✓	✓	✓	✓	✓	✓
PACKAGE ELEMENTS	Alternative Transportation Subsidy Fund	✓			✓	✓			✓
	Carshare Subsidy		✓		✓		✓		✓
	Bikeshare Subsidy		✓		✓		✓		✓
	NECO Pass Program Participation			✓				✓	
MULTI-FAMILY ELEMENTS	Meet Short-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Short-Term Bicycle Parking Code						✓		✓
	Meet Long-Term Bicycle Parking Code					✓	✓	✓	✓
	Exceed Long-Term Bicycle Parking Code						✓		✓
	Managed Off-Street Parking					✓	✓	✓	✓
	Unbundled Parking						✓		✓

Table 2
2560 28th Street TDM Plan - Residential

TDM Toolkit Element		Actions for Package A
CORE ELEMENTS	Orientation Packets	An orientation packet will be provided to each new resident which includes brochures, maps, and other resources to inform residents of their transportation options. This packet will include RTD bus information, the City of Boulder bicycle and pedestrian map (or similar), and information on special events. This packet will be provided initially by the developer at the time of sale or by a lessor thereafter.
	Evaluation	Through sales or lease agreement, the site's residents will agree to participate in annual on-line or paper surveys regarding their use and satisfaction with transportation demand management programs. The evaluation is expected to be administered by the City of Boulder using Survey Monkey or similar on-line tools.The developer will secure agreement to participate, with the expectation that 10-20% of residents will actually participate based on typical survey return rates. The City of Boulder will be responsible for data analysis and summarization.
	Pedestrian Enhancements	Connections are proposed to the 28th Street sidewalk and the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site. The site is adjacent to the existing Goose Creek multi-use path.
	Transit Enhancements	Information about transit service will be provided in the orientation packets, also described above.
PACKAGE ELEMENTS	Alternative Transportation Subsidy Fund	The project proposes to participate in an alternative transportation subsidy fund of $128/year per unit for 3 years or $3,840. Tenants of each unit would be provided $128/year in transit passes in the form of 10 ride ticket books. Tenants can select a combination of local and regional/express books.
SINGLE-FAMILY ELEMENTS	Short-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Long-Term Bicycle Parking	Each residential unit has a dedicated and secured garage parking space so no bicycle parking is required.
	Managed Off-Street Parking	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

Table 3
Commercial Development Toolkit Matrix of Packages
Multiple Business Development - Developer

TDM Toolkit Element		Commercial Toolkit Packages - Multiple Business/Developer									
		Within CTN Buffer			Outside CTN Buffer			CAGID	Uni-Hill		
		Pkg A	Pkg B	Pkg C	Pkg A	Pkg B	Pkg C	Pkg A	Pkg A	Pkg B	Pkg C
CORE ELEMENTS	Meet Short-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Meet Long-Term Bicycle Parking Code	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Ratio of MOV Mode Share	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Pedestrian Enhancements	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Bike Enhancemetns	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Showers - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Changing Facilities - Conditional	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PACKAGE ELEMENTS	Transit Enhancements - Conditional		✓	✓		✓	✓			✓	✓
	Business Eco Pass Program (BECO Pass) - 3 years	✓			✓			✓*	✓		
	Alternative Transportation Subsidy Fund		✓			✓				✓	
	Lease Requirements for BECO Pass - 3 years			✓			✓				✓
	Managed Off-Street Parking - Conditional	✓	✓	✓	✓	✓	✓				

CTN = community transportation network, and refers to a set of high-frequency bus routes defined by the City of Boulder.
**Note: Business Eco Pass already provided by RTD for Uni-Hill.*
Source: City of Boulder, 2011.

Table 4
2560 28th Street TDM Plan - Commercial

TDM Toolkit Element		Within CTN Buffer Package A
CORE ELEMENTS	Meet Short-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Meet Long-Term Bicycle Parking Code	The bicycle parking requirement is one space per 750 square feet or 14 spaces. The proposed site includes 14 spaces, located between the two buildings. All spaces will be visible from the employee work areas of the office building so are intended to fulfill both the short-term (25% or four spaces) and long-term (75% or ten spaces) bicycle parking requirements.
	Ratio of MOV Mode Share	The site will include ridesharing information in its employee orientation packets. This may include eGo Car sharing, B-Cycle bike sharing, and/or DRCOG's RideArrangers. The nearest existing eGO car share site is southwest of the site at 24th Street/Bluff Street. The nearest B-Cycle site is just south of Pearl Street to the west of 28th Street.
	Pedestrian Enhancements	Sidewalks exist on 28th Street to the west of the site and on Bluff Street to the north of the site. The site is adjacent to the Goose Creek multi-use path.
	Bike Enhancements	Figure 4 shows the numerous bicycle facilities adjacent to or in the vicinity of the site including the Goose Creek multi-use path.
	Showers - Conditional	The existing building does not include showers for employees. There is no plan to retrofit the existing building with showers.
	Changing Facilities - Conditional	The existing restrooms serve as suitable changing facilities.
	Transportation Information Center/ Access/Employee Transportation Coordinator (ETC) Network	The site will include transportation information in its employee packets/employee orientation process. The information will also be available in interior brochure racks within the building. The developer proposes to provide an on-site employee transportation coordinator (ETC).
PACKAGE ELEMENTS	BECO Pass Participation	The site will create a BECO Pass participation program sufficient for a period of three years for 50 employees. The funding level will be $37,926 which assumes $6,321/tenant/year assuming two tenants for a period of three years.
	Managed Off-Street Parking - Conditional	The proposed site will have a total of 39 parking spaces - 29 surface spaces and 10 garage spaces. The 29 surface spaces will be shared by the two buildings on the site, and will be managed and unbundled. The 29 surface spaces will be available for commercial use from 8:00 AM to 5:00 PM on weekdays. Outside of these hours, they will be available to residential or commercial vehicles.

Case #: LUR2015-00104

Project Name: 2560 28th St. Residences

Date: April 7, 2016

CRITERIA FOR REVIEW

No site review application shall be approved unless the approving agency finds that:

(1) Boulder Valley Comprehensive Plan:

✓ *(A) The proposed site plan is consistent with the land use map and the service area map and, on balance, the policies of the Boulder Valley Comprehensive Plan.*

The proposed site plan is dependent on a rezoning of the site from P to BC-2 as well as a land use map amendment to change the underlying land use from Public to Mixed Use Business. The proposed site plan is consistent with the intent of the MUB land use designation. In addition, the proposal to redevelop an underutilized infill site that is close to numerous amenities as well as a variety of multi-modal transportation options within an existing mixed-use context meets a number of specific BVCP policies, including but not limited to the following:

- 1.16 Adapting to Limits on Physical Expansion

"*…maintaining and improving the quality of life within defined physical boundaries"*

- 1.19 Jobs:Housing Balance

"…encouraging new housing and mixed use neighborhoods in areas close to where people work, encouraging transit-oriented development in appropriate locations…"

- 2.03 Compact Development Pattern

"… The city prefers redevelopment and infill as compared to development in an expanded Service Area in order to prevent urban sprawl and create a compact community."

- 2.16 Mixed Use and Higher Density Development

"The city will encourage well-designed mixed use and higher density development that incorporates a substantial amount of affordable housing in appropriate locations, including in some commercial centers and industrial areas and in proximity to multimodal corridors and transit centers."

- 2.21 Commitment to a Walkable and Accessible City

"The city and county will promote the development of a walkable and accessible city by designing neighborhoods and business areas to provide easy and safe access by foot to places such as neighborhood centers, community facilities, transit stops or centers, and shared public spaces and amenities."

- 4.04 Energy-Efficient Land Use

"*The city and county will encourage energy conservation through land use policies and regulations governing placement, orientation and clustering of development"*

- 6.02 Reduction of Single Occupancy Auto Trips

> "*The city and county will support greater use of alternatives to single occupancy automobile travel."*

✓ *(B) The proposed development shall not exceed the maximum density associated with the Boulder Valley Comprehensive Plan residential land use designation. Additionally, if the density of existing residential development within a three-hundred-foot area surrounding the site is at or exceeds the density permitted in the Boulder Valley Comprehensive Plan, then the maximum density permitted on the site shall not exceed the lesser of:*

The BVCP Land Use Map description for Mixed Use Business areas is as follows:

Mixed Use-Business development may be deemed appropriate and will be encouraged in some business areas. These areas may be designated Mixed Use-Business where business or residential character will predominate. Housing and public uses supporting housing will be encouraged and may be required. Specific zoning and other regulations will be adopted which define the desired intensity, mix, location and design characteristics of these uses.

As shown above, there is no maximum density anticipated for the MUB land use designation; rather, the intent statement defers to zoning to establish the desired intensity. In this case, the zoning being requested by the applicant is BC-2, which allows for attached residential units by-right at a density of up to 27.2 DU/ acre. The proposed development is consistent with the allowable density at an overall density of 12.8 units/acre (10 units/ .78 acres).

> N/A *(i) The density permitted in the Boulder Valley Comprehensive Plan, or,*
>
> N/A *(ii) The maximum number of units that could be placed on the site without waiving or varying any of the requirements of chapter 9-8, "Intensity Standards," B.R.C. 1981.*

✓ *(C) The proposed development's success in meeting the broad range of BVCP policies considers the economic feasibility of implementation techniques require to meet other site review criteria.*

The development would not be rendered infeasible in meeting the BVCP policies or the site review criteria based upon the requirements and recommendations made within these comments. The proposed project would require no public expenditure and costs for the development would be done by the developer. The redevelopment of the site would enable the possibility for additional tax revenue flows to the City.

(2) Site Design: Projects should preserve and enhance the community's unique sense of place through creative design that respects historic character, relationship to the natural environment, multi-modal transportation connectivity and its physical setting. Projects should utilize site design techniques which are consistent with the purpose of site review in subsection (a) of this section and enhance the quality of the project. In determining whether this subsection is met, the approving agency will consider the following factors:

(A) Open Space: Open space, including, without limitation, parks, recreation areas,

and playgrounds:

✓ (i) Useable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather;

The open space on the site is primarily arranged in front of the proposed units, with an additional open space area to the east of the residential building. The on-site open space is easily accessible and will provide quality landscaping and enough space for people to gather if they desire. That being said, the site is immediately adjacent to the Goose Creek multi-use path and less than a block from city open space and the Mapleton Ball Fields, so it is likely that residents will opt to utilize off-site open space instead.

N/A (ii) Private open space is provided for each detached residential unit;

Not applicable, as there are no detached residential units included in the proposed development.

N/A (iii) The project provides for the preservation of or mitigation of adverse impacts to natural features, including, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (Cynomys ludiovicianus), which is a species of local concern, and their habitat;

Not applicable. The existing site is fully developed as a parking lot, with no significant plant communities, threatened and endangered species and habitat or existing ground and surface water, wetlands riparian area or drainage areas on this site to be preserved.

✓ (iv) The open space provides a relief to the density, both within the project and from surrounding development;

The majority of the site's open space is arranged along the southern and eastern sides of the property, adjacent to existing city-owned open space (the Goose Creek path); therefore, the cumulative effect is that the open space on-site "blends" into the larger open space area next to the site, providing a buffer between the proposed building and other private development to the south.

✓ (v) Open space designed for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve;

The only "active" open space on site is to the east of the proposed residential building, and contains a multi-use path connection to the existing Goose Creek path. The multi-use path connects to the parking and pedestrian pathway running in front of the units, and thus will be easily accessible for residents and employees of the existing commercial building.

N/A (vi) The open space provides a buffer to protect sensitive environmental features and natural areas; and

Not applicable, as there are no sensitive environmental features or natural areas of note on this site.

✓ (vii) If possible, open space is linked to an area- or city-wide system.

As mentioned above, the proposed project would connect directly to the existing Goose Creek path which runs adjacent to the site via a new multi-use path. Residents and employees of the site will have easy access to the Goose Creek path and all the other trail connections to which it provides access.

(B) *Open Space in Mixed Use Developments (Developments that contain a mix of residential and non-residential uses)*

✓ (i) The open space provides for a balance of private and shared areas for the residential uses and common open space that is available for use by both the residential and non-residential uses that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property; and

Open space for the residential units is provided as a mix of private balconies and small front yard areas. There is also a larger open space area to the east of the residential building that would be open to residents and employees of the existing commercial building. As discussed above, the site sits immediately adjacent to the Goose Creek path, which provides direct connections to several nearby city-owned open spaces and parks.

✓ (ii) The open space provides active areas and passive areas that will meet the needs of the anticipated residents, occupants, tenants, and visitors of the property and are compatible with the surrounding area or an adopted plan for the area.

Passive areas are provided on-site in the open spaces described above. There are no spaces designated specifically for active uses on site; however, staff finds that given the constraints presented by the size and shape of the lot as well as the fact that it is immediately adjacent to the Goose Creek path, the overall quality of the development is not diminished by the lack of active open space.

(C) *Landscaping*

✓ (i) The project provides for aesthetic enhancement and a variety of plant and hard surface materials, and the selection of materials provides for a variety of colors and contrasts and the preservation or use of local native vegetation where appropriate;

Landscaping within the site is proposed to be both aesthetic and functional. The specific landscape materials chosen for the development will emphasize a variety of colors, textures and forms in order to provide year-round interest. A New street tree is proposed

along 28th, as well as parking lot landscaping. The spaces in front of the units will be landscaped with a variety of shrubs, as will the open space to the east of the residential building.

N/A (ii) Landscape design attempts to avoid, minimize, or mitigate impacts to important native species, plant communities of special concern, threatened and endangered species and habitat by integrating the existing natural environment into the project;

There are no important native species, plant communities of special concern, threatened and endangered species and habitat on this site.

✓ (iii) The project provides significant amounts of plant material sized in excess of the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards," B.R.C. 1981; and

The project will comply with the landscaping requirements of sections 9-9-12, "Landscaping and Screening Standards" and 9-9-13, "Streetscape Design Standards."

✓ (iv) The setbacks, yards, and useable open space along public rights-of-way are landscaped to provide attractive streetscapes, to enhance architectural features, and to contribute to the development of an attractive site plan.

The setback in front of the units is well-landscaped, as is the open space to the east if the residential building. Landscape improvements to the front yard setback along 28th Street are also proposed, including new plantings and picnic tables as well as a new street tree.

(D) Circulation: Circulation, including, without limitation, the transportation system that serves the property, whether public or private and whether constructed by the developer or not:

✓ (i) High speeds are discouraged or a physical separation between streets and the project is provided;

The existing site access is proposed to remain in its current location. The existing commercial building is also to remain unchanged, so access to the residential portion of the project will be taken from the existing drive aisle to the south of the building. The proposed circulation into the residential area has been reviewed by City Fire and Engineering staff and found to adequately reduce vehicle speeds while allowing for emergency vehicle access and turnaround.

✓ (ii) Potential conflicts with vehicles are minimized;

The new parking area proposed for the development is east of the existing building and behind the proposed residential building. Residents will be able to access the units either from inside the garages or from the front door facing south. Either way, residents will not

have to interact with vehicles in the parking area. Marked pedestrian crosswalks are also provided across drive aisles to reduce the potential for conflicts.

_✓_*(iii) Safe and convenient connections are provided that support multi-modal mobility through and between properties, accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, pedestrianways and trails;*

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

_✓_*(iv) Alternatives to the automobile are promoted by incorporating site design techniques, land use patterns, and supporting infrastructure that supports and encourages walking, biking, and other alternatives to the single-occupant vehicle;*

The site's proximity to the Goose Creek path is the primary factor promoting alternative transportation modes to and from the site. In addition, bicycle parking requirements are being met on-site, and the applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see Attachment A for TDM Plan.

_✓_*(v) Where practical and beneficial, a significant shift away from single-occupant vehicle use to alternate modes is promoted through the use of travel demand management techniques;*

The applicant has provided a TDM Plan that includes numerous strategies for reducing SOV travel and parking demand. Please see Attachment A for TDM Plan.

_✓_*(vi) On-site facilities for external linkage are provided with other modes of transportation, where applicable;*

The proposed development provides safe and convenient pedestrian and bicycle connections to the existing Goose Creek multi-use path to the south.

_✓_*(vii) The amount of land devoted to the street system is minimized; and*

No new streets are proposed as part of this development, and the applicant is utilizing the minimum amount of land necessary to serve the parking needs of the project.

_✓_*(viii) The project is designed for the types of traffic expected, including, without limitation, automobiles, bicycles, and pedestrians, and provides safety, separation from living areas, and control of noise and exhaust.*

The project includes features for pedestrians and bicyclists as well as automobiles. The parking area is separated from the units, and will be managed and unbundled such that residents will have use of the parking area in the evening hours.

(E) *Parking*

__✓__(i) The project incorporates into the design of parking areas measures to provide safety, convenience, and separation of pedestrian movements from vehicular movements;

Pedestrian crosswalks are provided, and the primary unit entrances are separated from the parking area.

__✓__(ii) The design of parking areas makes efficient use of the land and uses the minimum amount of land necessary to meet the parking needs of the project;

As noted in the staff memorandum, the applicant is requesting a modification to the parking standards to allow for a 25% parking reduction as well as 57% small car parking stalls where 50% is the maximum that would otherwise be allowed. By reducing the parking and providing a larger percentage of small car parking stalls, the applicant is able to minimize the amount of land utilized to meet the parking needs of the project.

__✓__(iii) Parking areas and lighting are designed to reduce the visual impact on the project, adjacent properties, and adjacent streets; and

The proposed parking area will be located behind the existing commercial building and to the north of the proposed residential building, thereby making it nearly invisible from all nearby rights-of-way as well as the Goose Creek path. A lighting plan will be required at time of tTech Doc to ensure that the project's lighting complies with all relevant code requirements.

__✓__(iv) Parking areas utilize landscaping materials to provide shade in excess of the requirements in Subsection 9-9-6 (d), "Parking Area Design Standards," and Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981.

The parking area will meet the above-referenced parking and landscape standards, and will also be shaded by the proposed residential building to the south of the parking area.

(F) *Building Design, Livability, and Relationship to the Existing or Proposed Surrounding Area*

__✓__(i) The building height, mass, scale, orientation, and configuration are compatible with the existing character of the area or the character established by an adopted plan for the area;

The proposed building would be 3 stories, totaling 38'5" in height. This is compatible with many of the buildings in the surrounding area, including the 3-story residential apartment buildings to the northeast as well as the existing office buildings and residential apartments across 28th Street to the west. It is worth noting that the proposed building height is allowed by-right in the BC-2 zone for properties that are not adjacent to any residential land use or zoning designations. While the building would be taller than the existing

commercial development to the north and west, its position away from 28th Street along the southern property boundary would minimize visual difference as perceived from adjacent rights-of-way. The building mass is largely the result of the narrow shape of the lot, such that the width of the building as seen from the east and west is 28 feet total. Along the front and back of the building, the mass is broken up by changes in plane, recessed entries and variations in roof form. Overall, the scale, orientation and configuration of the building are also in keeping with the surrounding area, and will add to the mix of building types and sizes present in the BC-2 and BMS-zoned areas along 28th Street.

__✓__(ii) The height of buildings is in general proportion to the height of existing buildings and the proposed or projected heights of approved buildings or approved plans for the immediate area;

As mentioned above, there are several existing 3-story buildings in the surrounding area with which the proposed building would be compatible. There are also several large structures to the south of the project site across the Goose Creek path, including the 42' Boulder Rock Club building and the power substation. Overall, given the number of 2-3 story buildings in the area surrounding the site as well as the fact that the code allows for building heights up to 40' for the subject site, staff finds that the proposed 38'5" building height will be in general proportion to the height of existing and future buildings in the area.

__✓__(iii) The orientation of buildings minimizes shadows on and blocking of views from adjacent properties;

The orientation of the building is largely the result of the east-west orientation and narrow shape of the lot. In order to minimize shadows and blocking of views from adjacent properties to the north, the building has been positioned along the southern edge of the property. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

__✓__(iv) If the character of the area is identifiable, the project is made compatible by the appropriate use of color, materials, landscaping, signs, and lighting;

The character of the area is an eclectic mix of commercial, residential and light industrial uses with no notable unifying qualities. The proposed development would enhance the mixed use character of the area by providing a new, high quality building in an appropriate location. The building would also create more visual interest to bicyclists and pedestrians using the Goose Creek path, who currently see only a run-down parking lot and the side of the existing office building. The addition of unit entrances fronting the path and new landscaping and balconies will activate the currently inactive site, and will provide a more balanced urban edge along the north side of the path and for northbound travelers on 28th Street.

__✓__(v) Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location

of entrances and windows, and the creation of transparency and activity at the pedestrian level;

The proposed project is designed to a human scale, with well-defined unit entrances fronting the Goose Creek path to the south and ample balcony space on the 2nd and 3rd floors providing for additional activity and interaction. Ample fenestration on the southern façade will create transparency, and new landscaping along the pedestrian path in front of the building will create additional visual interest for passers-by. Overall, the proposed project is a significant improvement over existing conditions in terms of visual interest, and will make the overall site as well as the adjacent right-of-way a more welcoming and pedestrian-friendly environment.

✓ (vi) To the extent practical, the project provides public amenities and planned public facilities;

The project provides a multi-use connection from the site to the existing Goose Creek path, which will allow residents of the proposed building as well as employees of the surrounding commercial uses to access the site and points west directly from the Goose Creek path.

✓ (vii) For residential projects, the project assists the community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as mixed lot sizes, number of bedrooms and sizes of units;

The proposed residential development would provide 10 new attached townhouse-style units at a density of 12.8 units per acre. The proposed development would provide new housing with easy multi-modal access to numerous amenities, and would add to the variety of housing types in the area, which is currently comprised primarily of apartment units.

✓ (viii) For residential projects, noise is minimized between units, between buildings, and from either on-site or off-site external sources through spacing, landscaping, and building materials;

The location of the building is such that noise between buildings will be minimized, as the area behind the building is proposed to be parking while the area in front of the building is open space. The units are also fully separated from each other by a unbroken vertical party wall, creating sound separation.

✓ (ix) A lighting plan is provided which augments security, energy conservation, safety, and aesthetics;

This will be demonstrated at the technical document phase with a photometric plan, and lighting cut sheets.

N/A (x) The project incorporates the natural environment into the design and avoids, minimizes, or mitigates impacts to natural systems;

Not applicable, as the project site is already fully developed and does not contain any significant natural systems.

__✓__((xi) Buildings minimize or mitigate energy use; support on-site renewable energy generation and/or energy management systems; construction wastes are minimized; the project mitigates urban heat island effects; and the project reasonably mitigates or minimizes water use and impacts on water quality.

All of the proposed townhomes will use high quality durable materials (metal and masonry) which increase the lifespan of the building and decrease maintenance/replacement costs. Energy use will be minimized with efficient lighting, appliances, and HVAC equipment. Light colored roofing, as well as projected balconies and roof awnings will minimize solar heat gain. The building orientation also supports passive solar access for winter months. HVAC systems will be properly sized and designed to minimize energy usage.

All of the proposed townhomes will be solar ready with flat roofs and conduit connecting the roof to the house panel of each unit for future solar photovoltaic systems. Utility sub-metering will encourage tenants and residents to decrease their electric and water usage. The applicant proposes to minimize and divert construction waste, demolition debris, and land-clearing debris from disposal by educating crews on procedures such as sorting; by using local suppliers whenever possible; by asking suppliers to eliminate or recycle packaging; and by communicating construction waste reduction goals throughout the demolition and construction process.

The proposed design includes "cool" roofs that will significantly reflect sunlight and heat away from the building; trees and vegetation that will provide shade at parking areas; and the reduction of parking to limit exhaust and heat generation from automobiles. The parking reduction is supported by the project's direct adjacency to the City's Goose Creek bike path, providing a safe and convenient alternate means of transportation, reducing car trips. Additionally, the parking area is shared by both commercial (daytime) and residential (night/weekend) uses, which reduces overall parking/paving area.

The project proposes to use low-water landscaping and low-flow plumbing fixtures for water conservation. Storm water runoff will be filtered through landscape areas as well as a rock swale, to ensure water quality.

__✓__(xii) Exteriors or buildings present a sense of permanence through the use of authentic materials such as stone, brick, wood, metal or similar products and building material detailing;

As is shown in the perspective drawings included as Attachment A, the proposed residential building would be a modern design comprised primarily of brick, horizontal beetle kill wood siding and flat lock metal panels, with painted MDO railings on balconies and fibrex windows. Overall, staff finds the proposed material palette to be in keeping with the intent of this criterion.

✓ *(xiii) Cut and fill are minimized on the site, the design of buildings conforms to the natural contours of the land, and the site design minimizes erosion, slope instability, landslide, mudflow or subsidence, and minimizes the potential threat to property caused by geological hazards;*

The existing site is already graded, so there will be minimal cut and fill associated with the proposed project.

N/A *(xiv) In the urbanizing areas along the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the building and site design provide for a well-defined urban edge; and*

N/A *(xv) In the urbanizing areas located on the major streets shown on the map in Appendix A of this title near the Boulder Valley Comprehensive Plan boundaries between Area II and Area III, the buildings and site design establish a sense of entry and arrival to the City by creating a defined urban edge and a transition between rural and urban areas.*

(G) *Solar Siting and Construction: For the purpose of ensuring the maximum potential for utilization of solar energy in the City, all applicants for residential site reviews shall place streets, lots, open spaces, and buildings so as to maximize the potential for the use of solar energy in accordance with the following solar siting criteria:*

✓ *(i) Placement of Open Space and Streets: Open space areas are located wherever practical to protect buildings from shading by other buildings within the development or from buildings on adjacent properties. Topography and other natural features and constraints may justify deviations from this criterion.*

The site is immediately adjacent to the Goose Creek path, so there is no potential for future development to cause shading on the proposed project.

✓ *(ii) Lot Layout and Building Siting: Lots are oriented and buildings are sited in a way which maximizes the solar potential of each principal building. Lots are designed to facilitate siting a structure which is unshaded by other nearby structures. Wherever practical, buildings are sited close to the north lot line to increase yard space to the south for better owner control of shading.*

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. Staff finds that given the pedestrian context to the south of the site that it would be inappropriate to locate the building along the northern property line.

✓ *(iii) Building Form: The shapes of buildings are designed to maximize utilization of solar energy. Buildings shall meet the solar access protection and solar siting requirements of section 9-9-17, "Solar Access," B.R.C. 1981.*

The building is oriented on an east-west axis, which provides the optimal orientation for roof top solar on each of the units. The subject lot is within Solar Access Area III and as such is not subject to any solar access standards.

✓ *(iv) Landscaping: The shading effects of proposed landscaping on adjacent buildings are minimized.*

None of the proposed landscaping is large enough to cause any shading impacts on adjacent properties.

N/A *(H) Additional Criteria for Poles Above the Permitted Height: No site review application for a pole above the permitted height will be approved unless the approving agency finds all of the following:*

N/A *(I) Land Use Intensity Modifications:*

N/A *(J) Additional Criteria for Floor Area Ratio Increase for Buildings in the BR-1 District:*

(K) Additional Criteria for Parking Reductions: The off-street parking requirements of section 9-9-6,, "Parking Standards," B.R.C. 1981, may be modified as follows:

N/A *(i) Process: The city manager may grant a parking reduction not to exceed fifty percent of the required parking. The planning board or city council may grant a reduction exceeding fifty percent.*

✓ *(ii) Criteria: Upon submission of documentation by the applicant of how the project meets the following criteria, the approving agency may approve proposed modifications to the parking requirements of section 9-9-6, "Parking Standards," B.R.C. 1981 (see tables 9-1, 9-2, 9-3 and 9-4), if it finds that:*

(a) For residential uses, the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated;

As noted above, the Site Review is required due to the fact that the applicant is requesting a 25% parking reduction for the residential project. In conjunction with the parking reduction request, the applicant is requesting a modification to the parking stall design standards to allow for 57% small car spaces where 50% is typically the maximum based on the number of required spaces. Within that context, staff finds that the probable number of motor vehicles to be owned by occupants of and visitors to dwellings in the project will be adequately accommodated, as each unit includes a single car attached garage and the additional surface parking behind the building will be available to residents before 8:00 a.m. and after 5:00 p.m. daily at a minimum. Also, given the site's proximity to Goose Creek path and buse services, it is possible

that some residents will not even own cars and that they will rely entirely on alternate modes.

(b) The parking needs of any non-residential uses will be adequately accommodated through on-street parking or off-street parking;

As part of the parking reduction request, the applicant has provided a Transportation Demand Management (TDM) Plan that includes strategies for reducing the demand for parking on-site, including providing Business Eco-Passes to all employees of the commercial building (50 total employees are estimated) for a period of 3 years, contributing to an alternative transportation subsidy fund to provide all residents with $128 a year in transit passes, and managing and unbundling the surface parking spaces on-site to facilitate sharing between the residential and commercial uses. Staff finds that these strategies will be sufficient to ensure that the parking needs of the non-residential use will be accommodated.

(c) A mix of residential with either office or retail uses is proposed, and the parking needs of all uses will be accommodated through shared parking;

Per the applicant's TDM Plan, parking will be managed and unbundled in order to facilitate sharing between the residential and non-residential uses. Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

(d) If joint use of common parking areas is proposed, varying time periods of use will accommodate proposed parking needs; and

Surface parking is intended to be shared so that it is available for residents before and after business hours and for employees during regular business hours.

(e) If the number of off-street parking spaces is reduced because of the nature of the occupancy, the applicant provides assurances that the nature of the occupancy will not change.

Not applicable, as the strategies being proposed to reduce parking demand are not based on the nature of the occupancy and could be more broadly applied to a variety of uses.

N/A (L) Additional Criteria for Off-Site Parking: The parking required under section 9-9-6, "Parking Standards," B.R.C. 1981, may be located on a separate lot if the following conditions are met:

INFORMATION PACKET
MEMORANDUM

To: City Council

From: Jane S. Brautigam, City Manager
Susan Richstone, Deputy Director of Planning, Housing and Sustainability
Debra Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

Date: April 19, 2016

Call-up Item: Landmark Alteration Certificate application to make improvements at the north end of Chautauqua Park, 900 Baseline Rd. (HIS2016-00068). This Landmark Alteration Certificate is subject to City Council call-up no later than **April 19, 2016.**

Executive Summary
The proposal to make improvements at the north end of Chautauqua Park, 900 Baseline Rd., including construction of a sidewalk on the south side of Baseline Road from 6th Street to the King's Gate, construction of a sidewalk on the east side of Kinnikinic Road into the park from Baseline Road, and reconstruction of the drainage swale along the east side of Kinnikinic Road. The application was approved with conditions by the Landmarks Board (3-1, **D. Yin** absent, **S. Sheets** objecting) at the April 6, 2016 meeting. The decision was based upon the board's consideration that the proposed construction meets the requirements in Section 9-11-18, B.R.C. 1981. **F. Sheets** explained her vote against the proposal was because she thought that the proposed increase in paved (concrete) sidewalks is inconsistent with the *Chautauqua Park Historic District Design Guidelines*.

The board's approval is subject to a 14-day call-up period by City Council. The approval of this Landmark Alteration Certificate is subject to City Council call-up no later than **April 19, 2016.**

ATTACHMENTS:
A. Notice of Disposition dated April 6, 2016.
B. Photographs and Drawings of 900 Baseline Rd.

Notice of Disposition

You are hereby advised that on April 6, 2016 the following action was taken:

ACTION: Approved by a vote of 3-1, **D. Yin** absent **F. Sheets** explained her vote against the proposal was a result of her consideration because she thought that the proposed increase in paved (concrete) sidewalks is inconsistent with the Chautauqua Park Historic District Design Guidelines.

APPLICATION: Public hearing and consideration of a Landmark Alteration Certificate application to make improvements at the north end of Chautauqua Park, 900 Baseline Rd., including construction of a sidewalk on the south side of Baseline Road from 6th Street to the King's Gate, construction of a sidewalk on the east side of Kinnikinic Road into the park from Baseline Road, reconstruction of the drainage swale along the east side of Kinnikinic Road per Section 9-11-18 of the Boulder Revised Code 1981 (HIS2016-00068).

LOCATION: 900 Baseline Rd.

ZONING: RL-1 (Residential Low-1)

APPLICANT/OWNER: City of Boulder / City of Boulder, Public Works

This decision was arrived at based on the purposes and intent of the Historic Preservation Code as set forth in 9-11 18, B.R.C., 1981, as applied to the Landmark Alteration Certificate application.

Public Hearing

Karl Anuta, 4840 Thunderbird Dr., former Landmarks Board and CCA board member, spoke in support of project, especially because of its limited scope. He advised the board that their job was to ensure it (the application) meets the code, to inquire if the walk south from Kings' Gate is ADA compliant in itself, and to ensure the swale does not constitute approval for the whole district. He highlighted that since Chautauqua is a National Register Historic District, it is possible that non-compliance with National standards can lead to it loosing status. An example of this is when there was so much modification to a property at 18th Street and Baseline Road that it was removed from the National Register of Historic Places.

Tom Thorpe, 3815 Newport Ln., architect and planner, worked in Boulder for 40 years, specializing in preservation for 7 years. He was a former Landmarks Board member, and is now a Colorado Chautauqua Association board member and Chair of Buildings and Grounds Committee. Mr. Thorpe spoke in support of this current version.

Abby Daniels, 1200 Pearl St., Executive Director of Historic Boulder, welcomed the two members and spoke in support of the project, acknowledging the responsive revisions the project team made since the last Landmarks Board review (in February 2016). She impressed upon the board the importance of this "Crown Jewel of Boulder."

Kathryn Barth, 2940 20th St., Has researched online about swales in National Parks, finding that there was not a precedent for concrete underlayment to swales. Ms. Barth expressed concern and encouraged the board to consider the inconsistency of the ADA path at the King's Gate then not including an ADA path heading south toward the Dining Hall.

Jeff Medanich, lives in Berthoud, Preservation and Facilities Manager at Chautauqua, spoke about the approved test patch of the swale that was presented at LDRC. He detailed the material would be permeable concrete below the stone, the stone will be set in the concrete, with no grout between the stones to allow sediment to fill in the gaps. J. Medanich also mentioned the plan was to re-use 75% of existing swale stone. He pointed out ribbon course down the middle of the swale and that this is predominant throughout the campus that they intend to match. Sighting that the existing swales are sometimes used as sidewalks, and that they are currently in poor condition and hazardous to walk on. He clarified that, there are no plans to build more sidewalks at Chautauqua.

Dorothy Riddle, 700 Grant Pl. asked if sidewalk on the east side of Kinnikinic Road entrance would cut into existing plantings. She expressed that ADA at Kinikinic is unnecessary, as wheelchair users rely on handicapped parking further in the park.

Motion:
On a motion by **B. Butler** seconded by **R. Pelusio**, the Landmarks Board voted and approved (3-1, **D. Yin** absent, **S. Sheets** objecting) the application for the construction of public improvements as shown on plans and specifications dated 04/06/2016, finding that, if constructed pursuant to the conditions below, the public improvements will meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, and will be consistent with the *General Design Guidelines* and the *Chautauqua Park Historic District Design Guidelines*, and adopts the staff memorandum dated April 6, 2016 as the findings of the Board.

F. Sheets explained her vote against the proposal was because she thought that the proposed increase in paved (concrete) sidewalks is inconsistent with the *Chautauqua Park Historic District Design Guidelines*.

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for ensuring that the development will be constructed in compliance with the application dated 03/11/2016 on file in the City of Boulder Planning, Housing & Sustainability Department, except as modified by these conditions of approval.

2. Prior to submitting a building permit application and receiving final issuance of the Landmark Alteration Certificate, the applicant shall submit revised plans showing:
   a. A test patch of the proposed new concrete sidewalk for inspection by the Landmarks design review committee (Ldrc) to ensure consistency with historic concrete in the historic district;

3. Prior to submitting a building permit application and receiving final issuance of the Landmark Alteration Certificate, the applicant shall submit design revisions and details as required above that shall be reviewed and approved by the Landmarks design review committee (Ldrc) prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the General Design Guidelines and the Chautauqua Park Historic District Design Guidelines.

For areas outside the Historic District, **R. Pelusio** recommends that Public Works looks closely at the radius of the corners at Kinnickinic and Baseline Roads, evaluates the median vs bulb out in an effort to design a tighter turning radius (to slow cars down) for a more pedestrian friendly entrance to Chautauqua.

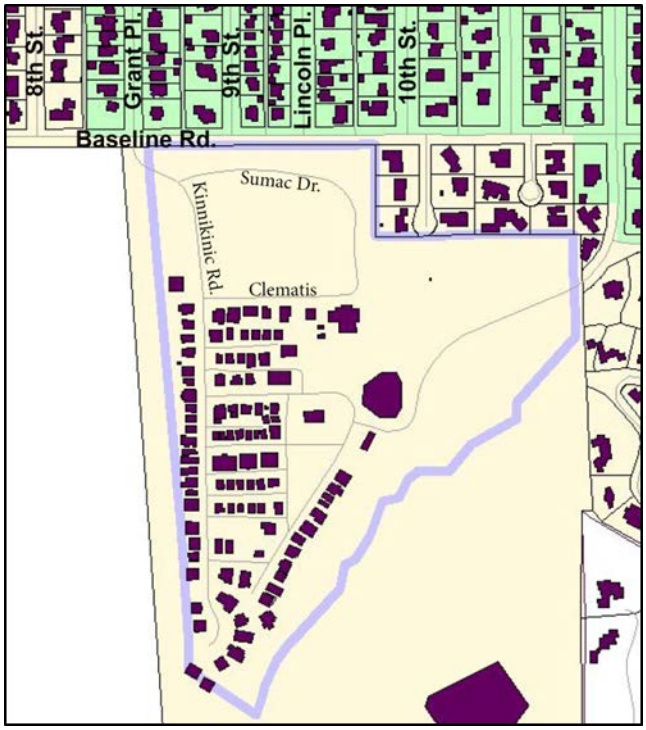


Figure 1. Map of Chautauqua. Purple line marks historic district boundary.

Figure 2. Chautauqua grounds looking northwest, c. 1900-1910. Denver Public Library

Figure 3. Chautauqua ticket booth and trolley station King's Gate) looking north, 1899.

Figure 4. Existing Rubble Stone wall between 10th Street & Lincoln Place, just north of historic district boundary, 2016.

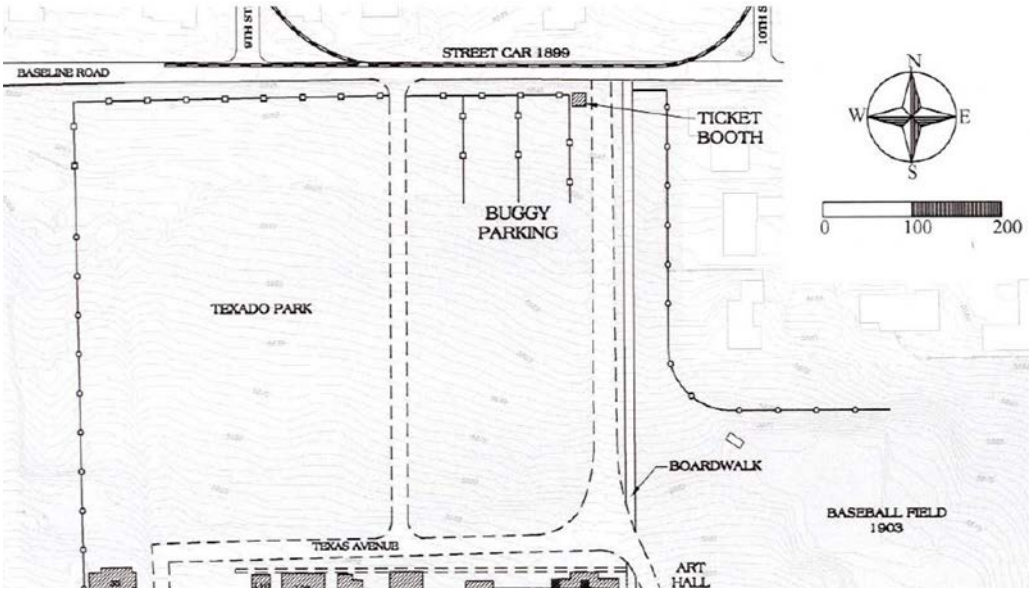


Figure 5. Map of Chautauqua 1899-1905, Chautauqua Landscape Assessment, pg. 16.

Figure 6. Shelter House and King's Gate, c. 1925-1940.

Figure 7. Shelter House and King's Gate, 2016.

Figure 10. Queen's Gate, 2016.

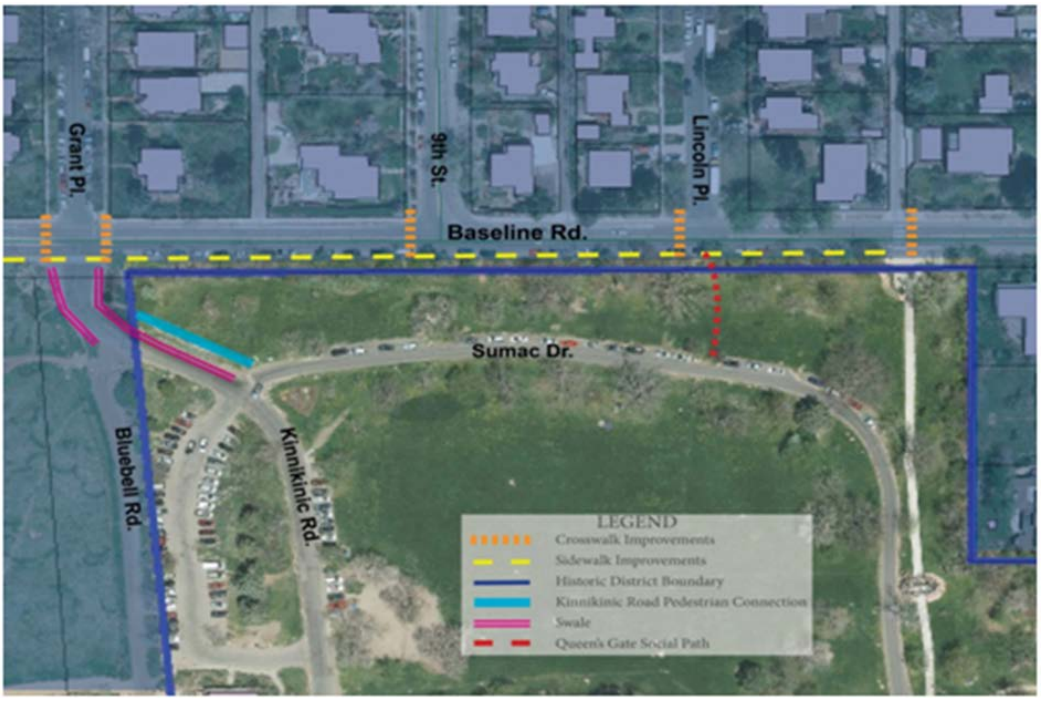


Figure 11. Map of Chautauqua showing areas for planned improvements, (unshaded area represents area subject to LAC review).

Figure 12. Proposal for sidewalk and gutter along Kinnikinic Road (dashed line marks district boundary), 2015.

Figure 13. Historic mortared stone swale along Kinnikinic Road, 2013.

Figure 14. Proposed mortared stone swale (test patch) along Kinnikinic Road, 2016.

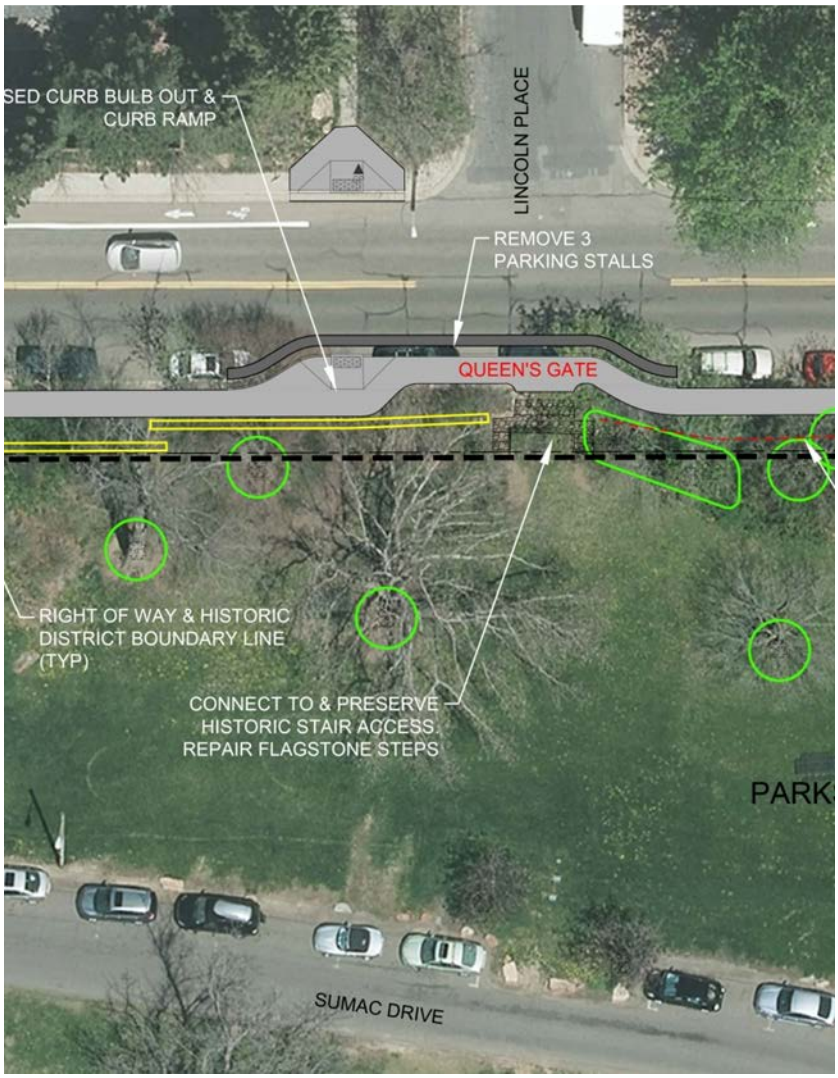


Figure 15. Proposed soft surface path from Queen's Gate.

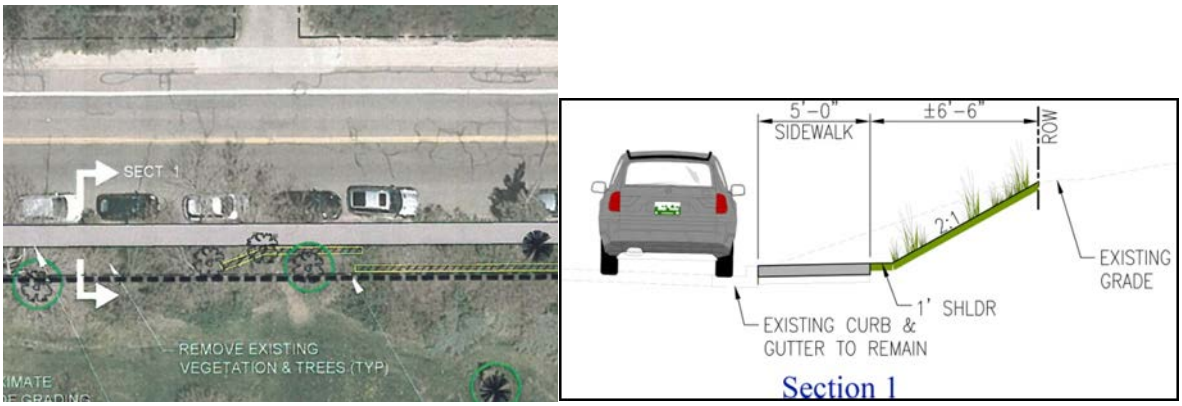


Figure 16 & 17. Design concept along Baseline Road (left) and details (right) between Grant Place and 9th Street.

Figures 18 & 19: Existing and Proposed Change at King's Gate.

Photos 7 & 8: Baseline Rd. at Kinikininic looking south into park and looking southeast down Baseline Rd., 2016.

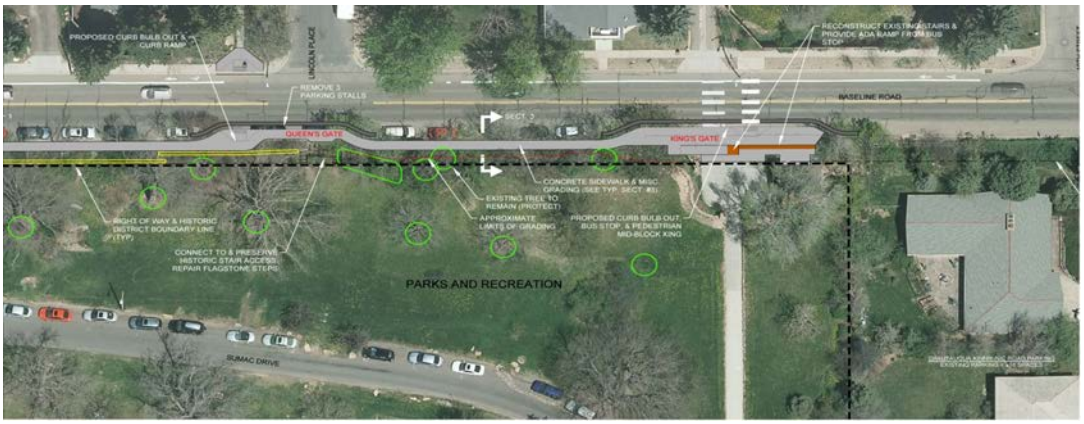
Photo 9: Queens Gate (c.1917) and retaining wall along Baseline Road, 2016.

Photo 10: King's Gate, 2016.

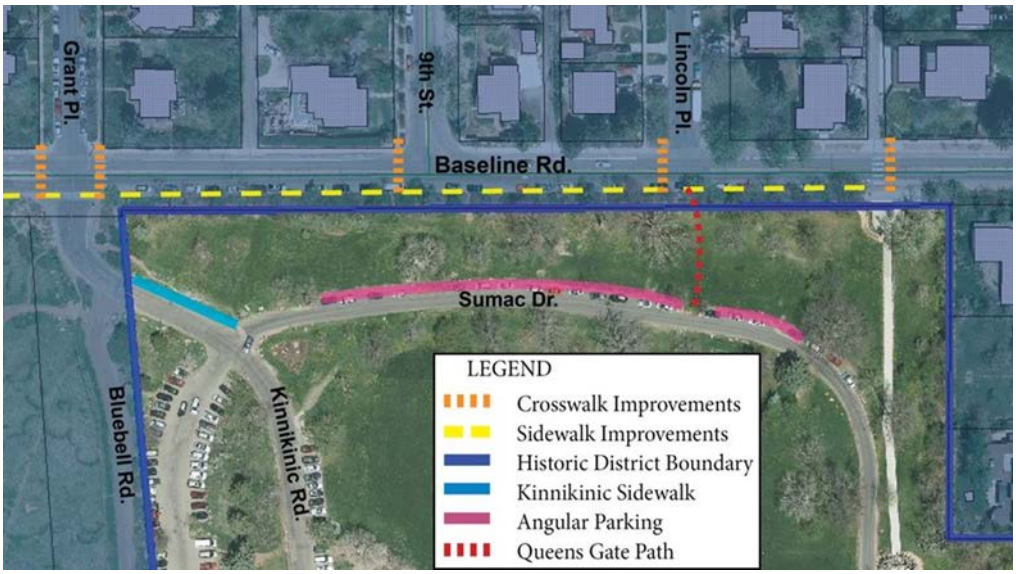
Photo 11: c.1917 Transit Stop House at King's Gate, 2016.

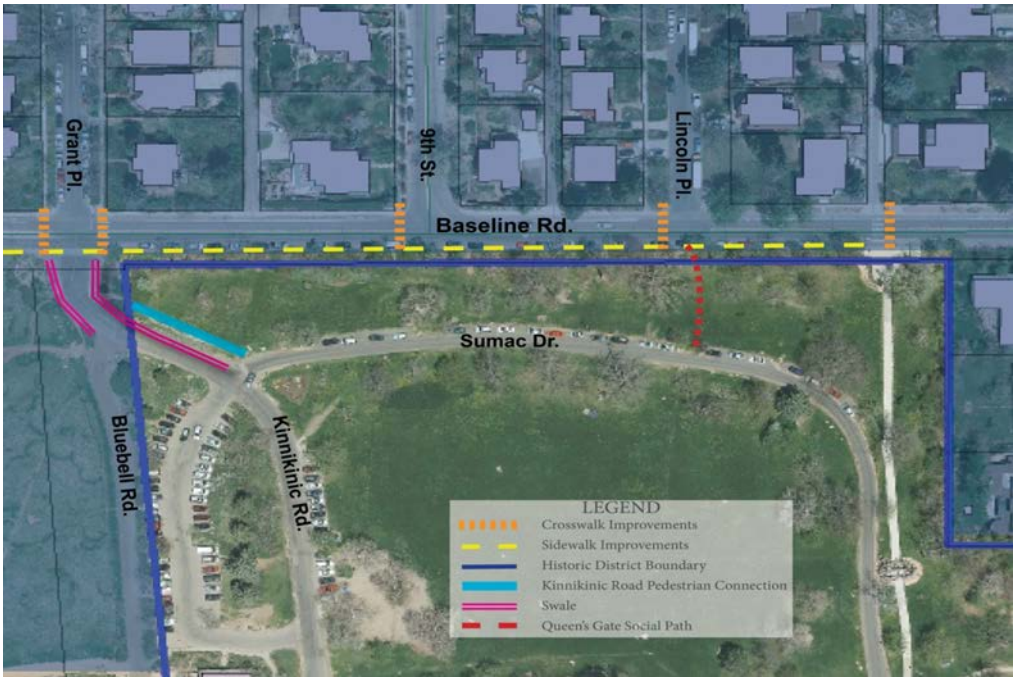
Photo 12: View south from King's Gate, 2016.

Western section, Kinnikinic Road to east of 9th Street

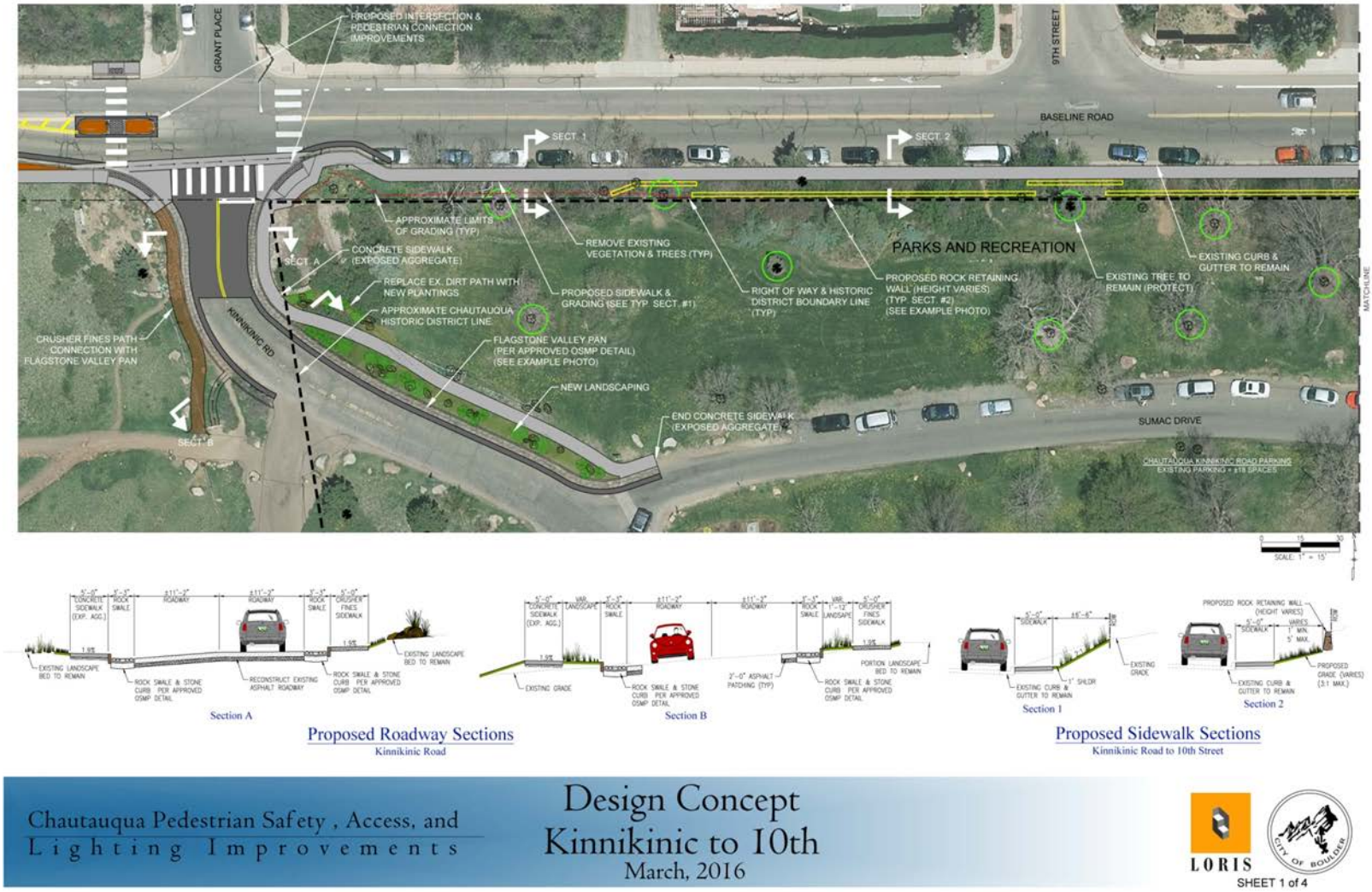


Eastern section, west of Lincoln Place to King's Gate

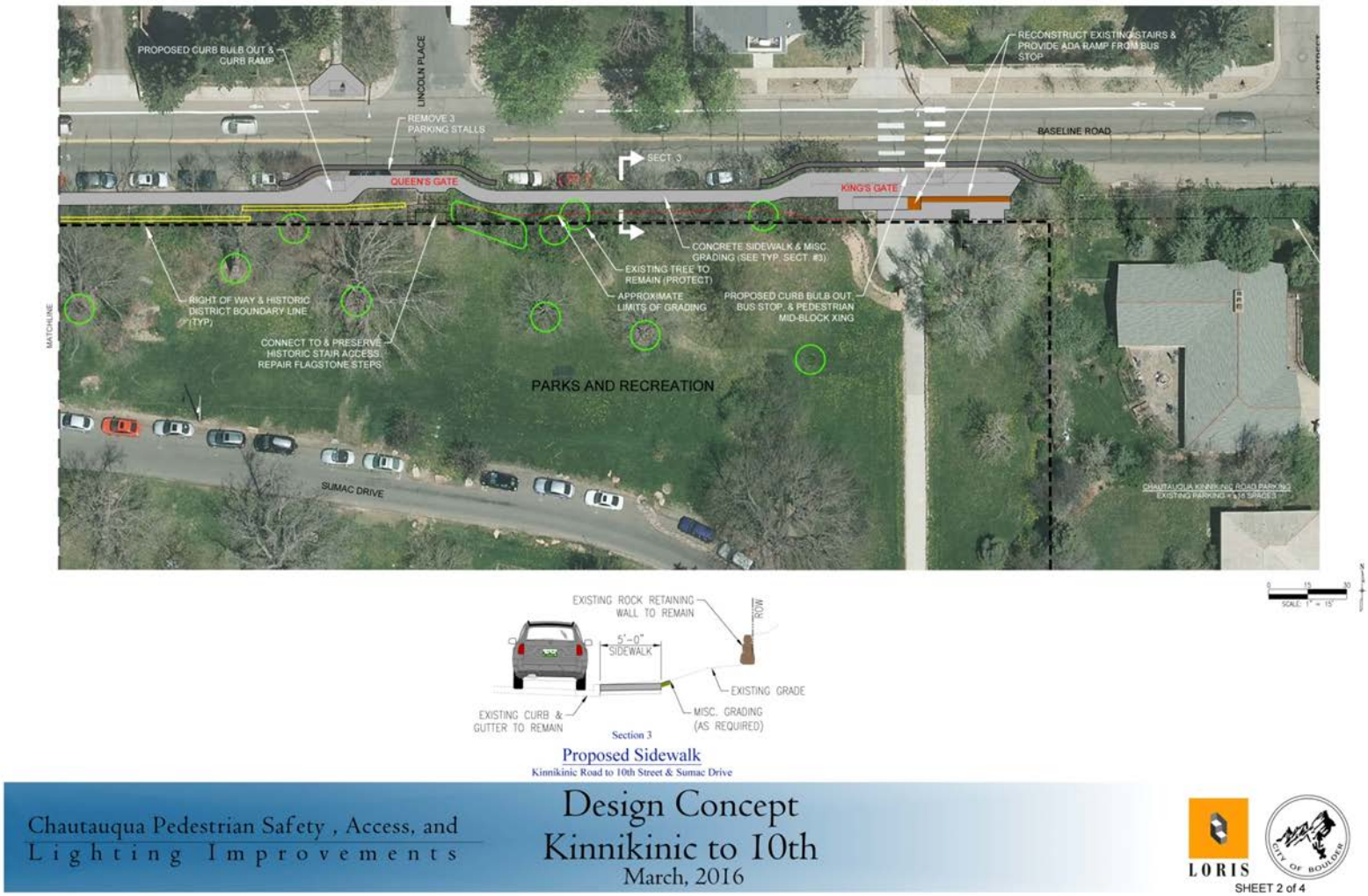




Plans for improvements along Baseline Road, 2015. Plans for improvements along Baseline Road, 2015. Plans for improvements along Baseline Road, 2015.



Plans for improvements along Baseline Road, 2015.



Proposed Sidewalk
Kinnikinic Road to 10th Street & Sumac Drive

Chautauqua Pedestrian Safety , Access, and Lighting Improvements

Design Concept
Kinnikinic to 10th
March, 2016

LORIS

SHEET 2 of 4

Plans for improvements along Baseline Road, 2015.

Design Concepts for Baseline Road improvements, 2015.

Crusher Fines Trails
Proposed Trail Connection Material on West Side of Kinnikinic to Blue Bell Rd

Exposed Aggregate Concrete Sidewalk
Chautauqua Entrance at Kinnikinic Road

Rock Walls
Proposed Wall Construction at Baseline ROW/Historic District Boundary

Stone Valley Gutter Pan
Chautauqua Entrance at Kinnikinic Road

Chautauqua Pedestrian Safety , Access, and Lighting Improvements

Design Concept
Proposed Materials
March, 2016

LORIS

SHEET 4 of 4

Design Concepts for Baseline Road improvements, 2015.

INFORMATION PACKET
MEMORANDUM

To: Members of City Council

From: Jane S. Brautigam, City Manager
David Driskell, Executive Director of Planning, Housing + Sustainability
Susan Richstone, Deputy Director of Planning, Housing + Sustainability
Charles Ferro, Development Review Manager
Caeli Hill, Associate Planner

Date: April 19, 2016

Subject: Call-Up Item: Vacation of a 1,739 square-foot utility easement to allow for building expansion at 5075 Pearl Parkway. (ADR2016-00011).

EXECUTIVE SUMMARY:

The applicant requests vacation of a 1,739 square foot utility easement at 5075 Pearl Parkway (refer to **Attachment D** for exact location) in order to develop the property consistent with the current zoning. The easement was originally dedicated by separate instrument on October 15, 2014 (Reception No. 03409179). Since then, the site development plans have changed and new construction will expand into the easement. This easement has never been used, there are no utilities located within it. Additionally, a new easement has been dedicated to accommodate future utilities (Reception No. 03508598). The proposed vacation was approved by staff on April 7, 2016. There are scheduled City Council meetings within the 30-day call-up period on April 19, 2016 and May 3, 2016.

CODE REQUIREMENTS:

Pursuant to the procedures for easement vacations set forth in subsection 8-6-10(b), B.R.C. 1981, the city manager has approved the vacation of a 1,739 square foot utility easement. The date of staff approval of the easement vacation was April 7, 2016 (refer to **Attachment E**, *Notice of Disposition*). This vacation does not require approval through ordinance based on the following criteria:

- It has never been open to the public; and
- It has never carried regular vehicular or pedestrian traffic.

The vacation will be effective 30 days later on May 9, 2016 unless the approval is called up by City Council.

FISCAL IMPACTS:
None identified.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS:
None identified.

BACKGROUND:

The subject property is approximately 184,145 square feet in area located in east Boulder (refer to Attachment A, *Vicinity Map)*. The site is located in an Industrial- Services 2 (IS-2) zone district. On October 15, 2014 a utility easement was dedicated as a separate instrument related to site development plans for 5075 Pearl Parkway, Pollard Motors. However, in early 2016 new site plans were proposed that expanded the building into the recently dedicated easement. This easement inhibits the proposed site development.

No utilities were installed in this easement. On March 29, 2016 a new utility easement was dedicated to accommodate the revised utilities location (Reception No. 03508598). Additionally, approval of the easement vacation has been received from electric/gas, telephone and cable company representatives. There is no further public need for this easement.

Given that there is no public need for the easement for which it was intended, failure to vacate the requested easement would cause hardship to the property owner by limiting the development potential of the property.

ANALYSIS:
Staff finds the proposed vacation of a utility easement consistent with the standards set forth in subsection (b) of section 8-6-10, "*Vacation of Public Easements*", B.R.C. 1981. Specifically, staff has determined that no public need exists for the easement to be vacated because new easements will be dedicated to replace the function of the current easement.

No vacation of a public easement shall be approved unless the approving agency finds that:

✓ 1. Change is not contrary to the public interest.

✓ 2. All agencies having a conceivable interest have indicated that no need exists, either in the present or conceivable future, for its original purpose or other public purpose.

✓ 3. Consistent with the Comprehensive Plan and Land Use Regulations.

✓ a. Failure to vacate the easement would cause a substantial hardship to the use of the property consistent with the Comprehensive Plan and Land Use Regulations; or

> *This property is designated as Community Insdustrial in the Boulder Valley Comprehensive Plan (BVCP) and is being developed consistent with this land use designation. The current easement has never, and will never, house utilities and is therefore no longer needed. If this easement is not vacated the property's development potential would be hindered.*

✓ b. Would provide a greater public benefit than retaining the property in its present status.

By vacating this utility easement, this site will be allowed to develop to its full potential as a community industrial use, serving as an industrial use that is "essential to the life of the Boulder community (pg. 60, B.V.C.P. 2010).

PUBLIC COMMENT AND PROCESS:

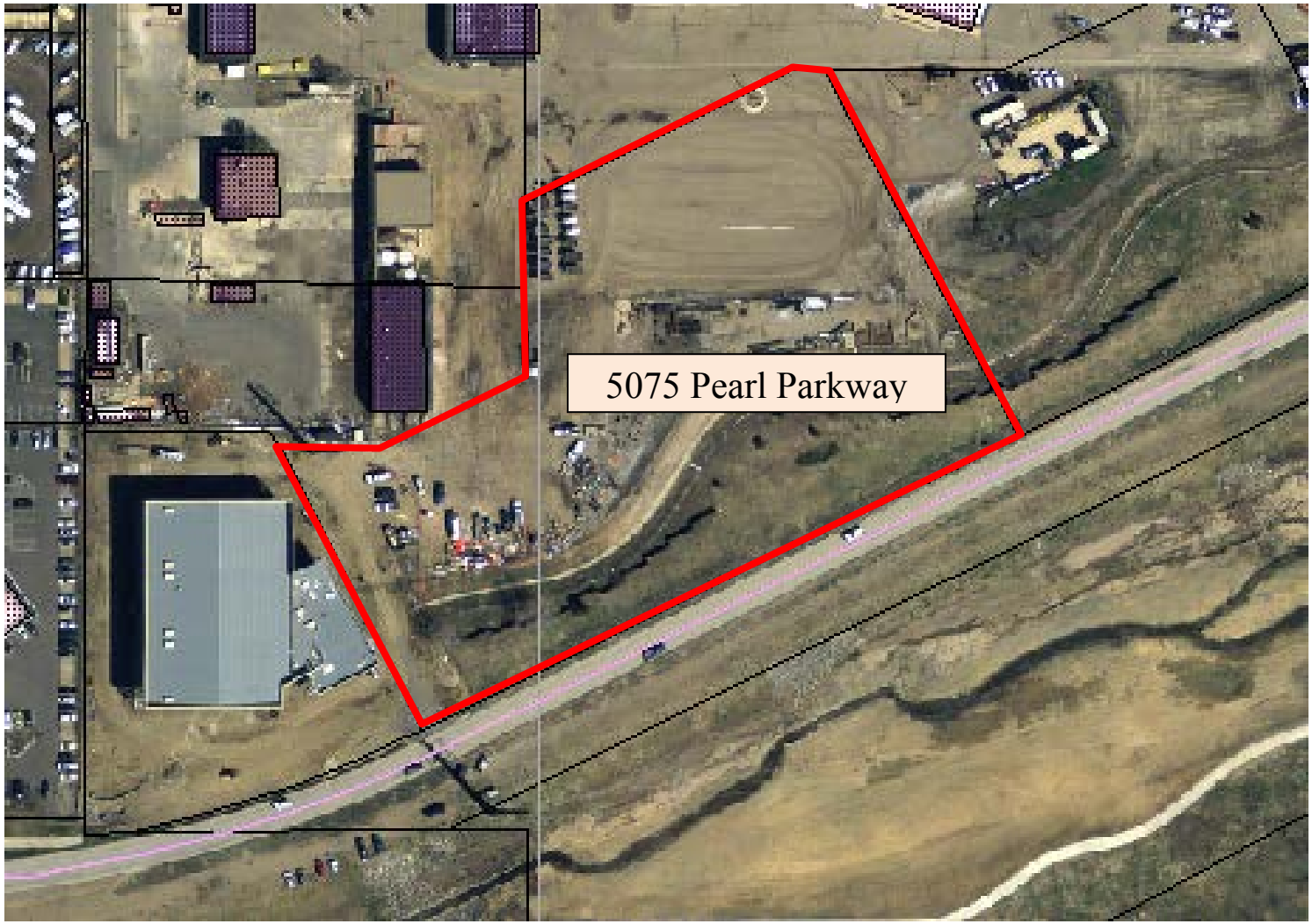
Notice of the vacation will be advertised in the Daily Camera within the 30-day call up period. Staff has received no written or verbal comments adverse to the vacation.

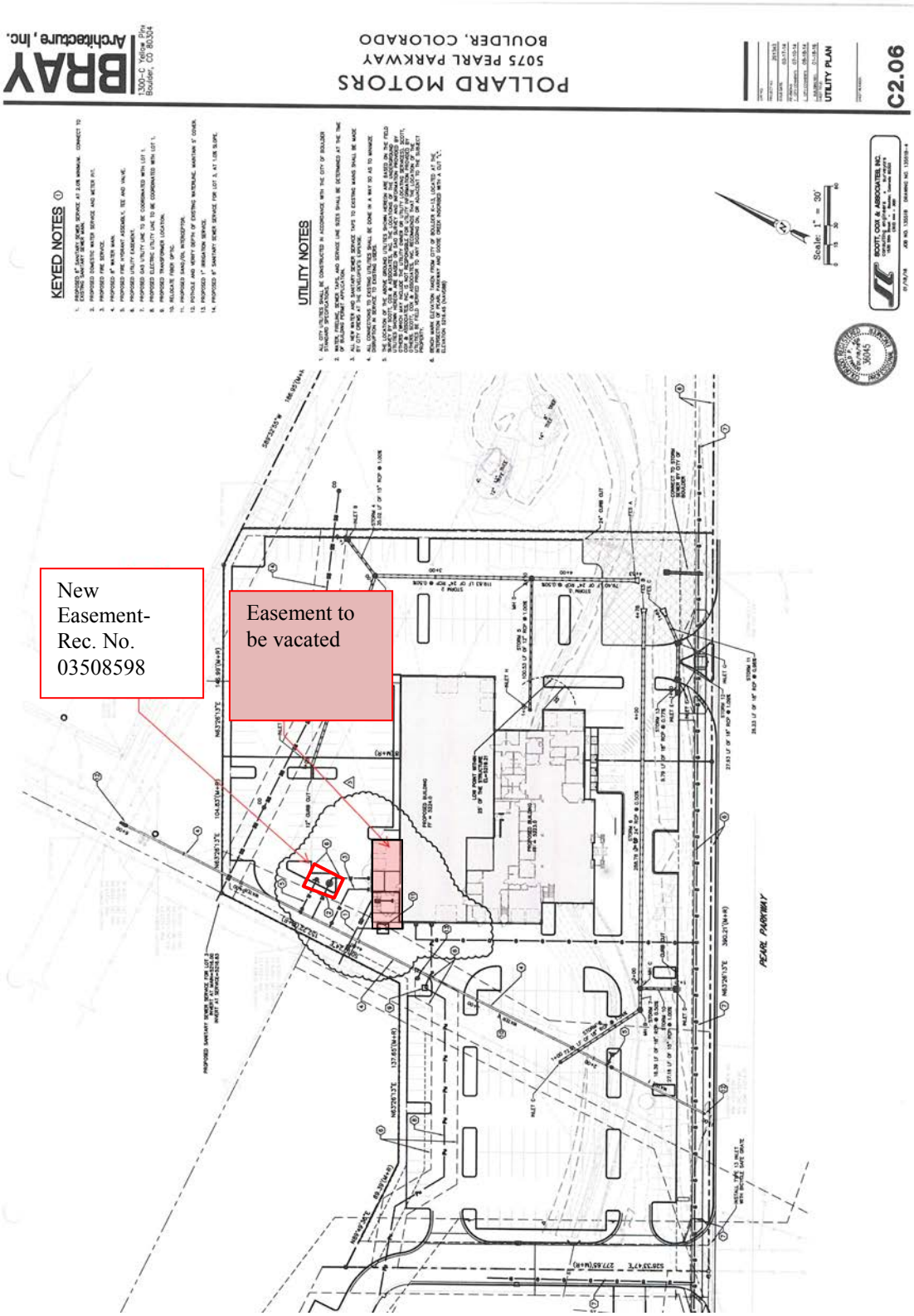
NEXT STEPS:

If the requested vacation is not called up by City Council then the Deed of Vacation (**Attachment C**) will be recorded. If the requested vacation is called up, and subsequently denied, the applicant will be limited to development on the property outside of the easement area.

ATTACHMENTS:

Attachment A: Vicinity Map
Attachment B: Site Plan
Attachment C: Deed of Vacation
Attachment D: Exhibit A
Attachment E: Notice of Disposition


5075 Pearl Parkway


New Easement- Rec. No. 03508598
Easement to be vacated
PEARL PARKWAY
POLLARD MOTORS
5075 PEARL PARKWAY
BOULDER, COLORADO
BRAY Architecture, Inc.
KEYED NOTES
UTILITY NOTES
UTILITY PLAN
C2.06
Scale: 1" = 30'

For Administrative Purposes Only
Address: 5075 Pearl Parkway
Case No. : ADR2016-00011

DEED OF VACATION

The City of Boulder, Colorado, does hereby vacate and release to the present owner of the subservient land, in a manner prescribed by Subsection 8-6-10(b), B.R.C. 1981, a utility easement previously dedicated to the City of Boulder and recorded in the records of the Boulder County Clerk and Recorder at Reception No. 03409179 on the 22nd day of October, 2014 located at 5075 Pearl Parkway and as more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The above easement vacation and release of said easement at 5075 Pearl Parkway shall extend only to the portion and the type of easements specifically vacated. The within vacation is not to be construed as vacating any rights-of-way, easements or cross-easements lying within the description of the vacated portion of the easement.

Executed this _____ day of _____, 2016, by the City Manager after having received authorization from the City Council of the City of Boulder, Colorado.

CITY OF BOULDER, COLORADO

By:_____
Jane S. Brautigam, City Manager

Attest:

_____
City Clerk

Approved as to form:

Heka Pannecui
City Attorney's Office

2-1-2016
Date

1

EXHIBIT A
(PAGE 1 OF 2)

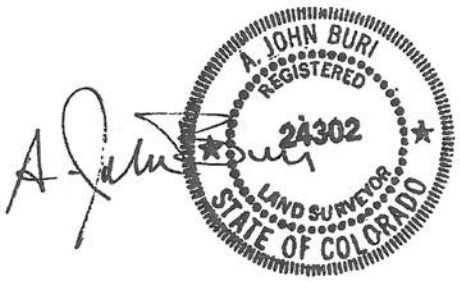
LEGAL DESCRIPTION – UTILITY EASEMENT VACATION

A UTILITY EASEMENT BEING A PORTION OF LOT 2A, CITY YARDS SUBDIVISION REPLAT A, A PLAT RECORDED NOVEMBER 14, 2014 AT RECEPTION NUMBER 03412922 OF THE BOULDER COUNTY RECORDS LOCATED IN THE NORTH 1/2 OF SECTION 28, T1N, R70W OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

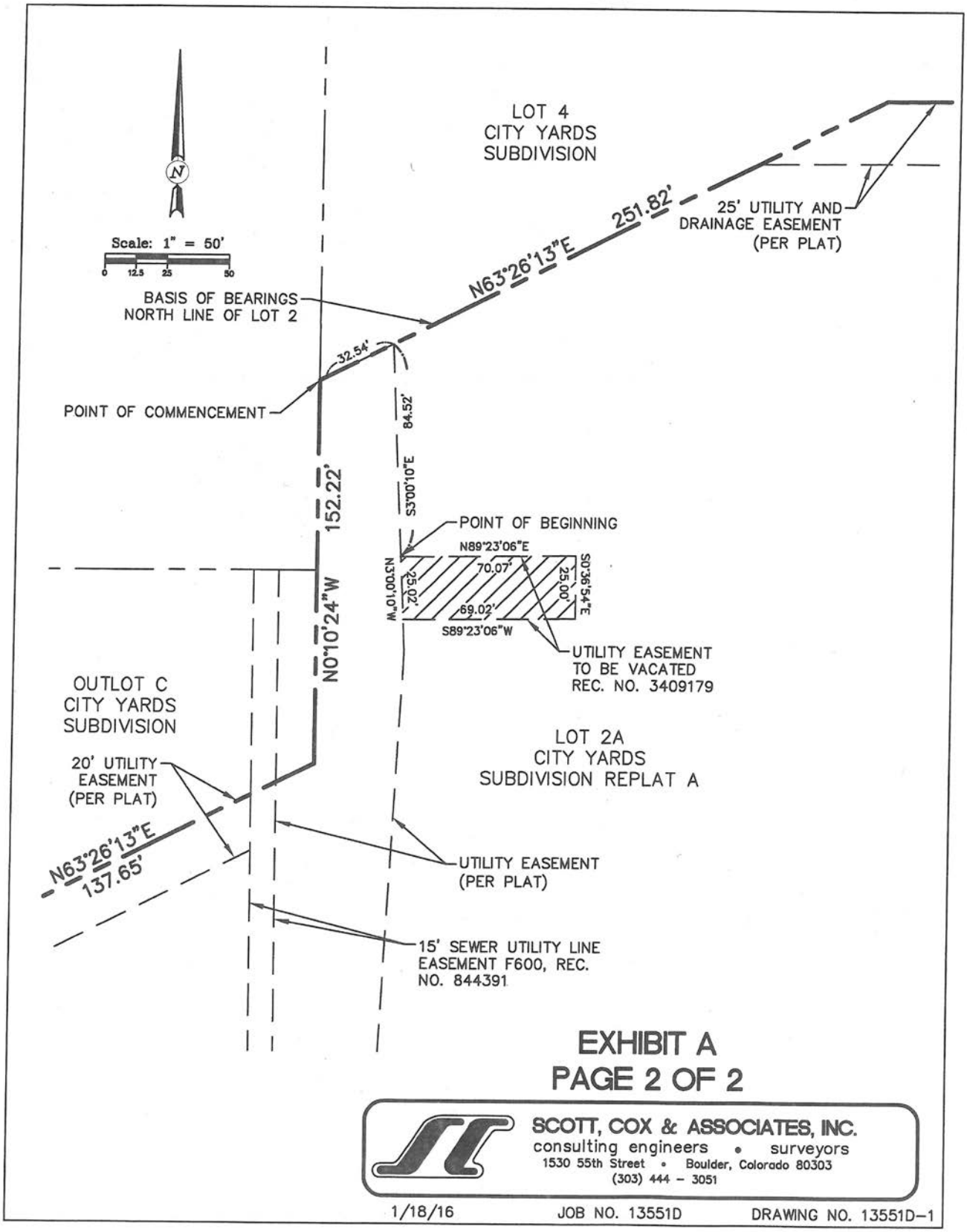
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2A, WHENCE THE NORTH LINE OF SAID LOT 2A BEARS N63°26'13"E, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE N63°26'13"E ALONG THE NORTH LINE OF SAID LOT 2A, A DISTANCE OF 32.54 TO THE EAST SIDE OF A UTILITY EASEMENT; THENCE S03°00'10"E ALONG SAID UTILITY EASEMENT, A DISTANCE OF 84.52 FEET TO THE POINT OF BEGINNING;

THENCE N89°23'06"E, A DISTANCE OF 70.07 FEET; THENCE S00°36'54"E, A DISTANCE 25.00 FEET; THENCE S89°23'06"W, A DISTANCE OF 69.02 FEET TO A POINT ON SAID UTILITY EASEMENT; THENCE N03°00'10"W ALONG SAID UTILITY EASEMENT, A DISTANCE OF 25.02 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 1,739 SQUARE FEET OR 0.040 ACRES.



A. JOHN BURI P.L.S. #24302
FOR AND ON BEHALF OF
SCOTT, COX & ASSOCIATES, INC.
1530 55TH STREET
BOULDER, COLORADO 80303
303.444.3051
01/18/16
PROJECT NO. 13551D


LOT 4
CITY YARDS
SUBDIVISION
N
Scale: 1" = 50'
0 12.5 25 50
N63°26'13"E
251.82'
25' UTILITY AND
DRAINAGE EASEMENT
(PER PLAT)
BASIS OF BEARINGS
NORTH LINE OF LOT 2
32.54'
POINT OF COMMENCEMENT
84.52'
S3°00'10"E
152.22'
N0°10'24"W
POINT OF BEGINNING
N89°23'06"E
70.07'
N3°00'10"W
25.02'
69.02'
S89°23'06"W
S0°36'54"E
25.00'
UTILITY EASEMENT
TO BE VACATED
REC. NO. 3409179
OUTLOT C
CITY YARDS
SUBDIVISION
LOT 2A
CITY YARDS
SUBDIVISION REPLAT A
20' UTILITY
EASEMENT
(PER PLAT)
N63°26'13"E
137.65'
UTILITY EASEMENT
(PER PLAT)
15' SEWER UTILITY LINE
EASEMENT F600, REC.
NO. 844391
EXHIBIT A
PAGE 2 OF 2
SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 – 3051
1/18/16
JOB NO. 13551D
DRAWING NO. 13551D–1

CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-1880 • fax 303-441-3241 • email plandevelop@bouldercolorado.gov
www.boulderplandevelop.net

ADMINISTRATIVE REVIEW
NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department:

DECISION:	Approved
DATE:	April 7, 2016
REQUEST TYPE:	Vacation/Easement
ADDRESS:	5075 Pearl Parkway
APPLICANT:	Donald Ash
CASE #:	ADR2016-00011
LEGAL DESCRIPTION:	Lot 2A City Yards Replat A, City of Boulder, County of Boulder, Colorado
DESCRIPTION:	Administrative review for public utility easement vacation for Pollard Motors to allow for expansion of building. A new easment for public utilities has been dedicated at Recption No. 03508598 and thus there is no longer a public need for this easement.

FINAL DECISION STANDARDS:
Approved as submitted. This application is approved per the criteria for Vacation of Public Easements as set forth in section 8-6-10, B.R.C. 1981. This approval does not constitute building permit approval.
This approval is limited to the vacation of an approximately 1,753 square-foot utiility easement, previously dedicated to the City of Boulder and recorded in the records of the Boulder County Clerk and Recorder at Reception Number 03409179 on October 15, 2014.

INFORMATIONAL COMMENTS:
Pursuant to section 8-6-10(b), B.R.C. 1981, approval of an easement vacation "is not effective until thirty days after the date of its approval. Promptly after approving the vacation, the manager will forward to the city council a written report, including a legal description of vacated portion of the easement and the reasons for approval. The manager will publish notice of the proposed vacation once in a newspaper of general circulation in the City within thirty days after the vacation is approved. Upon receiving such report and at any time before the effective date of the vacation, the council may rescind the manager's approval and call up the vacation request for its consideration at a public hearing, which constitutes a revocation of the vacation."

This decision is final and may not be appealed. A new request may be considered only as a new application.

By: Caeli El Hill
Caeli Hill, Planning Department

INFORMATION PACKET
MEMORANDUM

To: Mayor and Members of Council

From: Jane S. Brautigam, City Manager
Bob Eichem, Chief Financial Officer
Cheryl Pattelli, Director of Finance
Peggy Bunzli, Executive Budget Officer

Date: April 19, 2016

Subject: Financial Update – Caution Flags Flying

EXECUTIVE SUMMARY

During the economic downturn of 2008 and 2009, the City's budgeted revenue targets were not met and reductions in services and staff both occurred. Since 2010, revenues for the city have been stable and revenue targets have been met. The city has worked diligently to implement and maintain appropriate financial tools that mitigate and stabilize the financial risks the city will incur over time. A key aspect of the financial tools is the city's reserve fund which allows sufficient time for the city to assess and determine the extent of the financial risk and then take appropriate actions.

When utility fees are excluded, sales and use tax collections comprise nearly 45 percent of total city revenue. Since this is a major revenue source for the city, sales and use tax revenues are monitored closely and trends analyzed on an ongoing basis. For budgeting and reporting purposes, the percentage increase or decrease in sales and use tax collections is compared year over year as if rates were the same each year. This eliminates year-to-year comparisons that would be distorted by a change in the tax rate.

Through May of 2015 year-to-date sales and use tax collections (collected in May, remitted to the city in June and reported on in July) were up over nine percent. This included the 3.86 percent charged on recreational marijuana sales. Based on this strong trend, sales and use tax revenue projections were revised upward for 2015 from 3.13 percent to a revised 5.93 percent increase. The 2016 projections were then based off the higher amount in 2015.

Subsequent to May the trend turned downward and continued to do so through December. The downturn was monitored throughout the budget process but the last two months of the year saw significant decreases, which were not realized until financial reports were received in early 2016. Ultimately, collections fell short of the revised projections for 2015. To meet current 2016

projections, collections in 2016 will need to exceed the original target by the amount of shortfall in 2015. Fortunately, the financial tools we have in place have mitigated the impact and provided time for staff to determine if we are experiencing an ongoing decline or a temporary occurrence. The significance of this decision is amplified by increases in operating budgets and the major unfunded capital needs, some of which will need to be addressed in the next few years. By the time the 2017 proposed budget is brought forward, staff will know whether this downturn indicates budgets will be more constrained and prioritization will need to be more focused.

FISCAL IMPACT
The summary portion and the background and analysis sections of this information packet review the fiscal impact of this topic.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS
The budget of the city directly impacts all aspects of sustainability. Increases can provide new or expanded programs and services while decreases have the opposite effect.

BACKGROUND AND ANALYSIS
Approximately 45 percent of general fund revenues come from sales and use tax. Other funds of the city are impacted even more significantly than the general fund by a change in sales and use tax collections and need to react much more quickly if collections do not meet projections. The transportation fund receives over 75 percent of its annual revenue from sales and use tax, and the open space mountain parks fund receives over 90 percent of its funding from this source.

Due to voter approved ballot items, since 2013 the sales and use tax rate in Boulder has increased from 3.41 percent to 3.86 percent. The entire amount generated by these new taxes (approximately $15.7 million annually) is dedicated for specific services or projects (.15 for transportation and .30 for specific capital projects) and is not available for other uses in the city.

Revenue projections are based on a percent of increase in normalized dollars. That is, if the tax rates had remained the same each year what is the increase year over year. This eliminates the distortion that would occur by comparing higher sales and use tax rates collections to lower tax rates. While the amount of sales and use tax money collected may have increased, due to the higher tax rate, it does not mean there are more dollars available for all services and programs supported by these funds.

One difficulty in predicting revenues is based on the timing of collections. Taxes are collected by the vendor in the current month, sent to the city by the end of the following month and staff reports on them the next month. Therefore, by April of each year the city has received only the January and February collections for the current year. These two months are erratic and are not good indicators of what should be projected for tax collections. Therefore, the projections made early in the year are subject to change prior to adoption of the final budget for the succeeding year.

Annual budget projections for the following year regarding sales and use tax are made by May of the current year. At the same time, we review the current year to determine if revenue projections for sales and use tax should be revised. When the projections are made in early May, only January and February collections of the current year have occurred. It is not uncommon to see major fluctuations in the first two months of a year. This occurs due to timing differences

between years. For example, a vendor may have paid the taxes on time in January of last year and then paid late in the current year, with funds actually received by the city in February. Therefore, more credence is given to the trend that was observed for the last four to six months of the previous year.

Actual collections of sales and use tax for 2015 show a 4.12 percent increase. This includes the revenue generated by the 3.86 percent tax on recreational marijuana The revised target for 2015 was 5.93 percent. The deficit in the projection of 1.81 percent for 2015 means that the shortfall must be recouped in 2016 if the revenue target for 2016 is to be met. The original increase projected for 2016 was 2.65 percent. The target now has to be 4.46 percent to meet the original projected revenue.

Summary:

Revised sales and use tax projection 2015	5.93%
Actual increase 2015 (unaudited)	4.12%
Under projections	1.81%
2016 original projection	2.65%
Total increase to meet 2016 projections	4.46%

The projected revenue increase for 2015 of 5.93 percent was based on a steady upward trend at the end of 2014 that continued through May of 2015 when year-to-date for all sales and use tax collections indicated an increase of 9.10 percent. Fortunately, in 2015 the incremental taxes on recreational marijuana (3.50 percent sales and use tax, 5.00 percent on grow operations and the state share back) were not needed to cover new costs associated with this revenue and are sufficient to cover the shortfall for 2015. However, we must be cautious as we move through the year as we are not assured smooth financial sailing in 2016.

While all sales and use taxes will require monitoring closely, the segment that will receive the closest scrutiny is the trend in retail sales tax collections without recreational marijuana. This segment generates nearly 80 percent of total sales and use taxes. For the first nine months of 2015 the year over year increase was above 4.00 percent. After September it dropped below 4.00 percent and never rebounded above it. Retail sales tax is used to pay for ongoing costs the city incurs. It is a lagging indicator for how the local Boulder economy is doing. The downturn in the last quarter of 2015 means it must be watched closely during 2016. If sales and use tax revenues continue on a downward trend in the next four months, sales and use tax projections will need to be reduced in 2016 and 2017 to reflect this change. It is still too early to make a final determination though staff will be cautious in proceeding with preliminary projections.

Duration of previous economic expansions

Since 1945 (the end of World War II) there have been eleven expansive economic cycles that run from the trough (low point) to the peak (high point). When the economy is increasing it is called an expansion. When it is decreasing it is called a recession (in very severe cases it is called a depression). The eleven expansions averaged a length of about 60 months in duration. Since 1987, three expansions have lasted an average of 106 months with the longest being 120 months. The current expansion started in June of 2009. If it continues throughout 2017, the upcoming budget year, it will have lasted 102 months. The length of time alone is not an acceptable way of determining if an expansion will continue. At the same time, it is something to be aware of to

ensure the strategic financial plan of the city is in place and operating as expected in case a downturn would occur.

Buffers against economic downturns

There are four major buffers against economic downturns.

1. Having in place and adhering to a viable long range fiscal strategic plan
2. Maintaining strong financial policies over the long term
3. Making the best revenue and expenditure projections possible
4. Maintaining adequate reserves on an ongoing basis

Having in place and adhering to a viable long range fiscal strategic plan

The city has had a viable long range fiscal plan in place since the conclusion of the Blue Ribbon Commission work in 2009. The long range fiscal plan was updated in 2015. Annually, council and staff review both the revenue and expenditures sides of the city's progress by reviewing the current year plus five years into the future. The major five-year update considers how current trends will impact revenues and expenditures twenty years in the future.

Maintaining strong financial policies over the long term

Financial policies are reviewed each year and used on an ongoing basis. They can be found in Volume I of the 2016 Annual City of Boulder Budget under the section on budget policies. The following link also leads to them: City of Boulder Financial Policies

Making the best revenue and expenditure projections possible

City staff continue to refine our abilities to make better revenue and expenditure projections. During the past three years the city has been part of a team working at the national level to promote and determine best practices in revenue projections. The results of this work will be published in a book written by the Government Finance Officers Association of the United States and Canada (GFOA). The book should be available mid-year 2016.

Maintaining adequate reserves on an ongoing basis

In recent years, the city has been diligent about maintaining adequate reserves and these are set at 16% for 2016. The most important thing to remember about reserves is they are one-time money only. They should not be used to start up new ongoing programs or services unless there is certainty that an ongoing source of revenue will be available to pay for the new costs. Reserves are the cornerstone for maintaining financial flexibility that will buffer the city from financial shocks and help manage financial risks.

In the past eight years the city has experienced the deepest recession since the 1930s. During this timeframe we have incurred a flood and begun new programs and services outside of the annual budget process. In each case, having adequate reserves played a significant role in allowing the city to maintain then current service levels. This was not true rom 2001-2004 when reserve levels were low. The results were an inadequate financial buffer to bridge the major economic downturn. As a result, service levels and programs incurred significant reductions and it was nearly ten years before the city recovered to levels that were fiscally sustainable.

The most authoritative source for guidance in determining the appropriate level of reserves is a best practice developed by GFOA. GFOA recommends a base of 16 percent of operating revenues, or two months of regular operating expenditures. In addition, GFOA states the amount

may need to be greater if there is a higher risk of natural disasters (such as floods and wild fires), where major revenue sources are volatile than average (heavy reliance on sales tax instead of property tax), or unexpected expenses occur outside of the normal budget process (such as backstopping other funds of the city or covering unexpected new programs or projects). Boulder has experienced all three higher-risk situations so staff has taken that into consideration when proposing reserve balances for the general fund. The current level for the city's general fund is 16 percent and the city manager and CFO proposed to increase that amount annually by one percent until a final target of 20 percent is attained and maintained.

The following is the link to GFOA's best practice on unrestricted fund balance in the general fund. Link: Appropriate Level of Unrestricted Fund Balance in the General Fund | Government Finance Officers Association

Based on increasing needs, new programs, services and capital expenditures were added in the 2015 and 2016 budgets. Most have occurred during the annual budget process. Others have been added as significant issues have been considered, analyzed and resolved. Positive voter support, a solid local economy and strong long-rage fiscal planning have allowed the city to address numerous operating and capital needs since 2010. Since that time revenues have been steady in their growth and the city has maintained a structurally balanced budget. Ongoing revenues have been balanced with ongoing expenditures and one-time revenues have been used for one-time expenditures. This basic financial policy has served the city well. It has helped the city attain and maintain strong excellent bond ratings allowing the city access to the debt market at lower interest rates.

New requests and desires for expanded or new services and capital projects

The pent up demand for operating and capital resources has not abated. As staff begins preparation for the proposed 2017 budget the discussions include funding the implementation of numerous master plans. Currently there are over $750 million of major capital projects that have no funding. Some of these capital projects may also have new or increased operating costs associated with them that currently have no method of funding without taking the new costs from other programs. About a third of these projects are moving closer to the time when they must be addressed. Some examples on the capital side are finding a location and moving fire station 3, expanding the public safety building, funding the second phase of the civic area, developing the south part of Valmont Park, and addressing new aquatic needs including needed upgrades to maintain the viability of Scott Carpenter pool. On the operating side, examples are a desire to expand the funding for the arts and to do so on a more rapid timeline, additional funding for homeless services, addressing major radio infrastructure needs, and covering new operating costs of any new capital projects that occur.

NEXT STEPS

1. A more in depth discussion regarding operating and capital items will occur when council begins the discussion of potential ballot items at the May 10th study session and as the budget process unfolds for the 2017 budget.
2. Budget study sessions on the 2017 budget will be held in August (CIP) and September.
3. Public hearings for the 2017 budget will be held in October.

CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING SUMMARY

NAME OF BOARD/COMMISSION: Environmental Advisory Board

DATE OF MEETING: March 9, 2016

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Sandy Briggs, 303-441-1931.

NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:
Environmental Advisory Board Members Present: Tim Hillman, Brad Queen, Karen Crofton, Steve Morgan and Morgan Lommele.
Staff Members Present: Brett KenCairn and Sandy Briggs.
Community Members Present: Brenda Lee and Elizabeth Black

MEETING SUMMARY:

- **Sustainability Dashboard Memo** (Written by **Elyse Hottel)**
  - The board agrees the scope and timeline of the project is ambitious and could potentially become overly cumbersome.
  - One board member advocated spending more time mapping out the process prior to developing the tools and relying on those tools to map the process for achieving the objective.
  - It was also suggested that moving from goals to metrics to targets could get repetitive.
  - The board noticed that most of the work appears to be done and the biggest exercise at this point is data collation while keeping the metrics measurable and realistic.
  - The importance of keeping it simple and smart was recognized.
  - The board requests more information regarding the specific metrics being used as well as the opportunity to offer feedback and suggestions about them.

1. CALL TO ORDER

Environmental Advisory Board Chair **T. Hillman** declared a quorum called the meeting to order at 6:08 pm.

2. APPROVAL OF MINUTES

On a motion by **B. Queen**, seconded by **K. Crofton**, the Environmental Advisory Board voted 5-0 to approve the January 6, 2016 and February 3, 2016 meeting minutes.

4. PUBLIC PARTICIPATION

- **Brenda Lee, Founder, Boulder Bear Coalition**

  B. Lee founded the non-profit coalition seven years ago due to community outcry about how Colorado Parks and Wildlife (CPW) was handling black bear issues in the City of Boulder. She believes since there is now positive momentum towards solutions, it's the best time to do even more going forward.

  She sees enforcement as crucial but as of yet lacking, and encourages proactive planning to prevent reactionary decisions from council that could potentially create contention and

therefore be counterproductive to the goal of protecting bears.
She does not believe it's acceptable that code enforcement won't enforce the ordinance outside the Secure Trash Regulation Zone when bears outside the zone are in just as much danger of being killed. This is counter to work already done and accomplishments made.
She would like to see it written into **V. Matheson's** report that enforcement can happen anywhere, not just within the Secure Trash Regulation Zone.
She references a draft of a CPW study full of questions that will be proposed to council in the near future. In her opinion, the objectives are great – reducing human/bear conflict – and the questions asked are valuable, but the methodology needs some work.
She wants to ensure the money proposed to be spent actually goes towards protecting bears.
According to B. Lee, the studies referenced in the ordinance update memo are more anecdotal than statistical and efforts should be made towards more education, monitoring and enforcement.
She provided detailed comments via email to the board and City Council one day prior to the meeting.
The board's comments are captured under the agenda item in Old Business/Updates.

❖ Elizabeth Black
E. Black encouraged the board to make recommendations to Council about the importance of sequestering carbon in Boulder's soil. She provided handouts, in addition to an emailed statement to the board and City Council one day prior to the meeting.
She requested some language regarding this topic be considered for addition to the Boulder Valley Comprehensive Plan update, among many other suggestions outlined in her written comments.

- One board member asked if she had an estimate of the potential sequestration capacity on city managed property. It was suggested she come up with this number as it would be useful in establishing the topic as a priority, and that quantitative cases lead to more action and are more likely to affect policy change.
- It was also suggested she could get some help from a research assistant at CU to gather metrics and solidify her case with quantifiable cost/benefit analyses.
- **B. Queen** will provide the name of his contact at CU who could be helpful to her while building a quantitative case.

5. PUBLIC HEARING ITEMS
None.

6. DISCUSSION ITEMS
A. Sustainability Dashboard Memo (Written by **Elyse Hottel**)
B. KenCairn reminded the board that there are two separate dashboard projects currently in development. One is a city-wide dashboard, larger in scope, and the other is specific to the Climate + Sustainability Division. It is the Sustainability Dashboard that will encompass and illuminate city program progress with climate, energy, zero waste and other sustainability projects distinctly from the city-wide dashboard.
He also pointed out the useful distinction between an indicator and a performance measure and how these relate to the metrics chosen and measured.
The board's comments are captured in the meeting summary.

7. OLD BUSINESS/UPDATES

A. Black Bear Protection Ordinance Update Memo (Written by **Valerie Matheson**)

- The board asked if there is there an alternate proposal to support the concerns about the currently proposed studies, in particular the collaring study.
- The board asked for clarification about what is considered the best use of the money available and one member suggested it be very specific regarding the costs and benefits involved.
- One board member expressed concern about where they will go when they are prevented from obtaining food from secured carts.
- The board also questioned how there could be so many "violations" noted in **B. Lee's** observations while only five were specifically called out in **V. Matheson's** memo. They suggested this would likely be from comparing apples and oranges and confusion with what's defined as a "violation" versus simply being "knocked down". As well as sampling questions about using equivalent areas and locations.
- Since it appears that there are significant differences between the data reported by B. Lee and the information in the memo, the board decided this is a good topic of discussion for the next meeting when **V. Matheson** will be in attendance.

8. MATTERS FROM THE ENVIRONMENTAL ADVISORY BOARD, CITY MANAGER AND CITY ATTORNEY

A. Discussion of April's Open House Outline & Expectations of Board Members as Hosts

- This will be an exciting opportunity for the EAB to take ownership over carrying the Climate Commitment discussion into the community, starting with communicating it to other boards.
- **B. KenCairn** shared a draft outline/agenda and survey he would like to have completed by all participants. The board decided sending the survey electronically to attendees prior to the meeting with enough time to compile results and include findings as part of the meeting would be ideal.
- The board discussed the need for outside facilitation but determined that individual EAB members acting as "mini-facilitators" would be most beneficial to achieving the meeting goals in a short period of time. And an agreement about messaging, desired outcomes and a list of questions should be clear from the beginning.
- It was reiterated that the purpose of the meeting is to obtain perspective from the other boards, not impose the EAB's perspective. And that encouraging engagement both through the boards and with the community in general is one of the greatest shared goals.
- Sharing the vision and reality with the boards is another of the larger goals of meeting jointly. This will be accomplished by framing the objectives such that everyone walks out with and idea of what's happening, where we are now, how far we have to go and the magnitude of its importance.
- The board will meet for a working session prior to the next regular meeting to prepare, plan and strategize meeting logistics and structure. They discussed the draft outline and gave feedback on structure and content for both sections of the meeting.
- The suggestion arose that homework be assigned at the working session for each board member to call the other board chairs after reviewing their council letters to briefly discuss the meeting objectives.

- The board agrees that desired outcomes are action oriented. And that several of the boards involved being quasi-judicial, decision making bodies might have more influence in making things happen.
- The following points were identified as crucial to the success of the meeting:
  - Establish the assumptions to work from ahead of time.
  - Incorporate the Theory of Change strategic planning model – one organization can't do everything alone. Figure out how to synergistically incorporate the EAB's "puzzle piece" into the whole.
  - Establish the reality of the situation before asking what the other boards can do.
  - Address potential barriers with other boards seeing the vision, understanding where we are and where we need to go regardless of what is important to their own goals. Build consensus.
  - Set the stage and paint the picture of how significant the change has to be.
  - Emphasize that outcomes should be action oriented.

B. Farewell and thank you to Steve Morgan

- The board thanked **S. Morgan** and celebrated his five years of service to the EAB.

9. DEBRIEF MEETING/CALENDAR CHECK

- The Joint Board Open House is scheduled for April 27. The EAB will meet to discuss the agenda and facilitation strategy before the regular April 6 meeting. **S. Briggs** will check calendars and send a meeting request.
- The April meeting will be held as usual and will introduce the newest board member. Valerie Matheson and Elyse Hottel will also be invited to attend as neither was available for questions about their memos at this meeting. And the board will put the final touches on the joint meeting plan.
- The May meeting will also be held as usual to discuss the February retreat and debrief after the open house.

10. ADJOURNMENT

Environmental Advisory Board adjourned at 8:11 pm.

Approved: Jim Allen 4/6/16

Chair Date

CITY OF BOULDER
PLANNING BOARD ACTION MINUTES
March 17, 2016
1777 Broadway, Council Chambers

A permanent set of these minutes and a tape recording (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). Minutes and streaming audio are also available on the web at: http://www.bouldercolorado.gov/

PLANNING BOARD MEMBERS PRESENT:
Bryan Bowen, Chair
John Putnam
John Gerstle
Liz Payton
Crystal Gray
Harmon Zuckerman

PLANNING BOARD MEMBERS ABSENT:
Leonard May

STAFF PRESENT:
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Lesli Ellis, Comprehensive Planning Manager
Thomas Carr, City Attorney
Cindy Spence, Administrative Specialist III
Sloane Walbert, Planner I
Elaine McLaughlin, Senior Planner

1. CALL TO ORDER

Chair, **B. Bowen**, declared a quorum at 6:06 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **J. Gerstle** and seconded by **J. Putman** the Planning Board voted 5-1 (**H. Zuckerman** abstained, **L. May** absent) to approve the February 18, 2016 and March 3, 2016 minutes as amended.

3. PUBLIC PARTICIPATION

- **John Driver** spoke in opposition to an upcoming project located at 1440 Pine Street stating that it does not conform to RH-2 zoning.
- **Elizabeth Black** spoke in support of soil sequestration practices to combat climate change and urged adding language to support soil sequestration to the Boulder Valley Comprehensive Plan update.

4. DISCUSSION OF DISPOSITIONS, PLANNING BOARD CALL-UPS / CONTINUATIONS

A. Call-Up Item: USE REVIEW (LUR2016-00015): Use Review for a 2,500 square foot meeting/event space comprised of a 2,000 square foot meeting room and a 500 square foot pre-function area within a 7,000 square foot retail building currently under construction within the Gunbarrel Gateway property located at 6315 Lookout Road. The call-up period expires on March 15, 2016.

E. McLaughlin answered questions from the board.

B. Call-Up Item: SITE REVIEW AND NONCONFORMING USE REVIEW for the reconfiguration of 96 existing apartment units at the Cavalier Apartments at 2900 E. Aurora Ave. and an associated 16 percent parking reduction (case nos. LUR2015-00107 and LUR2016-00009). The project site is zoned Residential - High 5 (RH-5). The call-up period expires on March 21, 2016

S. Walbert and **Jeff Dawson**, with Trestle Strategy Group, representing the owner, answered questions from the board.

Members of the Board were interested in having a requirement for an electrical vehicle charging station and wiring for potential PV on the roof . Mr. Dawson agreed to this and staff will send out an amended disposition that the Board can review and call up via email.

Item A was not called up and Item B call-up is still pending.

5. PUBLIC HEARING ITEMS

A. AGENDA TITLE: Reconsideration of Initial Screening of a Map Change Request at 2801 Jay Road (Request #29) as part of the Boulder Valley Comprehensive Plan Major Update. *This is a continuation of the initial screening of public requests and that the public hearing was held on February 2, 2016.*

Staff Presentation:
S. Richstone introduced the item.
L. Ellis presented the item to the board.

Board Questions:
L. Ellis and **S. Richstone** answered questions from the board.

Public Hearing:
No one spoke.

Board Comments:

Key Issue: On Feb. 29, 2016, City Council asked Planning Board to reconsider analysis of Request 29, a land use change for 2801 Jay Road. Eight of the council members expressed interest in further study because:

(1) the land use is transitioning from a public use;
(2) the BVCP major update is the opportune time to explore a land use change; and
(3) it might be an appropriate site for housing which is a community need; and
(4) the analysis should not presuppose the outcome.

- **J. Putnam** stated that given the interest of council and that it would be just an analysis, he would support the reconsideration. At the time of the hearing, not many people from the public spoke and it would be beneficial to hear specifics and analysis.
- **H. Zuckerman** agreed with **J. Putnam**. He added that in that area there could be many permitted uses under the code, but they would need to fit into site review criteria that may not be conducive to those uses therefore it could be a planning challenge in the future. For this reason alone, the request should be reconsidered.
- **B. Bowen** stated that the board should reconsider because council has asked the board to do so. In addition, this project will be seen by the board in the future. He said that he would like to have discussions based on what uses would be appropriate from the neighbors and what they want before it is in the context of a site review. It would make more sense to look at it in the context of a larger planning issue free of constraints.
- **L. Payton** agreed. She wants to defer to council and would support reconsideration and forwarding for analysis.
- **C. Gray** stated that she would not recommend for further analysis. At previous hearings, a robust public concern of development in that area had been heard and county residents appealed to the Planning Board. She expressed concern that if the use is reconsidered then the density may be changed on the land use map in such a way that surrounding property owners may be potentially impacted and may not find amenable.
- **J. Gerstle** stated that he shares the same concerns with **C. Gray** however he would support the reconsideration of this request for further analysis. The process will be considering the full range of possible outcomes.
- **L. Payton** reminded the board that many of the objectors at the previous hearing were county residents.
- **J. Gerstle** county residents have good input to this process and make good use of it.
- **J. Putnam** agreed that county residents are very important and should be heard regarding compatibility.

Motion:

On a motion by **J. Putnam** seconded by **B. Bowen** the Planning Board voted 5-1 (**C. Gray** opposed, **L. May** absent) to reverse its prior decision not to advance Request 29 related to 2801 Jay Road and instead recommend advancing Request 29 related to 2801 Jay Road for further analysis of possible land uses.

C. Gray informed the board that she voted against the motion stating that the current Boulder Valley Comprehensive Plan designation for the area is currently the correct designation.

B. AGENDA TITLE: Public hearing to consider a recommendation to City Council on an ordinance amending Title 9, "Land Use Code," B.R.C. 1981, to allow for changes to the city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations.

Staff Presentation:
T. Carr presented the item to the board.

Board Questions:
T. Carr and **S. Richstone** answered questions from the board.

Public Hearing:
No one spoke.

Board Comments:

- **H. Zuckerman** expressed concern that we may be oversimplifying the sign code if all content were removed.

Motion:
On a motion by **C. Gray** seconded by **L. Payton** the Planning Board voted 6-0 (**L. May** absent) to recommend approval to the City Council of an ordinance amending Title 9, "Land Use Code," B.R.C. 1981 to allow for changes to the city's sign code related to lettering heights in the Boulder Valley Regional Center and compliance with a recent United States Supreme Court ruling regarding content based signage regulations. The City Attorney shall include considerations for the City Council for the recommendations made orally by Planning Board members.

6. MATTERS FROM THE PLANNING BOARD, PLANNING DIRECTOR, AND CITY ATTORNEY

A. Form-Based Code Update

Board Comments:

- **L. Payton** suggested that the energy code should not be integrated into the Form-Based Code as long as it would be covered elsewhere. **S. Richstone** confirmed that it would not appear in the Form-Based Code.
- **B. Bowen** and J. Gerstle agreed.

B. Planning Board 2016 Retreat Agenda

Staff Presentation:
B. Bowen presented the item to the board.

Board Comments:

- The board and staff went through the list of possible discussion items submitted to **C. Spence** to determine what would appear on the final retreat agenda.
- Planning Board Items to Bring to the Retreat:
  - To bring Concept Reviews for discussion of a better submittal process
  - Examples of staff memos the board members prefer
- Staff Items to Bring to the Retreat:
  - Concept Reviews: current submittal requirements and the definition of a submittal review.
  - Notification: current section of the code.
  - Meeting style: anything from previous retreats

C. Planning Board Rep to Attend City Council Study Trip to Portland in April 2016

Staff Presentation:
B. Bowen presented the item to the board.

Board Comments:

- **B. Bowen** offered to attend.
- **C. Gray** suggested board members to compile a list of Planning Board issues for B. Bowen to discuss at while in Portland.

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The Planning Board adjourned the meeting at 8:44 p.m.

APPROVED BY

Board Chair

4·7·16

DATE

eTown Day
April 19, 2016

WHEREAS, for 25 years, eTown has represented the City of Boulder to a national radio audience, showcasing our community as a musical center that is also a leader in environmental sustainability and social responsibility; and

WHEREAS, eTown founders and hosts, Nick and Helen Forster, have produced and hosted hundreds of distinctive eTown shows featuring live performances from many of the best musicians in the world, bringing over 2,000 of those artists to perform in Boulder, enhancing the cultural lives of its citizens; and

WHEREAS, they have also been pioneers in environmental journalism by interviewing hundreds of authors, scientists and policy makers with a focus on climate change and sustainability since 1991; and

WHEREAS, through the program's E-Achievement Award, nearly 1,000 worthy individuals have gained national exposure for their work, often resulting in added financial and volunteer support for them, while inspiring countless listeners to either replicate those efforts or become more engaged in their own communities; and

WHEREAS, the renovation of eTown Hall was both timely and well executed, transforming a derelict building into one of the most energy efficient, state of the art recording and performing arts facilities in the country, a shining example of adaptive reuse in the middle of downtown Boulder that now serves as a valued multi-faceted cultural center and gathering place for the performing arts and the community; and

WHEREAS, eTown has earned the respect of the national media community for delivering a quality program that is currently carried by more than 300 radio stations around the country and Podcast worldwide.

NOW, THEREFORE, BE IT DECLARED by the City Council of the city of Boulder, Colorado, that April 19 is

eTown Day

and encourage all of our citizens to recognize the Forster's and eTown for the significant impact they have made within our community and, through the power of media, throughout the nation and across the globe.

Suzanne Jones, Mayor