



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
MARCH 5, 2020
101 W. 8TH STREET
6:15 PM

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*
The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

9:00-10:00am Walk through of Two Rivers Park with Parks and Recreation and River Commission and City Council

3:30pm Executive Session discussing a Personnel Matter in Accordance with C.R.S. 24-6-402(4)(f)(l) more Precisely Related to the City Managers Review Information/Discussion

TIME	ITEM	PRE-MEETING	ACTION
4:00pm	1.	Review of Regular Session Agenda	Information/Discussion
	2.	Council Comments / Future Agendas Introduction of New Employees	Information/Discussion

WORK SESSIONS			
4:30pm	A.	Land Owned by City of Glenwood Springs	Information/Discussion
5:30pm	B.	Right of Way Landscaping Maintenance Costs	Information/Discussion

6:00pm Meeting Set-up

REGULAR SESSION			
6:15pm	1.	Roll Call	Quorum
	2.	Pledge of Allegiance	
	3.	Agenda Changes & Conflicts	Information
6:20pm	4.	Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)	Information Only
6:25pm	5.	Council Comments	Information
6:30pm	6.	Consent Agenda	Discussion and/or Action
<i>All matters under consent are considered to be routine and will be enacted by one motion and vote. The titles will not be read aloud. There will be no separate discussion on these items unless a Councilmember or Audience Member so requests.</i>			
	A.	Minutes from February 11, 2020 Regular Meeting	
	B.	Approval of Fuel Supply Bid to Master Petroleum	
	C.	Approval of Water Line Insulation Contract with Mueller Construction	
	D.	Approval of the Water and Wastewater Rate Study per Bid Number 2020-002	
	E.	Ordinance No 3, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado amending System Improvement Fee Payment Plan, Changes to 080.060.050 (SECOND READING)	

- F. Ordinance No 4, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado Amending Title 040 to Provide for the Levy of a Cigarette and Tobacco Sales Tax, as Approved by the Electorate at the November 5, 2019 Election (SECOND READING)
- G. Ordinance No 5, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending Section 080.060.020 of the Municipal Code to System Improvement Fees to reclassify half bathrooms as a separate category (SECOND READING)
- H. Ordinance No 6, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending the 2020 Appropriation Ordinance to Reflect Carryovers from the 2019 Budget, Reallocation of Funds, and Expenditures Approved after Submission of the 2020 Budget (ONE READING)
- I. Resolution 2020-8; A Resolution of the City of Glenwood Springs, Colorado Canceling the Second Regular City Council Meeting March 19, 2020

ACTIONS AND/OR PRESENTATIONS

6:35pm	7. Colorado Division of Reclamation, Mining, and Safety update on South Canyon Coal Seam Project	Presentation
6:50pm	8. Request for Assistance on a School Based Health Center	Discussion and/or Action
7:05pm	9. Greater Roaring Fork Housing Coalition	Presentation
7:20pm	10. Right of Way Landscaping Maintenance Costs	
7:25pm	11. Resolution 2020-10; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Amending Resolution 2018-60, relating to the creation of the Glenwood Springs Urban Renewal Authority	Discussion and/or Action
7:30pm	12. Resolution 2020-9; A Resolution of the City of Glenwood Springs, Colorado Amending Resolution 2018-61 and Approving the Amended West Glenwood Springs Urban Renewal Plan	Discussion and/or Action
7:35pm	13. Parking Enforcement on Downtown Private Properties	Information/Discussion
7:45pm	14. Consideration of Property Purchase at Halle Tract Minor Subdivision, Block 1, Lot 2, Reception #870126	Discussion and/or Action
7:55pm	15. CC4CA Membership Consideration	Information/Discussion
8:15pm	16. Report from City Administration	Information
	A. City Manager	
	B. City Attorney	
	C. Correspondence Incoming/Outgoing	Discussion and/or Action
8:20pm	17. Executive Session to Conduct a Conference with the City Manager and City Attorney for the Purpose of Discussing the City's Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b), and (e) related to MOC, 27 Street Bridge and RMR	Information/Discussion

18. Adjournment

Future Agenda Items 3/05/2020

General	Estimated Date	Ranking
City Owned Land	3/5/2020	
City Contracts on City Owned Land	4/2/2020	
City Owned Land for Affordable Housing	4/16/2020	
Bridge Renaming	4/5//2020	
Council Norms	TBD	
Joint Meeting with BOCC	TBD	

Revenue

Progressive Water and Electric Rates	TBD	
Electric Revenue	TBD	
Meadows PIF	TBD	
Code Enforcement	TBD	
Attractions/Accommodations Tax	TBD	

Engineering, Public Works, Transportation and Community Development

West Glenwood bus service & RFTA – Donegan Road Service	TBD	
Franchise of Trash Services to include Recycling	TBD	
Bicycle Improvements	TBD	
Cardiff Glen 1 Parking	TBD	
Blake Gate	TBD	
Housing Policy/Affordable Housing	On-going discussion with Affordable Housing Commission	
Iddings Property	To be included with City Owned Land Discussion	
Spring Cleanup	TBD	
Downtown Design Standards/Code Issues with DDA	TBD	
GID	TBD	
Zeroscaping Incentives	TBD	
Plastic Bags	TBD	
Confluence Redevelopment	2/20/2020	
6 th Street Design	2/20/2020	
CC4CA Discussion of Policies	3/05/2020	

Police and Fire

Ticketing on GA pedestrian bridge	TBD	
Graffiti	TBD	
Fire Risk (including camping in BLM land)	TBD	
Emergency Response to Natural Disasters	TBD	

Parks and Recreation/Cultural Resources

Future of the Cemetery	TBD	
Restoration of River Banks	TBD	
South Canyon Master Plan	TBD	
South Canyon RFQ	TBD	

Electric/Environmental

Glenwood Spring Electric Board Discussion/Solar	TBD	
Climate Action Plan	TBD	
Updated Energy Code	TBD	



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
APRIL 2, 2020
101 W. 8TH STREET
6:15 PM

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TIME	ITEM	PRE-MEETING	ACTION
	1.	Review of Regular Session Agenda	Information/Discussion
	2.	Council Comments / Future Agendas	Information/Discussion
		WORK SESSIONS	Information/Discussion
	A.	DDA Lot - 714 Grand Ave	
	B.	City Rental Contracts	
		Meeting Set-up	
		REGULAR SESSION	
	1.	Roll Call	
	2.	Pledge of Allegiance	
	3.	Agenda Changes & Conflicts	
	4.	Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)	
	5.	Council Comments	
	6.	Consent Agenda	
		<i>All matters under consent are considered to be routine and will be enacted by one motion and vote. The titles will not be read aloud. There will be no separate discussion on these items unless a Councilmember or Audience Member so requests.</i>	
		ACTIONS AND/OR PRESENTATIONS	
	7.	2019 Highlights and Looking Ahead	
	8.	Elk Calving Closure	
	9.	27th Street Bridge Renaming	
	10.	Planning Item 01-20 Consideration of Code Amendments to Title 070 amending Accessory Dwelling Unit Standards.	
	11.	Report from City Administration	
		A. City Manager	
		B. City Attorney	
		C. Correspondence Incoming/Outgoing	

12. Executive Session to Conduct a Conference with the City Manager and City Attorney Information/Discussion for the Purpose of Discussing the City's Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b), and (e) related to
13. Adjournment



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
APRIL 16, 2020
101 W. 8TH STREET
6:15 PM

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TIME	ITEM	PRE-MEETING	ACTION
	1.	Review of Regular Session Agenda	Information/Discussion
	2.	Council Comments / Future Agendas	Information/Discussion
		WORK SESSIONS	Information/Discussion
	A.	Arts Center discussion with Arts and Culture Board	
	B.	Davis Drive Parking	
	C.	Joint Meeting with Housing Commission on Affordable Housing Opportunities on City owned Land	
5:30pm	C.	CC4CA Membership Consideration	Information/Discussion
		Meeting Set-up	
		REGULAR SESSION	
	1.	Roll Call	
	2.	Pledge of Allegiance	
	3.	Agenda Changes & Conflicts	
	4.	Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)	
	5.	Council Comments	
	6.	Consent Agenda	
		<i>All matters under consent are considered to be routine and will be enacted by one motion and vote. The titles will not be read aloud. There will be no separate discussion on these items unless a Councilmember or Audience Member so requests.</i>	
		ACTIONS AND/OR PRESENTATIONS	
	7.	Planning Item 20-19 – Consideration of a Code Amendment to Section 070.040.020(d)(24) of the Glenwood Springs Municipal Code regarding Riparian Setbacks	Discussion and/or Action
	8.	Report from City Administration	
		A. City Manager	
		B. City Attorney	
		C. Correspondence Incoming/Outgoing	

9. Executive Session to Conduct a Conference with the City Manager and City Attorney Information/Discussion for the Purpose of Discussing the City's Purchase, Acquisition, Lease, Transfer or Sale of Real Property; Determining Positions Relative to Matters That May be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators; and to Conduct a Conference with the City Attorney to Receive Legal Advice in Accordance with C.R.S. 24-6-402(4)(a), (b), and (e) related to
10. Adjournment



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Land Owned by City of Glenwood Springs

Action Requested: Review of City Owned Properties

Department: Public Works

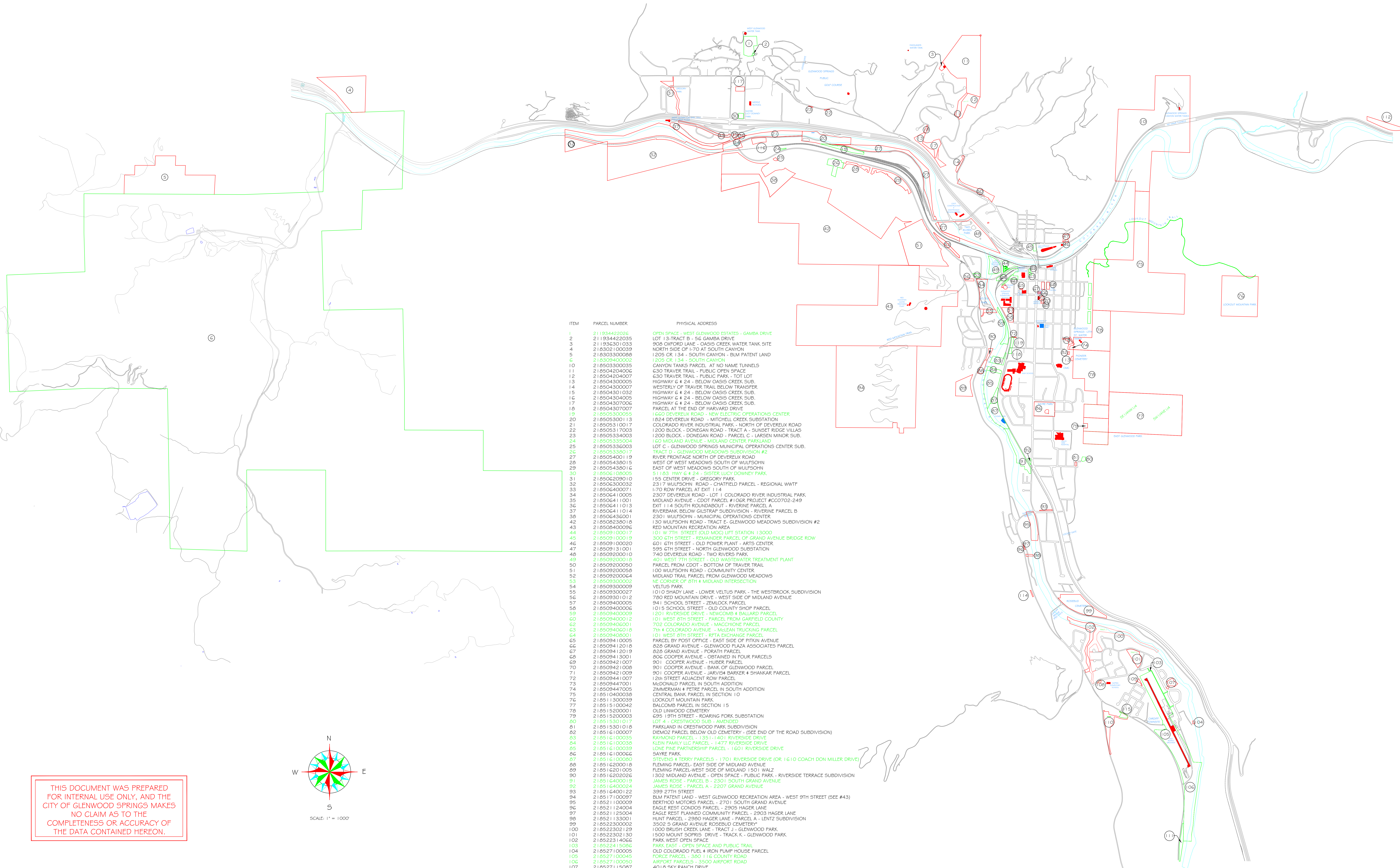
Presented By: Matthew Langhorst, Public Works Director

Background Info: The City of Glenwood Springs owns 119 pieces of property either within the City of Glenwood Springs, or near to the City boundaries in Garfield County. Council has asked staff to take a preliminary look at which of those parcels are usable property, and for discussion purposes staff looked at all properties equally, no matter the current use or designation of the parcel as long as it was a vacant parcel. This means, that a few small parks were thrown into the mix along with a couple of parcels that are small in size or unusual in boundary, but this was to keep the conversation open to all ideas out there. Attached to this staff report is a City map with all parcels outlined in green and labelled on the map in green text for review. An interactive map will be provided at the work session to help with the property discussion.

Issues: None

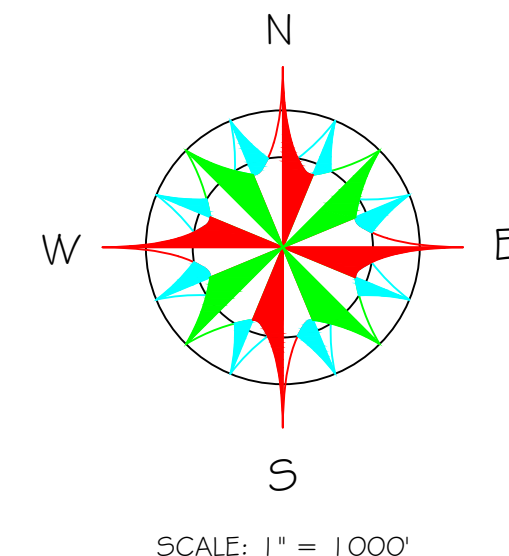
Staff Recommendation: None at this time.

CITY OF GLENWOOD SPRINGS
CITY OWNED LAND SKETCH



ITEM	PARCEL NUMBER	PHYSICAL ADDRESS
1	211934422026	OPEN SPACE - WEST GLENWOOD ESTATES - GAMBA DRIVE
2	211934422035	LOT 13-TRACT B - 56 GAMBA DRIVE
3	211936301033	908 OXFORD LANE - OASIS CREEK WATER TANK SITE
4	210302100039	NORTH SIDE OF I-70 AT SOUTH CANYON
5	210303300086	1205 CR 134 - SOUTH CANYON - BLM PATENT LAND
6	210309400002	1205 CR 134 - SOUTH CANYON
10	210503300035	CANYON TANKS PARCEL AT NO NAME TUNNELS
11	210504204006	630 TRAVEL TRAIL - PUBLIC OPEN SPACE
12	210504204007	630 TRAVEL TRAIL - PUBLIC PARK - TOT LOT
13	210504300005	HIGHWAY G & 24 - BELOW OASIS CREEK SUB.
14	210504300007	WESTERLY OF TRAVEL TRAIL BELOW TRANSFER
15	210504301032	HIGHWAY G & 24 - BELOW OASIS CREEK SUB.
16	210504304005	HIGHWAY G & 24 - BELOW OASIS CREEK SUB.
17	210504307006	HIGHWAY G & 24 - BELOW OASIS CREEK SUB.
18	210504307007	PARCEL AT THE END OF HARVARD DRIVE
19	210505100005	1660 DEVEREUX ROAD - NEW ELECTRIC OPERATIONS CENTER
20	210505300113	1624 DEVEREUX ROAD - MITCHELL CREEK SUBSTATION
21	210505310017	COLORADO RIVER INDUSTRIAL PARK - NORTH OF DEVEREUX ROAD
22	210505317003	1200 BLOCK - DONEGAN ROAD - TRACT A - SUNSET RIDGE VILLAS
23	210505334003	1200 BLOCK - DONEGAN ROAD - PARCEL C - LARSEN MINOR SUB.
24	210505335004	160 MIDLAND AVENUE - MIDLAND CENTER PARKLAND
25	210505336003	LOT C - GLENWOOD SPRINGS MUNICIPAL OPERATIONS CENTER SUB.
26	210505338017	TRACT D - GLENWOOD MEADOWS SUBDIVISION #2
27	210505400119	RIVER FRONTAGE NORTH OF DEVEREUX ROAD
28	210505438015	WEST OF WEST MEADOWS SOUTH OF WULFSOHN
29	210505438016	EAST OF WEST MEADOWS SOUTH OF WULFSOHN
30	210506108005	51103 HWY G & 24 - SISTER LUCY DOWNNEY PARK
31	210506300010	2155 CENTER DRIVE - GREGORY PARK
32	210506300032	2317 WULFSOHN ROAD - CHATFIELD PARK - REGIONAL WWTF
33	210506400071	170 ROW PARCEL AT EXIT 114
34	210506410005	2307 DEVEREUX ROAD - LOT 1 COLORADO RIVER INDUSTRIAL PARK
35	210506411001	MIDLAND AVENUE - CDOT PARCEL #106R PROJECT #CC0702-249
36	210506411013	EXIT 114 SOUTH ROUNDABOUT - RIVERINE PARCEL A
37	210506411014	RIVERBANK BELOW GLISTRAP SUBDIVISION - RIVERINE PARCEL B
38	210506436001	2301 WULFSOHN - MUNICIPAL OPERATIONS CENTER
42	210508238016	130 WULFSOHN ROAD - TRACT E - GLENWOOD MEADOWS SUBDIVISION #2
43	210508400006	RED MOUNTAIN RECREATION AREA
44	210509100017	101 W 7TH STREET (OLD MOC) LIFT STATION 13000
45	210509100019	300 6TH STREET - REMAINDER PARCEL OF GRAND AVENUE BRIDGE ROW
46	210509100020	400 6TH STREET - OLD POWER PLANT - ARTS CENTER
47	210509131001	595 6TH STREET - NORTH GLENWOOD SUBSTATION
48	210509200010	740 DEVEREUX ROAD - TWO RIVERS PARK
49	210509200019	401 WEST 7TH STREET - OLD WASTEWATER TREATMENT PLANT
50	210509200050	PARCEL FROM CDOT - BOTTOM OF TRAVEL TRAIL
51	210509200058	100 WULFSOHN ROAD - COMMUNITY CENTER
52	210509200064	MIDLAND TRAIL PARCEL FROM GLENWOOD MEADOWS
53	210509300002	NE CORNER OF 8TH & MIDLAND INTERSECTION
54	210509300009	VELTUS PARK
55	210509300027	1010 SHADY LANE - LOWER VELDUS PARK - THE WESTBROOK SUBDIVISION
56	210509301012	760 RED MOUNTAIN DRIVE - WEST SIDE OF MIDLAND AVENUE
57	210509400005	941 SCHOOL STREET - ZEMLOCK PARCEL
58	210509400006	1015 SCHOOL STREET - OLD COUNTY SHOP PARCEL
59	210509400007	201 RIVERSIDE DRIVE - NEWCOMB & SALLARD PARCEL
60	210509400012	101 WEST 8TH STREET - PARCEL FROM GARFIELD COUNTY
61	210509400001	702 COLORADO AVENUE - MACHIONE PARCEL
62	210509400010	7TH & COLORADO AVENUE - MCLAN TRUCKING PARCEL
63	210509400016	101 WEST 8TH STREET - RFTA EXCHANGE PARCEL
64	210509400001	PARCEL BY POST OFFICE - EAST SIDE OF PITKIN AVENUE
65	210509410005	828 GRAND AVENUE - GLENWOOD FLAG ASSOCIATES PARCEL
66	210509412019	828 GRAND AVENUE - FORATH PARCEL
67	210509413001	806 COOPER AVENUE - OBTAINED IN FOUR PARCELS
68	210509413001	801 COOPER AVENUE - HUBER PARCEL
69	210509421004	801 COOPER AVENUE - BANK OF GLENWOOD PARCEL
70	210509421004	801 COOPER AVENUE - JARVIS BARKER & SHANKAR PARCEL
71	210509421009	12th STREET ADJACENT ROW PARCEL
72	210509447001	MCDONALD PARCEL IN SOUTH ADDITION
73	210509447005	ZIMMERMAN & PETRE PARCEL IN SOUTH ADDITION
74	210510400038	CENTRAL BANK PARCEL IN SECTION 10
75	210511300039	LOOKOUT MOUNTAIN PARK
76	210515100042	BALCOMB PARCEL IN SECTION 15
77	210515200001	OLD LINWOOD CEMETERY
78	210515200003	695 19TH STREET - ROARING FORK SUBSTATION
79	210515301017	LOT 4 - CRESTWOOD SUB - AMENDED
80	210515301018	PARKLAND IN CRESTWOOD PARK SUBDIVISION
81	210516100007	DIEMOZ PARCEL BELOW OLD CEMETERY - (SEE END OF THE ROAD SUBDIVISION)
82	210516100035	RAYMOND PARCEL - 13511 & 1401 RIVERSIDE DRIVE
83	210516100038	KLEN FAMILY LLC PARCEL - 1477 RIVERSIDE DRIVE
84	210516100039	LOVE PINE PARTNERSHIP PARCEL - 1601 RIVERSIDE DRIVE
85	210516100066	SAVRE PARK
86	210516100080	STEVENS & TERRY PARCELS - 1701 RIVERSIDE DRIVE (OR 1610 COACH DON MILLER DRIVE)
87	210516200018	FLEMING PARCEL - EAST SIDE OF MIDLAND AVENUE
88	210516201005	FLEMING PARCEL - WEST SIDE OF MIDLAND 1501 WALZ
89	210516202002	1302 MIDLAND AVENUE - OPEN SPACE - PUBLIC PARK - RIVERSIDE TERRACE SUBDIVISION
90	210516400019	JAMES ROSE - PARCEL B - 2301 SOUTH GRAND AVENUE
91	210516400024	JAMES ROSE - PARCEL A - 2207 GRAND AVENUE
92	210516490122	399 27TH STREET
93	210517100097	BLM PATENT LAND - WEST GLENWOOD RECREATION AREA - WEST 9TH STREET (SEE #43)
94	210521100009	BERKHOFF MOTORS PARCEL - 2701 SOUTH GRAND AVENUE
95	210521124004	EAGLE REST CONDOS PARCEL - 2905 HAGER LANE
96	210521125004	EAGLE REST PLANNED COMMUNITY PARCEL - 2903 HAGER LANE
97	210521133001	HUNT PARCEL - 2980 HAGER LANE - PARCEL A - LENTZ SUBDIVISION
98	210522300002	3502 S GRAND AVENUE ROSEBUD CEMETERY
99	210522300129	1000 BRUSH CREEK LANE - TRACT J - GLENWOOD PARK
100	210522302130	1500 MOUNT SOPRIS DRIVE - TRACK K - GLENWOOD PARK
101	210522314066	PARK WEST OPEN SPACE
102	210522418086	PARK EAST - OPEN SPACE AND PUBLIC TRAIL
103	210527100005	OLD COLORADO FUEL & IRON PUMP HOUSE PARCEL
104	210527100045	FORCE PARCEL - 380116 COUNTY ROAD
105	210527100050	AIRPORT PARCELS - 3500 AIRPORT ROAD
106	210527115087	4018 SKY RANCH DRIVE
107	210527206002	900 BLOCK - MOUNT SOPRIS DRIVE
108	210527218002	SUMMERVILLE PARK - 1701 STOCKTON ROAD
109	210527235008	COUNTY ROAD 116 - CARDIFF WATER TANK SITE
110	210527416060	TRACT A - FOUR MILE RANCH SUBDIVISION - 271 COUNTY ROAD 163
111	210501300032	NORTH OF I-70 - EAST OF NO NAME
112	NOT IDENTIFIED	ADJACENT TO LINWOOD CEMETERY
113	NOT IDENTIFIED	ADJACENT TO MIDLAND AVENUE - (DICKMAN ROCK FALL FENCE LEASE)
114	210527200003	10000S PARCEL - PLAT RECORDED AT 16221076
115	210506410013	2222 DEVEREUX ROAD - FLEET AND STREET OPERATIONS
116	210506108001	191 SOCCERFIELD ROAD - PARKS OPERATIONS
117	210516100033	1300 PITKIN AVENUE - WESTERN PETROLEUM
118	210509441008	1300 PITKIN AVENUE - WESTERN PETROLEUM
119	210509441008	1300 PITKIN AVENUE - WESTERN PETROLEUM

THIS DOCUMENT WAS PREPARED FOR INTERNAL USE ONLY, AND THE CITY OF GLENWOOD SPRINGS MAKES NO CLAIM AS TO THE COMPLETENESS OR ACCURACY OF THE DATA CONTAINED HEREON.



NOTE: SEE THE CITY-OWNED LANDS SPREADSHEET THAT THIS SKETCH CORRESPONDS TO. ALL ITEM NUMBERS ARE NOT LISTED ON THIS SKETCH, AS SOME ARE PART OF A LARGER PARCEL OR HAVE BEEN JOINED TO OTHER ADJACENT CITY-OWNED LANDS. THE PARCEL NUMBERS ARE ASSIGNED BY THE GARFIELD COUNTY ASSESSOR'S OFFICE.

REVISED ON:	
BY:	
MPL 1-30-2020	

ITEM NO.	PARCEL NUMBER	PHYSICAL ADDRESS
1	211934422026	OPEN SPACE - WEST GLENWOOD ESTATES - GAMBA DRIVE
2	211934422035	LOT 13-TRACT B - 56 GAMBA DRIVE
3	211936301033	908 OXFORD LANE - OASIS CREEK WATER TANK SITE
4	218302100039	NORTH SIDE OF I-70 AT SOUTH CANYON
5	218303300088	1205 CR 134 - SOUTH CANYON - BLM PATENT LAND
6	218309400002	1205 CR 134 - SOUTH CANYON
10	218503300035	CANYON TANKS PARCEL AT NO NAME TUNNELS
11	218504204006	630 TRAVER TRAIL - PUBLIC OPEN SPACE
12	218504204007	630 TRAVER TRAIL - PUBLIC PARK - TOT LOT
13	218504300005	HIGHWAY 6 & 24 - BELOW OASIS CREEK SUB.
14	218504300007	WESTERLY OF TRAVER TRAIL BELOW TRANSFER
15	218504301032	HIGHWAY 6 & 24 - BELOW OASIS CREEK SUB.
16	218504304005	HIGHWAY 6 & 24 - BELOW OASIS CREEK SUB.
17	218504307006	HIGHWAY 6 & 24 - BELOW OASIS CREEK SUB.
18	218504307007	PARCEL AT THE END OF HARVARD DRIVE
19	218505300055	1660 DEVEREUX ROAD - NEW ELECTRIC OPERATIONS CENTER
20	218505300113	1824 DEVEREUX ROAD - MITCHELL CREEK SUBSTATION
21	218505310017	COLORADO RIVER INDUSTRIAL PARK - NORTH OF DEVEREUX ROAD
22	218505317003	1200 BLOCK - DONEGAN ROAD - TRACT A - SUNSET RIDGE VILLAS
23	218505334003	1200 BLOCK - DONEGAN ROAD - PARCEL C - LARSEN MINOR SUB.
24	218505335004	160 MIDLAND AVENUE - MIDLAND CENTER PARKLAND
25	218505336003	LOT C - GLENWOOD SPRINGS MUNICIPAL OPERATIONS CENTER SUB.
26	218505338017	TRACT D - GLENWOOD MEADOWS SUBDIVISION #2
27	218505400119	RIVER FRONTAGE NORTH OF DEVEREUX ROAD
28	218505438015	WEST OF WEST MEADOWS SOUTH OF WULFSOHN
29	218505438016	EAST OF WEST MEADOWS SOUTH OF WULFSOHN
30	218506108005	51183 HWY 6 & 24 - SISTER LUCY DOWNEY PARK
31	218506209010	155 CENTER DRIVE - GREGORY PARK
32	218506300032	2317 WULFSOHN ROAD - CHATFIELD PARCEL - REGIONAL WWTF
33	218506400071	I-70 ROW PARCEL AT EXIT 114
34	218506410005	2307 DEVEREUX ROAD - LOT 1 COLORADO RIVER INDUSTRIAL PARK
35	218506411001	MIDLAND AVENUE - CDOT PARCEL #106R PROJECT #CC0702-249
36	218506411013	EXIT 114 SOUTH ROUNDABOUT - RIVERINE PARCEL A
37	218506411014	RIVERBANK BELOW GILSTRAP SUBDIVISION - RIVERINE PARCEL B
38	218506436001	2301 WULFSOHN - MUNICIPAL OPERATIONS CENTER
42	218508238018	130 WULFSOHN ROAD - TRACT E- GLENWOOD MEADOWS SUBDIVISION #2
43	218508400096	RED MOUNTAIN RECREATION AREA
44	218509100017	101 W 7TH STREET (OLD MOC) LIFT STATION 13000
45	218509100019	300 6TH STREET - REMAINDER PARCEL OF GRAND AVENUE BRIDGE ROW
46	218509100020	601 6TH STREET - OLD POWER PLANT - ARTS CENTER
47	218509131001	595 6TH STREET - NORTH GLENWOOD SUBSTATION
48	218509200010	740 DEVEREUX ROAD - TWO RIVERS PARK
49	218509200018	401 WEST 7TH STREET - OLD WASTEWATER TREATMENT PLANT
50	218509200050	PARCEL FROM CDOT - BOTTOM OF TRAVER TRAIL
51	218509200058	100 WULFSOHN ROAD - COMMUNITY CENTER
52	218509200064	MIDLAND TRAIL PARCEL FROM GLENWOOD MEADOWS
53	218509300002	NE CORNER OF 8TH & MIDLAND INTERSECTION
54	218509300009	VELTUS PARK
55	218509300027	1010 SHADY LANE - LOWER VELTUS PARK - THE WESTBROOK SUBDIVISION
56	218509301012	780 RED MOUNTAIN DRIVE - WEST SIDE OF MIDLAND AVENUE
57	218509400005	941 SCHOOL STREET - ZEMLOCK PARCEL
58	218509400006	1015 SCHOOL STREET - OLD COUNTY SHOP PARCEL
59	218509400009	1201 RIVERSIDE DRIVE - NEWCOMB & BALLARD PARCEL
60	218509400012	101 WEST 8TH STREET - PARCEL FROM GARFIELD COUNTY
62	218509406001	702 COLORADO AVENUE - MACCHIONE PARCEL
63	218509406018	7th & COLORADO AVENUE - McLEAN TRUCKING PARCEL
64	218509408001	101 WEST 8TH STREET - RFTA EXCHANGE PARCEL
65	218509410005	PARCEL BY POST OFFICE - EAST SIDE OF PITKIN AVENUE
66	218509412018	828 GRAND AVENUE - GLENWOOD PLAZA ASSOCIATES PARCEL
67	218509412019	828 GRAND AVENUE - PORATH PARCEL
68	218509413001	806 COOPER AVENUE - OBTAINED IN FOUR PARCELS
69	218509421007	901 COOPER AVENUE - HUBER PARCEL
70	218509421008	901 COOPER AVENUE - BANK OF GLENWOOD PARCEL
71	218509421009	901 COOPER AVENUE - JARVIS& BARKER & SHANKAR PARCEL
72	218509441007	12th STREET ADJACENT ROW PARCEL
73	218509447001	McDONALD PARCEL IN SOUTH ADDITION
74	218509447005	ZIMMERMAN & PETRE PARCEL IN SOUTH ADDITION
75	218510400038	CENTRAL BANK PARCEL IN SECTION 10
76	218511300039	LOOKOUT MOUNTAIN PARK

77	218515100042	BALCOMB PARCEL IN SECTION 15
78	218515200001	OLD LINWOOD CEMETERY
79	218515200003	695 19TH STREET - ROARING FORK SUBSTATION
80	218515301017	LOT 4 - CRESTWOOD SUB - AMENDED
81	218515301018	PARKLAND IN CRESTWOOD PARK SUBDIVISION
82	218516100007	DIEMOZ PARCEL BELOW OLD CEMETERY - (SEE END OF THE ROAD SUBDIVISION)
83	218516100035	RAYMOND PARCEL - 1351-1401 RIVERSIDE DRIVE
84	218516100038	KLEIN FAMILY LLC PARCEL - 1477 RIVERSIDE DRIVE
85	218516100039	LONE PINE PARTNERSHIP PARCEL - 1601 RIVERSIDE DRIVE
86	218516100066	SAYRE PARK
87	218516100080	STEVENS & TERRY PARCELS - 1701 RIVERSIDE DRIVE (OR 1610 COACH MILLER DRIVE)
88	218516200018	FLEMING PARCEL- EAST SIDE OF MIDLAND AVENUE
89	218516201005	FLEMING PARCEL-WEST SIDE OF MIDLAND 1501 WALZ
90	218516202026	1302 MIDLAND AVENUE - OPEN SPACE - PUBLIC PARK - RIVERSIDE TERRACE SUB
91	218516400019	JAMES ROSE - PARCEL B - 2301 SOUTH GRAND AVENUE
92	218516400024	JAMES ROSE - PARCEL A - 2207 GRAND AVENUE
93	218516400122	399 27TH STREET
94	218517100097	BLM PATENT LAND - WEST GLENWOOD REC. AREA - WEST 9TH STREET (SEE #43)
95	218521100009	BERTHOD MOTORS PARCEL - 2701 SOUTH GRAND AVENUE
96	218521124004	EAGLE REST CONDOS PARCEL - 2905 HAGER LANE
97	218521125004	EAGLE REST PLANNED COMMUNITY PARCEL - 2903 HAGER LANE
98	218521133001	HUNT PARCEL - 2980 HAGER LANE - PARCEL A - LENTZ SUBDIVISION
99	218522300002	3502 S GRAND AVENUE ROSEBUD CEMETERY"
100	218522302129	1000 BRUSH CREEK LANE - TRACT J - GLENWOOD PARK
101	218522302130	1500 MOUNT SOPRIS DRIVE - TRACK K - GLENWOOD PARK
102	218522314066	PARK WEST OPEN SPACE
103	218522415086	PARK EAST - OPEN SPACE AND PUBLIC TRAIL
104	218527100005	OLD COLORADO FUEL & IRON PUMP HOUSE PARCEL
105	218527100045	FORCE PARCEL - 380 116 COUNTY ROAD
106	218527100050	AIRPORT PARCELS - 3500 AIRPORT ROAD
107	218527115087	4018 SKY RANCH DRIVE
108	218527206002	900 BLOCK - MOUNT SOPRIS DRIVE
109	218527219002	SUMMERVILLE PARK -1701 STOCTON ROAD
110	218527235008	COUNTY ROAD 116 - CARDIFF WATER TANK SITE
111	218527416060	TRACT A - FOUR MILE RANCH SUBDIVISION - 271 COUNTY ROAD 163
112	218501300032	NORTH OF 1-70 - EAST OF NO NAME
113	NOT IDENTIFIED	ADJACENT TO LINWOOD CEMETERY
114	NOT IDENTIFIED	ADJACENT TO MIDLAND AVENUE - (DICKMAN ROCK FALL FENCE LEASE)
115	218527200003	IDDINGS PARCEL - PLAT RECORDED AT 16721076
116	218506410013	2222 DEVEREUX ROAD - FLEET AND STREET OPERATIONS
117	218506108001	191 SOCCERFIELD ROAD - PARKS OPERATIONS
118	218516100033	1300 PITKIN AVE NUE – WESTERN PETROLEUM
119	218509441008	1300 PITKIN AVE NUE – WESTERN PETROLEUM



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Right of Way Landscaping Maintenance Costs

Action Requested: For discussion at the work session. A decision is requested in the evening regular session.

Department: Parks & Recreation

Presented By: Terri Partch, City Engineer
Brian Smith, Recreation Director

Background Info: In the last ten years, the City has made many large scale improvements to the City infrastructure. These projects include:

Rebuilding streets, utilities and drainage:

- Last phase of the Donegan Reconstruction
- 29th and Sopris Avenue
- Vista Drive and Fairview Drive
- Cedar Crest Subdivision (Cedar Crest, Cardinal, Ptarmigan, Tannager and Rock Ledge. Will be constructed this season)

Large scale chip and seal projects across the City

Midland Culvert Replacement and Mount Sopris Pedestrian Bridge

7th Street Reconstruction, including landscaping, utilities and drainage

6th and Laurel Landscaping

27th Street Bridge Reconstruction and Intersection Improvements

14th Street Pedestrian Bridge

West Midland Bridge and Trail Connection

Two Rivers Park Boat Ramp and River Walk Trail

Of the large scale projects above, the ones that have included a landscaping and or a pedestrian element have really driven positive public comment, and have seemed to improve the overall livability of the City.

Other benefits of landscaping in public projects include:

- Aesthetic softening of the asphalt and concrete
- Reduction of heat from the hard surfaces
- Definition of travel lanes in roundabouts in particular
- Opportunities to enhance the community character, appealing to residents and tourists alike, and driving economic development
- Overall stormwater volume reduction and water quality benefits

The installation of irrigation and landscaping in most of these projects is a very small percentage of the overall budget. However, landscaping once installed must be maintained. The Parks Department has really stretched to accommodate the landscaping elements that have been installed to date. However, new projects with landscaping are coming on line this spring and a number of others are in design now.

New projects that will be completed this spring include:

- Roundabout and adjacent screening landscaping at 27th and South Grand
- 6th and Laurel roundabout and median landscaping
- Two Rivers Park -Lower Trail and Boat Ramp Improvements

Projects that are currently under design with landscaping include:

- South Midland -Roundabout at Four Mile Road
- South Bridge - Five foot landscaping strips separating 8' wide pedestrian paths on either side of the roadway from the intersection of Airport Road and Four Mile to the tunnel under the airport, and then on the east side of the bridge to SH 82.

These projects add approximately 204,062 linear feet of pathway maintenance and snow removal and 1,054,266 sq. ft. of landscaping maintenance area.

The International City County Managers Association's (ICMA) data indicates a ratio of 1 FTE (full time employee) per 18 acres of maintained landscaping and green space as a general standard for parks maintenance, with the best practice as a 12 to 1 ratio. Operational expenditures per maintained acre is \$7,965 which is in line with the National Parks and Recreation Association (NRPA) Field Report on Agency Performance Benchmarks. The report shows that typical park and recreation agencies serving a jurisdiction with less than 20,000 people spends a median of \$7,644 per acre of park and non-park sites.

An approximate maintenance cost increase for all projects listed above is calculated at \$192,773 supporting staff hours, equipment and supplies.

Issues:

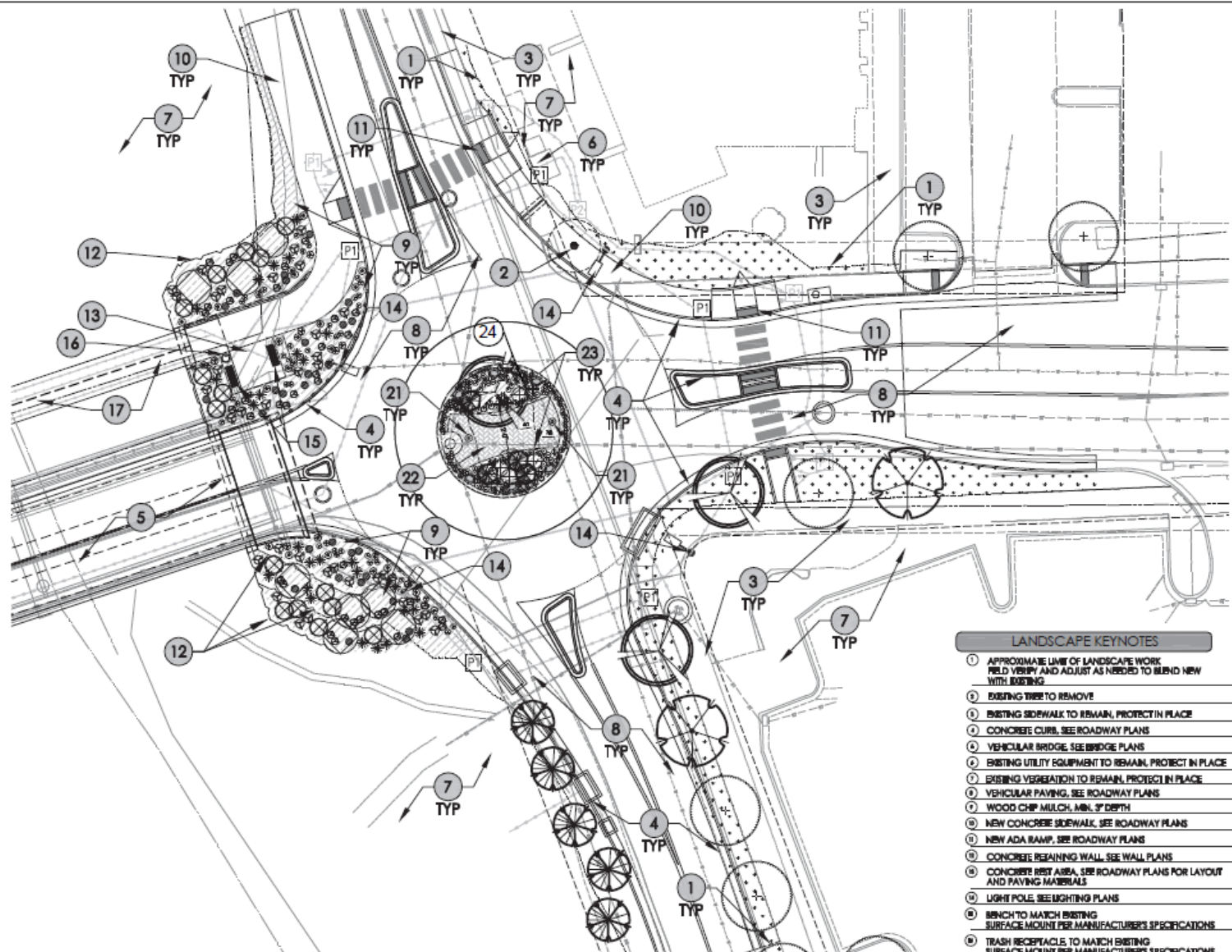
The addition of these landscaping areas has stretched the personnel resources of the Parks Department. Some existing landscape areas that we currently maintain have not been maintained to acceptable standards. Provisions for providing maintenance of additional improvements need to be considered and planned for.

Staff is seeking direction from Council on their vision for beautification and philosophy on landscaping in association with these construction projects.

Staff Recommendation:

At the evening session, staff requests that the Council decide whether landscaping has public benefit and should be included in future large scale projects. Staff also requests that the Council consider adding maintenance staff to the Parks Department in the 2021 budget cycle should we move forward with landscaping in these projects.

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LANDSCAPE LEGEND (Sheet 3 of 4)

- SYMBOL COMMON NAME SIZE**
BOTANICAL NAME
- DECIDUOUS TREE - 2.5" CALIPER - 214-00225**
Emerald Queen Maple 2.5" Caliper
Acer platanoides 'Emerald Queen'
- Autumn Blaze Maple 2.5" Caliper
Acer rubrum 'Autumn Blaze'
- EVERGREEN TREE - 6 FOOT - (BALL AND BURLAP) - 214-00306**
Rocky Mountain Fir 6' Tall
Abies lasiocarpa
- EVERGREEN TREE - 8 FOOT - (BALL AND BURLAP) - 214-00308**
Compact Alpine Fir 6' Tall
Abies lasiocarpa 'compacta'
- DECIDUOUS SHRUB (5 GALLON CONTAINER) - 214-00350**
Utah Serviceberry 5 Gal
Amelanchier utahensis
- Rabbitbrush 5 Gal
Baccharis nana ssp. nana
- Narrowleaf Yucca 5 Gal
Yucca havilandii
- Catharine Dyer's Potentilla 5 Gal
Potentilla fruticosa 'Catharine Dyer'
- Ironbark Dogwood 5 Gal
Cornus sericea 'Baum'
- PERENNIALS (5 GALLON CONTAINER) - 214-00930**
Little Bluestem 5 Gal
Schizanthus scoparium
- Blue Grama 5 Gal
Bouteloua gracilis
- PERENNIALS (1 GALLON CONTAINER) - 214-00910**
Butterfly Milkwort 1 Gal
Asclepias tuberosa L.
- Trailing Redbone 1 Gal
Eriogonum fasciculatum
- Small Leaf Pansy 1 Gal
Antennaria parvifolia
- May Night Salvia 1 Gal
Salvia nemorosa 'May Night'
- Dwarf Arctic Iris 1 Gal
Iris arctica
- Professor Hip Dwarf Ash 1 Gal
Aster novae-belgii 'Professor Hipenburg'
- Bloody Cranebill 1 Gal
Geranium sanguineum
- English Lavender 1 Gal
Lavandula angustifolia
- Blue Oat Grass 1 Gal
Helictotrichon sempervirens
- SOD - 212-00080**
Sod to Match Existing
Patch where necessary during construction
Add new sod as necessary to cover all
exposed soil
- MULCHING (WOOD CHIP) - 213-00008**
Woodchip Mulch
Min. 3" Depth
- EXISTING PLANTS TO PROTECT**
Existing Turf to Remain
- LANDSCAPE BOULDER - 213-00700**
1-2 Ton Indian Sunset Granite Boulder (Min. Size - 6 Ea.
30"x40") Install per Detail 3 Sheet 2 of 4

LANDSCAPE KEYNOTES

- 1 APPROXIMATE LINE OF LANDSCAPE WORK
FIELD VERIFY AND ADJUST AS NEEDED TO BUILD NEW
WITH EXISTING
- 2 EXISTING TREE TO REMOVE
- 3 EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE
- 4 CONCRETE CURB, SEE ROADWAY PLANS
- 5 VEHICULAR BRIDGE, SEE BRIDGE PLANS
- 6 EXISTING UTILITY EQUIPMENT TO REMAIN, PROTECT IN PLACE
- 7 EXISTING VEGETATION TO REMAIN, PROTECT IN PLACE
- 8 VEHICULAR PAVING, SEE ROADWAY PLANS
- 9 WOOD CHIP MULCH, MIN. 3" DEPTH
- 10 NEW CONCRETE SIDEWALK, SEE ROADWAY PLANS
- 11 NEW ADA RAMP, SEE ROADWAY PLANS
- 12 CONCRETE RETAINING WALL, SEE WALL PLANS
- 13 CONCRETE REST AREA, SEE ROADWAY PLANS FOR LAYOUT
AND PAVING MATERIALS
- 14 LIGHT POLE, SEE LIGHTING PLANS
- 15 BENCH TO MATCH EXISTING
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 16 TRASH RECEPTACLE TO MATCH EXISTING
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 17 PEDESTRIAN BRIDGE, SEE BRIDGE PLANS
- 18 EXISTING TRASH RECEPTACLE, SALVAGE AND RELOCATE PER PLAN
- 19 EXISTING BENCH, SALVAGE AND RELOCATE PER PLAN
- 20 EXISTING SIGN WITH LOCKBOX - RELOCATE IN SAME LOCATION
- 21 REMOVABLE CAST IRON BOLLARD - POWDER COAT BRONZE
- 22 40mm CONCRETE HOLLAND STYLE PAVERS - RED COLOR BLEND
IN HERRINGBONE PATTERN, INSTALL PER MANUF. SPECIFICATIONS
- 23 PAVEMENT EDGING
- 24 BOLLARD FOR ELECTRICAL OUTLET, POWDER COAT BRONZE

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amec foster wheeler

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Revised:	Designer: D Rosenberg	Structure Numbers		
Void:	Detailer: D Rosenberg			
	Sheet Subset:LANDSCAPE	Subset Sheets:	3 of 4	



DWARF MONTGOMERY SPRUCE

RED TWIG DOGWOOD

BLUE AVENA GRASS

MAPLE TREE

OAK TREE

ELM TREE

HACKBERRY TREE

COLORADO SPRUCE

JAPANESE TREE LILAC

PERENNIAL FLOWERS

SOD

SEEDED GRASSES

COLORADO BUFF BOULDERS

CAST IN PLACE STAMPED CONCRETE

METAL EDGE: Sheet L1.3

METAL EDGE TREE RING

ROOT BARRIER: Sheet L1.5

LEGEND

LANDSCAPE ARCHITECT:
SHANNON MURPHY LANDSCAPE ARCHITECTS
231 MIDLAND AVENUE STE 206
BASALT, CO 81621
970-927-2889

Stamp

Client Information:

CITY OF GLENWOOD SPRINGS
GLENWOOD_SPRINGS_DDA

GLENWOOD_SPRINGS

ROUNDABOUT_6TH_AND_LAUREL

TREE_PLAN

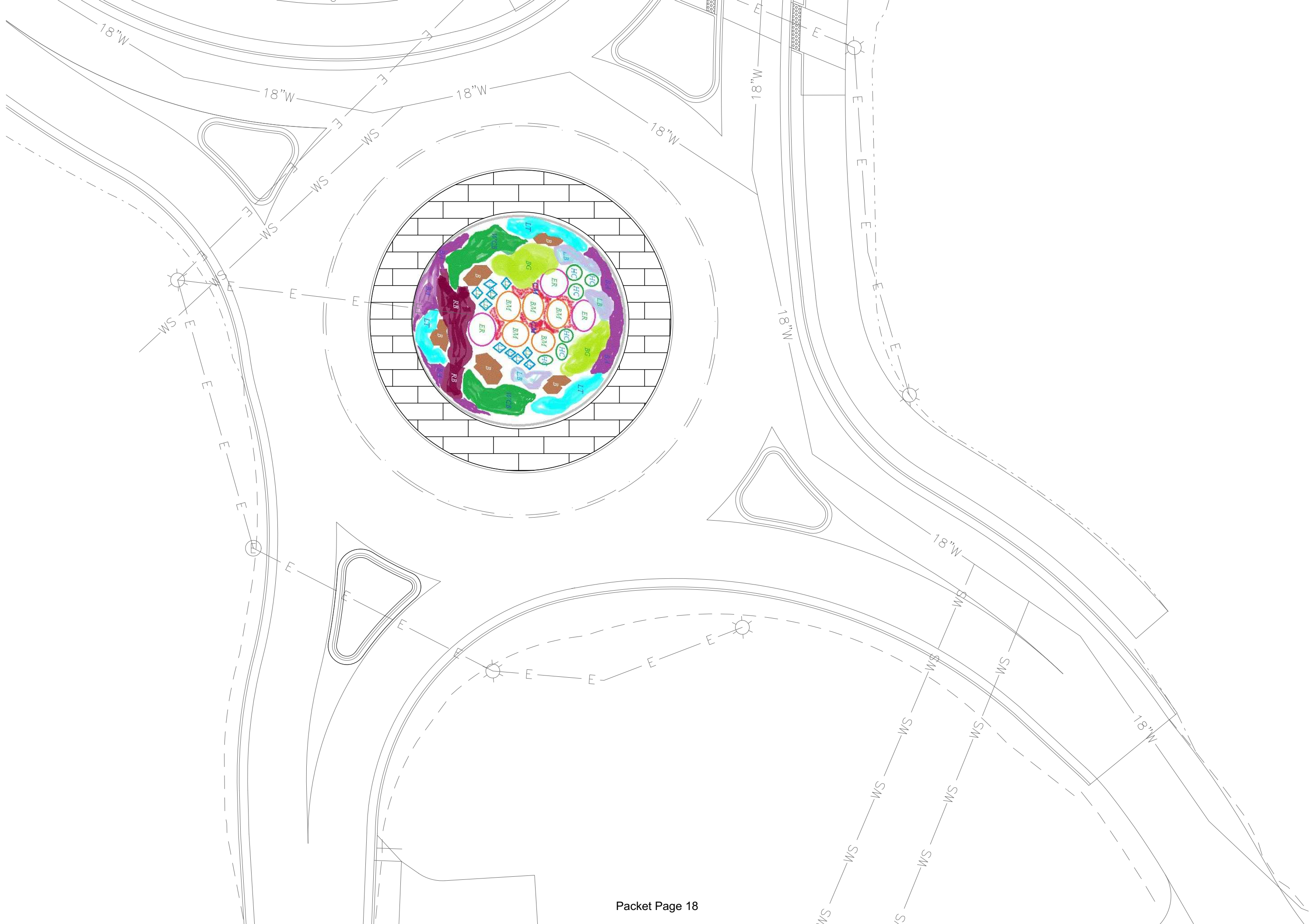
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SM/EA
Checker:
EG
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Packet Page 17



South Midland Roundabout Landscape ~ Draft

2,000 sq. ft.



North

Trees

1. Bigtooth Maple - BM
2. Eastern Redbud - ER

Shrubs

1. Hillside Creeper Pine - HC
2. Little Devil Ninebark - LD

Perennials

1. Bronze Ajuga - BA
2. Redleaf Bergenia - RB
3. White Coral Bells - WCB
4. Creeping Mahonia - CM
5. Little Trudy Camint - LT

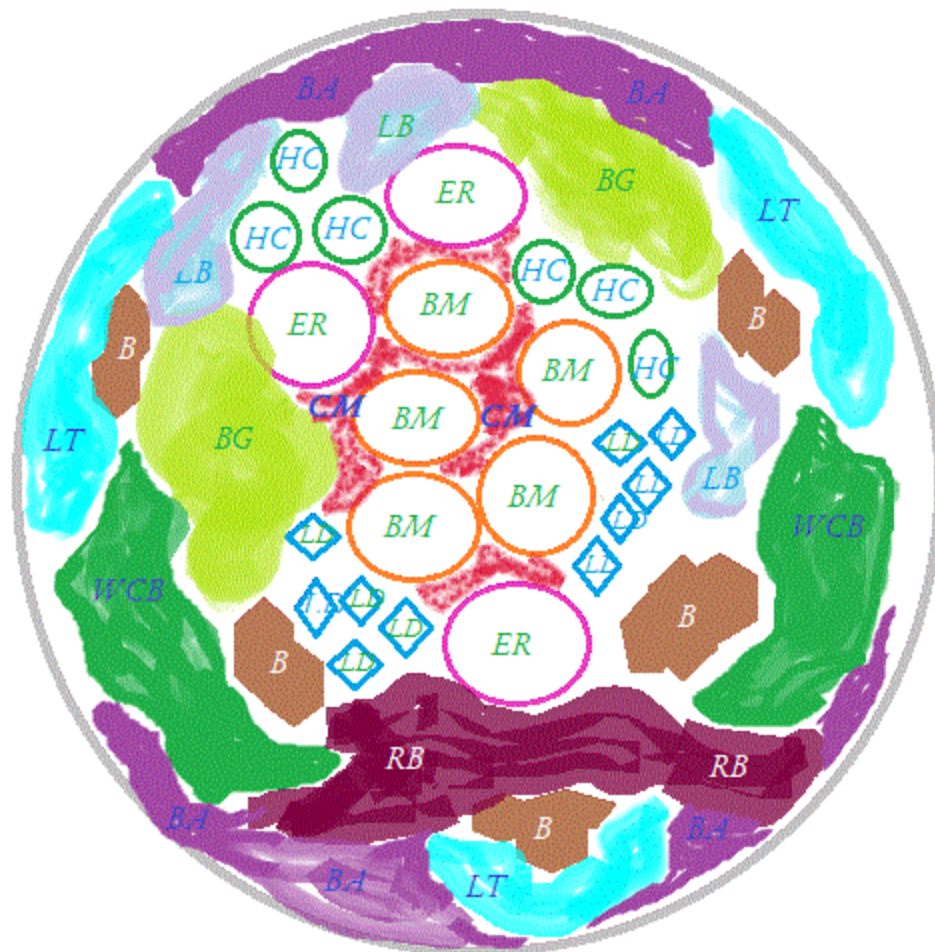
Ornamental Grasses

1. Blue Grama Grass - BG
2. Little Bluestem - LB

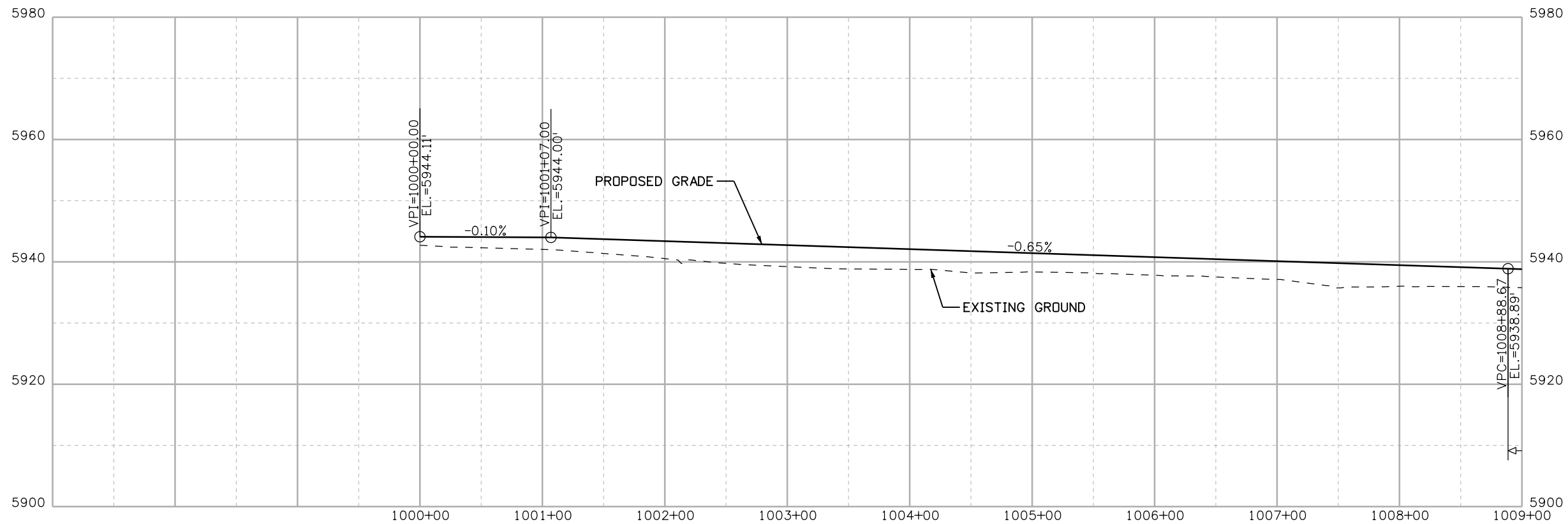
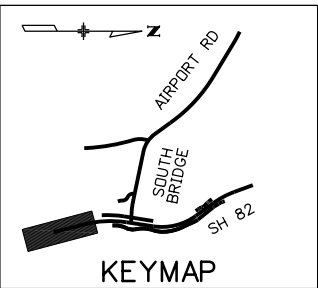
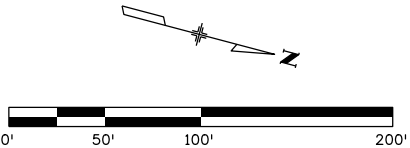
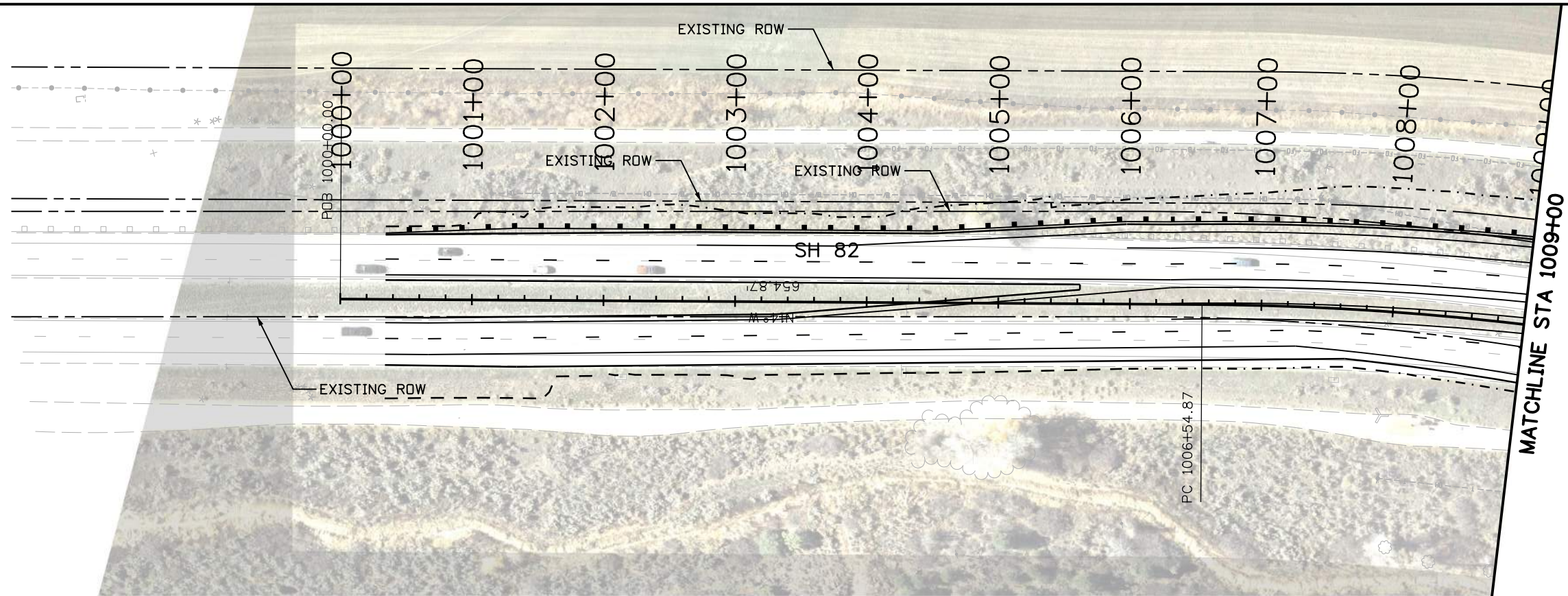
Boulders - B

Irrigation

1. PGP or PGJ rotors for perimeter
2. Rain Bird's 1806 Series for trees - 3' from trunk - Qty. 16
3. Back flow assembly 4. Quick connect 3/4 inch



*Lisa DiNardo, District Lead
Arborist Downtown 2-16-20*



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Call before you dig.

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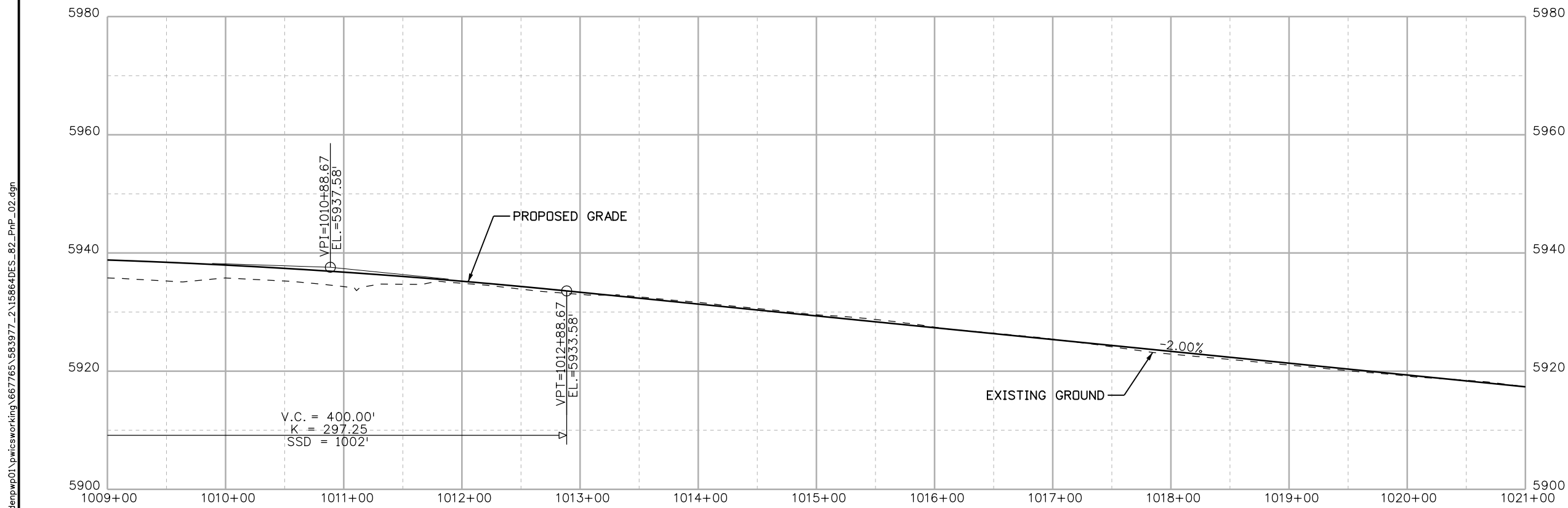
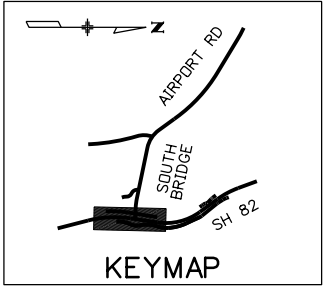
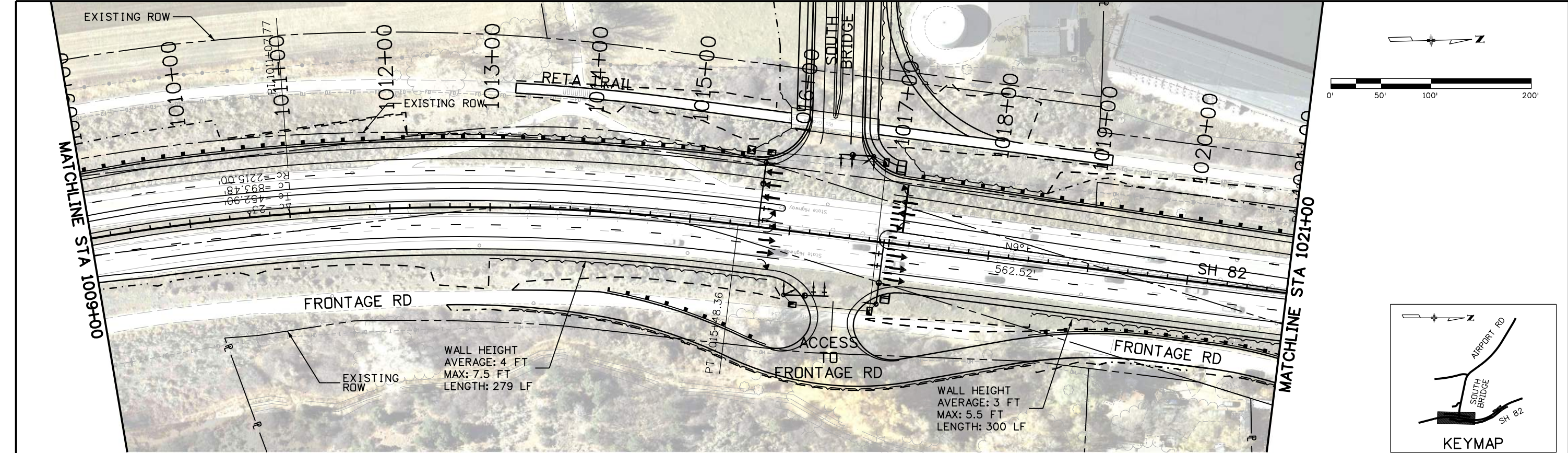


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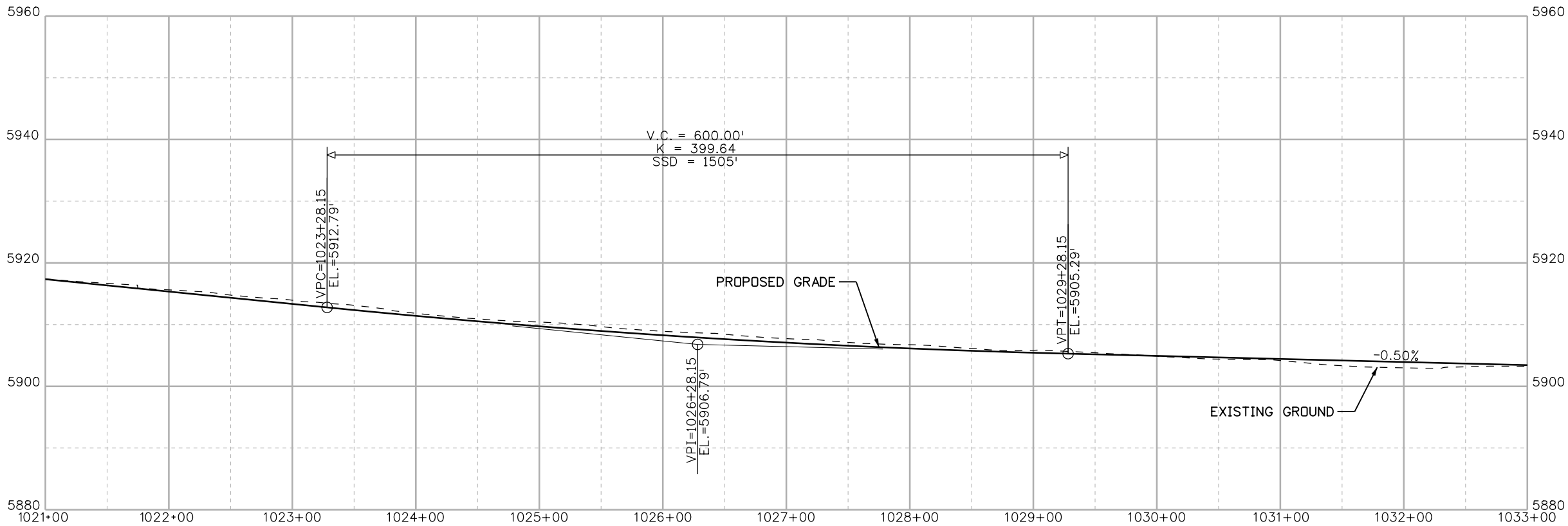
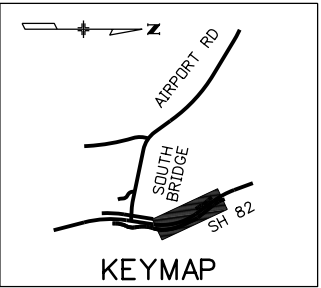
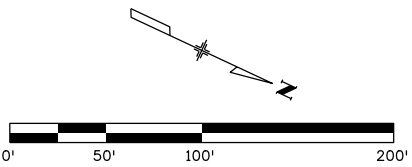
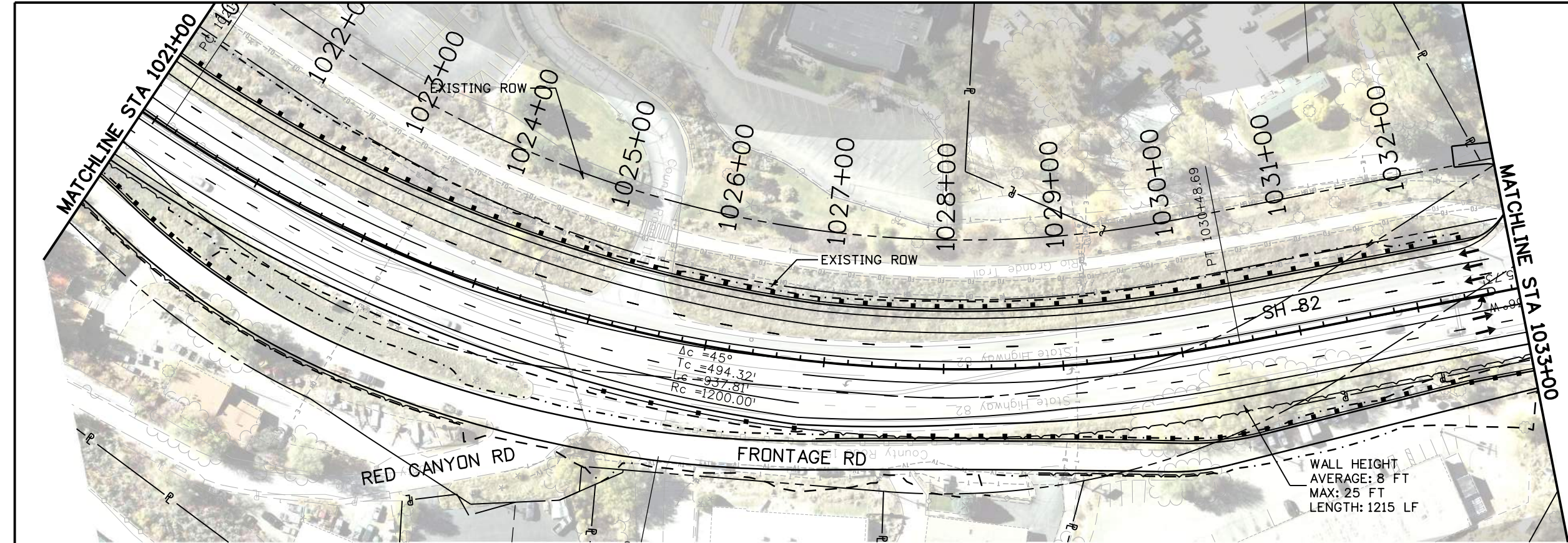
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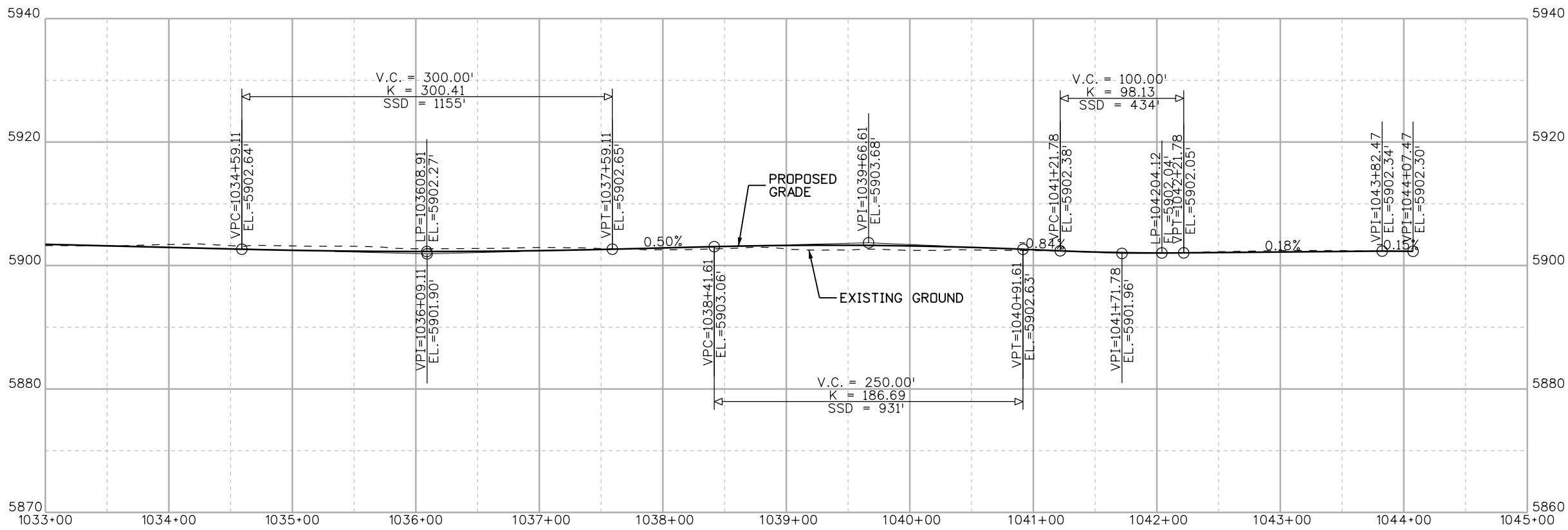
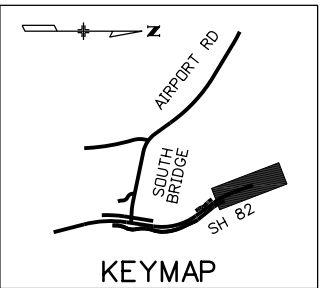
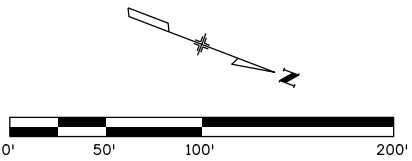
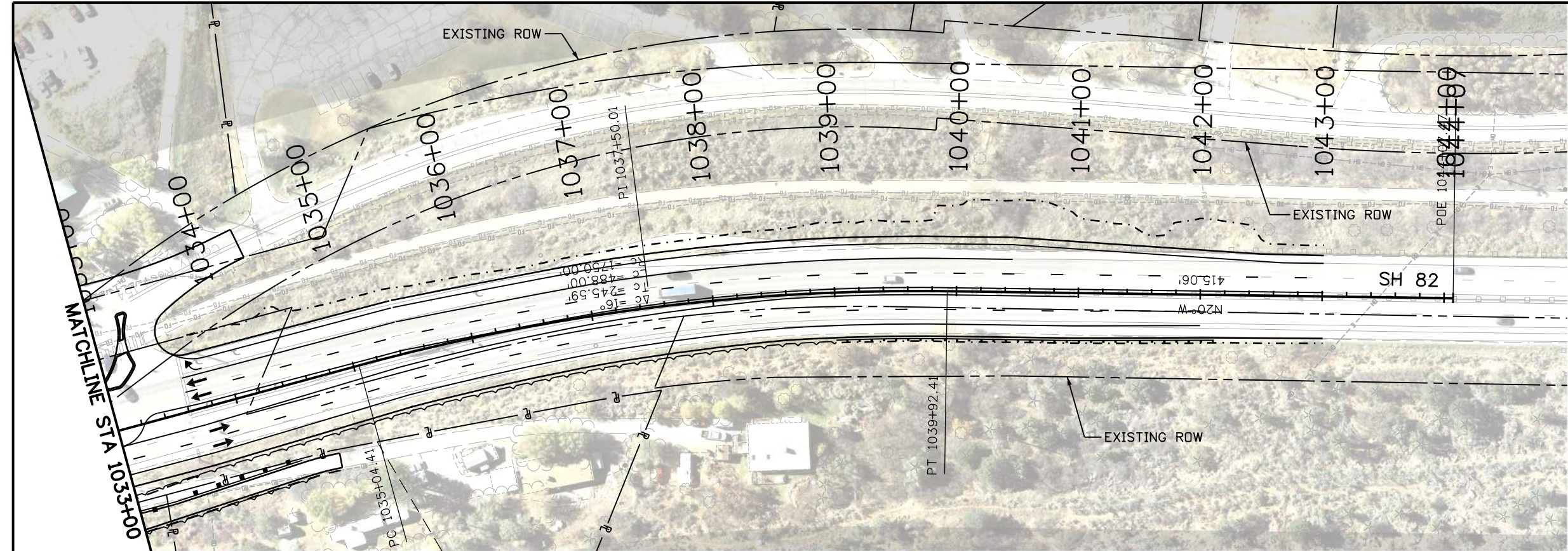


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Glenwood Springs, CO 81601

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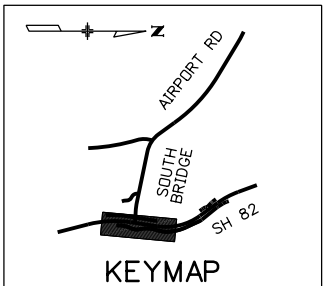
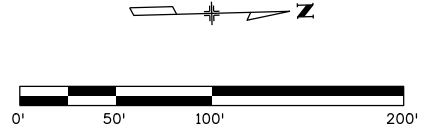
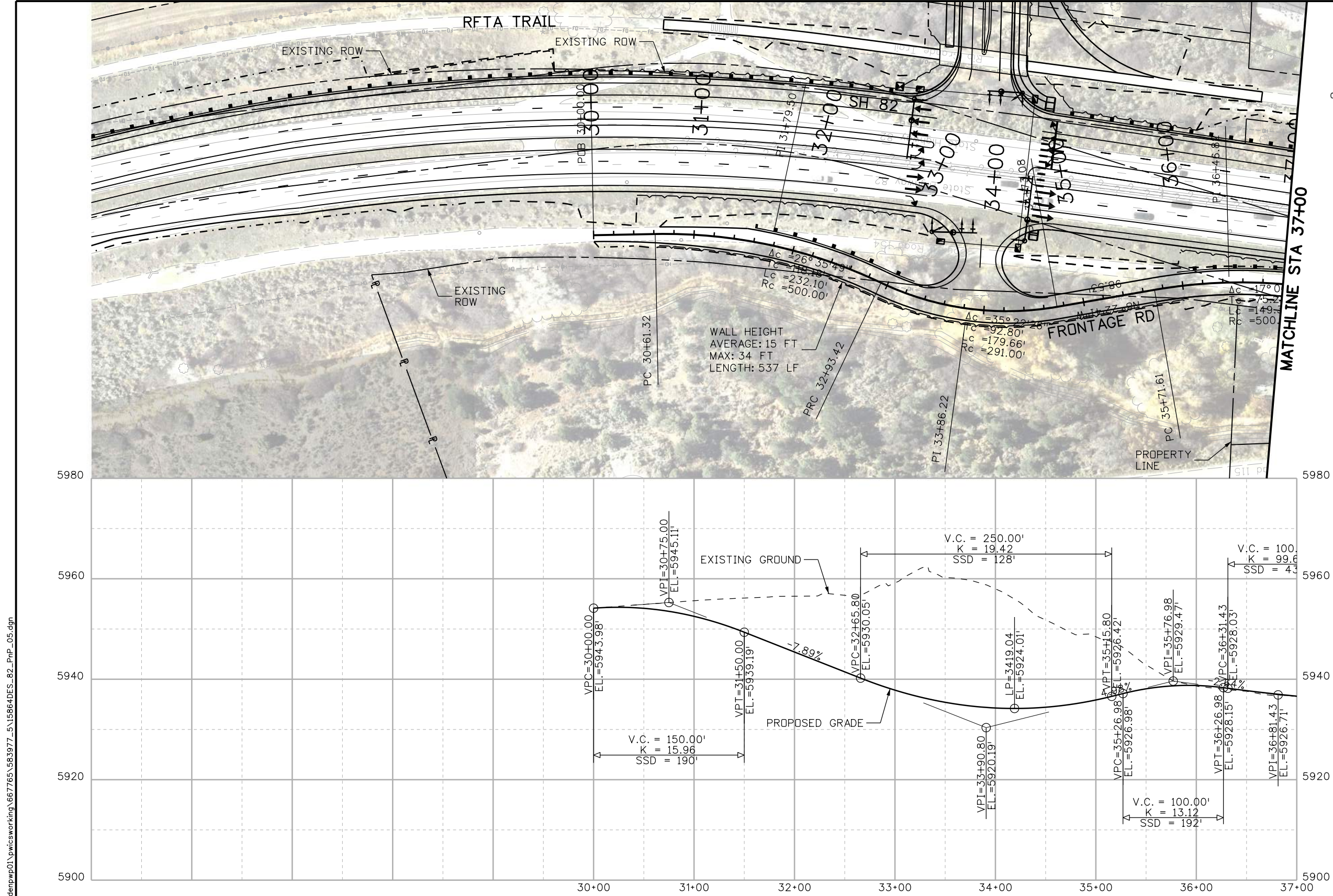


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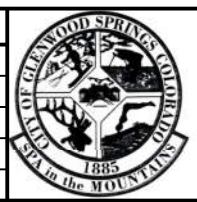
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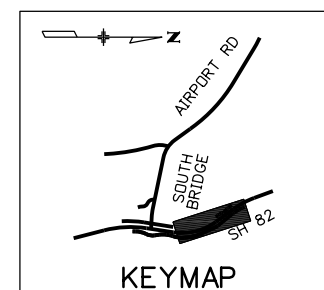


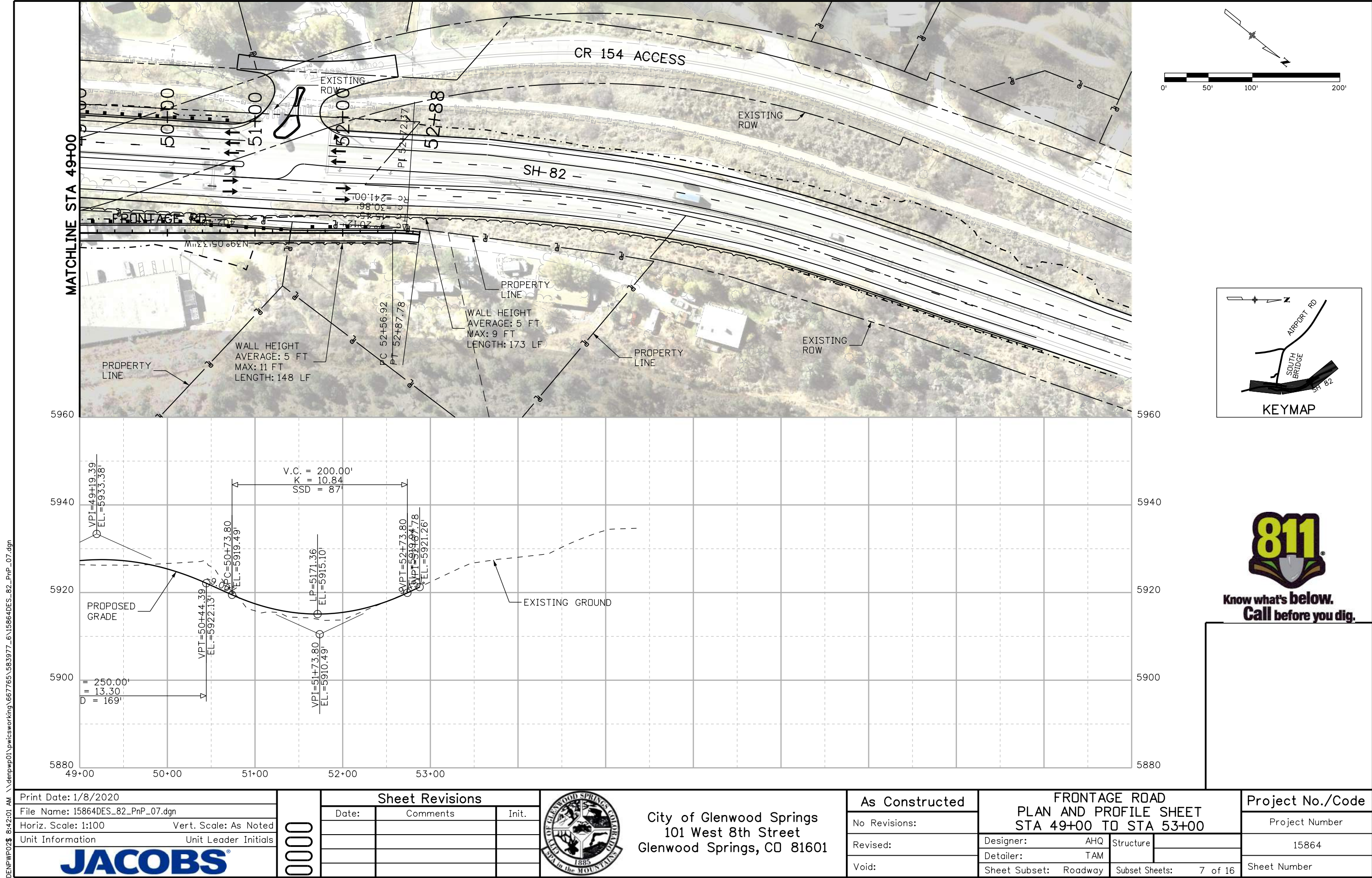
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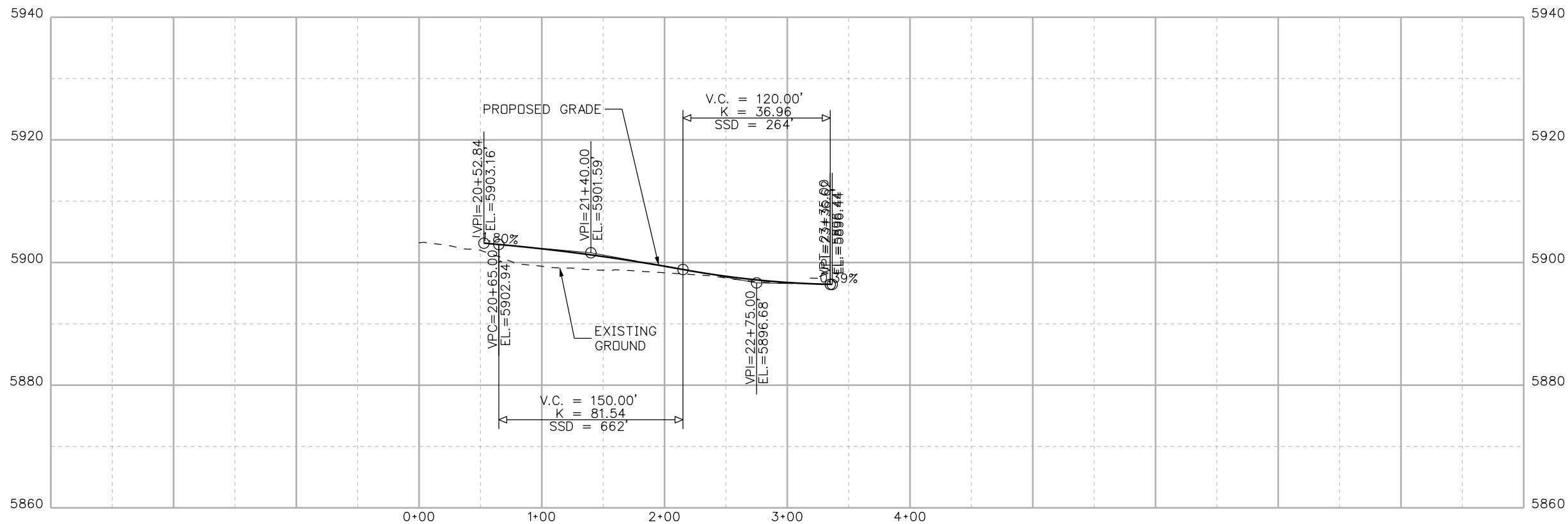
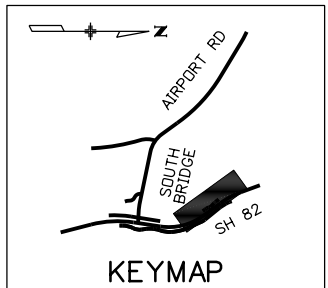
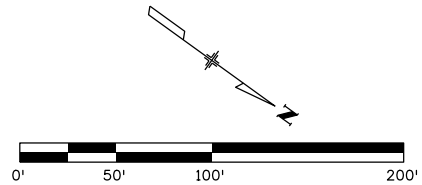
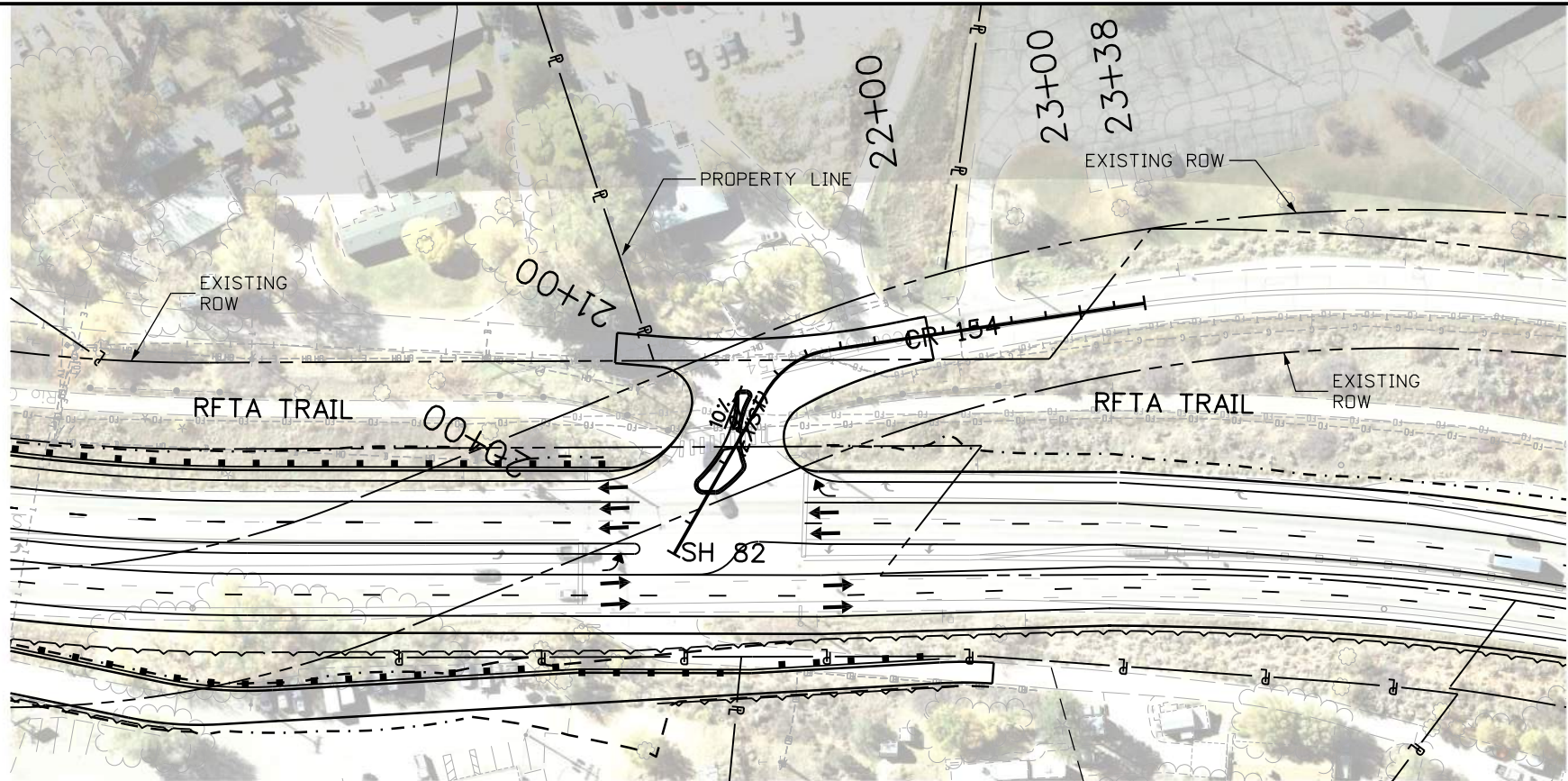
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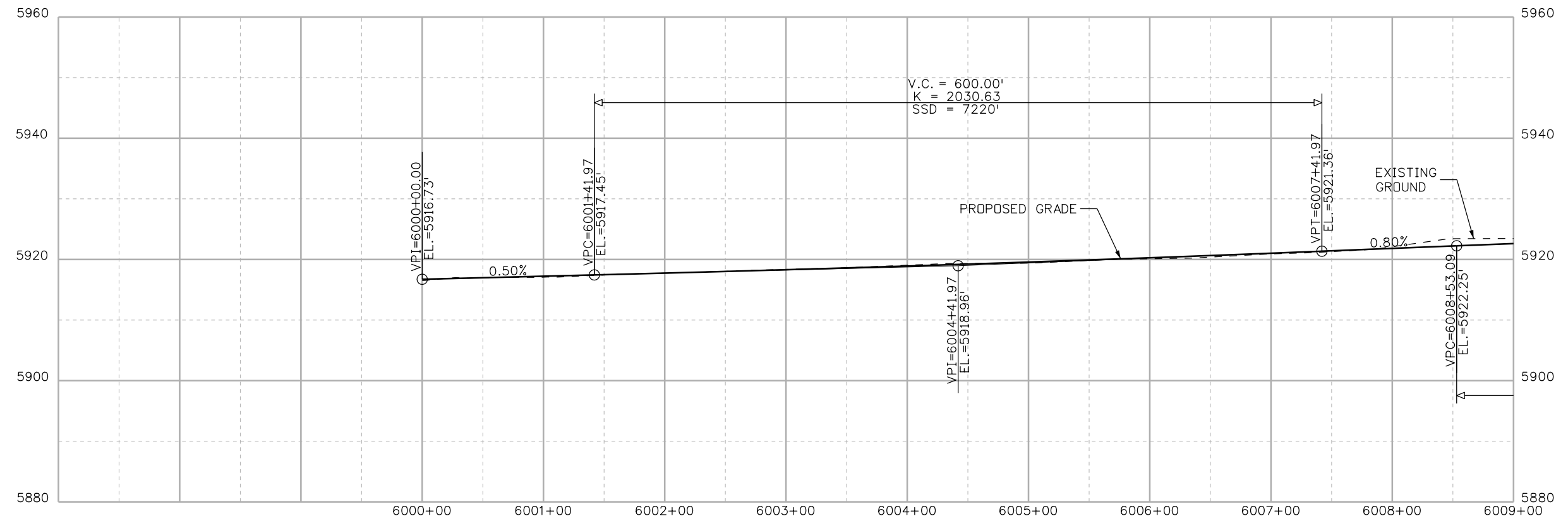
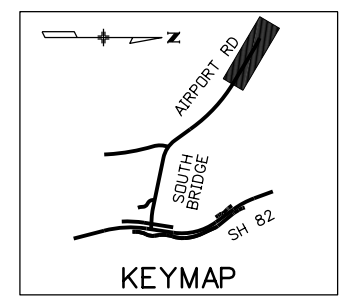
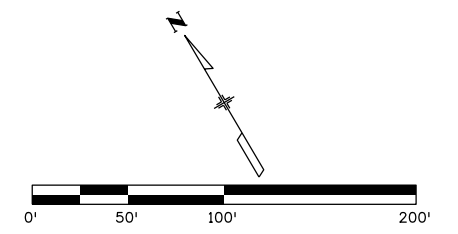
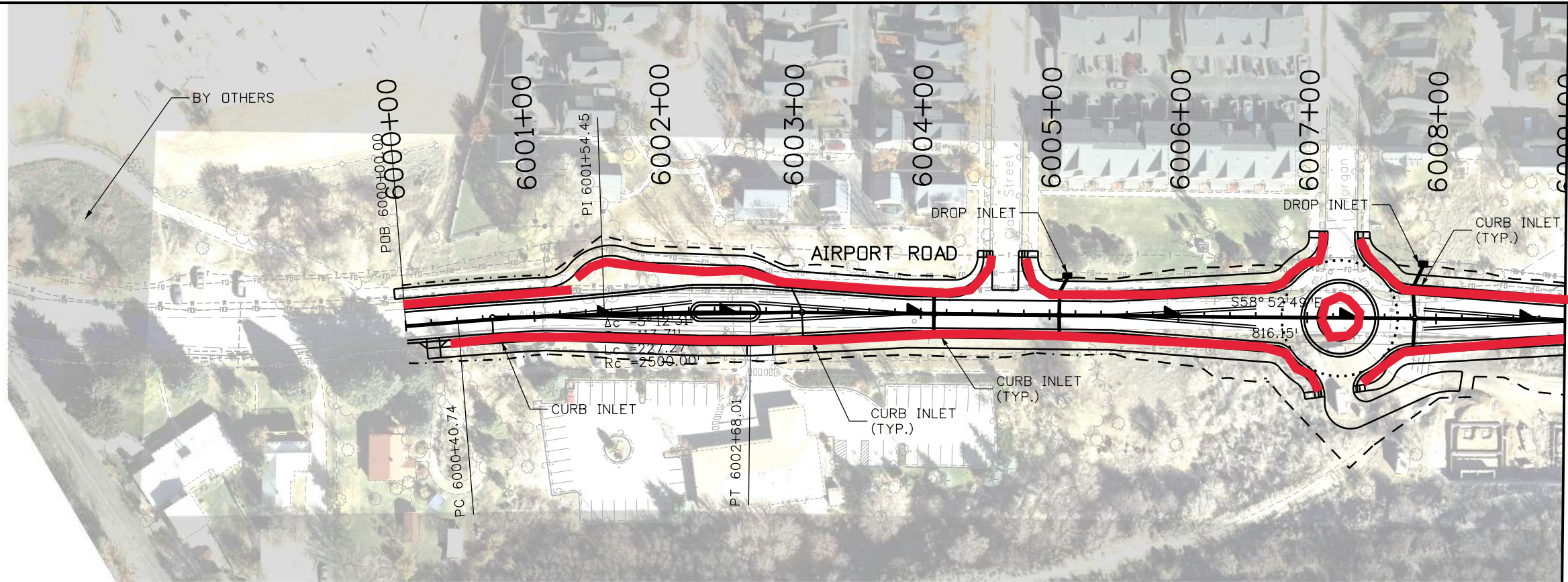
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City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

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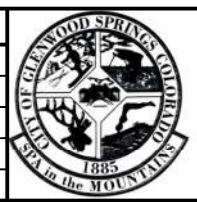
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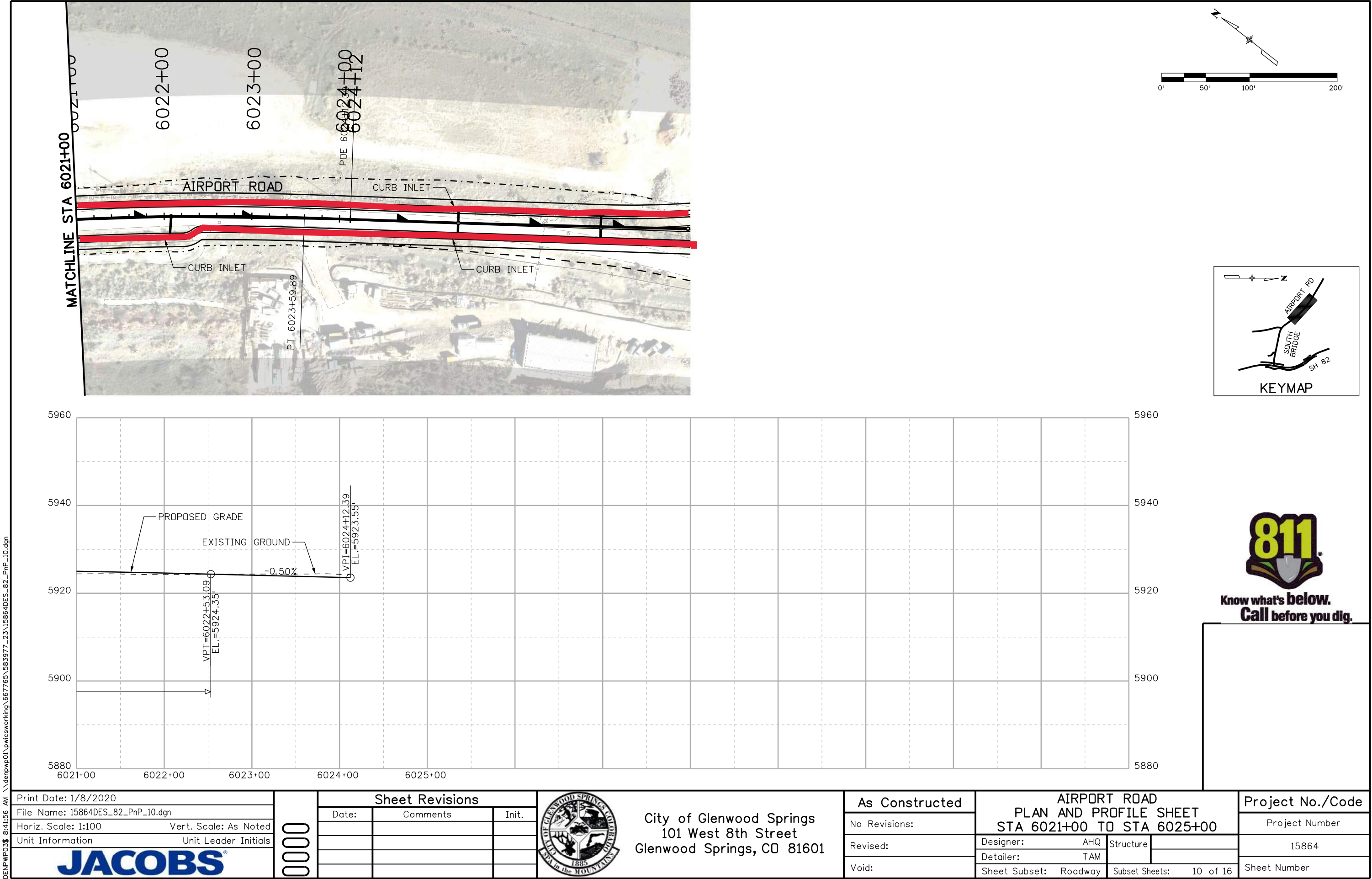


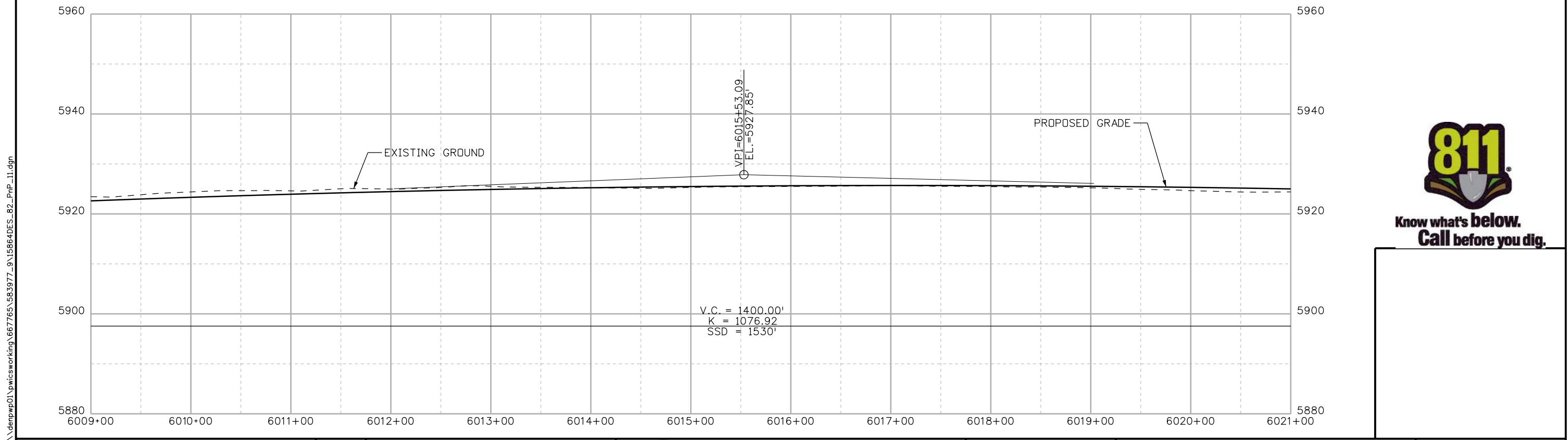
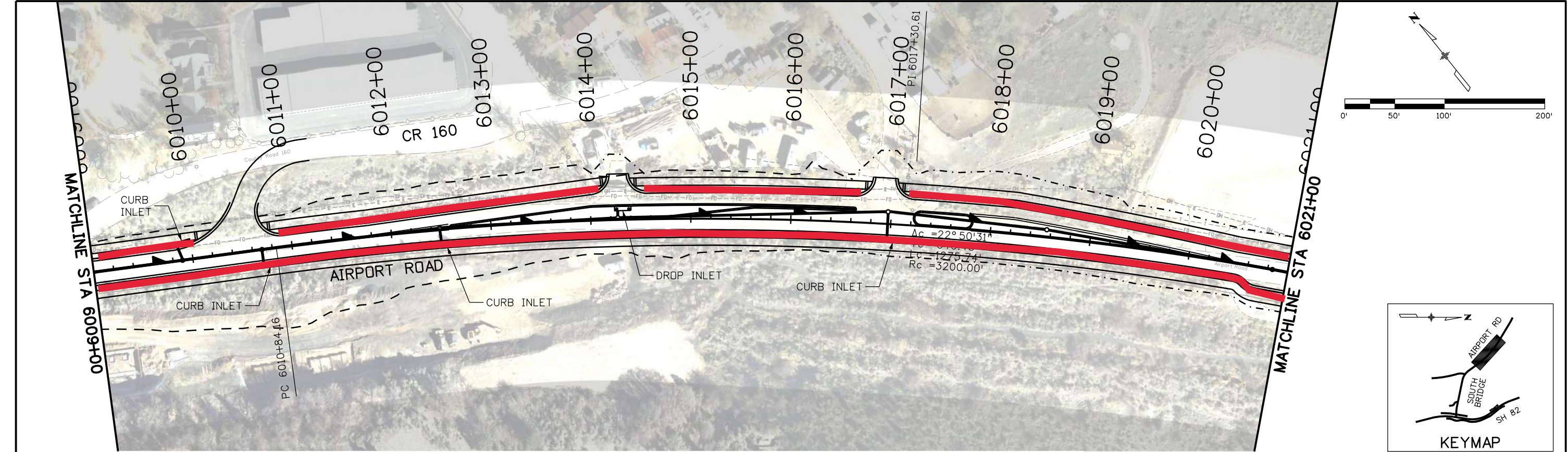
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

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City of Glenwood Springs

101 West 8th Street

Glenwood Springs, CO 81601

As Constructed

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PLAN AND PROFILE SHEET

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Detailer: TAM

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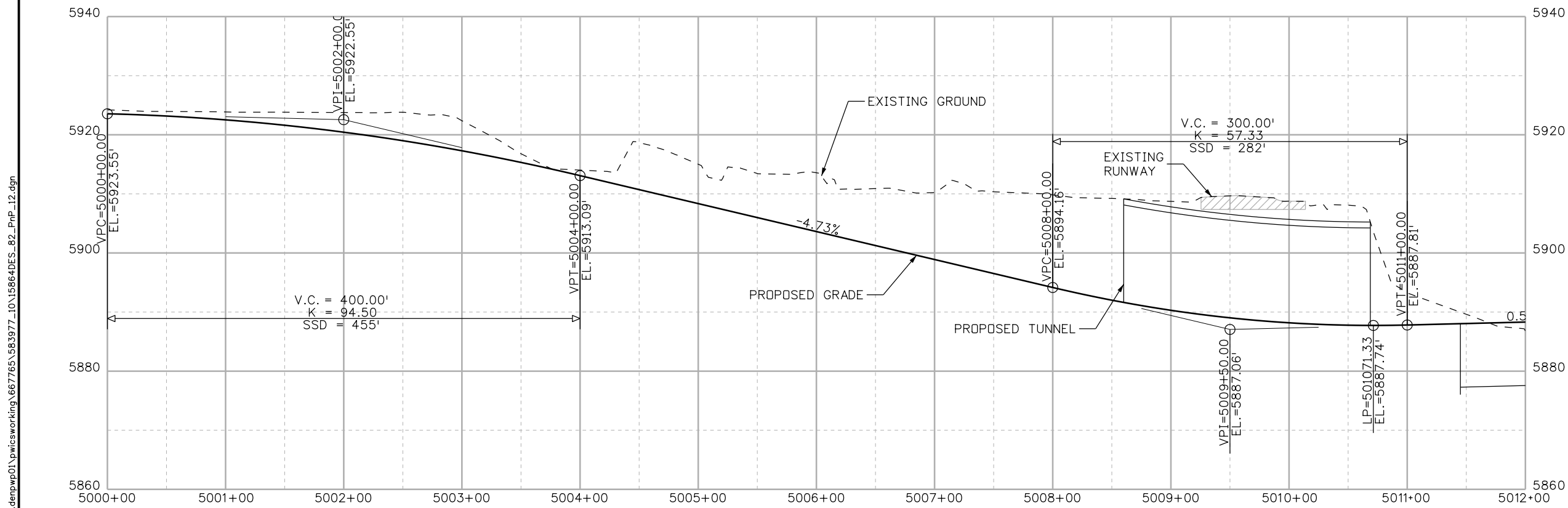
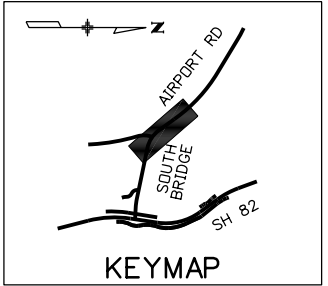
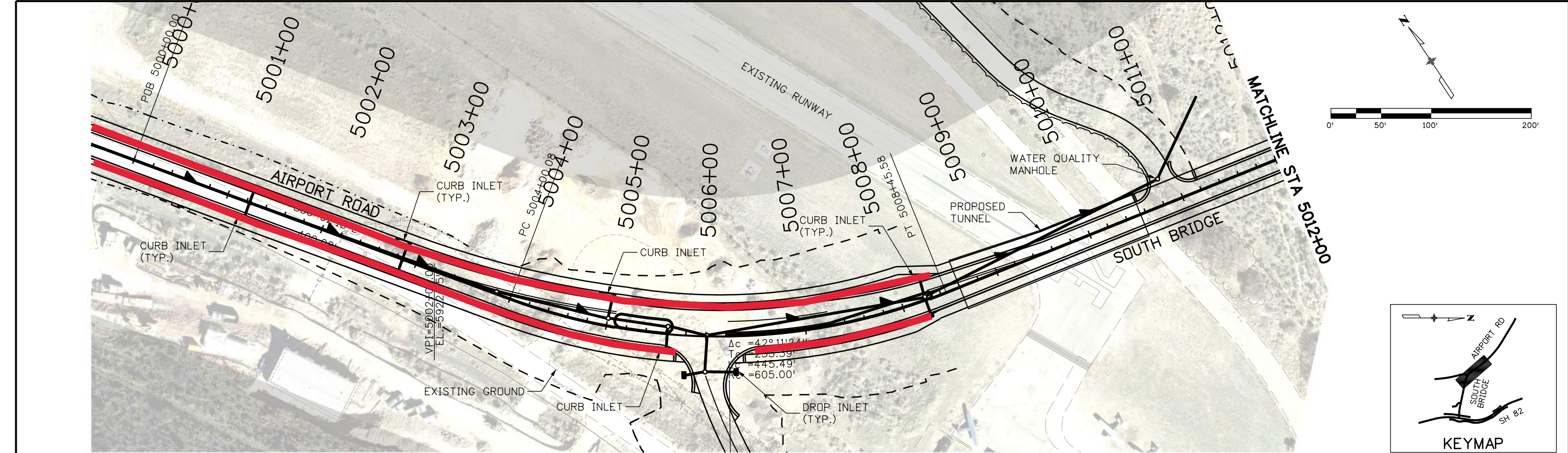
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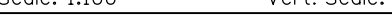
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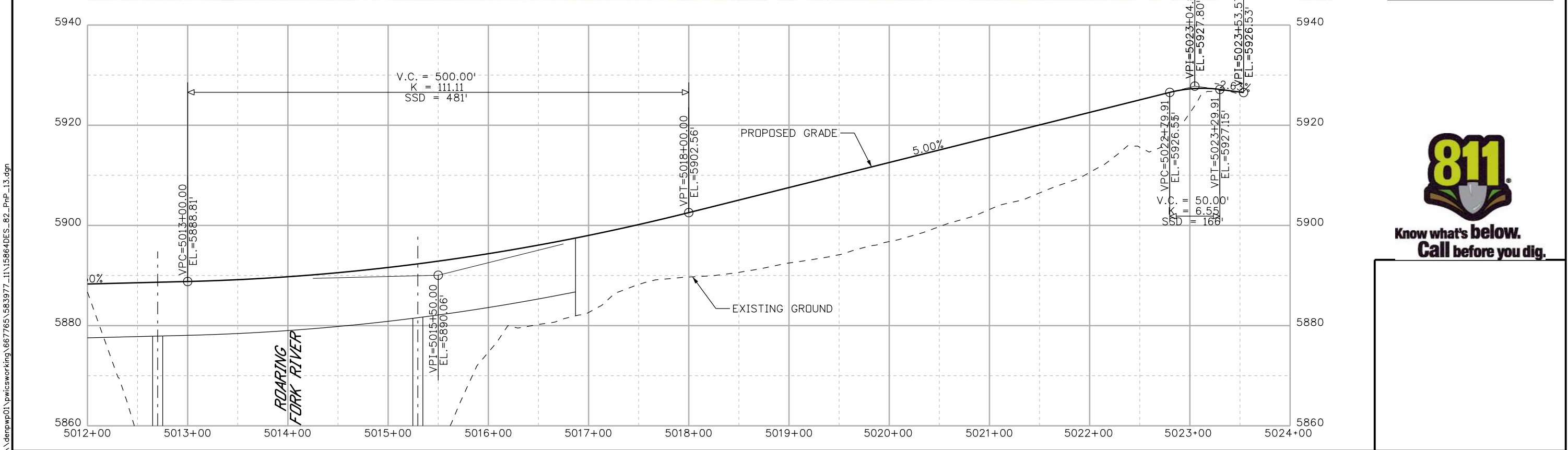
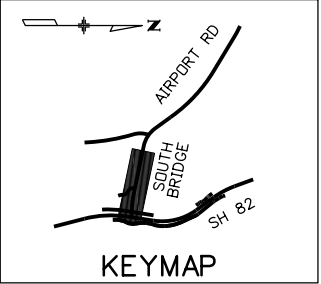
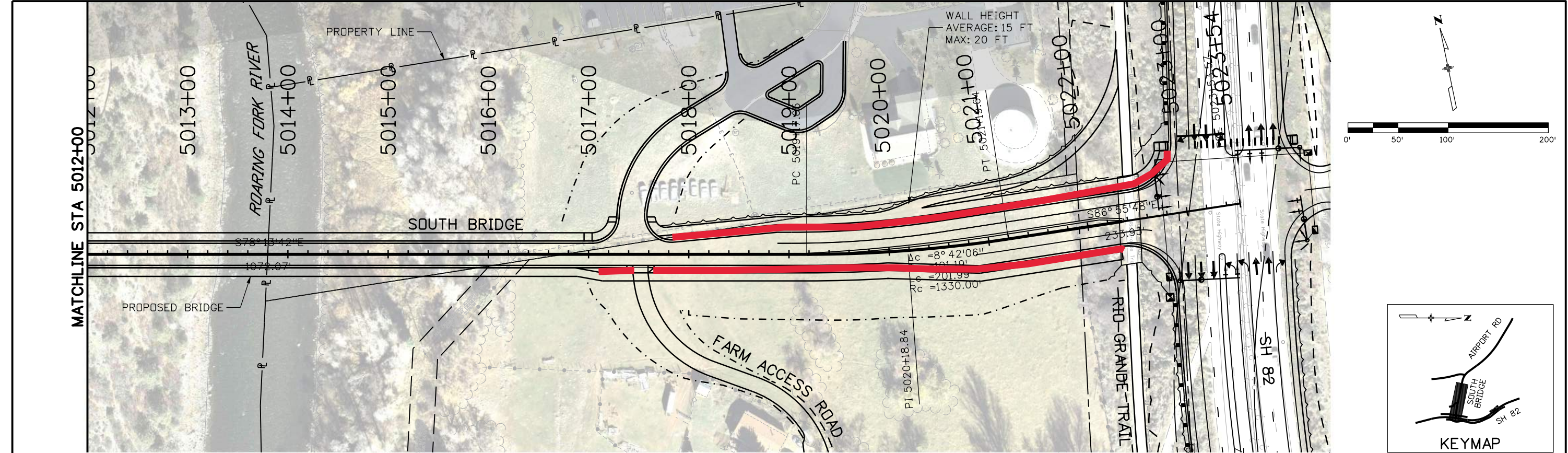
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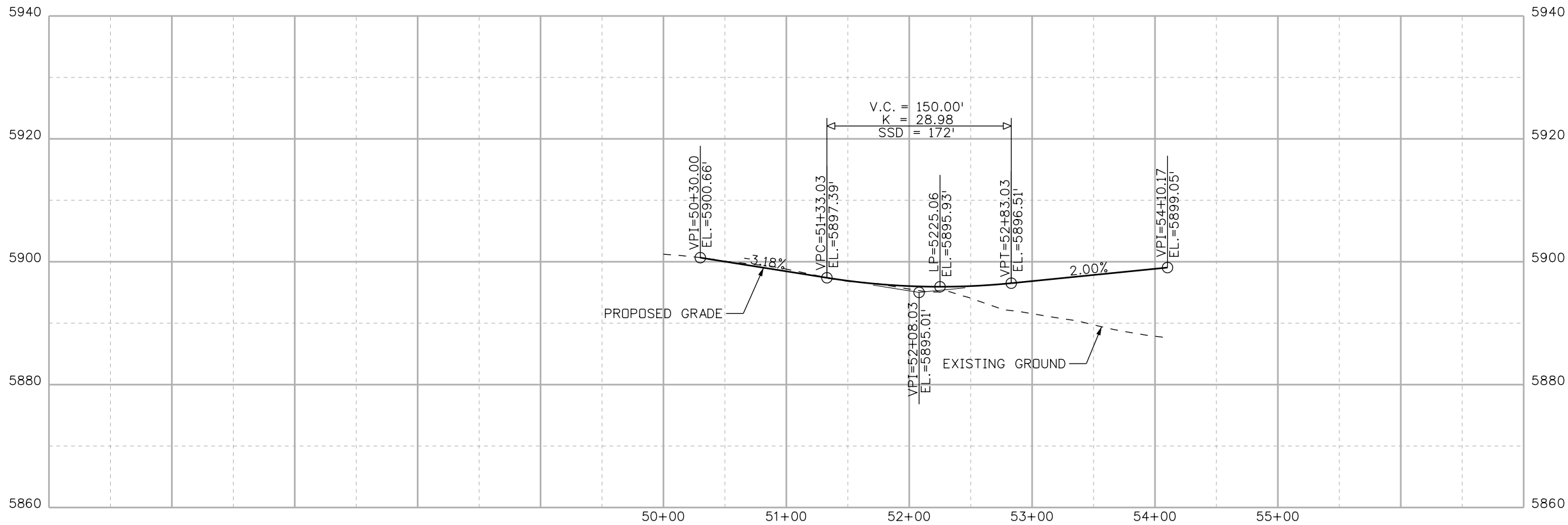
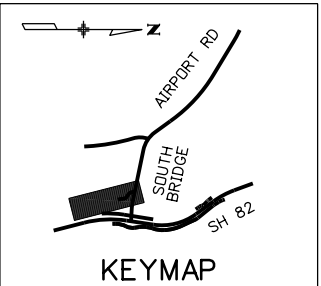
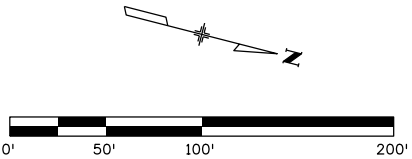


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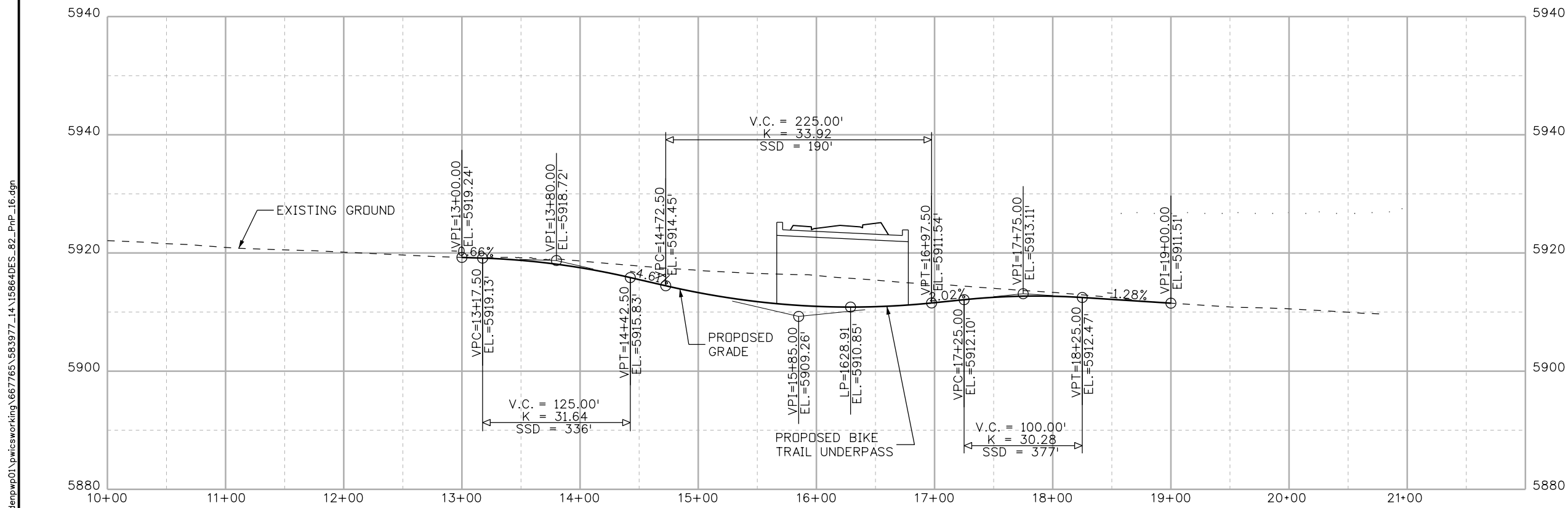
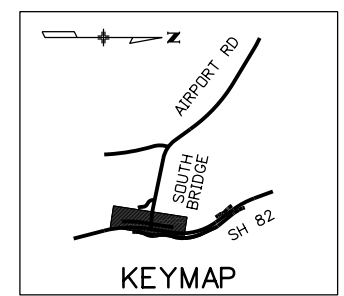
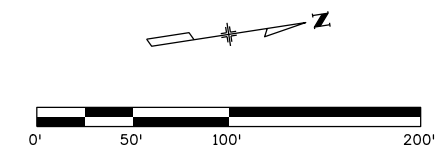
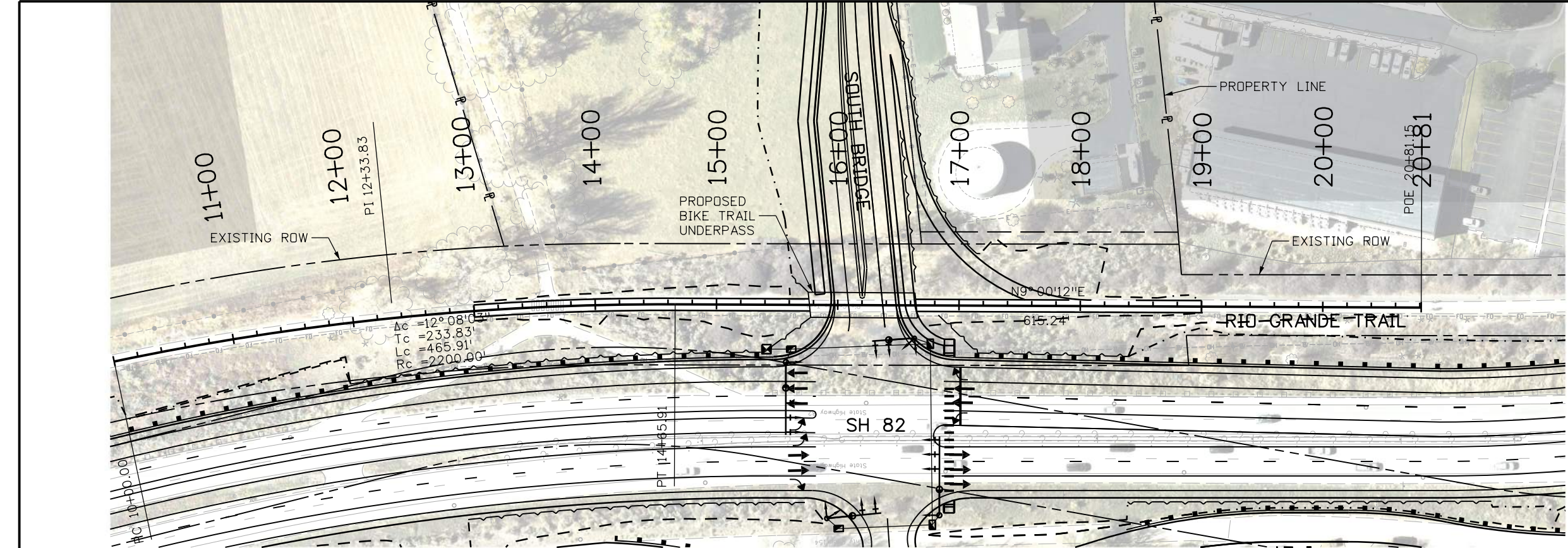
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City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

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MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
February 11, 2020
101 W. 8TH STREET
6:15 P.M.

9. Roll Call

Mayor Jonathan Godes called the meeting to order at 6:15pm. Present at roll call: Charlie Willman, Rick Voorhees, Tony Hershey, Jonathan Godes, Shelley Kaup, Paula Stepp, Steve Davis (Absent).

Also present were Debra Figueroa; City Manager, Anna Itenberg; Assistant City Attorney, Steve Boyd, COO; Yvette Gustad; Finance Director, Terri Partch; City Engineer, Sarah Derrigan; Public Information Officer, Catherine Fletcher; City Clerk and Jenn Oton; Assistant City Manager.

10. Pledge of Allegiance

Mayor Godes led in the Pledge of Allegiance.

11. Agenda Changes & Conflicts

Item 11C and 11F will be removed from the Consent Agenda to be considered separately.

12. Citizens Appearing Before Council (for items NOT on Agenda-comments limited to 3 minutes)

No public comments were noted

13. Council Comments

Councilor Vorhees wished everyone a Happy Valentine's day.

Councilor Stepp thanked the street's department and appreciated all their work during the large snowstorm. Councilor Stepp also noted that the detox discussions were moving forward and was happy with all involved.

Councilor Willman noted that the Transportation Commission was working on a five-year plan to present to council.

Mayor Godes mentioned that at the P&Z interviews it was noted that they would like to go back to having work sessions depending on staff availability again. He also thanked everyone on council for doing the best for the community even when things can be contentious.

Councilor Hershey commented on the budget and noted that he would be a No vote on out of budget spending.

Council Travel- Councilor Stepp comment on council travel and suggested a work session to discuss the travel budget.

Councilor Godes reviewed some of the projects that the city has done over the last year with the help of some significant grants.

14. Consent Agenda:

- A. Ordinance No 2, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending Section 070.040.070 of the Glenwood Springs Municipal Code (SECOND READING)
- B. American Environmental Services Contract
- C. ~~Minutes from the January 16, 2020 Regular Meeting~~ (considered separately) and Minutes from the Special Council Meeting January 7, 2020
- D. Sustainable Strategies Contract
- E. BD 2019-053 Three-Phase Electronically Controlled Reclosers
- F. ~~Chamber Resort Agreement for Tourism Promotion Services~~ (considered separately)
- G. IGA With Garfield County Clerk for Special Election Services
- H. Update to the annual RFTA Para Transit Service Agreement and the annual Transit Service Agreement for Ride Glenwood
- I. Renumbering Resolution 2019-38 to 2019-38A
- J. Amendment to Agreement for Professional Services for Municipal Judge

Mayor Pro Tem Kaup moved, seconded by Councilor Vorhees to approve the Consent Agenda.

Motion passed unanimously by those present. (Davis Absent)

C. Minutes from the January 16, 2020 Regular Meeting

Council Willman asked that the minutes from January 16, 2020 be tabled to review the motion on item 19.

F. Chamber Resort Agreement for Tourism Promotion Services

Councilor Willman moved to table, seconded by Councilor Vorhees the Chamber Resort Agreement for Tourism Services

ACTIONS AND/OR PRESENTATIONS

12. Introduction of City of Glenwood Springs New Police Chief Joseph Deras

City Manager Debra Figueroa introduced Chief Joseph Deras to City Council and the community. City Council welcomed him to the City of Glenwood Springs. Chief Deras thanked Debra Figueroa and everyone for the warm welcome he had received at the City and in the community.

13. 27th Street Roundabout

Terri Partch gave a presentation on the design process for the 27th Street roundabout and possible ramifications of an alternative design. She reviewed the design process with the current council on how the design was evaluated. She noted that a larger roundabout would have impacted some businesses in that area.

Mayor Godes opened the item for public comment.

No comments were noted.

Mayor Godes closed the item for public comment.

Mayor Godes reminded everyone the ribbon cutting for the 27th street roundabout was to be held on February 12th at 2 pm to celebrate the finishing up of the project.

14. Ordinance No 1, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending Section 100.040.020 and 120.020.100 of the Glenwood Springs Municipal Code (SECOND READING)

Assistant City Attorney Anna Itenberg presented Ordinance No 1, Series of 2020 giving the previous background that City Council had adopted several ordinances regulating the Downtown Area related to Smoking and Camping. After some discussion it was recommended by staff to adopt a map representing these forbidden areas and that would work better in the Municipal Code.

Mayor Godes opened the item for public comment.

No comments were noted.

Mayor Godes closed the item for public comment

Councilor Hershey moved, seconded by Councilor Stepp to approve Ordinance No 1, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending Section 100.040.020 and 120.020.100 of the Glenwood Springs Municipal Code with no other changes made this evening

Aye – Vorhees, Stepp, Kaup, Godes, Hershey

Nay - Willman

Motion passed by those present (Davis Absent)

15. Resolution 2020 - 4; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Setting Fees in lieu of Sidewalks Pursuant to Section 070.040.070 of the Glenwood Springs Municipal Code

Assistant City Manager Economic & Community Development Jenn Ooton presented Resolution 2020-4, She noted that if this resolution was passed this would set cash in-lieu fees for sidewalks be 5' wide (4"Thick) = \$40/Linear Ft -- five (5) feet wide in residential zoning districts and 8' wide (4"Thick) = \$71/LF -- (8) feet wide in nonresidential and mixed-use zoning districts

Councilor Stepp moved, seconded by Councilor Willman to approve Resolution 2020 - 4; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Setting Fees in lieu of Sidewalks Pursuant to Section 070.040.070 of the Glenwood Springs Municipal Code

Aye – Vorhees, Stepp, Kaup, Godes, Willman

Nay - Hershey

Motion passed by those present (Davis Absent)

Mayor Godes called for a recess at 8:00 pm and to reconvene at 8:06pm

16. Appointments to Boards and Commissions

- Planning and Zoning
- Volunteer Firefighters Pension Board
- Building Board and Appeals
- Tourism and Promotion Board
- Housing Commission
- Financial Advisory Board

Mayor Godes announced the following appointments made to the Board and Commissions:

- Leslie Ann Gallagher was appointed to the Volunteer Fire Pension Board
- Rick Marye was appointed to the Building Board of Appeals representing a contractor
- Ellen Dole was appointed to the Housing Commission regular seat
- John Goss and Nancy Heard were appointed to the Tourism and Promotion board representing tourism
- Marco Dehm and Carolyn Cipperly were appointed to the regular seats and Ben West was appointed to alternate seat on the Planning and Zoning Commission

17. Bus System Re-branding - Studio Six Contract Extension

City Engineer Terri Partch introduced Linda DuPriest Transit and Planning Development Lead. Terri presented the discussion regarding the rebranding of the City's Ride Glenwood Springs Bus Service. Studio Six provided a proposal in the amount of \$34,916.60 to help the City rebrand the bus system which was not included in the budget.

Mayor Godes opened the item for public comment.

None were noted.

Mayor Godes closed the item for public comment.

Councilor Hershey moved, seconded by Councilor Stepp to deny the Bus System Rebranding- Studio Six Contract Extension

Ayes – Stepp, Hershey, Godes, Kaup, Willman
Nays- Vorhees

Motion passed.

18. Consideration of System Improvement Fee Payment Plan for Sol Maya Salon.

Hannah Klausman, Senior Planner presented the consideration of an extended twelve month system improvement fee payment plan for Sol Maya Salon located at 1001 Grand Avenue, Suite 103.

City Council agreed that the city manager has authority to agree to the extended improvement payment plan.

Mayor Godes opened the item for public comment.

None were noted.

Mayor Godes closed the item for public comment.

19. Ordinance No 3, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado amending System Improvement Fee Payment Plan, Changes to 080.060.050 (FIRST READING)

Hannah Klausman, Senior Planner presented Ordinance No 3, Series of 2020 with the recommendation that amending 080.060.050 to allow for extended System Improvement fee payments in specific circumstances.

Mayor Godes opened the item for public comment.

None were noted.

Mayor Godes closed the item for public comment.

Mayor Pro tem Kaup moved, seconded by Councilor Vorhees to approve Ordinance No 3, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado amending System Improvement Fee Payment Plan, Changes to 080.060.050

Motion passed unanimously.

20. South Midland Construction Management Contract Approval

Terri Partch introduced Ryan Johnson Assistant City Engineer who is working on South Midland Construction. Currently the request is to have city council approve moving forward with the Construction Management Contract with SGM in the amount of \$991,877.00 to manage the contract. This is required due to limited staff and ensures the City meets the Federal and State requirements and keeps the City in good standing to receive other grant funding for upcoming large projects

Mayor Pro tem Kaup moved, seconded by Mayor Godes to approve the South Midland Management Contract Approval

Motion passed unanimously. (Davis Absent)

21. Ordinance No 4, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado Amending Title 040 to Provide for the Levy of a Cigarette and Tobacco Sales Tax, as Approved by the Electorate at the November 5, 2019 Election (FIRST READING)

City Attorney Anna Itenberg presented to City Council Ordinance No 3, series of 2020 explaining that this ordinance authorizes the City to allow the levy of taxes on cigarettes and tobacco for Municipal purposes subject to approval by a majority of the electorate.

Councilor Willman moved, seconded by Councilor Hershey to approve Ordinance No 4, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado Amending Title 040 to Provide for the Levy of a Cigarette and Tobacco Sales Tax, as Approved by the Electorate at the November 5, 2019 Election.

Motion Passed (Davis Absent)

22. Report from City Administration

A. City Manager

Ms. Figueroa asked council if they would like to be scheduled to see the new properties

B. City Attorney

Mr. Hanlon stated he did not have anything new to report to the Council.

C. Correspondence Incoming/Outgoing

23. Adjournment

Meeting adjourned at 9:23pm.



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item:	Approval of Fuel Supply Bid to Master Petroleum
Action Requested:	Approval of the Master Petroleum Bid for Fuel Supply Services to the City Owned Fueling Facilities per Bid Number 2020-005.
Department:	Public Works
Presented By:	Matthew Langhorst, Public Works Director
Background Info:	The City of Glenwood Springs goes out to bid for fuel supply services at a maximum of every 4 years. The fuel supplier chosen enters into a one year contract to supply fuel with the City right to extend that contract for up to 3 more years. For the past 4 years Master Petroleum has been awarded this contract with 3 approved extensions. In 2020 it was required for the City to reissue the RFP for fuel services, which had three responding bids for the services. Company's to respond were Parish Oil, Collett Enterprises and Master Petroleum. Attached to this staff report is the bid summary spreadsheet with the pertinent information from the bids summarized along with the Master Petroleum bid sheets. Master Petroleum was the only company to provide pricing for all of the requested fuel types and overall they were the low bid on price per gallon. The City and Landfill utilize more diesel than we do Unleaded fuel, swaying the low bid numbers even more in favor of Master Petroleum. Collett Enterprises did not provide a price over rack, which does not allow us to know that the price per gallon is in reality over rack, which is every changing and they did not provide a price for Unleaded Fuel 87 Octane with 10% ethanol as the bid requested. Parish Oil provided pricing on all fuel types except Unleaded Fuel 87 Octane. Both companies were contact and asked if they were able to add these fuel types to their proposal, and both were not able to supply the fuel requested.
Issues:	No Issues at this Time.
Staff Recommendation:	Staff is recommending approval of the Fuel Supply Services bid be awarded to Master Petroleum per Bid Number 2020-005.

FUEL BID
BD 2020-005

		Master Petroleum		Parish Oil Company		Collett Enterprises, Inc.
ITEMS:						
Unleaded fuel		\$1.922		no bid		\$2.1628
87 Octane		gallon				gallon
Unleaded fuel		\$2.078		\$2.0595		no bid
87 Octane		gallon		gallon		
10% Ethanol						
#2 Diesel		\$1.938		\$2.0825		\$2.0681
		gallon		gallon		gallon
#2 Diesel Off Road		\$1.942		\$2.088		\$2.0716
		gallon		gallon		gallon
margin over rack unleaded		\$0.20		\$0.15		incl.
margin over rack #2 Diesel		\$0.20		\$0.15		incl.
margin over rack #2 Diesel off-road		\$0.20		\$0.15		incl.
check tanks		yes		yes		yes
days for delivery		one		two		same day/ 2 days max



City of Glenwood Springs
Purchasing Department
101 West 8th Street
Glenwood Springs, CO 81601
INVITATION TO BID BD 2020-005
COVER SHEET

Date: January 14, 2020

Bid number: BD 2020-005

Bid title: Fuel Bid

Bids will be received until: February 3, 2020
2:00 p.m., local time
at 101 West 8th Street, Purchasing
Department, Glenwood Springs,
Colorado 81601

Responses may also be submitted electronically to bidresponse@cogs.us no later than the required time and date. Include #BD2020-005 in the subject line of the email. If email responses are not sent to the email address listed above, they will be considered as non-responsive and will not be accepted.

Goods or services to be delivered to or performed at:

City of Glenwood Springs
Municipal Operations Center
2301 Wulfsohn Road
Glenwood Springs, CO 81601

Fleet Department (TBD)
2222 Devereaux Road
Glenwood Springs, CO 81601

South Canyon Landfill
1205 CR 134
Glenwood Springs, CO 81601

For additional information please contact Ricky Smith: 970-384-6445

Email Address: bidresponse@cogs.us

Documents included in this package:

Invitation to Bid Cover Sheet
Special Terms and Conditions
Specification and Pricing Form
Addendum to Professional Services Agreement

If any of the documents listed above are missing from this package, they may be picked up at 101 West 8th Street, Purchasing Department, First Floor.

The undersigned hereby affirms that (1) he/she is a duly authorized agent of the vendor, (2) he/she has read all terms and conditions and technical specifications which were made available in conjunction with this solicitation and fully understands and accepts them unless specific variations have been expressly listed in his/her offer, (3) that the offer is being submitted on behalf of the vendor in accordance with any terms and conditions set forth in this document, and (4) that the vendor will accept any awards made to it as a result of the offer submitted herein for a minimum of ninety calendar days following the date of submission.

PRINT OR TYPE YOUR INFORMATION

Name of Company: Master Petroleum Fax: (970) 876-2307
Address: P.O. Box 66 City/State: Split, CO Zip: 81652
Contact Person: Glen McPherson Title: General Manager Phone: 876-2301
Authorized Representative's Signature: Glen McPherson Phone: 876-2301
Printed Name: Glen McPherson Title: General Manager Date: 1-30-2020
Email Address: gmcpherson@masterpetroleum.com

PRICING SHEET

\$ 2.078 w/out 10% Ethanol

Bidding \$ 1.922 per delivered gallon for 2,000 gallons of unleaded fuel (87 octane), as specified in the bid documents.

Bidding \$ 1.938 per delivered gallon for 2,000 gallons of #2 diesel, as specified in the bid documents.

Bidding \$ 1.942 per delivered gallon for 2,000 gallons of off-road #2 diesel, as specified in the bid documents.

Bidding .20 margin over rack for unleaded fuel (87 octane).

Bidding .20 margin over rack for #2 diesel fuel.

Bidding .20 margin over rack for off-road #2 diesel fuel.

Do you provide checking of tank levels for scheduling fuel delivery: X yes no
(Levels can be checked by either reading the clock gauge or sticking the tanks.)

Prompt pay discount: 0 %

Bidding 1 total days for delivery after tanks have been read for needed fuel.

Have you filled in all the blanks listed above?

Yes X
No

SUBMITTED BY:

Name Master Petroleum

Address P.O. Box 66

City Silt State CO Zip 81652

Corporate Seal

Firm Name * Master Petroleum Company, Inc.

Signature Mh McPh

Title General Manager

Phone (970) 876 - 2301

* Insert "Corporation, Partnership "etc.

Address the envelope as follows:

City of Glenwood Springs
Purchasing Department
101 West 8th Street, First Floor
Glenwood Springs, CO 81601

**City of Glenwood Springs
Addendum to Professional Services Agreement**

Work By Illegal Aliens Prohibited. Pursuant to Section 8-17.5-101, C.R.S., *et. seq.*, as amended, Contractor warrants, represents, acknowledges, agrees and certifies that:

1. Contractor does not knowingly employ or contract with an illegal alien who will perform work under this agreement. Contractor shall not knowingly enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien who will perform work under this Agreement.
2. Contractor will participate in the electronic employment verification program created in Public Law 208, 104th Congress, as amended, and expanded in Public Law 156, 108th Congress, as amended, and jointly administered by the Department of Homeland Security and the Social Security Administration, or its successor program (hereinafter, "E-Verify Program") or will participate in the "Department Program" as established in §8-17.5-102(5)(c), C.R.S., as amended, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.
3. Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this agreement through participation in the E-Verify Program or the Department Program.
4. Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.
5. If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Contractor shall be required to:
 - (a) notify the subcontractor and the City within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
 - (b) terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to this subparagraph the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
6. If Contractor participates in the Department Program, Contractor shall provide a notarized written affirmation to City that Contractor has, as required by the Department Program, examined the legal work status of employees hired to perform work under this Agreement and shall comply with all other requirements of the Department Program. (A sample contract affirmation may be obtained at: <http://www.coworkforce.com/lab/pcs/default.asp>)
7. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment ("Department") made in the course of an investigation that the Department is undertaking pursuant to its legal authority.
8. Nothing in this Addendum shall be construed as requiring Contractor to violate any terms of participation in the E-Verify Program.
9. If Contractor violates this Addendum, the City may terminate this Agreement for breach of contract. If this Agreement is so terminated, Contractor shall be liable for actual and consequential damages to the City arising out of said violation.

CONTRACTOR:

DATE: 1-30-2020

BY: sh mcdh



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item:	Approval of Water Line Insulation Contract with Mueller Construction
Action Requested:	Approval of the Mueller Construction Services, Inc Water Main Insulation Project Proposal Per Bid Number 2020-003 for \$705,755.00.
Department:	Public Works
Presented By:	Matthew Langhorst, Public Works Director
Background Info:	The City of Glenwood Springs water system has 5 elevated water main crossings located on the City's water system. These elevated crossings are at risk yearly during the winter months of freezing and potentially bursting. Due to their locations these crossings are major loop connections for the water system and having to take one out of service for a long duration of time due to a failure would cause water flow and emergency service water risks to the City. To reduce the existing freezing risk the City had installed water bleeders to both sides of each crossing which allowed water from the main to "drip" down the river embankments into the rivers below. A bleeder basically helps to make sure that water is flowing within the pipe at all times, because flowing water is much harder to freeze than still water. The State of Colorado CDPHE department is phasing out bleeders due to the potential of mixing treated water with river water which is against clean water rules. It is also in the City's best interest to install a more robust insulation and heat tape system to control freezing versus a bleeder system that is hard to maintain and control. There are five crossings that are being proposed for insulation and heat tape: Devereux Road over I-70 adjacent to Two Rivers Park, Devereux Road over the Colorado River adjacent to Two Rivers Park, raw water 24" DIP pipe bridge over the Colorado River just east of the Vapor Caves, 7th Street Bridge over the Roaring Fork River and the Old Cardiff Road Bridge over the Roaring Fork River. This project was budgeted for in 2020 at a budget of \$750,000.
Issues:	None
Staff Recommendation:	Staff is recommending approval of the Mueller Construction Services, Inc Water Main Insulation Project Proposal Per Bid Number 2020-003 for \$705,755.00.

BID SCHEDULE PROPOSAL City of Glenwood Springs Water Main Insulation Improvements Project

BID #BD2020-003

BID ITEMS

Respondent shall complete this bid schedule summary sheet in addition to completing the itemized bid tabs for each site provided in Exhibit B.

1. Mobilization		
	<u>N/A</u>	<u>N/A</u>
	lump sum – words	\$ Lump Sum Total
2. Devereux Road over I-70		
	<u>One Hundred Forty Eight Thousand Seven Hundred Twenty Four</u>	<u>\$ 148,724.00</u>
	lump sum – words	Lump Sum Total
3. Devereux Road over Colorado River		
	<u>Two Hundred Three Thousand One Hundred Thirty</u>	<u>\$ 203,130.00</u>
	lump sum – words	Lump Sum Total
4. Pine Bridge over Colorado River		
	<u>One Hundred Eighty Six Thousand Five Hundred Fifty One</u>	<u>186,551.00</u>
	lump sum – words	\$Lump Sum Total
5. 7 th Street over Roaring Fork River		
	<u>Ninety Four Thousand Three Hundred Ninety</u>	<u>\$ 94,390.00</u>
	lump sum – words	Lump Sum Total
6. Cardiff Road over Roaring Fork River		
	<u>Seventy Two Thousand Nine Hundred Sixty</u>	<u>\$ 72,960.00</u>
	lump sum – words	Lump Sum Total
PROJECT TOTAL (Bid Items 1 thru 6)		
	<u>Seven Hundred Five Thousand Seven Hundred Fifty Five</u>	<u>\$ 705,755.00</u>
	lump sum – words	Lump Sum Total

Have you filled in all the blanks listed above?

Yes X
 No _____

SUBMITTED BY:

Name **Mueller Construction Services, Inc.**

Address **5032 CR 154**

City **Glenwood Springs**

State **CO**

Zip **81601**

Corporate Seal

Firm Name * **Mueller Construction Services, Inc.**

Signature



Title **Joe Mueller, President**

Phone (**970**) **230-9353**



* Insert "Corporation, Partnership "etc.

Address the envelope as follows:

City of Glenwood Springs
Procurement Department
101 West 8th Street, First Floor
Glenwood Springs, CO 81601
Bid #BD 2020-003

Responses may also be submitted electronically to bidresponse@cogs.us no later than the required time and date. Include PROPOSAL #BD2020-003 in the subject line of the email.

All Bridges		
Item No.	Description	Total Cost
2	Devereux Road over I-70	\$148,724.00
3	Devereux Road over Colo River	\$203,130.00
4	Pipe Bridge over Colo River	\$186,551.00
5	7th Street over Roaring Fork River	\$94,390.00
6	Cardiff Road over Roaring Fork River	\$72,960.00
	Total All Bridges	\$705,755.00

Devereux Road over I-70 Bid Tab					
Item No.	Description	Quantity	Units	Unit Price	Cost
	Mobilization	1	LS	\$3,150.00	\$3,150.00
	Traffic Control	1	LS	\$33,000.00	\$33,000.00
	Aerial Lift Truck	10	day	\$3,000.00	\$30,000.00
	Remove Existing Pipe Hangers	20	ea	\$400.00	\$8,000.00
	Remove Insulation Jacket	10	day	\$425.00	\$4,250.00
	Install New Pipe Hanger Assembly	20	ea	\$1,100.00	\$22,000.00
	Install Heat Tracing Cable	418	lf	\$18.00	\$7,524.00
	Install Heat Tracing Power	1	ea	\$9,500.00	\$9,500.00
	Install New Insulation and Jacket	200	lf	\$150.00	\$30,000.00
	Install New Insulation 90° Fitting	2	ea	\$500.00	\$1,000.00
	Install New Insulation Jacket 90° Fitting	2	ea	\$150.00	\$300.00
TOTAL COST:					\$148,724.00

Bid Tab

TOTAL COST:

Pipe Bridge Over Colorado River Bid Tab						
Item No.	Description	Quantity	Units	Unit Price	Cost	
	Mobilization	1	LS	\$21,001.00	\$21,001.00	
	Hydraulic Crane	5	day		\$0.00	
	RR Flagging Allowance	15	day	\$2,000.00	\$30,000.00	
	Remove Existing Pipe U-Bolts	20	ea	\$200.00	\$4,000.00	
	Remove 10" DIP Spools	25	If	\$550.00	\$13,750.00	
	Replace 10" DIP MJ Spools	27	If	\$600.00	\$16,200.00	
	Install New Pipe Hanger Assembly	20	ea	\$1,200.00	\$24,000.00	
	Install Heat Tracing Cable	650	If	\$24.00	\$15,600.00	
	Install Heat Tracing Power	1	ea	\$8,000.00	\$8,000.00	
	Install New Insulation	320	If	\$110.00	\$35,200.00	
	Install New Insulation 90° Fitting	1	ea	\$1,100.00	\$1,100.00	
	Install New Insulation 45° Fitting	2	ea	\$600.00	\$1,200.00	
	Install New Insulation Jacket	320	If	\$50.00	\$16,000.00	
	Install New Insulation Jacket 90° Fitting	2	ea	\$125.00	\$250.00	
	Install New Insulation Jacket 45° Fitting	2	ea	\$125.00	\$250.00	
TOTAL COST:					\$186,551.00	

7th Street Over Roaring Fork River
Bid Tab

Item No.	Description	Quantity	Units	Unit Price	Cost
	Mobilization	1	LS	\$3,150.00	\$3,150.00
	Traffic control	1	LS	\$13,500.00	\$13,500.00
	Aerial lift truck	8	day	\$2,000.00	\$16,000.00
	Remove Insulation Jacket	7	day	\$800.00	\$5,600.00
	Install Heat Tracing Cable	430	lf	\$18.00	\$7,740.00
	Install Heat Tracing Power	1	ea	\$9,500.00	\$9,500.00
	Install New Insulation	193.50	lf	\$130.00	\$25,155.00
	Install New Insulation Jacket	193.50	lf	\$30.00	\$5,805.00
	Install New Joint and Bleed Valve Insulation	4	ea	\$1,500.00	\$6,000.00
	Lubricate Rollers	194	lf	\$10.00	\$1,940.00
TOTAL COST:					\$94,390.00

Old Cardiff Road Over Roaring Fork River
Bid Tab

Item No.	Description	Quantity	Units	Unit Price	Cost
	Mobilization	1	LS	\$3,150.00	\$3,150.00
	Engineering analysis	1	LS	\$4,400.00	\$4,400.00
	Aerial lift truck	15	day	\$800.00	\$12,000.00
	Remove Insulation Jacket	10	day	\$1,500.00	\$15,000.00
	Install Heat Tracing Cable	650	lf	\$18.00	\$11,700.00
	Install Heat Tracing Power	1	ea	\$9,500.00	\$9,500.00
	Replace Insulation Jacket ¹	60	lf	\$55.00	\$3,300.00
	Reinstall Insulation Jacket	10	day	\$1,100.00	\$11,000.00
	Lubricate Rollers	291	lf	\$10.00	\$2,910.00
TOTAL COST:					\$72,960.00

¹ assumes 20% replacement due to damage during removal

**City of Glenwood Springs
Addendum to Professional Services Agreement**

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1. Contractor does not knowingly employ or contract with an illegal alien who will perform work under this agreement. Contractor shall not knowingly enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien who will perform work under this Agreement.

2. Contractor will participate in the electronic employment verification program created in Public Law 208, 104th Congress, as amended, and expanded in Public Law 156, 108th Congress, as amended, and jointly administered by the Department of Homeland Security and the Social Security Administration, or its successor program (hereinafter, "E-Verify Program") or will participate in the "Department Program" as established in §8-17.5-102(5)(c), C.R.S., as amended, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

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4. Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

5. If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Contractor shall be required to:

(a) notify the subcontractor and the City within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

(b) terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to this subparagraph the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

6. If Contractor participates in the Department Program, Contractor shall provide a notarized written affirmation to City that Contractor has, as required by the Department Program, examined the legal work status of employees hired to perform work under this Agreement and shall comply with all other requirements of the Department Program. (A sample contract affirmation may be obtained at: <http://www.coworkforce.com/lab/pcs/default.asp>)

7. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment ("Department") made in the course of an investigation that the Department is undertaking pursuant to its legal authority.

8. Nothing in this Addendum shall be construed as requiring Contractor to violate any terms of participation in the E-Verify Program.

9. If Contractor violates this Addendum, the City may terminate this Agreement for breach of contract. If this Agreement is so terminated, Contractor shall be liable for actual and consequential damages to the City arising out of said violation.

CONTRACTOR

DATE: 1/28/2020

BY:  _____

Mueller Construction Services, Inc.

Joe Mueller, President

BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Mueller Construction Services, Inc.
5032 CR 154, Glenwood Springs, CO 81601 as Principal, and
Travelers Casualty and Surety Company of America as Surety, are hereby
held and firmly bound unto City of Glenwood Springs as OWNER
in the penal sum of Five Percent (5%) of Total Amount Bid

_____ for the payment of which, well and truly to be
made, we hereby jointly and severally bind ourselves, successors and assigns.

Signed, this 28th day of January, 2020.

The Condition of the above obligation is such that whereas the Principal has submitted to _____
City of Glenwood Springs a certain BID, attached hereto
and hereby made a part hereof to enter into a contract in writing, for the _____
Glenwood Springs Water Main Insulation Improvements

NOW, THEREFORE,

(a) If said BID shall be rejected, or

(b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract
attached hereto (properly completed in accordance with said BID) and shall furnish a BOND for his faithful
performance of said contract, and for the payment of all persons performing labor or furnishing materials in
connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and
agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this
obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

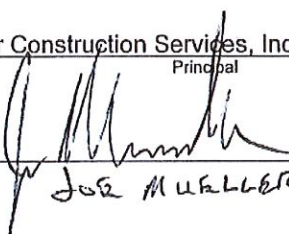


Mueller Construction Services, Inc.

(L.S.)

Principal

By:


JOE MUELLER, PRESIDENT

Travelers Casualty and Surety Company of America

Surety

By:



Attorney-in-Fact

Christina L. Townsend



IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Donna L. Adams, Ashley K. Anderson, Barbara J. Arnold, Timothy J. Blanchard, Lynn Christine Bosman, Mary Ann Eurich, Vickie Golobc, Ruth Anne Lindsay, Nikki M. Mosbrucker, Terri L. Reese, Jessica Jean Rini, Robert Charles Torrez, Christina L. Townsend, and Jennifer J. Walker of Denver, Colorado, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law, including the following bond:

Surety Bond No.:

OR

Glenwood Springs Water Main Insulation

Principal: Mueller Construction Services, Inc.

Project Description:

Obligee: City of Glenwood Springs

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 6th day of May, 2019.



State of Connecticut

City of Hartford ss.

By:

Robert L. Raney, Senior Vice President

On this the 6th day of May, 2019, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2021



Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 28th day of January, 2020.



Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
 Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.

BID FORM

FOR: BD 2020-003 :Water Main Insulation Improvements
(Project Name)

TO: City of Glenwood Springs
(Owner)

101 West 8th Street
(Address)

Glenwood Springs, CO 81601
(City) (State) (Zip)

GENTLEMEN:

The undersigned (hereafter called the Bidder), a Mueller Construction Services, Inc.
(Corporation, Partnership or Individual)

_____, organized and/or doing business under the laws of the

State of Colorado, hereby proposes and agrees to furnish all the necessary labor, materials, equipment, tools and services necessary for the completion of all work stipulated in, required by, and in accordance with, the proposed contract documents hereto attached and the plans and other documents referred to therein (as altered, amended or modified by all addenda thereto). All in accordance with the Drawings, Specifications and other Contract Documents prepared by City of Glenwood Springs, for the sum as stated in the totals for the items bid, plus any and all sums to be added and/or deducted resulting from all extra and/or omitted work in accordance with the requirements of the Supplemental Conditions, Technical Specifications and with the unit and/or lump sum prices stated in the items bid form attached hereto.

The undersigned has examined the location of the proposed work, the Drawings, Specifications and other Contract Documents and is familiar with the local conditions at the place where the work is to be performed.

The undersigned proposer further agrees to pay as liquidated damages, the sum of **\$250.00** for each consecutive day thereafter as hereinafter provided in the Supplemental Conditions.

The undersigned bidder hereby acknowledges receipt of any and all of the following Addenda:

<u>Addendum No.</u>	<u>Dated</u>
<u>1</u>	<u>12/16/2019</u>
<u>2</u>	<u>1/13/2020</u>
<u>3</u>	<u>1/20/2020</u>
<u>4</u>	<u>1/23/2020</u>

BID FORM (continued)

The proposal guaranty, the performance and payment bond, time of completion and other requirements related to the proposal shall be in accordance with either the Supplementary Conditions, Technical Specifications, Contract Documents or the items listed below:

OTHER REQUIREMENTS BY OWNER:

Pre-qualification documents required by January ~~15~~²², 2020 no later than 5:00 pm.

In the event this Proposal is selected and a contract awarded to the undersigned, the following surety or sureties will sign the required Performance and Payment Bond:

Travelers Casualty and Surety Company of America

The following bid items form a part of the proposal:

DATE 1/28/2020

Signature:

If an Individual: _____ doing

business as _____

If a Partnership: _____

By _____, member of Firm

If a Corporation: **Mueller Construction Services, Inc.**

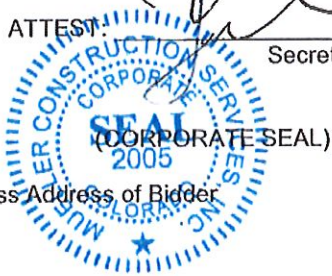
By  _____ Joe Mueller

Title President

(Bid Form Continued)

ATTEST:

Secretary



Business Address of Bidder

5032 CR 154

Glenwood Springs, CO 81601

If Bidder is a corporation, supply the following information:

State in which incorporated Corporation

Name and address of its:

President

Joe Mueller

5032 CR 154, Glenwood Springs, CO 81601

Secretary

Lori Mueller

5032 CR 154, Glenwood Springs, CO 81601



City of Glenwood Springs
Procurement Department
101 West 8th Street
Glenwood Springs, CO 81601
INVITATION TO BID BD 2020-003
COVER SHEET

Date: December 30, 2019
Bid number: BD 2020-003
Bid title: **Water Main Insulation Improvements**
Bids will be received until: January 21, 2020
2:00 p.m., local time
at 101 West 8th Street, Procurement Department,
Glenwood Springs, Colorado 81601

Responses may also be submitted
electronically to bidresponse@cogs.us no
later than the time and date stated above.
Include the Bid title and #BD2020-003 in the
Subject line of the email.

Goods or services to be delivered to or performed at: **Water Main Insulation Improvements**
Glenwood Springs, CO

For additional information please contact Ricky Smith: 970-384-6445
Email Address: bidresponse@cogs.us

MANDATORY PRE-BID MEETING
Water Main Insulation Improvements
January 13, 2020 at 10:30 a.m.
City Hall 101 West 8th Street, Third Floor
Training Room, Glenwood Springs, CO 81601
(a call-in option will be available if requested)

Documents included in this package:
Invitation to Bid Cover Sheet
Instruction to Bidders
Bid Form
Agreement
Notice of Award
Notice to Proceed
Change Order
Performance Bond
Payment Bond
Bid Bond
Supplemental Conditions
Technical Specifications
Scope of Work
Bid Schedule
Addendum to Professional Service Agreement
Contractor's Application for Payment
Contractor's Application Progress Estimate
Contractor's Application Stored Material Summary
Exhibit A, Plans and Specifications
Exhibit B, Bid Tab

If any of the documents listed above are missing from this package, they may be picked up at 101 West 8th Street, Procurement Department, First Floor.

The undersigned hereby affirms that (1) he/she is a duly authorized agent of the vendor, (2) he/she has read all terms and conditions and technical specifications which were made available in conjunction with this solicitation and fully understands and accepts them unless specific variations have been expressly listed in his/her offer, (3) that the offer is being submitted on behalf of the vendor in accordance with any terms and conditions set forth in this document, and (4) that the vendor will accept any awards made to it as a result of the offer submitted herein for a minimum of thirty calendar days following the date of submission.

PRINT OR TYPE YOUR INFORMATION

Name of Company: Mueller Construction Services, Inc. Fax: 970-230-9353
Address: 5032 CR 154 City/State: Glenwood Springs, CO Zip: 81601
Contact Person: Joe Mueller Title: President Phone: 970-230-9353
Authorized Representative's Signature: _____ Phone: 970-319-9514
Printed Name: Joe Mueller Title: President Date: 970-230-9353
Email Address: frontdesk@muellerconstruction.net

ADDENDUM NUMBER TWO FOR
WATER MAIN INSULATION IMPROVEMENTS
BID NUMBER BD 2020-003

THIS ADDENDUM MUST BE ACKNOWLEDGED.

THIS ADDENDUM SHALL BECOME A PART OF THIS SOLICITATION.

The following information is being added or amended as indicated as a part of the Invitation to Bid.

1. Bid due date has been changed to January 28, 2020, by 2:00 pm.
2. Prequalification documents are due on January 22, 2020, by 5:00 pm.
3. Last day for questions will be January 23, 2020, by 5:00 pm.
4. Pre-bid sign-in sheet is attached.

This addendum must be acknowledged.

This Addendum may be faxed to 970-945-2597, emailed to bidresponse@cogs.us or included with your bid submittal.

PRINT OR TYPE YOUR INFORMATION

Name of Company:	<u>Mueller Construction Services, Inc.</u>	Fax:	<u>970-230-9353</u>
Address:	<u>5032 CR 154</u>	City/State:	<u>Glenwood Springs, CO</u>
Contact Person:	<u>Joe Mueller</u>	Title:	<u>President</u>
Authorized Representative's Signature:	_____	Phone:	<u>970-230-9353</u>
Printed Name:	<u>Joe Mueller</u>	Title:	<u>President</u>
		Phone:	<u>970-319-9514</u>
		Date:	<u>970-230-9353</u>



MANDATORY PRE-BID MEETING

WATER MAIN INSULATION IMPROVEMENTS

JANUARY 13, 2020

BD 2020-003

NAME OF FIRM AND CONTACT	PHONE NUMBER	EMAIL ADDRESS
1. Core and main - Fred Derby	970-628-7104	Frederick.derbey@coreandmain.com
2. JOHNSON Const. ROB BERCHER	970-625-2251	Rob@Johnsconst.com
3. Gould Construction Dave Hillbrand	970 948-9326	david@gouldconstruction.com
4. Chad Minor	970 304-5891	cminor@raelectric.com
5. DON REINHARD - Dodson	970-945-2233	DONR@DODSONPIPE.COM
6. MUELLER CONST. SERVICES JOE MUELLER	970-230-9353	JMUELLER@MUELLERCONSTRUCTION.NET
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

City of Glenwood Springs Procurement Department
101 West 8th Street
Glenwood Springs, Colorado 81601



ADDENDUM NUMBER ONE FOR
WATER MAIN INSULATION IMPROVEMENTS
BID NUMBER 2020-003

THIS ADDENDUM MUST BE ACKNOWLEDGED.

THIS ADDENDUM SHALL BECOME A PART OF THIS SOLICITATION.

The following information is being added or amended as indicated as a part of the Invitation to Bid:

The attached Contractor's application for payment was inadvertently left off the original mailed CD's.

This addendum must be acknowledged.

Addendum may be submitted electronically to bidresponse@cogs.us . Addendum may also be submitted with your bid or faxed to 970-945-2597.

PRINT OR TYPE YOUR INFORMATION

Name of Company:	<u>Mueller Construction Services, Inc.</u>	Fax:	<u>970-230-9353</u>
Address:	<u>5032 CR 154</u>	City/State:	<u>Glenwood Springs, CO</u>
		Zip:	<u>81601</u>
Contact Person:	<u>Joe Mueller</u>	Title:	<u>President</u>
		Phone:	<u>970-230-9353</u>
Authorized Representative's Signature:			Phone: <u>970-319-9514</u>
Printed Name:	<u>Joe Mueller</u>	Title:	<u>President</u>
		Date:	<u>970-230-9353</u>

A handwritten signature in blue ink, appearing to read 'Joe Mueller', is written over the printed name and title fields.

12/16/19

Date: January 20th, 2020

To: Prospective Bidders

Re: Water Line Insulation Project RFP – Addenda #3

Please see the following Addenda #3 question and answer list below:

1. What are the working hours and allowable times for lane closures on the Devereux Road Bridge over I-70, Devereux Road over the Colorado River, and 7th Street Bridge?
 - a. Times may be restricted dependent on events or weather, generally normal working hours per code will be allowed. A ROW permit will need to be submitted to the Engineering Department for review and approval. Work on the weekends will not be allowed unless approved by the project manager.
 - b. City Code 100.070.030 - Noises prohibited.
 - c. The following noises are declared a nuisance and are in violation of this section:
 - d. (1) Construction work. Any noise created by operating or causing to be operated any equipment (mechanical or nonmechanical, self-propelled or manually manipulated) used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances at any time other than between the hours of 7:00 a.m. and 8:00 p.m. on Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday and Sunday. The City Manager is hereby authorized to issue a construction work noise permit allowing construction work noise to occur at a time other than the time set forth herein based on circumstances which necessitate such construction work. In the event the City Manager issues such a permit, the City Council shall be advised of such issuance at the next regular City Council meeting.
2. Will the City arrange a site visit to inspect the access and conditions of the Cable Suspension Bridge and tunnel over the Colorado River?
 - a. Yes 1/20/20 at 1pm or arranged with the project manager.
3. Is Railroad Insurance Required? If so, what are the number of trains and speeds of each train passing through the impacted area? What type and what are the limits of insurance that the RR may require? This information is needed to obtain an insurance quote.
 - a. The City does not keep track of speed of trains and number of trains on the track, the UPRR can be contacted if this information is required by the contractor. See answer #4 also.
 - b. Yes, railroad insurance will be required, see RR insurance link attached.
 - c. https://www.up.com/real_estate/rrinsurance/index.htm

4. Is Railroad flagging required? If so, what is the rate the contractor should use and how many flaggers will be required?
 - a. This is from Union Pacific permitting. "Flagging is determined based on the location of your work, speed and frequency of train traffic and the type of work to be performed. A field manager makes that call once you have a permit in place." Once a contractor is selected the permitting process will take place approximately 45-60 days.
5. What is the weight limit of vehicles and equipment on the Cardiff Bridge?
 - a. The contractor must submit the desired equipment to be used for approval by the city. Per plans of waterline construction on Old Cardiff Bridge 2010.

GENERAL NOTES:

1. Design Data

1.1. Existing steel bridge members checked in accordance with AISC 13th ed.

1.2. LRFD design method used

1.3. Live Loads: 65 psf (AASHTO)
50 plf rail loading (AASHTO)

1.4. Dead Loads: 33 psf asphalt topping + steel decking
95 plf 12" DIP waterline + 2" insulation

1.5. Wind Design Load: 35 psf

1.6. Construction Loads: 10,000# two-axle vehicle
Maximum axle load shall be 7000#
Maximum wheel load shall be 3500#

1.6.1. Contractor shall submit vehicle and equipment specifications to engineer for review prior to starting construction

14. Bridge loading data provided is based on design data and Engineer's evaluation of individual members for roller support connections. A complete and detailed inspection of the entire bridge was not performed.

15. Construction design loads are based on an AASHTO "H" design truck with 14' axle-to-axle spacing and 6' center-to-center of wheel loads at each axle. Any construction vehicle with the maximum allowable axle loads and an axle-to-axle spacing less than 12ft shall be reviewed by engineer prior to placing on the bridge.

16. The 10,000 lb construction load is a total vehicle load at any given time during construction per bridge span. Each 20' span of bridge may not be loaded with more than (1) 10,000 lb vehicle.

6. Please confirm that on any given pipeline, the installation of all heat tape must be inspected and tested PRIOR to installation of any insulation, per specification section Heat Tracing 3.3,b.1.
 - a. Heat tape must be visually inspected during installation. Sections 3.3.B.2 & 3 may be tested after installation however any failed tests will be considered defective and must be replaced/repaired and retested by the contractor.

7. Please confirm spacing of pipe supports on Colorado River Bridge is 9'-9 1/4", implied by the following:
 - a. Field verified to approximately 9'-10'
8. Exhibit B of the bid documents consists of an Excel workbook with tabs of each bridge that list various bid quantities. Does the contractor submit this document with the bid?
 - a. Yes, please submit Exhibit B with the bid.
9. Will the contractor need to install buried conduit and perhaps surface mounted conduit from the electrical panel locations to the heat tape controller for each bridge?
 - a. Yes, it is the contractor's responsibility to bring power to the location of the controller and then to the heat tape wires.
10. Please clarify what electrical items the contractor supplies at each electrical panel.
 - a. The appropriate breaker(s) for each system per manufacture and specifications.
11. Do isolation valves exist to isolate the 10" line for disinfection and pressure testing per Piping and Accessories section 3.2? If so, where are they located?
 - a. Yes, isolation valves exist. They are located to the west of the bridge structure, 1 on the frontage road to the north and 1 to the south, yellow dots, in the RR ROW. Please see diagram below.



12. Would the City consider adding an Allowance or F/A item for the Rail Road Related expenses? At this point, the RR will not provide adequate answers to the contractors as far as flagging, insurance, working hours and work access. This applies to the "Pipe over the Colorado River" location.
 - a. An allowance based on \$2,000 per day for 15 days of work, \$30,000-line item estimated, will be required as part of the submittal package estimates so that all

pricing is equal per contractor. If the final pricing through the UPRR is different once it has been provided a CO will be created to adjust the allowance up or down at that time with the selected contractor.

13. Typically, the Owner / Engineer submits the CDOT ROW application and receives and draft permit stipulating the allowable working conditions within the ROW. In this case, working over-head on the Devereux Road crossing will very likely have some very stringent requirements for the contractor regarding hours, possible netting, possible night work, traffic control etc. The contractor will not be able to get this information from CDOT in time to bid the project. Would the City consider adding an Allowance or F/A item for the CDOT related work including the traffic control itself?
 - a. The contractor will be working under the City's CDOT permit. The Contractor shall coordinate with CDOT for all required measures.
 - b. An allowance of \$33,000-line item estimated, will be required as part of the submittal package estimates so that all pricing is equal per contractor. If the final pricing for Traffic Control approved by CDOT is different once final TCP's have been approved a CO will be created to adjust the allowance up or down at that time with the selected contractor
14. Does the City have any specific requirements for working over the rivers relating to the removal of the old pipe insulation? I.E., will netting and tenting of the work area be required? Will River Closings be required to work overhead?
 - a. The contractor will be responsible for creating and submitting a debris capture system for all insulation removal and installation processes. Debris will not be allowed to enter the live waterways, riparian areas, river banks, etc. during the demolition and construction process. Contractor is to submit detailed methods/plans for protection of the sensitive areas 20 days prior to work commencing at each location.
15. Please provide any City restrictions for work hours and lane closures on 7th Street and on Devereux bridges.
 - a. See question number 1.
16. Will there be a Path closure allowed during the day time under the 7th Street bridge?
 - a. A path closure and detour may be required. If a closure is required from the contractors perspective, a certified detour plan will be required to be created by a certified traffic control company and a TCP submitted via a ROW permit from the Engineering Department.
17. Please provide an allowable weight limit for the Old Cardiff Bridge.
 - a. See question number 5 above.
18. Can you provide a detail for the Splash Guard that is to be installed on the Devereux -I70 bridge?
 - a. We do not have a detail. A submittal for approval from the contractor prior to installation will be required

PRINT OR TYPE YOUR INFORMATION

Name of Company: Mueller Construction Services, Inc. Fax: 970-230-9353
Address: 5032 CR 154 City/State: Glenwood Springs, CO Zip: 81601
Contact Person: Joe Mueller Title: President Phone: 970-230-9353
Authorized Representative's Signature: _____ Phone: _____
Printed Name: Joe Mueller Title: President Date: 970-230-9353



ADDENDUM NUMBER FOUR FOR
WATER MAIN INSULATION IMPROVEMENTS
BID NUMBER BD 2020-003

THIS ADDENDUM MUST BE ACKNOWLEDGED.

THIS ADDENDUM SHALL BECOME A PART OF THIS SOLICITATION.

The following information is being added or amended as indicated as a part of the Invitation to Bid.

1. Questions and Answers are attached.

This addendum must be acknowledged.

This Addendum may be faxed to 970-945-2597, emailed to bidresponse@cogs.us or included with your bid submittal.

PRINT OR TYPE YOUR INFORMATION

Name of Company:	Mueller Construction Services, Inc.	Fax:	970-230-9353
Address:	5032 CR 154	City/State:	Glenwood Springs, CO
		Zip:	81601
Contact Person:	Joe Mueller	Title:	President
		Phone:	970-230-9353
Authorized Representative's Signature:		Phone:	
Printed Name:	Joe Mueller	Title:	President
		Date:	970-230-9353



Mike Hoffman/ FO Superintendent
(970) 384-6343 (o)



101 West 8th Street
Glenwood Springs, CO 81601

Date: January 23, 2020

To: Prospective Bidders

Re: Water Line Insulation Project RFP -- Addenda #4

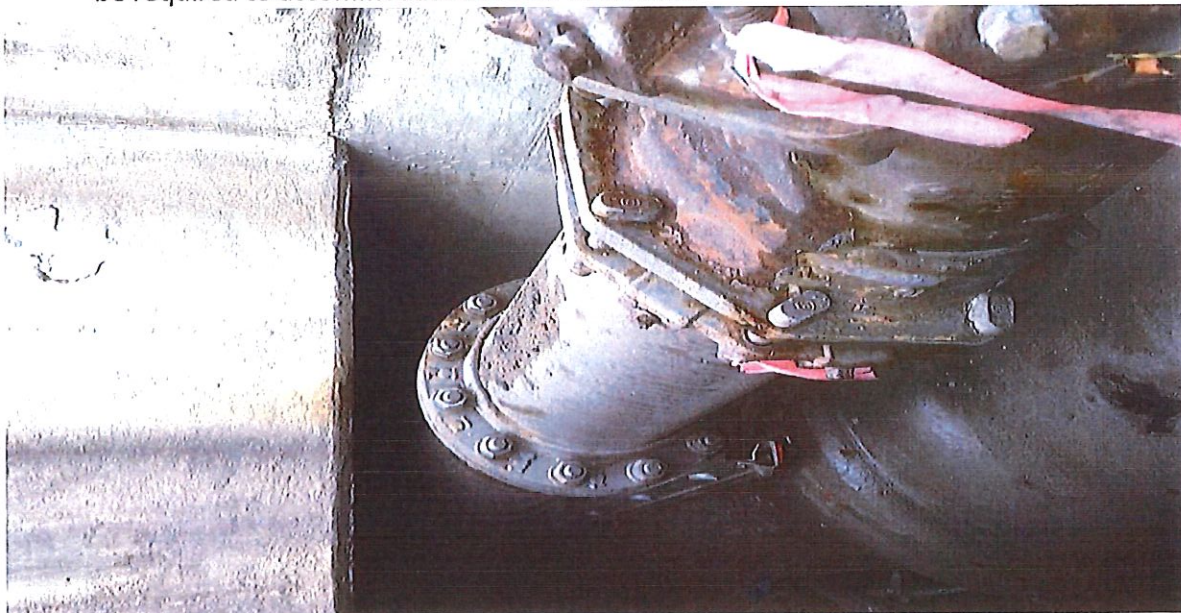
Please see the following Addenda #3 question and answer list below:

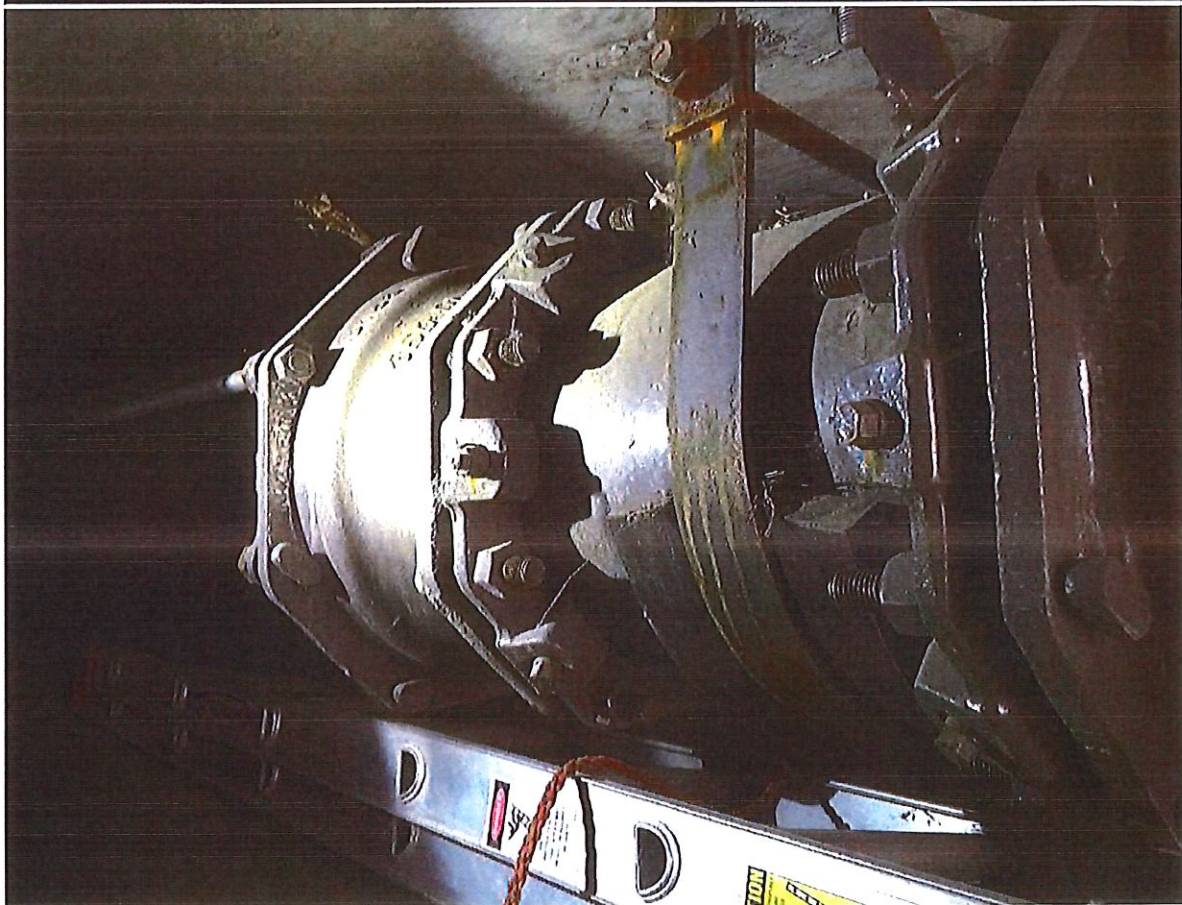
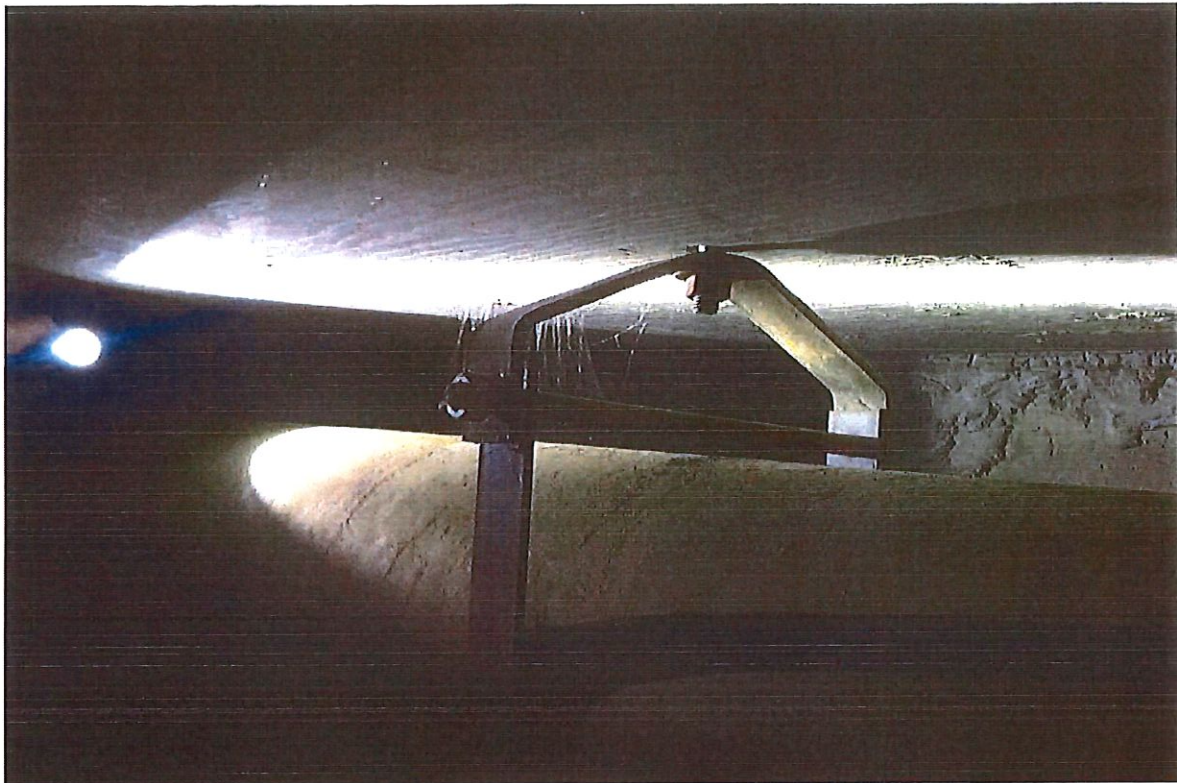
1. Is it practical to isolate, disinfect and pressure test what appears nearly 1,000 lineal feet of water line for only 25 lineal feet of new line installed?
 - a. See responses to questions #2 & #3 below
2. Would the City allow the contractor to simply swab or submerge or wash the new spool pieces with chlorine in lieu of the specified disinfection of the line between valves?
 - a. Yes, the City will accept swabbing the new spool pieces and directly affected fittings in lieu of a full disinfection of the pipeline. If the work effects a greater portion of the pipeline the City may require a full disinfection.
3. Given that the connections of the spools are all above grade, would the City allow the contractor to make the connections of the new spools and pressure up the system to check for leaks in lieu of a pressure test?
 - a. We will be requiring a pressure test to City standards located in Chapter 7 "Technical Specifications" 3.09. Visually inspecting the pipeline will be difficult with the insulation in place.
 - b. <http://www.ci.glenwood-springs.co.us/DocumentCenter/View/3479/CHAPTER-7-TECHNICAL-SPECS?bidId=>
4. Does the City anticipate awarding ALL of the work or could certain locations be deleted from the bid and not awarded?
 - a. See page 27 item #34
 - b. While the quantities stipulated in this Solicitation will be used by the City for purposes of determining the low Vendor meeting Specifications, it is hereby agreed and understood that the City has the right to adjust/reduce the work required in conjunction with this Solicitation based on budgetary restrictions.
5. Under the PIPING AND ACCESSORIES section of the specification, Item 3.3A requires that the contractor obtain required permits from the CDPHE. What permit is this referring to?
 - a. The reference refers to a low risk discharge permit from the Water Quality Control Division. The 10" pipeline will need to be drained in order to do the piping modification. The chlorine residual must be removed before discharging into any water way. WQP-27 Low Risk Discharges

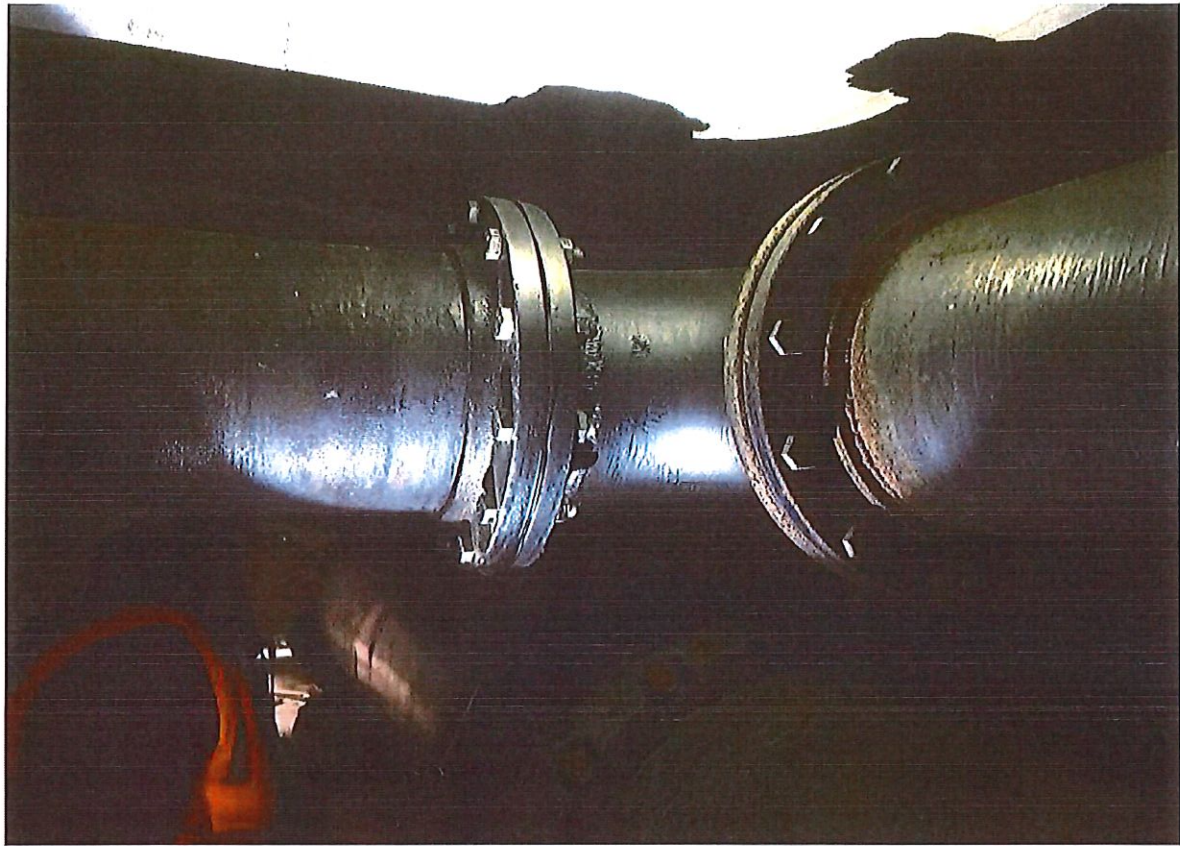
- Removal of any residual chlorine must be done for any direct discharge to state surface waters, or for any discharge to a storm sewer or conveyance where the chlorine will not dissipate prior to reaching a state surface water. Dechlorination, if necessary, may be achieved by allowing water to stand uncovered until no chlorine is detected, or by dechlorination using a portable dechlorinator. Pay particular attention when handling super-chlorinated waters. A longer time is needed to dissipate chlorine from super-chlorinated waters.
 - If the discharge is directly to a State surface water (any stream, creek, gully, whether dry or flowing), it must not contain any residual chlorine. The operator is responsible for determining what is necessary for removing chlorine from the discharge. If the discharge is to a ditch, chlorine content may be limited by the owner of the ditch. However, if the ditch returns flow to classified state waters, it must not contain any residual chlorine at the point where it discharges to the classified state water.
6. After the site visit to the Colorado River Pipe Bridge location yesterday, it appears that both pipe lines are "pushing" to the south side and that the pipe and fittings may be under strain. Have you analyzed what may occur when the spools are un-bolted and replaced at each end of the bridge? Even the slightest shifting of the pipes could result in the inability to connect the new longer spools and worse, it could put enough strain on the 24" line to cause a failure? How can the contractor be held responsible for this potential problem?
 - a. An analysis of the bridge and pipeline was completed with different scenarios, unbolting the pipe was not part of the evaluation. With any pipeline it is unknown what will happen when a modification is made. We do not anticipate any significant shift of the bridge or pipeline, especially with the 24" remaining in service.
 - b. The City continually surveys the bridge and pipeline on a 6-month basis. During these surveys there has been no reported movement. We also have the bridge wires adjusted every 2 years, the last adjustments were made 04/2017.
 - c. It will be the contractor's responsibility to protect the existing pipelines and bridge structure throughout the project. If the contractor feels that a further evaluation is warranted, please include that as part of the bid tab in Exhibit B.
 7. I need to find out if Urecon insulation company would be approved as an equal for their heat tracing and insulation with aluminum jacket, their products do not exactly meet the specs that are in the spec book, I can get any information needed to help make the determination.
 - a. See page 21 item #10
 - b. All materials and equipment specified herein are subject to an "OWNER APPROVED EQUAL" provision must be submitted seven (7) days prior to the bid due date. With each request, the Contractor shall submit supporting data, including but not limited to:
 - i. a. Drawings and samples as appropriate, with a specific record of performance.
 - ii. b. Comparison of the qualities of the proposed item with that specified.
 - iii. c. Changes required in other elements of the work because of the substitution.
 - iv. d. Name, address, and telephone number of the vendor who is supplying the proposed item.
 - v. e. Manufacturer's literature regarding installation, operation, and maintenance, including schematics for electrical and hydraulic systems, lubrication requirements, and parts lists. Describe the availability of maintenance service and warranties and state source of replacement materials.
 8. The over-all project Bid Schedule (Page 34) has "Mobilization" listed as Item number 1 which implies it is for the Entire project inclusive of all 5 bridge locations. However, we are also requested to submit the individual bid schedules for each location. On each

individual bid tab, there is also a "Mobilization" item. Please advise on how the city wants the mobilization costs allocated.

- a. On overall mobilization will need to be included on page 34. Also, Exhibit B will need to be included also in case the project scope is adjusted. See question #4 above.
9. Please confirm who is supplying and installing the Meter Panel / Breakers / Meter at each location?
 - a. The City will be installing the electric meters and breaker panels. It will be the contractor's responsibility to install the appropriate breaker(s) and wiring to the heat tape controller
10. Does the pipe inside of the tunnel under I-70 get heat trace or only the above ground piping?
 - a. Yes, the pipe will have heat trace installed on it also as per plans. Sheet 04 Repair notes #2.
11. During the site visit at the Pipe Crossing the Colorado River earlier this week, the idea of closing a lane of traffic on I-70 was discussed. This would facilitate the Item for a "Hydraulic Crane". Does the City want to add a Traffic Control bid item on this bid schedule for this?
 - a. Yes. If the contractor feels this would be the best approach towards this portion of the project, it should be included. It may allow an alternate means to accessing the bridge versus the Railroad ROW. A hydraulic crane is not being required by the City, it is up to the contractor for the best means and methods.
12. Does the city intend to pay each location as a Lump Sum or do they intend to pay unit quantities from the individual bid schedules at each location? In particular, the items that are listed per "DAY"?
 - a. The City intends to pay each location as a lump sum.
13. There were questions about the pipeline under I 70 in the tunnel. Access was not available at the time of the site visit please see pictures below. The pipe is a 10" welded steel pipe with 1 – flanged 90 elbow before it exits the tunnel underground. There is a total of 10 hangers that will not be required to be rolling hangers, but new hangers may be required to accommodate the new insulation.







Packet Page 79

Progress Estimate

Contractor's Application

For (contract):		Application Number:	
Application Period:		Application Date:	
A		B	
Item		Work Completed	
Specification Section No.		C	
Description		From Previous Application (C + D)	
		D	
		This Period	
		Materials Presently Stored (not in C or D)	
		Total Completed and Stored to Date (C + D + E)	
		%	
		(E) B	
		Balance to Finish (B - F)	
Totals			



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item:	Approval of the Water and Wastewater Rate Study per Bid Number 2020-002
Action Requested:	Approval of the GovRates, Inc in Partnership with MGT Consulting Group Water and Wastewater Rate Study Services Proposal per Bid Number 2020-002 for \$24,900.
Department:	Public Works
Presented By:	Matthew Langhorst, Public Works Director
Background Info:	The City of Glenwood Springs periodically completes a Water and Wastewater Rate Study to determine if the rates we charge for water and wastewater distribution, collection and treatment cover the cost of Operations, Maintenance and Capital Projects over a projected period of time. The City most recently completed a full rate study in 2014. With infrastructure needs mounting, from water plant upgrades, piping system replacements, water tank additions, lift station upgrades and keeping the wastewater plant up to date a new rate study is being commissioned to help determine where our rates need to go over the next 5-10 years to cover costs associated with the items noted above and to be able to build reserves for emergency situations. How we set up our rates will also be looked at, currently we have a tiered rate structure, but time of day, progressive rates, and other options will be looked at prior to a structure decision being made to move forward with. The City W/WW Departments currently do not have staff to complete an in house study, So to determine how the rates should change either in nature or in amount the City completed an RFP process to choose a professional consultant to help with the study. Eight proposals were received in response to the RFP 2020-002 that was put out. Three of the responses were in excess of the budgeted amount, but 5 response were within the budget. The review committee read all of the proposals and with consultant experience and cost in mind, selected GovRates and MGT to complete the project. The Water and Wastewater Departments both budgeted \$25,000 for the project.
Issues:	None
Staff Recommendation:	Staff is recommending approval of the GovRates, Inc in Partnership with MGT Consulting Group Water and Wastewater Rate Study Services Proposal per Bid Number 2020-002 for \$24,900.

For the City of **Glenwood Springs, Colorado**



RESPONSE TO REQUEST FOR PROPOSAL BD 2020-002:

COST OF SERVICE STUDY AND RATE DESIGN FOR WATER AND WASTEWATER UTILITIES

January 24, 2020



in Partnership with





Response to the
City of Glenwood Springs, Colorado
Request for Proposal BD 2020-002

Cost of Service Study and Rate Design for Water and Wastewater Utilities

January 24, 2020

GovRates, Inc.

in Partnership with

MGT of America Consulting, LLC

Telephone and Fax: (833) GOV-PLAN

www.govrates.com

www.mgtconsulting.com

Contact: **Bryan Mantz, CMC, CGFM**, Project Manager
bmantz@govrates.com
Cell: (407) 921-9753



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➤ Section from the MSRB's Series 50 exam outline defining rate consultants and financial feasibility consultants as "municipal advisor professionals."	
➤ Relevant excerpts from SEC Release No. 34-70462: Final Rule on Registration of Municipal Advisors.	
➤ Printout from MSRB website indicating that: "As of September 12, 2017, all municipal advisor professionals must take and pass the MSRB's Municipal Advisor Representative Qualification Examination (Series 50) before engaging in municipal advisory activities on behalf of a municipal advisor firm." Further, "All municipal advisor representatives and principals are required to take and pass the Series 50 exam to demonstrate the baseline competency needed to be sufficiently qualified to perform advisory activities."	
➤ SEC response regarding municipal advisor registration to assist with State Revolving Fund (SRF) loan applications.	

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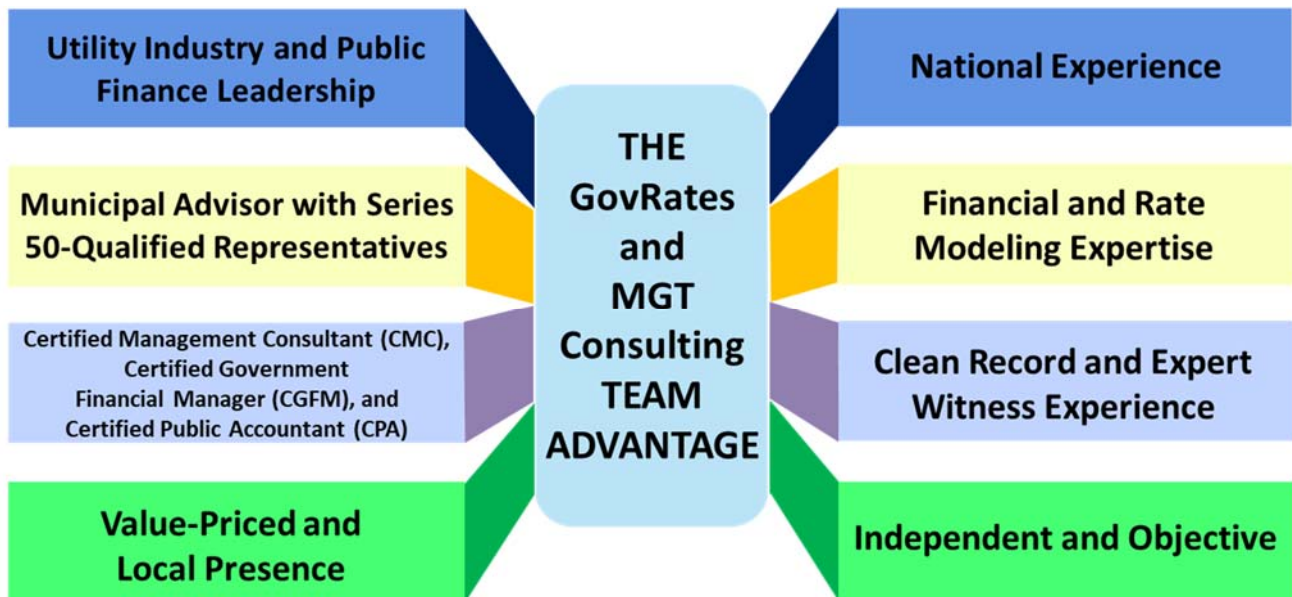
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SECTION 1: EXECUTIVE SUMMARY



Executive Summary

GovRates, Inc. ("GovRates") in partnership with MGT of America Consulting, LLC ("MGT") is pleased to offer the services of our exceptionally qualified and experienced team (the "Project Team") to the City of Glenwood Springs, Colorado (the "City") in response to the City's Request for Proposal (the "RFP") BD 2020-002 for the Cost of Service Study and Rate Design for Water and Wastewater Utilities (the "Project"). The following sections of this proposal communicate the benefits to the City of selecting the Project Team. These benefits include:

- Our expertise developed through successfully working with hundreds of utilities throughout the United States (coast to coast) would help to ensure project success and public acceptance of study recommendations. We work all over the United States and continue to have wide exposure to different ideas and practices of utilities. MGT is the leader in cost allocation and user fee services for cities and counties in Colorado.
- Our clean record and expert witness experience provide assurance to the City that we have the technical expertise and credibility to develop defensible rates, charges, and other financial recommendations for the City that are in full compliance with Colorado law.
- Our local presence (MGT has an office in Centennial, Colorado) helps to ensure that we can provide outstanding customer service and support to the City.
- Our utility industry leadership indicates our level of expertise and provides assurance that we are well-versed in the latest industry trends, new ideas, and innovations. A summary of our





utility industry leadership is shown in the table below. Pictures of Project Team member publications are in Section 9: Other of this proposal.

UTILITY INDUSTRY LEADERSHIP

- ◆ **Helping to Shape Utility Industry Standards with Involvement in National Committees**
 - AWWA National Rates and Charges Committee
 - AWWA National Rate Survey Advisory Committee
 - AWWA National Small Systems Technical Review Committee
 - WEF National Utility Management Committee
- ◆ **Establishing Utility Practice Guidelines Through Contributions to Manuals of Practice**
 - AWWA M1: Principles of Water Rates, Fees, and Charges
 - AWWA M5: Water Utility Management
 - AWWA M29: Water Utility Capital Financing
 - AWWA M52: Water Conservation Programs
 - AWWA M54: Developing Rates for Small Systems
 - WEF MOP 27: Financing and Charges for Wastewater Systems
- ◆ **Communicating Solutions for Issues at the Forefront of the Utility Industry via Publications**
 - Utility Rates and the Political Environment
- **AWWA National Award Winner**
 - Utility Impact Fees: Practices and Challenges
- **AWWA National Award Winner**
 - Optimal Debt Management Practices for Local Government Enterprises
 - Utility Transfers to the General Fund: What is Reasonable, Fair, and Legal?
 - The Finance Director's Role in Helping Public Enterprises Look Their Best
 - Developing a Management Dashboard for Local Government Enterprise Funds
- ◆ **Promoting Utility Best Management Practices Through Presentations at National and State Conferences**
 - Preparing for Rate Studies and Bond Financings: Is Your Utility Ready?
 - Utility Rates and the Political Environment: Establishing the Utility Business Foundation and Managing the Rate Approval Process
 - Utility Infrastructure Financing
 - Financial Planning for Enterprise Funds: Tips and Strategies
 - Managing Utility Growth: A Financial Perspective
 - Revenue Enhancement Opportunities for Enterprise Funds





- Our Municipal Advisor registration and demonstrated competency (Series 50-Qualified Representatives):
 - Provide assurance that we are fully qualified and meet all legal requirements to provide debt financing support to the City. The Securities and Exchange Commission and Municipal Securities Rulemaking Board have ruled that municipal advisor registration is required for a rate consultant to:
 - Evaluate financing options available to the City and providing advice / recommendations on the structure, timing, and terms of such options.
 - Provide advice on whether certain rates and revenues would support debt service and meet coverage requirements on a financing option available to the City.
 - Perform cash flow modeling in support of City financing options.
 - Provide financing advice / recommendations to the City's independent registered financial advisor if the need arises (i.e., indirect advice).
 - Complete the financial sections of a State Revolving Fund loan application.
 - Serve as the financial feasibility consultant for a City bond issue.
 - Provide confidence that optimal funding and financing strategies would be developed for the utility's multi-year capital improvement program to minimize rate increases and help keep rates affordable and competitive while adhering to utility best management practices.
 - Provide assurance that we will always look after the City's best interests given our statutory fiduciary duty (highest standard of care).
- Our financial modeling expertise ensures that the financial models developed for the utility rate study would be useful tools for the City's internal use following project completion. **The Project Team is renowned for offering some of the best financial models in the utility industry.** We believe that the City should have a high-quality, state-of-the-art, and customized financial model for its water and wastewater systems that the City staff could easily use and update long after project completion. The Project Team is current working with many other utilities to develop these financial planning tools. As noted in the RFP, the City would like the consultant to review long and short-term debt obligations of the water and wastewater fund. **The Project Team's financial models can evaluate a wide range of financial products (e.g., bonds, bank loans, low-cost State Revolving Fund loans, etc.) and can either incorporate assumptions from the City's municipal advisor or generate repayment schedules based on City staff inputs. Our financial models also have the flexibility to automatically generate repayment schedules considering interest-only payments for a certain period of time as well as capitalized interest.**
- Our lower hourly billing rates and not-to-exceed budget can provide the City with confidence that it is receiving the very best value for rate and financial work. **The Project Team has always completed projects on-time, within budget, and with a successful outcome.**



SECTION 2: COMPANY BACKGROUND

Company Background

GovRates is an exceptionally qualified utility, financial, rate, and management consulting firm that primarily serves governments. We have provided consulting services in many states as well as in Puerto Rico and the U.S. Virgin Islands. GovRates has established a reputation for providing exceptional value and the highest-quality deliverables to our clients.

GovRates is fully qualified and insured for any rate and financial work that the City may need. Services provided by GovRates include:

- Rate, tax, cost of service, revenue sufficiency, and revenue enhancement studies.
- Strategic planning and financial / business models.
- Financing / funding optimization and feasibility.
- Capacity / impact fees (system development charges).
- Policy development assistance.
- Contract negotiations and service agreements.
- Public outreach and customer support.
- Expert witness and litigation support.

MGT is the leader in cost allocation and user fee services for cities and counties in Colorado and the only cost allocation firm with permanent, full-time employees located in Colorado. MGT is a national research and management consulting firm specializing in providing management and financial services to public-sector clients. The firm's staff of over 100 professionals located across the nation brings a wealth of knowledge and depth of understanding to all client engagements, delivering the highest quality and timely services to clients. Since its founding in 1974, MGT has successfully managed more than 9,900 client engagements nationally with a significant portion of MGT's engagements being repeat business, reflecting client satisfaction with the quality of services delivered by MGT and MGT's ability to exceed client expectations.

Both firms are financially stable and have the necessary depth of resources to exceed the City's expectations in performing the Project.

Colorado Local Governments Served

Collectively, GovRates and MGT have served the following Colorado local governments or entities:





COLORADO LOCAL GOVERNMENTS OR ENTITIES SERVED:

Adams County	Arapahoe County	Archuleta County
City of Boulder	Boulder County	City and County of Broomfield
Town of Castle Rock	City of Colorado Springs	Comcast
Delta County	City and County of Denver	Eagle County
Elbert County	City of Fort Collins	Fremont County
Garfield County	Gilpin County	Grand County
Gunnison County	Jefferson County	La Plata County
City of Littleton	City of Loveland	Mesa County
Moffat County	Montrose County	Otero County
Ouray County	Park County	Pitkin County
Rio Blanco County	Routt County	City of Steamboat Springs
Summit County	Teller County	City of Westminster
Xcel Energy		



COLORADO PUBLIC FINANCE EXPERIENCE OF PROJECT TEAM

A map of local government entities (represented by green markers) served by GovRates and MGT professionals within the State of Colorado is shown in the graphic to the left.

Principals and Contact Information

Mr. Bryan Mantz from GovRates and Mr. Bret Schlyer from MGT are the principals on the Project Team. Each principal has over 25 years of relevant utility, financial, rate, and management consulting experience. A discussion of their experience and copies of their resumes are in Section 3: Review Team Resumes. Contact information follows:





Bryan A. Mantz, CMC, CGFM
President
GovRates, Inc.
1988 Varick Way
Casselberry, FL 32707-2409
Phone and Fax: (833) GOV-PLAN; (833) 468-7526
Cell: (407) 921-9753
E-mail: bmantz@govrates.com
Website: <https://govrates.com>

Bret Schlyer
Vice President, Financial Solutions
MGT of America Consulting, LLC
8200 South Quebec
Suite A3 #184
Centennial, CO 80112
Phone and Fax: (916) 443-3411
Cell: (316) 214-3163
E-mail: BSchlyer@mgtconsulting.com
Website: <https://mgtconsulting.com>

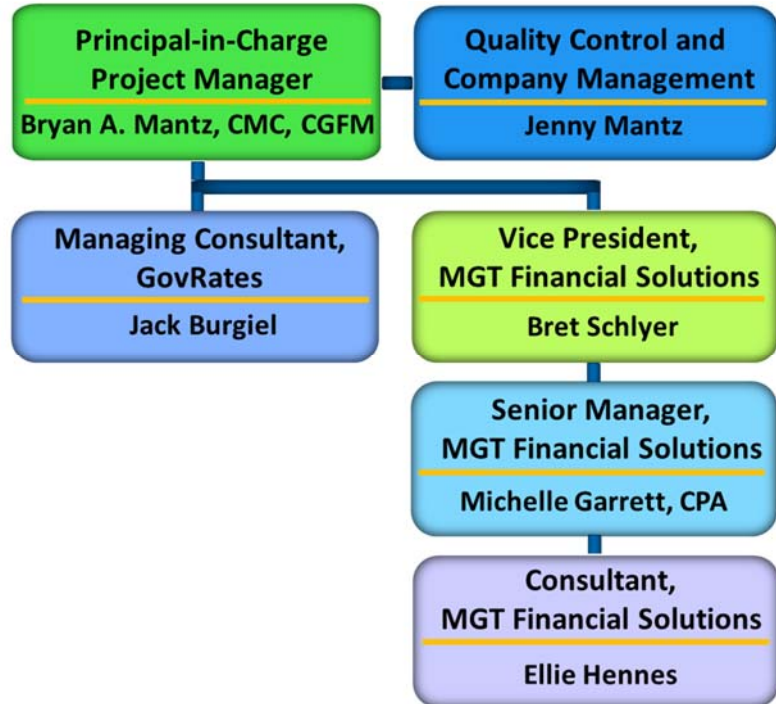




SECTION 3: REVIEW TEAM RESUMES

Project Team

The organizational chart to the right summarizes the key Project Team professionals. Additional resources are available as needed, as GovRates and MGT on a combined basis have over 100 employees nationwide. A brief description of the Project Team members follows:



Bryan A. Mantz, CMC, CGFM – Project Manager (Resume on Page 3-5)

On behalf of GovRates, Bryan Mantz, CMC, CGFM would serve as the Project Manager for this engagement. He would be the primary contact between the Project Team and the City and would be responsible for ensuring that the project is performed as efficiently as possible, that all project deadlines are met, that all scope of services requirements are fulfilled, and that the City's expectations are exceeded.

- Over 25 years of financial and accounting experience; has successfully completed hundreds of rate and financial projects for local government and utilities throughout the United States.
- Certified Management Consultant (CMC) and Certified Government Financial Manager (CGFM). (Documentation on Page 3-9.) The prestigious CMC certification is recognized by the insurance industry as reducing risk. A CMC has demonstrated a history of results and excellent performance based on client testimonials, references, and repeat business.



- Series 50-qualified Municipal Advisor Representative and, as such, can legally provide debt financing recommendations and debt financing support for the City. (Documentation on Page 3-10.)
- A nationally recognized utility rate expert, Mr. Mantz has been involved in the development of several manuals of practice including two (2) that are continually referenced by the utility industry for guidance on the development of rates, fees, and charges:
 - The American Water Works Association's (AWWA's) *Manual of Practice 1 (M1): Principles of Water Rates, Fees, and Charges*.
 - The Water Environment Federation's (WEF's) *MOP 27: Financing and Charges for Wastewater Systems*.

Mr. Mantz was one of the primary authors of the AWWA M1 manual's chapter on system development charges / impact fees.

- Has authored two (2) papers on utility rates and impact fees that won national Management and Leadership Division Best Paper Awards from the AWWA. These papers were entitled “Utility Rates and the Political Environment” and “Utility Impact Fees: Practices and Challenges.”
- Active member of the national AWWA's Rates and Charges Committee and WEF's national Utility Management Committee.
- Has completed the AWWA's Utility Risk and Resilience Certificate Program. (Documentation on Page 3-11.)
- MBA with Honors, Concentration in Finance, from Rollins College. (Attended via Merit Scholarship.) Bachelor of Science in Economics from the Wharton School of the University of Pennsylvania. Bachelor of Applied Science in Management and Technology from the School of Engineering and Applied Science of the University of Pennsylvania.
- 100% available to complete the utility rate study in accordance with the City's schedule for the project.



Mr. Mantz as the proposed project manager has had a 100% success rate at securing the adoption and public acceptance of rate and financial recommendations.

Jack Burgiel – Managing Consultant, GovRates (Resume on Page 3-12)

- Over 30 years of financial and accounting experience, most of which have been spent providing rate and consulting services to local governments and utilities throughout the United States.





- Expert in developing rate and financial recommendations for electric, water, wastewater, stormwater, natural gas, and telecommunication utilities.
- Has worked with over 100 local governments.
- Has performed electric rate studies while working for an electric company (Xcel Energy).
- Has worked with startup, growth-oriented, and mature utilities and has presented expert testimony in front of public service commissions and other regulatory authorities.
- Bachelor of Science in Finance degree from Skidmore College.

Project Role: Senior-level project support, including preparation of project deliverables; 100% available to complete the utility rate study in accordance with the City's schedule for the project.

Bret Schlyer – Vice President, MGT Financial Solutions (Resume on Page 3-13)

Mr. Schlyer has over 25 years of public-sector consulting experience. He has extensive experience in assisting local governments and state agencies in the preparation and submission of indirect cost rates and indirect cost allocation plans to federal cognizant agencies. He has completed ICRP, CAP, and indirect cost rate projects for state agencies, several annually over the course of his career. He serves in a similar capacity for approximately 25 clients each year. Mr. Schlyer is currently working with the project manager on a wholesale sewer rate study for the City of Flint, Michigan.

Project Role: Senior-level project support, including preparation of project deliverables; 100% available to complete the utility rate study in accordance with the City's schedule for the project.

Michelle Garrett, CPA – Senior Manager, MGT Financial Solutions (Resume on Page 3-15)

Ms. Garrett, a Senior Manager with MGT, will serve the County as Project Manager. Ms. Garrett has been providing cost allocation services to cities and counties since 2004. She is currently serving as primary project consultant on many cost allocation projects including those for the following Colorado counties:

- **Denver**—Ms. Garrett annually prepares a Full Cost Allocation Plan and a 2 CFR Part 200 Cost Allocation Plan.
- **Jefferson**—Ms. Garrett annually prepares a 2 CFR Part 200 Cost Allocation Plan.
- **Broomfield**—Ms. Garrett annually prepares a 2 CFR Part 200 Cost Allocation Plan.

Ms. Garrett is a Certified Public Accountant (CPA) and is active in the Colorado chapter of the Government Finance Officers Association.





Project Role: Senior-level project support, including preparation of project deliverables; 100% available to complete the utility rate study in accordance with the City's schedule for the project.

Ellie Hennes – Consultant, MGT Financial Solutions (Resume on Page 3-17)

Ms. Hennes has assisted in the preparation of more than twenty cost allocation plans in the past year, including many for Colorado cities and counties. She is currently serving as consultant on cost allocation projects for the following Colorado counties:

- **Fremont County**—Ms. Hennes prepared the County's 2 CFR Part 200 Cost Allocation Plan in 2018 and 2019. She is currently preparing a jail rate study for the County Sheriff's Office.
- **Archuleta County**—Ms. Hennes prepared the County's 2 CFR Part 200 Cost Allocation Plan in 2018 and 2019.
- **La Plata County**—Ms. Hennes prepared the County's 2 CFR Part 200 Cost Allocation Plan in 2018 and 2019.
- **Adams County**—Ms. Hennes assisted with the preparation of the County's Full Cost and 2 CFR Part 200 Cost Allocation Plan in 2018 and 2019.

Project Role: Would perform data entry and model customization; 100% available to complete the utility rate study in accordance with the City's schedule for the project.

Jenny Mantz – CEO of GovRates – Quality Control and Company Management (Resume on Page 3-18)

- Series 50-qualified Municipal Advisor Representative. (Documentation on Page 3-10.)

Project Role: Additional quality control and quality assurance on project deliverables; 100% available to complete the utility rate study in accordance with the City's schedule for the project.

Resumes for Project Team members are on the following pages.

PROFESSIONAL CERTIFICATIONS:

- CMC – Certified Management Consultant, No. 12237146
- CGFM – Certified Government Financial Manager, No. 15636
- Series 50-Qualified Municipal Advisor Representative

EDUCATION:

- MBA with Honors, Finance, Rollins College, 1999
- Awarded Merit Scholarship
- B.S., Economics, University of Pennsylvania, Wharton School of Business, 1996
- B.A.S., Management and Technology, University of Pennsylvania, School of Engineering and Applied Science, 1996

PROFESSIONAL AFFILIATIONS:

- American Water Works Association (AWWA)
- Active Member of National Rates and Charges Committee
- Association of Government Accountants (AGA)
- Government Finance Officers Association (GFOA)
- Institute of Management Consultants USA (IMC-USA)
- Water Environment Federation (WEF)
- Active Member of National Utility Management Committee

PROFESSIONAL HONORS:

- Two-Time National Best Paper Award: AWWA Management and Leadership Division (2012 and 2013)



BRYAN A. MANTZ, CMC, CGFM

PRESIDENT

Profile

Mr. Mantz serves as the President of GovRates, a utility, financial, rate, and management consulting firm that primarily serves governments. He has over 25 years of financial and accounting experience, most of which have been spent as a rate and financial consultant to local governments. He has successfully completed hundreds of rate and financial projects for local government entities. Mr. Mantz specializes in strategic and business planning; forecasting; rate and regulatory matters; organizational and performance benchmarking / improvement; and project financing. He has served as an expert witness in rate cases.

As a certified management consultant (CMC), Mr. Mantz has a long history of delivering results and excellent performance based on client testimonials, references, and repeat business. The CMC certification is awarded by the Institute of Management Consultants to select consultants who have met global standards for competence, ethics, and results, and is recognized by the insurance industry as reducing risk.

Mr. Mantz is also a certified government financial manager (CGFM). The CGFM is a professional certification awarded by the Association of Government Accountants (AGA) to recognize the unique skills and specialized knowledge required of today's government financial managers.

GovRates is registered as a municipal advisor with the Securities and Exchange Commission (SEC), and the Municipal Securities Rulemaking Board (MSRB), and



BRYAN A. MANTZ, CMC, CGFM

PRESIDENT

Profile (Continued)

Mantz is a Series 50-qualified municipal advisor representative. As such, he can legally provide advice and recommendations on the structure, timing, and terms of various financing options available to local governments.

A recognized expert in rate and financial issues, Mr. Mantz has been published in the *Journal AWWA*, the *Journal of Government Financial Management*, *Government Finance Review*, and the *Florida Water Resources Journal*, and his publications have been translated into other languages and used in university settings. He has been a coauthor or contributing author of several American Water Works Association (AWWA) manuals of practice, including *M1: Principles of Water Rates, Fees, and Charges*; *M29: Water Utility Capital Financing*; *M52: Water Conservation Programs – A Planning Manual*; and *M54: Developing Rates for Small Systems*. Mr. Mantz has served as a technical reviewer for AWWA's *M5: Water Utility Management* as well as the *Manual of Practice (MOP) 27: Financing and Charges for Wastewater Systems* published by the Water Environment Federation (WEF). He has also served as a peer reviewer of several articles submitted to the *Journal AWWA*.

Mr. Mantz is the recipient of both the 2012 and the 2013 national AWWA Management and Leadership Division Best Paper Award. He is frequently invited to be a speaker at national and state conferences. Mr. Mantz is an active member of the AWWA national Rates and Charges Committee and the WEF national Utility Management Committee, and he has also served as a member of the AWWA national Water and Wastewater Rate Survey Advisory Committee.

Mr. Mantz is a graduate of the Management and Technology Program of the University of Pennsylvania, an Ivy League school in Philadelphia. This program, the most competitive and selective academic offering at the university, enabled him to earn an undergraduate business degree from the Wharton School of Business and an undergraduate engineering degree from the School of Engineering and Applied Science. He later earned an MBA with Honors from Rollins College, which he attended via merit scholarship.



BRYAN A. MANTZ, CMC, CGFM

PRESIDENT

Publications and Presentations

AWWA Manuals of Practice

- Coauthor of *AWWA Manual of Practice 1 (M1): Principles of Water Rates, Fees, and Charges*, Seventh Edition. Published in 2017.
- Technical reviewer of *AWWA Manual of Practice 5 (M5): Water Utility Management*, Third Edition. Published in 2018.
- Coauthor of *AWWA Manual of Practice 29 (M29): Water Utility Capital Financing*, Fourth Edition. Published in 2014. Wrote brand new, comprehensive chapter entitled “Preparing the Utility for Financing” that discusses certain utility best management practices and the characteristics of highly-rated or financially strong utilities, especially the factors over which utility managers have control.
- Contributing author of *AWWA Manual of Practice 52 (M52): Water Conservation Programs – A Planning Manual*, Second Edition. Published in 2017.
- Coauthor of *AWWA Manual of Practice 54 (M54): Developing Rates for Small Systems*, Second Edition. Published in 2016.

WEF Manuals of Practice

- Technical reviewer of *WEF Manual of Practice 27 (MOP 27): Financing and Charges for Wastewater Systems*. Published in 2018.

Papers / Articles

- "Utility Rates and the Political Environment." *Journal AWWA*. August 2011. **Winner of national 2012 AWWA Management & Leadership Division Best Paper Award.**
- "Utility Impact Fees: Practices and Challenges." *Journal AWWA*. April 2012. **Winner of national 2013 AWWA Management & Leadership Division Best Paper Award.**



Publications and Presentations (continued)

Papers / Articles (continued)

- "Optimal Debt Management Practices for Local Government Enterprises." *Journal of Government Financial Management*. Fall 2012.
- "Utility Transfers to the General Fund: What Is Reasonable, Fair, and Legal?" *Journal AWWA*. October 2012.
- "The Finance Director's Role in Helping Public Enterprises Look Their Best." *Government Finance Review*. October 2012.
- Developing a Management Dashboard for Local Government Enterprise Funds." *Journal of Government Financial Management*. Winter 2016 to 2017. Reprinted by the *fmi-igf e-Journal* of the Financial Management Institute of Canada in March 2017.

Presentations

The following presentations were given at national and state conferences:

- "Preparing for Rate Studies and Bond Financings: Is Your Utility Ready?" Paper for presentation became article published in May 2013 edition of *Florida Water Resources Journal*.
- "Utility Rates and the Political Environment: Establishing the Utility Business Foundation and Managing the Rate Approval Process."
- "Utility Infrastructure Financing."
- "Financial Planning for Enterprise Funds: Tips and Strategies."
- "Managing Utility Growth: A Financial Perspective."
- "Revenue Enhancement Opportunities for Enterprise Funds."





Printout from MSRB website (www.msrb.org) indicating that both Dr. Jenny Mantz and Mr. Bryan Mantz are Series 50-qualified Municipal Advisor Representatives.



Municipal Securities Rulemaking Board

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MSRB-Registered Municipal Advisor Firms with Series-50 Qualified Representatives

Export to Excel

The Firms tab displays municipal advisor firms registered with the MSRB that have at least one individual associated with the firm who has passed the MSRB's Municipal Advisor Representative Qualification Examination (Series 50). The Representatives tab displays the names of individuals associated with the firm who have passed the Series 50 exam.¹ Qualification information is updated weekly.² [Read more about working with regulated municipal advisors in the MSRB Education Center.](#)

Municipal Advisor Firms

Series 50 Qualified Representatives

Only those associated persons who have passed the Series 50 exam may engage in municipal advisory activities.

Find a Firm: govrates

Show 25 entries

Firm Name	MSRB ID	State	Registrant Type
 GovRates, Inc.	K1193	FL	Municipal Advisor

Representative Name

Mantz , Jenny

Mantz, Bryan

Showing 1 to 1 of 1 entries (filtered from 510 total entries)

Previous1Next

¹The Series 50 is designed to test broad-based knowledge of the business and regulations applicable to municipal advisory activities. The examination is not designed to specifically test each specialized functional role or service that may be provided on behalf of a municipal advisor firm as defined in Section 15B of the Securities Exchange Act and, therefore, does not confer the degree of knowledge and expertise needed to provide a municipal entity or obligated person client with informed advice as required under MSRB Rule G-42.

Documentation of Bryan Mantz's Completion of AWWA Utility Risk and Resilience Certificate Program



EDUCATION:

- B.S., Finance, Skidmore College, 1986

TECHNICAL SPECIALTIES:

- Financial Expertise for Electric, Water, Wastewater, Stormwater, Natural Gas, and Telecommunication Utilities
- Cost of Service / Rate Studies, Revenue Sufficiency Analyses, and Revenue Enhancement Studies
- Bond Financing and Feasibility Analyses
- Utility Asset Management
- Acquisition Evaluations
- Impact / Development Fees
- Business, Strategic, and Economic Plans
- Financial Model Development
- Water Conservation Rates
- Service Agreement Review
- Business Analytics and Best Management Practices
- Performance Indicators and Benchmarks

PROFESSIONAL AFFILIATIONS:

- United States Telecom Association



JACK BURGIEL

MANAGING CONSULTANT

Profile

Mr. Burgiel has over 30 years of financial and accounting experience, most of which have been spent providing rate and consulting services to local governments and utilities throughout the United States. His utility rate expertise covers a broad range of areas including expert review of the rate-setting framework and methodology used by clients, development of utility rates by service level, establishment of renewal and replacement capital funding targets, evaluation of fund balances, and development of new and innovative miscellaneous and minimum charges. He has worked with over 100 local governments and has prepared hundreds of comprehensive financial models for rate studies, financial feasibility studies, utility acquisition alternatives, and capital expansion programs.

A seasoned and results-oriented project manager, Mr. Burgiel has a long history of success in securing the adoption, implementation, and public acceptance of study recommendations. He is dedicated to exceeding client expectations and fulfilling all scope of services requirements as efficiently and cost-effectively as possible.

Mr. Burgiel is an expert in developing rate and financial recommendations for electric, water, wastewater, stormwater, natural gas, and telecommunication utilities. He has worked with startup, growth-oriented, and mature utilities and has presented expert testimony in front of public service commissions and other regulatory authorities.

He has extensive experience in policy formation and the development of interlocal, large user, and other forms of governmental agreements. He uses his knowledge of government and utility best management practices to help clients develop plans for optimizing their operations and finances.



BRET SCHLYER

Vice President, Financial Solutions
MGT CONSULTING GROUP | bschlyer@mgtconsulting.com

Mr. Schlyer is a Vice President for MGT's Financial Solutions Division, with more than 25 years of experience assisting state and local government clients. His work experience and consulting project experiences have provided him both theoretical and practical experience in the analysis and costing of governmental operations. He has extensive experience with federal cost determination standards; generally-accepted accounting principles and procedures; and governmental budgeting, finance, accounting, and operations.

AREAS OF EXPERTISE

- ♦ Development of cost allocation plans (CAPs) in accordance with generally accepted accounting principles (GAAP).
- ♦ Development of CAPs in accordance with federal principles (2 CFR Part 200).
- ♦ Development and negotiation of statewide cost allocation plans (SWCAPs).
- ♦ Development and negotiation of charge-back rate methodologies and rates for Internal Service Funds.
- ♦ Development and negotiation of indirect cost rate proposals (ICRPs).
- ♦ Development of indirect cost policies, procedures, and models for sub-grantees.
- ♦ Development of activity based cost of services and user fee studies.
- ♦ Development and implementation of random moment sampling systems and other personnel activity reporting systems.
- ♦ Assisting agencies in maximizing general fund cost recoveries from federally funded programs, enterprise and special revenue funds, and other non-general fund sources.

EDUCATION

B.S., Business Accounting, University of Kansas

WORK EXPERIENCE

MGT of America Consulting, LLC, Vice President, Financial Solutions, 2008-Present

Maximus, Inc., Director, Financial Services Division, 2000-2008

David M. Griffith & Associates, LTD. (DMG), Consultant, 1994-1998

Kansas Corporation Commission, Administrative Officer, 1993

STATE GOVERNMENT EXPERIENCE

Mr. Schlyer has extensive experience and knowledge of 2 CFR Part 200 and its application and relevance to state governments in a variety of settings including the development and negotiation of cost allocation plans (CAP), statewide cost allocation plans (SWCAPs) and indirect cost rate proposals (ICRP). He also has experience with implementing and administering random moment sampling systems, and rate setting and administrative claiming for the Medicaid program.

LOCAL GOVERNMENT AND NOT-FOR-PROFIT EXPERIENCE

Mr. Schlyer also has significant experience with local government and not-for-profit cost recovery operations, including

- Development of Federal and GAAP (Full Cost) allocation plans and indirect cost rate proposals.
- Development of Activity Based Costing and User Fee models
- Charge back rate studies for internal service funds
- Jail per-diem rate studies
- Administrative claiming for the Medicaid and IV-E programs
- Claims for the State Criminal Alien Assistance Program



BRET SCHLYER

Vice President, Financial Solutions
MGT CONSULTING GROUP | bschlyer@mgtconsulting.com

REPRESENTATIVE CLIENTS

STATEWIDE COST ALLOCATION PLANS

- ♦ Kansas Department of Administration
- ♦ Louisiana Office of Statewide Reporting & Accounting Policy
- ♦ Nevada Department of Administration
- ♦ New Mexico Department of Administration
- ♦ North Dakota Department of Fiscal Management
- ♦ Oklahoma Office of State Finance
- ♦ Texas Office of the Governor
- ♦ Washington Office of Financial Management

INTERNAL SERVICE RATE SETTING

- ♦ Alaska Division of Enterprise Technology Services – Billed Services Methodology Review
- ♦ Alaska Division of Enterprise Technology Services – Billed Services Rate Model Development
- ♦ Kansas Department of Social and Rehabilitation Services – Rate Setting
- ♦ Louisiana Office of Computing Services – Cost Allocation & Rate Development
- ♦ Louisiana Office of State Procurement – Rate Model And Billing Methodology.
- ♦ Louisiana Office of Human Capital Management – Rate Model And Billing Methodology
- ♦ Louisiana Division of Administrative Law – Rate Model And Billing Methodology.
- ♦ North Carolina Office of Administrative Hearings – Rate Model And Billing Methodology

STATEWIDE COST ALLOCATION AND INDIRECT COST RATE

- ♦ Arizona Department of Game & Fish
- ♦ Arizona Department of Forestry
- ♦ Arizona Governor's Office
- ♦ Arizona Attorney General
- ♦ Florida Agency for Workforce Innovation
- ♦ Alaska Department of Community Commerce and Economic Development
- ♦ Alaska Department of Environmental Conservation, Division of Water – Cost Allocation Model
- ♦ Kansas Corporation Commission
- ♦ Kansas Department of Agriculture
- ♦ Kansas Department of Commerce
- ♦ Kansas Department of Labor
- ♦ Kansas Department of Health & Environment
- ♦ Kansas Department of Wildlife, Parks & Tourism
- ♦ Kansas Historical Society
- ♦ Louisiana Department of Corrections
- ♦ Louisiana Department of Transportation and Development
- ♦ Louisiana Department of Labor
- ♦ Louisiana Department of Natural Resources
- ♦ Louisiana Department of Public Safety
- ♦ Louisiana Department of Wildlife & Fisheries
- ♦ North Carolina Department of Environment & Natural Resources
- ♦ Ohio Department of Health
- ♦ Washington Student Achievement Council
- ♦ Texas Secretary of State
- ♦ Virginia Department of Mines & Minerals



MICHELLE GARRETT, CPA

Senior Manager

MGT CONSULTING GROUP | mgarrett@mgtconsulting.com

Ms. Garrett has over twelve years of cost accounting consulting experience. Since joining MGT of America Consulting, LLC (MGT) she has prepared cost allocation plans, user-fee studies and indirect cost rate calculations, and other management documents for numerous cities and counties.

Ms. Garrett received her Bachelor of Science degree with honors from the University of Northern Arizona and her Master in Accounting with honors from the University of Missouri. She passed the CPA exam her first sitting.

AREAS OF EXPERTISE

- ♦ Government Cost Allocation Plans (2 CFR Part 200)
- ♦ Full Cost Allocation Plans (GAAP)
- ♦ User Fee Studies
- ♦ Indirect Cost Rate Proposals (ICRP)
- ♦ Charge Back and Billing Rate Models

EDUCATION

MPA, University of Missouri

BS, University of Northern Arizona

Certified Public Accountant

WORK EXPERIENCE

MGT of America Consulting, LLC, Senior Manager, 2007 – present

Public Resource Management (PRM), Consultant, 2005 - 2007

Coopers & Lybrand, LLP, Senior Audit Associate, 1993 – 2002

REPRESENTATIVE CLIENTS

Ms. Garrett has prepared cost allocation plans, user fee studies and indirect cost rate calculations for cities and counties in Colorado, Arizona, Hawaii, New Mexico, California, Florida, Tennessee and Oklahoma.

- | | |
|---|---------------------------------|
| ♦ Summit County, Colorado | ♦ Jefferson County, Colorado |
| ♦ City & County of Broomfield, Colorado | ♦ Garfield County, Colorado |
| ♦ City & County of Denver, Colorado | ♦ Montrose County, Colorado |
| ♦ Eagle County, Colorado | ♦ Delta County, Colorado |
| ♦ Rio Blanco County, Colorado | ♦ Fremont County, Colorado |
| ♦ Otero County, Colorado | ♦ Park County, Colorado |
| ♦ Gilpin County, Colorado | ♦ Crowley County, Colorado |
| ♦ Gunnison County, Colorado | ♦ Archuleta County, Colorado |
| ♦ Larimer County, Colorado | ♦ City of Westminster, Colorado |
| ♦ Mesa County, Colorado | ♦ City of Brighton, Colorado |
| ♦ Ouray County, Colorado | ♦ Canon City, Colorado |
| ♦ Pitkin County, Colorado | ♦ Town of Castle Rock, Colorado |
| ♦ City of Boulder, Colorado | ♦ Kauai County, Hawaii |
| ♦ City of Loveland, Colorado | ♦ County of Yuma, Arizona |
| ♦ Shelby County, Tennessee | ♦ City of Yuma, Arizona |



MICHELLE GARRETT, CPA

Senior Manager

MGT CONSULTING GROUP | mgarrett@mgtconsulting.com

- ♦ Butte County, California
- ♦ Los Alamos County, New Mexico
- ♦ San Mateo County, California
- ♦ Pluma County, California
- ♦ Pinellas County, Florida
- ♦ Pinal County, Arizona
- ♦ Orange County, California
- ♦ Lassen County, California
- ♦ Lake County, California
- ♦ La Plata County, California
- ♦ La Mesa County, California
- ♦ City of Goodyear, Arizona
- ♦ City of Fort Collins, Colorado
- ♦ City of Edmond, Oklahoma
- ♦ Coconino County, Arizona
- ♦ Culver City, California



ELLIE HENNES

Financial Solutions Consultant

MGT CONSULTING GROUP | ehennes@mgtconsulting.com

Ellie Hennes is a dedicated financial analyst with a demonstrated pattern of success in her young career. Prior to joining MGT, Ms. Hennes has demonstrated her excellent analytical and communication skills as evident through success throughout her educational career as well as previous roles in the financial industry and public sector. She is also committed to community development through active involvement in youth development with various organizations in the Denver metro area. Ms. Hennes received her Bachelor of Arts degree with honors from the University of Colorado Denver.

EDUCATION

B.A. Communication, University of Colorado, Denver, 2017

WORK EXPERIENCE

MGT of America Consulting, LLC, *Financial Analyst*, April 2018 – Present

Youth Advocate Programs, Inc., *Youth Advocate*, 2017 - 2018

ALPS Fund Services, *Mutual Fund Accountant*, 2017 – 2018

Colorado State University Extension, *AmeriCorps Member*, 2015 – 2017

U.S. Food & Drug Administration, *Administrative Support*, 2016

T. Rowe Price, *Adjustment Associate*, 2013 – 2015

RELEVANT PROJECT EXPERIENCE

- ♦ Adams County, Colorado | Cost Allocation Plan
- ♦ Archuleta County, Colorado
- ♦ Broomfield County, Colorado | Cost Allocation Plan
- ♦ Elbert County, Colorado
- ♦ Crowley County, Colorado | Cost Allocation Plan
- ♦ Rio Blanco County, Colorado
- ♦ Denver County, Colorado | Cost Allocation Plan
- ♦ La Plata County, Colorado
- ♦ Gilpin County, Colorado | Cost Allocation Plan
- ♦ Town of Castle Rock, Colorado
- ♦ Jefferson County, Colorado | Cost Allocation Plan
- ♦ Moffat County, Colorado
- ♦ Otero County, Colorado | Cost Allocation Plan
- ♦ City of Farmington, NM
- ♦ Park County, Colorado | Cost Allocation Plan
- ♦ Summit County, Colorado | Cost Allocation Plan

PROFESSIONAL CERTIFICATIONS:

- **Series 50-Qualified Municipal
Advisor Representative**

EDUCATION:

- **M.D., Central South University,
China, 1995**
– Graduated at Top of Class

TECHNICAL SPECIALTIES:

- **Business, Strategic, and
Economic Planning**
- **Performance Indicators and
Benchmarks**
- **Operational Improvement**
- **Regulatory Compliance**
- **Financial and Business Model
Development**
- **Business / Data Analytics and
Best Management Practices**
- **Market Assessment**
- **Risk Management**
- **Funding evaluation and
assistance**
- **Client Relations**
- **Quality Assurance and Quality
Control**

PROFESSIONAL AFFILIATIONS:

- **American Water Works
Association (AWWA)**
- **Water Environment
Federation (WEF)**



JENNY MANTZ, M.D.

CHIEF EXECUTIVE OFFICER

Profile

Dr. Mantz is the Chief Executive Officer and primary shareholder of GovRates. She is in charge of all aspects of the company's operations.

As a Series 50-qualified Municipal Advisor Representative, she can legally provide advice and recommendations on the structure, timing, and terms of various financing options available to local governments. She has 12 years of financial and accounting experience. Her project work in management consulting and financial analysis includes cost benefit analyses, performance benchmarking, financial compliance review, risk management strategies, evaluation / feasibility analysis of alternatives, cost-of-service, cash flow modeling, reserve analysis, system development charges / impact fees, miscellaneous service fees, and rate design. Her emphasis on tailored approaches to clients' unique institutional needs and collaboration with our strategic partners / specialists helps bring valuable insight and creative solutions to project challenges.

Dr. Mantz has worked with public entities coast-to-coast. She shares the values of our clients and is committed in efficiency and excellence in delivering our company services.





SECTION 4: CLIENT REFERENCES

Client References

The references on the following pages can attest to the Project Team's professionalism, ability to meet project deadlines, and capability of providing high-quality deliverables that meet or exceed client expectations.



4-1





REFERENCE:

Ms. Jennifer Desrosiers, CGFO
Assistant Director of Utilities

City of North Port
4970 City Hall Blvd.
North Port, FL 34286
Phone: (941) 240-8006
E-mail: JDesrosiers@cityofnorthport.com

SERVICES PROVIDED:

- **Utility Rate and Miscellaneous Service Charge Studies**
(Water, Wastewater, and Reclaimed Water)
- **Solid Waste Rate Study**
- **Impact / Capacity Fee Studies**
- **State Revolving Fund (SRF) Loan Procurement Assistance**
- **General Fund Financial Forecasting Model**
- **Financial Policy Development**

DURATION OF BUSINESS RELATIONSHIP:

- **16 Years (2004 to 2020)**



The City of North Port has a population of about 70,600 people, and the City's utility provides service to approximately 19,000 retail water accounts; 14,000 retail wastewater accounts; six (6) reclaimed water accounts, and one (1) wholesale water account. The proposed project manager directed utility rate analyses completed in 2015 and in 2019. These analyses included a review of: i) water and wastewater monthly user rates; ii) water and wastewater capacity fees; iii) the wholesale water rate; iv) reclaimed water rates; v) guaranteed revenue charges; vi) fire protection service; and vii) miscellaneous service charges.

Historical Project Outcomes:

The City Commission of North Port has historically adopted all of the analysis recommendations.

Current Project:

The project team is under multi-year service agreement with the city (2018—2023) .

Key Personnel Involved:

Bryan Mantz, CMC, CGFM	Project Manager
Jenny Mantz	Technical Consultant
Michael Francis	Senior Consultant

Project Status:

Recently completed.



CITY OF MIRAMAR, FL

REFERENCE:

Ms. Kemi Moore

Fiscal Operations Manager

City of Miramar

13900 Pembroke Road

Building L, 1st Floor

Miramar, FL 33027

Phone: (954) 883-6803

E-mail: knmoore@miramarfl.gov

SERVICES PROVIDED:

- **Utility Rate Studies
(Water and Wastewater, and
Stormwater)**
- **State Revolving Fund (SRF) Loan
Procurement Assistance**
- **Bond Financing Assistance**
- **Large User True-Up Review**
- **General Fund Transfer Policy
Development**
- **Utility Operational and Management
Consulting Services**

DURATION OF BUSINESS RELATIONSHIP:

- **11 Years (2009 to 2020)**



The City of Miramar has a population of approximately 141,000 people, and the City's utility provides service to approximately 34,000 retail water accounts; 34,000 retail wastewater accounts; and 55,000 stormwater equivalent residential units. Mr. Mantz has directed several water and wastewater user rate studies for the City of Miramar since 2009 and has assisted the City in securing multiple low-cost State Revolving Fund ("SRF") loans through the Drinking Water and Clean Water SRF programs. He has also provided bond financing assistance.

Historical Project Outcomes:

- **100% success rate in achieving City Commission adoption or approval of study recommendations since 2009.**
- **AAA credit rating achieved for utility with assistance from proposed project manager (gradual transformation).**
- **City successfully secured multiple SRF loans.**

Current Project:

The project team is under multi-year service agreement with the city (2019—2024) and is currently providing utility operational and management consulting services to the City of Miramar. The project team recently completed a water and wastewater rate study.

Key Personnel Involved:

Bryan Mantz, CMC, CGFM

Hong Guo, P.E.

Jenny Mantz

Project Manager

Executive Consultant

Technical Consultant

Project Status:

Currently in progress.



TOWN OF LONGBOAT KEY, FL

REFERENCE:

Ms. Susan L. Smith

Finance Director

Town of Longboat Key

501 Bay Isles Road

Longboat Key, FL 34228

Phone: (941) 316-6882

E-mail: ssmith@longboatkey.org

SERVICES PROVIDED:

- **Utility Rate and Miscellaneous Service Charge Studies (Water and Wastewater)**
- **Indirect Cost Allocation Studies**
- **Wholesale Rate Pass-Through Analyses**
- **State Revolving Fund (SRF) Loan Procurement Assistance**
- **Financial Policy Development**
- **Beach Management Financial Planning (Ad Valorem Millage for Beach Erosion Control Districts)**

DURATION OF BUSINESS RELATIONSHIP:

- **17 Years (2003 to 2020)**



The Town of Longboat Key has a population of approximately 7,500 people, and the Town's utility provides service to approximately 2,900 retail water accounts and 2,500 retail wastewater accounts. The proposed project manager managed multiple utility rates studies and wholesale rate pass-through analyses and assisted the Town of Longboat Key in developing a financial policy document related to liquidity and financial position consistent with industry best management practices. He also helped the Town staff update the sections of the Code of Ordinances related to utilities.

Historical Project Outcome:

The Town Commission of Longboat Key unanimously adopted the recommended rate adjustments, the financial policy resolution and the code of ordinance updates.

Current Project:

The project team is currently working on a water and wastewater rate study for the Town as well as an update to the Town's beach management financial planning model.

Key Personnel Involved:

Bryan Mantz, CMC, CGFM

Project Manager

Jenny Mantz

Technical Consultant

Project Status:

Currently in progress.



Plantation
the grass is greener®

City of Plantation, FL

REFERENCE:

Ms. Anna C. Otiniano

Financial Services Director

City of Plantation

400 NW 73 Avenue

Plantation, FL 33317

Phone: (954) 797-2213

E-mail: AOTiniano@plantation.org

SERVICES PROVIDED:

- Utility Rate and Impact Fee Studies (Water and Wastewater)
- Audit / Review of Maintenance Operations and Service Costs

DURATION OF BUSINESS RELATIONSHIP:

- 15 Years (2005 to 2020)



www.govrates.com



The City of Plantation has a population of approximately 94,000 people, and the City's utility provides service to approximately 28,000 retail water accounts and 22,000 retail wastewater accounts. The proposed project manager directed a water and wastewater rate study for the City of Plantation that was completed in 2013 and a revenue sufficiency analysis for the City that was completed in 2016. In 2019, the project team completed a multi-year audit / review of maintenance operations and service costs for the City's utility department.

Historical Project Outcomes:

- The City Council adopted all of the recommended rate adjustments per the 2013 rate study.
- The analysis report for the 2016 revenue sufficiency analysis provided support for the adopted future rate increases and future rate indexing as allowable per the City Code of Ordinances.
- The City agreed with the issues identified during the audit / review and accepted the report recommendations.

Key Personnel Involved:

Bryan Mantz, CMC, CGFM

Jenny Mantz

Project Manager

Technical Consultant

Project Status:

Recently completed.



CITY OF SILVERTON, OR

REFERENCE:

Ms. Kathleen Zaragoza

Finance Director

City of Silverton

306 S. Water Street

Silverton, OR 97381

Phone: (503) 873-5321

E-mail: KZaragoza@silveron.or.us

SERVICES PROVIDED:

- **Utility Rate Study
(Water and Sewer)**

DURATION OF BUSINESS RELATIONSHIP:

- **Since February 2019**



The City of Silverton has a population of approximately 9,400 people, and the City's water and sewer utilities provide service to approximately 3,600 retail water accounts and 3,250 retail wastewater accounts. The project team recently completed a utility rate study (water and sewer) for the City.

Project Outcomes:

- **The City Council of Silverton adopted all of the recommended user rate increases.**

Key Personnel Involved:

Bryan Mantz, CMC, CGFM

Jenny Mantz

Chris Swanson

Project Manager

Technical Consultant

Executive Consultant

Project Status:

Recently completed.



References for MGT Consulting

CITY OF LOVELAND, COLORADO

Description: 2 CFR Part 200 Cost Allocation Plan and Full Cost Allocation plan. 2018 – 2019.

Contact: Ms. Theresa Wilson, Budget Manager

Phone: 970.962.2329

E-mail: Theresa.Wilson@cityofloveland.org

Address: 500 E. Third Street | Loveland CO 80537

CITY AND COUNTY OF DENVER, COLORADO

Description: 2 CFR Part 200 Cost Allocation Plan and Full Cost Allocation plan since 2005

Contact: Ms. Rachel Bardin, Grants Manager

Phone: 720.913.5538

E-mail: rachelbardin@denvergov.org

Address: 201 W Colfax Dept 1010 | Denver CO 80202

JEFFERSON COUNTY, COLORADO

Description: 2 CFR Part 200 Cost Allocation Plan and Full Cost Allocation plan since 2005.

Contact: Ms. Joyce Neal, Accountant

Phone: 303.271.8535

E-mail: JNeal@jeffco.us

Address: 100 Jefferson County Parkway | Golden CO 80419





SECTION 5: SCOPE OF STUDY

Project Understanding

Developing water and wastewater financial and rate plans for the City of Glenwood Springs will involve:

- Working with the City to establish business and financial goals, objectives, and targets to be incorporated into the financial and rate plan for each system. The plan should consider best management practices as recognized by the utility industry.
- Developing an in-depth understanding of each system's operations and processes such that the cost of service and revenue necessary to fully fund the system's operations can be identified.
- Developing optimal funding and financing strategies for the multi-year capital improvement program to minimize rate increases and help keep rates affordable and competitive while adhering to utility best management practices. The funding plan should ideally consider the results of the City's Risk and Resilience Assessment developed to comply with America's Water Infrastructure Act that was signed into law on October 23, 2018. The Project Manager has completed the American Water Works Association's Utility Risk and Resilience Certificate Program.
- Classifying costs as appropriate among customer classes and developing equitable and defensible rates, fee, and charges for each customer class.
- Performing rate / bill comparisons and benchmarking with other utilities.
- Developing high-quality, state-of-the-art, customized, and easy-to-use financial planning models that properly represent each utility's business attributes and allows for scenario, sensitivity, and risk assessment analyses given changes in key assumptions such as system growth, usage per customer, staffing changes, capital needs, etc. The models will have graphical management dashboards to allow the City to analyze the forecasted financial position of the utility system, to evaluate funding and rate scenarios, and to determine potential risks and business strategies. The management dashboard will graphically represent financial and operational metrics that add value to the presentation of the financial forecast results for each scenario that the City would like to explore.
- Preparing a comprehensive report documenting all assumptions, methodologies, and findings. A detailed report will help the City staff reconcile projected vs. actual results and will provide assurance that all relevant operational and financial considerations were incorporated into the financial plan.

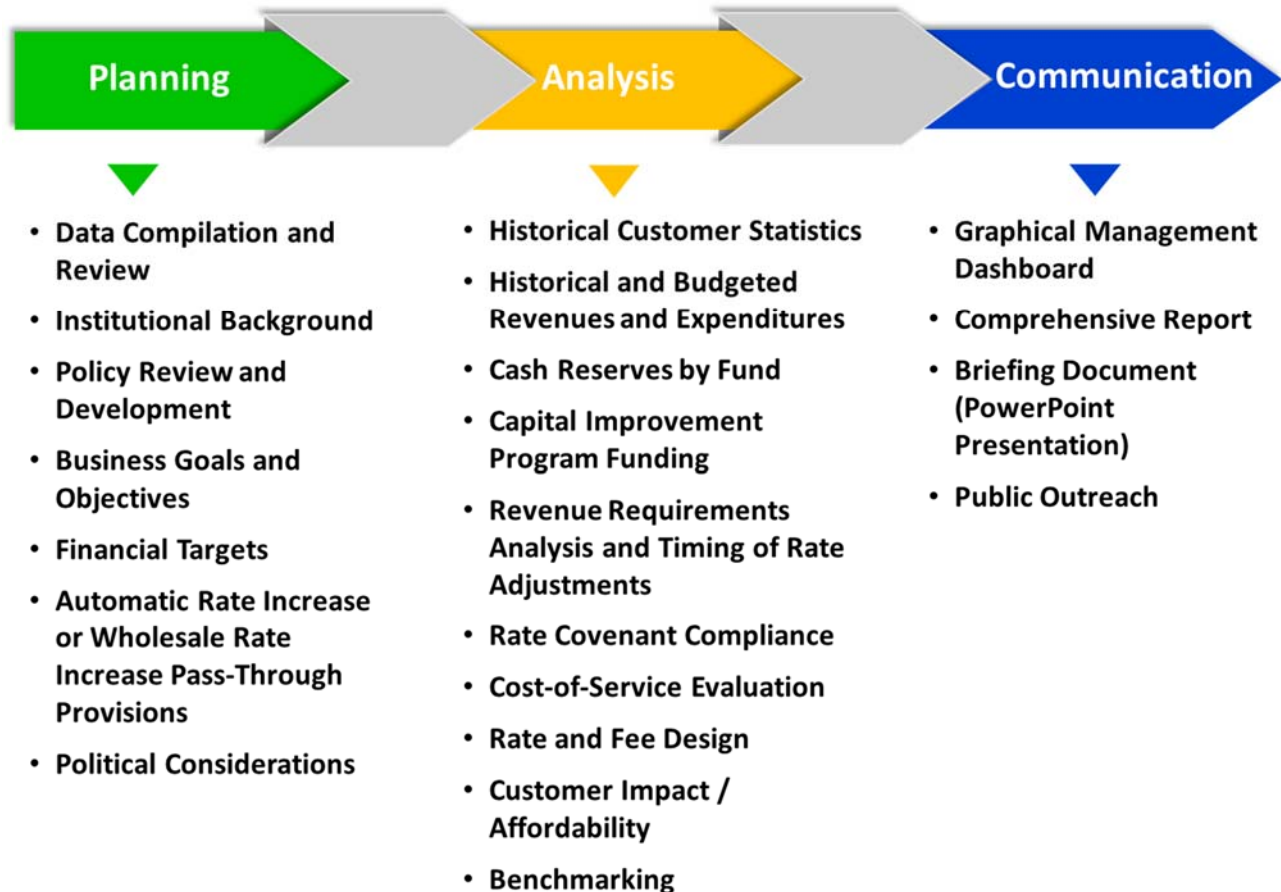




- Providing easy-to-understand briefing documents and other deliverables to facilitate public acceptance of the study recommendations.

Approach and Methodology

An overview of the Project Team's approach is shown in the following chart. The recommendations developed during the study would consider utility best management practices.



Frequent communication would be a cornerstone of the project management approach. We would provide regular updates on our progress to provide the City staff with confidence that project goals and objectives were being met.

The Project Team would provide multiple draft (work-in-progress) versions of the state-of-the-art, customized, and easy-to-use rate study financial model – with graphical management dashboards – to the City staff for review. Staff feedback during the various stages of the model development would help to optimize the financial models for City internal use after the project is finished. Following project completion, the Project Team would still be available pro bono to provide financial model support.



The following is a detailed overview of the major tasks to be performed for each system's financial and rate plan. Many of the tasks are interrelated and will be performed concurrently.

Task 1: Data Compilation and Review

To perform the rate study as efficiently as possible, the Project Team will collect as much information as possible at the beginning of the study process. A detailed data request will be prepared for the City staff to compile information pertaining to the operation of the utility system. We will establish a shared Project folder with a customized link via box.com to enable working group members to share files (e.g., data and deliverables). All of the Project data will be organized in the shared Project folder to allow working group members to see what has been provided.

The Project Team anticipates that follow-up data requests may be required during the course of the study. We will review the compiled information expeditiously to identify any issues. One of our fundamental goals is to ensure that the project is performed efficiently and cost-effectively and that we make the best use of City staff time during onsite and virtual meetings.

Task 2: Project Kickoff / Data Collection Meeting

The Project Team anticipates conducting a WebEx, GoToMeeting, or Skype meeting with the City staff to initiate the project; review compiled information; finalize management goals and objectives for the project; establish financial policies and targets; recognize key issues to be addressed during the analyses; and identify primary staff members to interview as part of the financial planning process. We will discuss with the City staff any legal, operational, economic, or political constraints that may exist.

Task 3: Historical Customer Statistical Compilation / Bill Frequency Analysis

The Project Team will compile historical customer statistics based on reports generated from the City's billing system for up to five (5) years for each utility system to evaluate trends in customer growth; billed consumption / sales / flow; and the average consumption per customer. The Project Team will prepare bill frequency analyses as applicable using customer statistics for the most recently completed year such that we can identify and validate the City's rate structure billing determinants and more accurately project user fee revenues. Bill frequency analyses are summaries of the number of customer bills rendered at various consumption levels. These analyses will include an evaluation of billed consumption for every customer by customer class, rate code, meter size, and rate structure component to identify customer use profiles. Usually, a "data dump" of customer statistics in Excel format provides the necessary detail to perform the bill frequency analyses.



Task 4: Projection of Customer Statistics, User Rate Revenues, Other Operating Revenues, and System Development / Impact Fee Collections as Applicable

The Project Team will prepare a forecast of customers and usage requirements by class for the City's water and wastewater systems. The forecast will include the current budget year and extend up to 20 additional years based on City management preferences (collectively, the "Forecast Period"). This task will include a review of:

- Historical growth and usage trends.
- Development and expansion area activity.
- Any utility service area growth estimates provided by the City.
- Any published population projections for the area.

The bill frequency analyses previously described will be applied to historical and projected customer statistics to project user fee revenue.

Based on the detailed customer billing information and corresponding forecast of customer growth and use, the Project Team will develop user rate revenue projections for the Forecast Period. The revenue forecast will also include projections of operating revenues other than user rate revenues (e.g., connection fees, meter installation charges, etc.), system development / impact fee collections, and interest income (both unrestricted and restricted based on statutory and case law and as defined in documents associated with the City's outstanding and anticipated debt).

The financial models will have the flexibility to automatically adjust the rate / revenue projections based on changes in rates, consumption, conservation, and customer accounts.

Task 5: Development of Projected Revenue Requirements

The Project Team will prepare a financial projection of the net revenue requirements for each utility system that represent the funding requirements to be recovered through the user fee revenues. The Project Team will consider:

- Recent historical financial operations.
- Budgeted operations and maintenance expenses.
- Any expected cost trends or incremental operating expenses anticipated due to upgrades as a result of regulatory requirements and other investments included in the multi-year capital improvement plan.
- Multi-year capital improvement program and projected funding sources.





- Any other funding criteria as provided by the City.
- Other non-operating revenue requirements such as interfund transfers, debt service, and renewal / replacement funding requirements.

The financial models will have the flexibility to automatically adjust the financial forecast and projected rate adjustments based on changes identified by the City staff such as:

- New facilities / infrastructure improvements and vehicle replacements.
- Staffing changes.
- Adjustments to capital needs.

The Project Team will work with the City staff to evaluate and recommend minimum reserve fund balances and policies related to financial performance.

Additional details regarding this task:

Development of Operating Expense Projections – Operating expense projections will be performed in sufficient detail to capture the driving factors behind each expenditure and to recognize any incremental operating expenses as mentioned previously. The operating expenses are anticipated to be projected in budgetary format.

Capital Improvement Program Funding Analysis – This analysis involves: i) reviewing in detail the multi-year capital improvement program and other engineering planning documents for each utility system; ii) prioritizing the capital needs based on weighted factors developed through working with the utility's stakeholders; and iii) performing a funding analysis to identify available sources of funds for financing of the capital improvement program and the estimated level of utility rate revenues needed throughout the Forecast Period. The analysis will also include the development of a flow of funds analysis to evaluate cash flow balances in each specific fund of each utility system and to estimate interest income earned on unrestricted and restricted fund balances.

A component of the capital improvement program funding analysis will be the identification of a renewal and replacement funding policy or funding plan for the Forecast Period which will be included as: i) a component of the revenue requirements to be recovered from rates; and ii) a source of funds for the capital improvement program funding analysis. The ultimate funding level reflected in revenue sufficiency analysis will depend on a variety of factors, including but not limited to: i) compliance with the rate covenants pursuant to documents associated with outstanding and anticipated debt; ii) rate impacts; iii) overall capital program needs; and iv) current asset service lives.





Other Revenue Requirement Identification – To meet the financial obligations of the water and wastewater utility systems, the Project Team will review the various financial aspects of each utility system to potentially recognize other revenue requirements that may need to be allocated or included in the financial forecast. We will assist in the identification of financial benchmarks and policies / practices (in addition to those identified in the City's current fiscal policies or practices) in terms of:

- Working capital maintenance.
- Funding of deposits to the renewal and replacement fund (or capital fund equivalent). Such deposits should ideally link to the utility's asset replacement schedule (if available).
- Compliance with the rate covenants as defined in documents associated with outstanding debt.
- Funding of departmental capital for items such as vehicles and equipment.
- Any General Fund or other transfer requirements that may be associated with the utility system.

Task 6: Net Revenue Requirements / Revenue Sufficiency Analysis

Based on the preceding tasks and for each scenario that the City would like to explore, the Project Team will prepare for the City's consideration a summary of the total net revenue requirements of each utility system and the associated revenue levels and recommended adjustments – expressed as a percentage above the revenues produced from the existing rates – needed for each year of the Forecast Period.

The financial model will contain a sources and uses of funds tab. The projected sources of funds will equal the uses of funds for each scenario.

Task 7: Rate Covenant Compliance Review

This task will be conducted to satisfy the rate covenant requirements and the flow of fund requirements as defined in documents associated with the outstanding and anticipated / projected utility system debt. The compliance analyses will be performed for the Forecast Period to promote the financial integrity of the utility system. It is advisable to establish debt service coverage targets above the minimum coverage required to provide net revenues after the payment of debt service for pay-as-you-go reinvestment in the utility systems.

Task 8: Rate / Bill Comparisons and Benchmarking

The Project Team will work with the City staff to finalize a list of neighboring, similar, or benchmark utilities to include in the rate comparisons. The RFP mentions the City of Aspen, the Town of





Carbondale, the Town of New Castle, the City of Rifle, and the Town of Silt as utilities to include in the comparison. We will also collect other information that might be useful for comparison purposes (e.g., level of service standards, sources of supply and treatment processes, asset base, number of customers, etc.).

Task 9: Development of Management Dashboard

The Project Team specializes in the development of graphical management dashboards. An article written by the proposed project manager entitled "Developing a Management Dashboard for Local Government Enterprise Funds" was recently published in the *Journal of Government Financial Management* and later reprinted by the *fmi-igf e-Journal* of the Financial Management Institute of Canada.

The Project Team will prepare a management dashboard as part of the financial model development to allow the City to analyze the forecasted financial position of the utility system, to evaluate funding and rate scenarios, and to determine potential risks and business strategies. The management dashboard will graphically represent financial and operational metrics that add value to the presentation of the financial forecast results for each scenario that the City would like to explore. The graphs may include projections of:

- Revenue requirements.
- Debt service coverage.
- Cash position such as Days Cash on Hand.
- Cash balances by fund.
- Capital improvement program funding sources.
- Outstanding debt and debt service payments.
- Outstanding debt-to-net assets.
- Outstanding debt per customer and per capita.
- Operating ratio or margin.
- Affordability based on median household income.
- Capacity utilization.
- Any other financial or operational metrics which add value to the presentation of the results.



Task 10: Cost-of-Service Analysis, Rate / Fee Designs, and Customer Impact Analysis

The cost-of-service and rate design analysis will equitably allocate the revenue requirements among the various customer classes of service for each utility. For each applicable year of rate design, the Project Team will classify the various revenue requirements among the customer classes and rate structure components to assist in the evaluation of cost-based rates and overall cost recovery strategies.

Cost allocation factors may be based on:

- Peaking relationships of customer usage and treated flows.
- Classification or functionalization of system assets.
- Revenue classifications.
- Employee salaries and functions.
- Line inventories.
- Customer usage by class.
- Functionalization of projects financed with debt issues.
- Other factors.

Unit costs will be calculated for each customer class, and the customer class costs will be compared with revenues from existing rates to determine appropriate customer class rate adjustments, if any. The unit costs calculated in the cost of service analysis will be compared with existing rate components and prices to establish a plan – in conjunction with the City staff – to implement cost-based rates.

The Project Team will design rates for service based on:

- Customer class / service type.
- Cost classification analyses / unit cost and customer class costs.
- Cost classifications by rate structure component.
- Consideration of historical rate form.
- Customer impact.
- City goals and objectives regarding pricing policy.





Some other key considerations for the rate designs are competitiveness and the avoidance of "rate shock." For any proposed rate design, the Project Team will prepare a customer impact analysis (e.g., effect on monthly bills for each customer class / service type) as well as pros and cons of the alternative.

Task 11: Presentations to City Staff – One (1) Onsite Meeting

The Project Team will attend one (1) onsite review meetings with the City staff. The purpose of this meeting will be to finalize the project results, fine-tune the analyses, determine any additional adjustments to the financial model that may be needed to optimize its usefulness for the City staff, and discuss the incorporation of the project results into the project deliverables. Additional virtual meetings to review results are anticipated to be conducted via WebEx, GoToMeeting, or Skype.

Task 12: Report and Briefing Document Preparation

The Project Team will prepare a comprehensive report documenting our assumptions, analyses, and primary data sources. We strongly believe in the principles of full disclosure in all of our deliverables. Detailing our assumptions, methodologies, and findings will help the City staff reconcile projected vs. actual results and will provide assurance that all relevant operational and financial considerations were incorporated into the financial forecast.

The Project Team will prepare briefing documents (PowerPoint presentation) as applicable to summarize the project results for presentation to the City Council and public. Multiple drafts of the briefing documents will be provided for City staff review and comment prior to finalization of the briefing documents.

Task 13: Rate Resolution / Ordinance and Executive Summary Review

The Project Team will review the rate resolutions or ordinances prepared by the City attorney in association with the project as well as the executive summaries prepared by the City staff for consistency with the study recommendations.

Task 14: Public Meetings – Three (3) Onsite Meetings

The Project Team will attend up to three (3) onsite meetings with the City Council and public. These meetings include:

- An initial meeting with the City Council to reaffirm the scope of work, discuss the methodology of the rate study, and gather City Council input.
- A meeting with the City Council to present the draft report and receive City Council comments.
- A meeting with the City Council to present the final report.





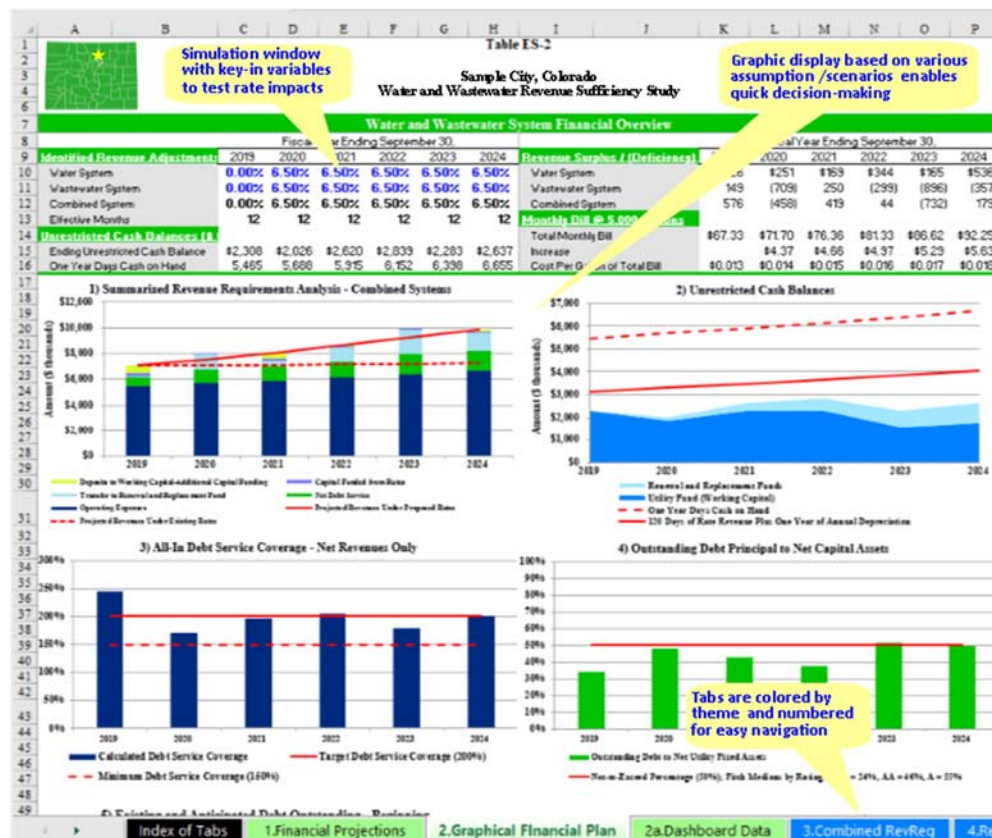
If it would be beneficial to meet one-on-one with the City Council members prior to the public meetings, the Project Team will make the necessary accommodations.

List of Study Deliverables

The anticipated deliverables to be provided to the City for the financial and rate plan developed during the water and wastewater rate study include the following items:

- Initial data request for information compilation.
- Financial models for all rates evaluated – drafts and final.
- Rate / bill comparisons of existing and proposed rates among customer classes and benchmarking with neighboring or other jurisdictions.
- Comprehensive rate study report providing the assumptions, findings, and conclusions of the study – drafts and final.
- Briefing document for presentation of study results to the City Council and public – drafts and final.

Interactive Financial Model





The Project Team offers some of the best financial models in the utility industry. Features of the utility rate model developed for the City's water and wastewater systems could potentially include:

- An "Index of Tabs" at the front of the model with hyperlinks to allow the user to instantly go to specific tabs in the model.
- Model tabs that are colored by theme (e.g., revenues, operating expenses, capital improvement program, etc.) and numbered for easy navigation.
- "Executive Summary" or high-level results tabs toward the front of the model. Based on the high-level results, users can review the additional detail in supporting tabs. The high-level results tabs usually include graphical management dashboards.
- Data behind the all of the graphs on a single tab which can be printed to facilitate the review process.
- Graphical management dashboards that are customized based on what types of graphs or charts add value to the presentation of the results. There could be separate graphical management dashboards for the utility management and the public, with the utility management dashboards being more detailed. Alternatively, certain rows or columns in the management dashboard could be grouped to easily hide and unhide some of the detail. Graphs included on the management dashboard will enable the user to easily determine how well financial and operational targets are being met based on various assumptions / scenarios and may represent projections of:
 - Revenue requirements.
 - Debt service coverage.
 - Cash position such as Days Cash on Hand.
 - Cash balances by fund.
 - Capital improvement program funding sources.
 - Outstanding debt and debt service payments.
 - Outstanding debt-to-net assets.
 - Outstanding debt per customer and per capita.
 - Operating ratio or margin.
 - Affordability based on median household income.
 - Rate / bill comparisons and customer impacts.
 - Capacity utilization.
 - Any other financial or operational metrics which add value to the presentation of the results.
- Specific tabs for major assumptions and client accounting codes. The models would automatically adjust in real-time based on assumption changes such as customer growth, operating expenses, and capital program cost / funding source adjustments. The user could easily perform "what if" scenario analyses, sensitivity analyses, and risk assessments.



- Debt-sizing tabs that would generate complete proforma debt service schedules based on user inputs regarding interest rates, issuance costs, years of capitalized interest, etc.
- Checks, balances, and reconciliations throughout the various tabs to: i) ensure that data and information incorporated into the models reconcile with source documents; and ii) validate the integrity of data from tabs that are linked.

User-updateable fields would be clearly marked by different font or cell background colors. Fixed data and formulas could be password protected as appropriate to prevent inadvertent changes.

The utility rate models may contain projections of:

- Customer statistics / customer growth.
- Rate revenue by customer type.
- System development / impact fee collections.
- Other "miscellaneous" revenues.
- Operating expenses.
- Multi-year capital program and funding sources.
- Cash balances and interest income.
- Existing and projected debt service.
- Debt service coverage and other financial metrics (e.g., outstanding debt-to-net fixed assets, operating margin, affordability based on median household income, etc.).
- Transfers for reinvestment (e.g., renewals and replacements).
- Other transfers (e.g., to the General Fund).
- Sources and uses of funds. (The total sources will equal the total uses.)
- Revenue requirements and revenue sufficiency.
- Cost of service calculations and proposed rates.
- Revenue "proofs" indicating how the proposed rates applied to the projected customer statistics are projected to generate the target revenue for each fiscal year.
- Bill comparisons showing how bills under the proposed rates compare with those of neighboring, similar, or benchmark jurisdictions.



SECTION 6: MODIFICATIONS TO SCOPE OF RFP

Value Added

The Project Team offers the following as part of our standard engagement for utility rate studies:

- Assistance with developing or improving a financial policy document for the utility that could address debt service coverage and cash targets; capital reinvestment; debt management, etc.
- Assistance with developing appropriate automatic rate indexing or pass-through adjustment clauses. Many utilities increase their rates automatically (i.e., no formal hearing) each year based on a formula or established percentage / amount. Smaller, incremental rate increases over time are considered a utility best management practice. Automatic rate increase provisions are considered favorably by lenders and credit rating agencies since there is more assurance that rates will keep up with inflation and that the utility will be able to make its debt payments.
- State-of-the-art, customized, and easy-to-use financial models with robust debt-sizing tabs that are provided to the client.
- Extended planning periods based on client preferences. If a client would like a longer forecast period (e.g., ten years, twenty years, etc.) than what is specified in an RFP, we will put together an extended forecast model at no additional charge. We can develop logic to handle up to, say, twenty years even if only the first ten years are used for the current study.
- Performance benchmarking with similar utilities and with utility best management practices.
- Discussion of affordability program options and feasibility.
- Models developed so that future staff members can easily update the work of predecessors. For example, within our miscellaneous service charge models, we will typically have a tab that defines each fee and what it recovers, and another tab that contains assumptions (linked to the fee calculations) used to calculate / derive the fees.
- Assistance with capital project prioritization. The City will need to make decisions on its multi-year capital program based on the results of its Risk and Resilience Assessment that is required to comply with America's Water Infrastructure Act.
- Depending upon client preferences, development and integration into the financial models an asset replacement schedule linked to each utility's schedule of fixed assets. Deposits to renewal, replacement, and improvement funds should ideally be linked to asset replacement schedules.





- Service beyond normal business hours. If a client needs support during evening or weekend hours, we provide it at no additional charge. We are available at all times to provide outstanding customer service to our clients.
- Pro bono (free) financial model technical support after project completion. We want to make sure that our clients can always use our financial models for planning purposes, and we provide support over the phone or via WebEx / GoToMeeting / Skype.
- A commitment to "no change orders" and completing our scope of services under budget to help ensure that our clients receive the very best value for financial and rate work.





SECTION 7: PROCEDURES

Procedures

For any project, we attempt to collect as much information upfront through providing an initial data request. We will establish a shared Project folder with a customized link via box.com to enable working group members to easily share files (e.g., data and deliverables). All of the Project data will be organized in the shared Project folder to allow working group members to see what has been provided.

As we receive information, we promptly analyze it to determine if we have any follow-up questions. We work with the City management to determine the appropriate City contacts for fine-tuning our analyses. If any issues are identified, we expeditiously discuss them with the City management to obtain direction. We provide regular updates on our progress and can schedule in-person or virtual meetings with minimal lead time to communicate findings, observations, and study results.

Requested data / information may include:

- Utility system operating budget. The version of the budget that has the most detail (e.g., cost breakdown for each line item) is preferable.
- Historical operating results – five years of results are preferable. The incorporation of historical information into the financial model can provide a reasonableness check for the financial projections.
- Multi-year capital improvement program. If the funding sources for any of the capital projects are known, the Project Team will want this information. We will work with the City staff to gain an understanding of each capital project's purpose. If any projects will add capacity to the utility system, we will want to know the amount of capacity and the anticipated date when the capacity will be online.
- Estimates of minor capital outlay (e.g., departmental capital such as vehicles and equipment). If the City has a vehicle replacement schedule, The Project Team will incorporate it into our financial model.
- The most up-to-date planning reports (e.g., master plans, land use and development plans, etc.).
- Debt service schedules and agreements. The Project Team will identify all rate and financial covenants as well as the flow of funds provisions of each debt obligation.
- Employee information, including job title, department / division, salary, and benefits.





- Additional personnel projections – job title, department / division, estimated salary, estimated benefits, and the anticipated hire date.
- Anticipated incremental changes in operating costs. Incremental changes in costs could be due to the construction of master plan projects, regulatory requirements, etc.
- Cash balances by fund. The Project Team will ensure that we understand which cash balances are unrestricted vs. restricted for an established purpose. We will work with the City staff to determine any cash balances that are encumbered or reserved for prior-period projects such that the amounts available to fund future operations and capital needs can be identified.
- Rate schedules and applicable rate resolutions and ordinances.
- Financial policies. The Project Team will request copies of all the City's current policies (whether adopted by formal resolution, adopted as part of the budget process, or recognized in practice) regarding cash / reserve levels, debt service coverage, and debt management.
- Fixed asset details / resource inventory. For a recent historical period, the Project Team will request detailed fixed asset records that include purchase price, accumulated depreciation, acquisition date, location and whether the asset was purchased by the City, grant-funded or contributed. A summary of the completed work-in-process (projects and associated costs) will also be requested.
- Development activity within the utility service area and any service area growth estimates prepared by the City staff. If the utility has any absorption schedules, the Project Team will request copies. The Project Team will work with the City staff to determine a "realistic but conservative" assumption regarding when to recognize any incremental customer growth during the forecast period.
- Assumptions for salary and benefits (e.g., health insurance) increases. If the City has any labor union agreements or contracts, the Project Team will want to know the associated terms.
- Projected interfund transfers (e.g., to General Fund). If there are any transfer policies, the Project Team will want copies of such policies.
- Detailed customer statistics, including statistics for the top ten customers in terms of revenue or usage. Up to five fiscal years of historical customer statistics will be requested (assuming that the data is available). For the historical period, we will request the number of active services by customer class and rate code and the associated billed water consumption. For a recent historical period, we will request a "data dump" of customer records.
- Level of service standards.





- Liabilities associated with Other Post-Employment Benefits (OPEB) or pension plans. Unfunded OPEB and pension liabilities are a big issue in the utility industry, and The Project Team will work with the City staff to determine assumptions for cash funding any such liabilities during the forecast period.
- Treatment plant capacities and monthly operating reports.
- Line inventories by diameter size.
- Interlocal service agreements and major service agreements.



SECTION 9: OTHER

Pictures of Sample Project Team Member Publications

Pictures of sample Project Team member publications are on the following pages of this proposal.

Supporting Information – Why Rate Consultants and Financial Feasibility Consultants Should Be Registered Municipal Advisors with Series 50-Qualified Representatives

Following the pictures of sample Project Team member publications are:

- Section from the MSRB's Series 50 exam outline defining rate consultants and financial feasibility consultants as "municipal advisor professionals."
- Relevant excerpts from SEC Release No. 34-70462: Final Rule on Registration of Municipal Advisors.
- Printout from MSRB website indicating that: "As of September 12, 2017, all municipal advisor professionals must take and pass the MSRB's Municipal Advisor Representative Qualification Examination (Series 50) before engaging in municipal advisory activities on behalf of a municipal advisor firm." Further, "All municipal advisor representatives and principals are required to take and pass the Series 50 exam to demonstrate the baseline competency needed to be sufficiently qualified to perform advisory activities."
- SEC response regarding municipal advisor registration to assist with State Revolving Fund (SRF) loan applications.



Pictures of Project Team Member Publications

Articles and Papers:

Winner of National 2013 AWWA Management & Leadership Division Best Paper Award

Mantz & Thomas | <http://dx.doi.org/10.5942/jwmm.2012.104.0053>
Journal: American Water Works Association
PAGES REVIEWED

E218

[Read the Expanded Summary](#)

Utility impact fees: Practices and challenges

BRYAN A. MANTZ¹ AND HENRY L. THOMAS¹

¹Public Resources Management Group, Matland, Fla.

Impact fees and other growth-related fees have become an important part of the comprehensive financing plans of many utilities. This article explores required and recommended impact fee practices in terms of current laws and accepted standards in the areas of water, wastewater, and reclaimed water impact fee design, accounting, implementation, and use, including techniques for improving the accuracy of impact fee calculations. Strategies are presented that demonstrate the

reasonableness of these fees, as is a recommendation that all utilities establish a formal procedure for applicants to submit alternative impact fee calculations. Utility managers should consider the topics discussed in this article to develop—and to have regulators approve—a comprehensive impact fee policy that shows a commitment and intent by a utility to fully comply with all impact fee laws, rules, regulations, and accepted practices.

KEYWORDS: capacity charges, growth, impact fees, legal, policy, rates

Impact fees became prominent in Florida during the late 1970s because of the need to fund infrastructure as a result of rapid population growth and new development without burdening existing residents. Since that time, impact fees have become a widely accepted method of funding growth-related capital infrastructure in the United States, and state statutes and local government ordinances have been created to authorize and govern the use of such fees. Elected officials recognize that the usual alternative to imposing or raising impact fees (and other growth-related fees) paid for by new growth is to fund growth-related infrastructure through increased property taxes and user rates paid by the electorate. "Growth should pay for growth" is a common public policy.

However, despite their acceptance by the public, impact fees have also generated controversy and disputes, and their history is filled with lawsuits from which an extensive body of case law has been developed. Because impact fees are perceived to add to the cost of new development, developers, homebuilder associations, and other representatives of the development and construction community often review the components of such fees to ensure that the fees are legal and equitable.

Impact fee laws, regulations, and administrative codes vary among states, but common requirements are that impact fees should be based on the need for new or enhanced capital facilities to serve new growth, approximate the value of the benefit received by a given unit of new growth, be calculated by an established formula that fairly determines the amount of the fee, and only be used for funding the capital facilities that benefit those who pay the fees. These nexus requirements have been reinforced by the US Supreme Court through landmark decisions on private property rights, especially in the cases of *Nollan v. California Coastal Commission* in 1987 (Nollan, 1987) and *Dolan v. City of Tigard* in 1994 (Dolan, 1994). The precedence established by the rulings in these two cases has helped establish the standard for "rational nexus" incorporated in many state statutes and case law.

REQUIRED AND RECOMMENDED WATER, WASTEWATER, AND RECLAIMED WATER IMPACT FEE DESIGN PRACTICES

Water, wastewater, and reclaimed water impact fees are also called system development fees or charges, capacity or capacity reservation fees or charges, capital recovery or expansion fees, facility fees, mitigation fees, or connection fees or charges. The fees are most commonly charged on a per equivalent residential connection (ERC) basis. An ERC—sometimes known as an equivalent residential unit, residential equivalent unit, equivalent dwelling unit, equivalent living unit, or capacity unit—is representative of the average water, wastewater, or reclaimed water capacity required to serve a typical individually metered single-family residential customer. This class of users is usually the largest group of custom-

This article explores required and recommended impact fee practices in terms of the most up-to-date laws and accepted standards in the areas of water, wastewater, and reclaimed water impact fee design, accounting, implementation, and use, including techniques for improving the accuracy of impact fee calculations. Strategies are presented for demonstrating the reasonableness of the fees as well as a recommendation that all utilities establish a formal procedure for applicants to submit alternative impact fee calculations if the applicants can demonstrate that their impact to the utility system would be less than what is calculated under the utility's adopted impact fee methodology. Utility managers should consider the topics discussed in this article to develop—and have regulators (i.e., elected or appointed officials, board and utility committee members, and rate regulators) approve—a comprehensive impact fee policy that shows a commitment and intent by the utility to be in full compliance with all impact fee laws, rules, regulations, and accepted practices. Some states have adopted statutes or laws pertaining to the practices covered in this article, whereas other states may enact legislative requirements in the future. Examples of state and local government impact fee legislation that is cited in this article are shown in Table 1.



Winner of National 2012 AWWA Management & Leadership Division Best Paper Award

BRYAN A. MANTZ AND ROBERT J. DRI

Utility rates and the political environment

UTILITIES CAN USE MULTIFACETED APPROACHES AND STRATEGIES WHEN PROPOSING RATE INCREASES THAT SUPPORT THE LONG-TERM BENEFIT OF THE UTILITY'S STAKEHOLDERS.

A public utility is a nonprofit enterprise that brings together time, effort, and capital to provide an essential benefit to the public at a reasonable, sustainable cost with the highest level of service. Reasonable cost refers to the rates charged for the high level of service that includes uninterrupted service, compliance with regulations, consideration of environmental effects, and overall financial position and credit strength with the objective of satisfying customers. One of the goals of the rate implementation process is to have regulators (i.e., publicly elected or appointed officials, board and utility committee members, and rate regulators) think of the utility as a business instead of a government program. To accomplish this, regulators need to have a general understanding of a utility system's facilities and purpose, regulations affecting facility construction and cost, rates and financial parameters, and compliance requirements associated with bonds, loans, and service agreements as well as the overall needs of the stakeholders. A critical component of a successful rate implementation plan is to link the business concept to the need for rate adjustments.

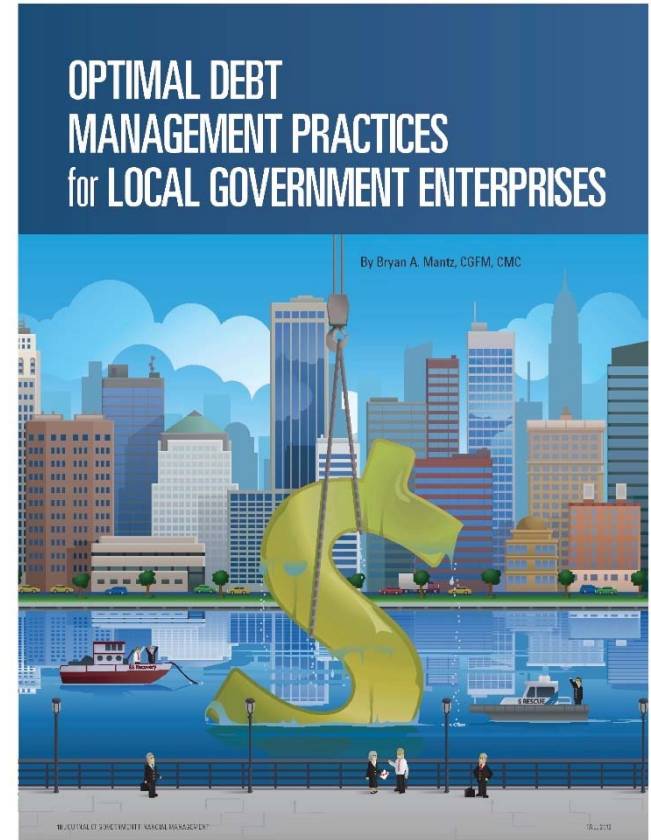
UNDERSTANDING THE RATE IMPLEMENTATION PROCESS

Although there is no "one size fits all" approach to the rate implementation process, there are several steps utility management should consider. Though many of these steps may be common sense approaches, they often are not recognized or performed. These steps are described here.

Adopting business principles. Business principles provide a framework for service requirements and serve as a basis for long-term business decisions for the utility; such principles should be approved or agreed on by the regulators. Over time, compliance with the business principles will have an effect on utility management rate recommendations. Examples of business principles may include the following.

MANTZ & DRI | PEER REVIEWED | 103.1 • JOURNAL AWWA | AUGUST 2011 51

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Pictures of Project Team Member Publications (continued)

Articles and Papers: (continued)

Mantz | <http://dx.doi.org/10.5942/jwmm.2012.104.0128>
Journal - American Water Works Association
Peer-Reviewed

E538

Read the Expanded Summary

Utility transfers to the general fund: What is reasonable, fair, and legal?

BRYAN A. MANTZ¹

¹Public Resources Management Group, Maitland, Fla.

Utility transfers to the local government's general fund can represent a substantial financial obligation for a publicly owned utility and are often disputed. This article addresses what is reasonable, fair, and legal in relation to such transfers and provides recommendations for local governments. Local government officials should recognize that funding nonutility-related operating or capital costs with utility revenues is not considered a utility best management practice by credit-rating agencies; routinely calculate—and maintain

written documentation for—allocations that equitably represent the cost of general fund services provided to the utility; be able to provide written evidence justifying the fairness of the amount or percentage of a transfer representing a rate of return on the utility's investment, provided the transfer is legal and allowable by debt covenants; promote government transparency by separating transfer components in utility budgets; and adopt financial policies that allow easy calculation and projection of transfer amounts.

KEYWORDS: cost allocation, general fund, general fund transfers, legal requirements regarding utility rates, property tax equivalent, rate of return, utility rates

Utility transfers to the local government's general fund can be controversial and are often challenged. Because these transfers can represent a substantial portion of a publicly owned utility's revenue requirements, utility managers sometimes experience "rate shock" when informed of significant increases in the utility's general fund transfers or the initiation of such transfers. Contemplating the inclusion of such transfers in next year's operating budget, utility managers often ask, "Are these transfers reasonable?" or "What is a fair amount to pay to the general fund?" or "How can we afford this?"

If a deficit in the general fund's budget occurs during periods of economic recession and the fund's cash reserves have been depleted, governing bodies may initiate or increase utility transfers to the fund as an alternative to raising property tax millage rate (a tax rate of \$1 per \$1,000 of property value). The magnitude of such transfers can negatively affect the utility's financial position and planning. If the transfers were not incorporated in a rate adjustment plan that has already been adopted, the utility may have to request that its governing body adopt additional rate increases above those already approved.

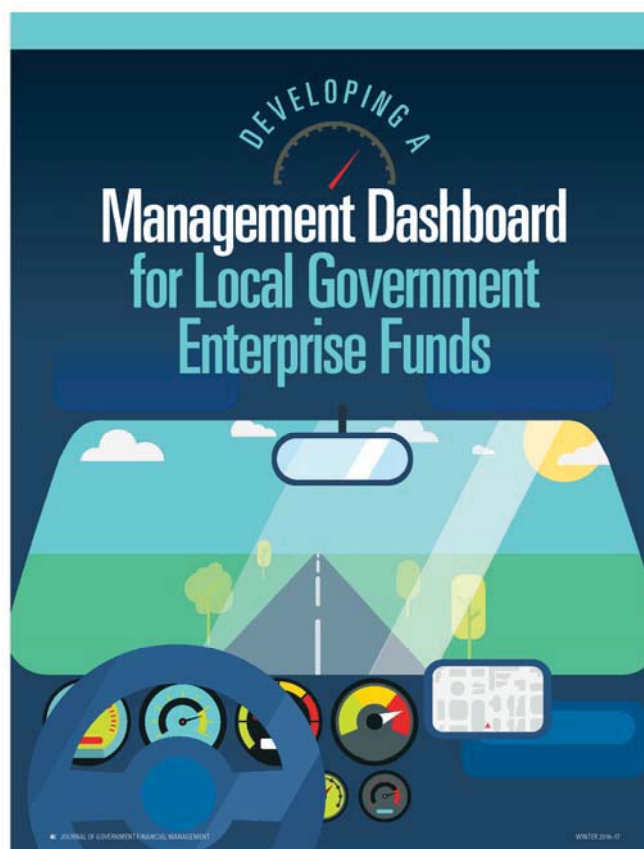
Finch Ratings, a major credit-rating agency, has stated that a utility best management practice—a practice that may contribute to higher credit ratings—is for the utility to have limited exposure to the financial operations of the general government so that utility revenues can be relied on to operate and improve the utility. When a utility is required to transfer money to the general fund, policies should specifically limit their scope and escalation (Finch, 2008).

This article is intended to offer guidance on issues related to transfers from a publicly owned utility to the general fund. It is not intended to provide a legal opinion on any utility's existing

transfer policy. There may be perspectives or arguments not covered in this article that would withstand legal scrutiny in a court of law. Although most transfer policies currently in effect have been reviewed by the local government's legal counsel, transfers can easily be challenged, especially by customers who do not benefit (or think they do not benefit) from the activities or services being funded by the transfers. Moreover, the legal landscape regarding transfers to the general fund continues to evolve. To minimize disputes and potential litigations, local governments are advised to proactively implement or adjust their transfer policies to emphasize fairness and reasonableness and to ensure that these policies are defensible.

Seven topics related to utility transfers to the general fund are addressed in this article. General descriptions are provided for:

- Types of general fund transfers.
 - Legal requirements governing utility rates.
 - Determining rates that are fair and reasonable and quantifying a fair rate of return.
 - Utility loan agreements or debt covenants associated with issuing revenue bonds.
 - Methods for equitably allocating the cost of general fund services provided to the utility.
 - Implementing a new policy on transfers, and
 - Applicable sunshine laws.
- The author offers five recommendations for local governments that have implemented or are considering implementing utility transfers to the general fund. Local government officials are advised to
- recognize that funding nonutility-related operating or capital costs with utility revenues is not considered a utility best management practice by credit-rating agencies;



By: Bryan A. Mantz, CGFM, CMC

Management dashboards are now commonly incorporated within financial models to communicate financial position, run financial scenarios, and illustrate how performance tracks with certain operational and financial metrics. If developed and used properly, a management dashboard can be an effective and impressive tool for helping to achieve support or buy-in of a government's financial plan.

A "management dashboard" is a consolidated set of tables and graphs, typically printable on a single page, within a financial model that provides the big picture overview or a financial snapshot of the detailed analysis. Often, the dashboard shows financial performance compared against certain financial targets.

Figure 1 shows a sample management dashboard for a utility rate case. The financial model may have an input area on the dashboard, or on an adjacent tab, to quickly change major assumptions such that the effect on projected financial position can be seen instantly on a graphical basis. Some government managers and financial consultants now use dashboards to run "what-if" scenarios in real time for elected officials at public meetings. This article explores key elements of developing an effective management dashboard for local government enterprise funds.

Enterprise funds are used to report operations financed and operated like private businesses, where the intent is to recover expenditures completely or partially from income collected through user rates. Many of the tips in this article could also be applied to other (general) government presentations involving a dashboard. As Microsoft Excel is commonly used to develop management dashboards, the article assumes the use of this software.

Tip #1: Know your audience.

It is important, when designing a management dashboard, to know your audience. Are you communicating with a finance director, government administrator, elected officials, or the general public? Different audiences have differing levels of understanding regarding government finance issues. There may be a tendency to cram so much information onto a dashboard that important points are lost in the mix. However, the viewer or reader should

Figure 1. Sample Management Dashboard



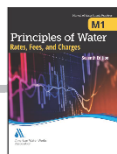
WINTER 2014-15

JOURNAL OF GOVERNMENT FINANCIAL MANAGEMENT 43

Pictures of Project Team Member Publications (continued)

Manuals of Practice:

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Editorial Committee

Chris Woodcock, Chair of the M1 Seventh Edition Editorial Committee and Working Group, Woodcock & Associates, Northborough, Mass.

Rick Gendreau, Chairperson, Rates and Charges Committee, Rathelis Financial Consultants, Denver, Colo.

Todd Cristofani, Vice-Chairman, Hawksley Consulting, a Stantec Company, Denver, Colo.

Paul Matthews, Tualatin Valley Water District, Beaverton, Ore.

Jeffrey Rapp, Wisconsin Public Service Commission, Madison, Wis.

Contributors to the Seventh Edition

Roland Asp, National Fire Sprinkler Association, Linthicum Heights, Md.

Stacey Isaac Benbow, Environmental Finance Center University of North Carolina at Chapel Hill, Marietta, Ga.

Ann T. Bor, Black & Veatch Corporation, Los Angeles, Calif.

Andrew J. Burnham, Hawksley Consulting, a Stantec Company, Tampa, Fla.

Tom Coffin, Exeter Associates, Columbia, Md.

Ken Crosson (retired), Geotier Environmental Management, Denver, Colo.

Joe Cross, Rathelis Financial Consultants, Cincinnati, Ohio

Savvy Gaur, Rathelis Financial Consultants, Pasadena, Calif.

Tom Gould, HDM Engineering, Bellevue, Wash.

Robert Grantham, PCS Group, San Francisco, Calif.

Kerry Heisl, Heisl Rate & Regulatory Services, Newburgh, Ind.

Cecilia Hynish, Portland Bureau of Water, Portland, Ore.

David Hyder, Hawksley Consulting, a Stantec Company, Bowie, Md.

Jennifer Ivey, Carolla Engineers, Dallas, Texas

Brian Jewell, Black & Veatch, San Marcos, Calif.

Theresa Jurotich, CDM Smith, Seattle, Wash.

Daniel Jamming, Willdan Financial Services/Economists.com, Plano, Texas

Bryan A. Mantz, Public Resources Management Group, Maitland, Fla.

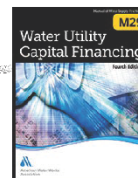
James B. Marshall III, Jackson Thornton Utilities Consultants, Montgomery, Ala.

John Mastrotechie, ARCADIS U.S., Clifton Park, N.Y.

Mike Matichich, CH2M, Washington, D.C.

Jason Mumm, Hawksley Consulting, a Stantec Company, Broomfield, Colo.

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Editorial Review Board Members

Richard (Tidig) Fricker, Woodward & Curran, Andover, Mass.

Eric Hafeld, Retired, Portland Water, Portland, Ore.

John Mastrotechie, ARCADIS U.S., Inc., Clifton Park, N.Y.

Margaret Medallin, AWWA, Denver, Colo.

Kenneth Merrett, AWWA, Denver, Colo.

James (McNeil) Mussman, The Mussman Group, Frederick, Md.

Contributors to the fourth edition

Angele Brizmont, Denver Water, Denver, Colo.

Derrick I. Brown, Retired, Greenville Water, Greenville, S.C.

Ann Guey, CDM Smith, Kansas City, Mo.

Edmund Doushane, Municipal & Financial Services Group, Annapolis, Md.

Richard (Tidig) Fricker, Woodward & Curran, Andover, Mass.

Melvin Geer, City of Winnipeg Water & Waste Department, Winnipeg, Man., Canada

Eric Hafeld, Retired, Portland Water, Portland, Ore.

David Kuehnle, Water District No. 1 of Johnson County, Lenexa, Kan.

Bryan A. Mantz, Public Resources Management Group Inc., Maitland, Fla.

John Mastrotechie, ARCADIS U.S., Inc., Clifton Park, N.Y.

James (McNeil) Mussman, The Mussman Group, Frederick, Md.

Robert Ori, Public Resources Mgmt. Group Inc., Maitland, Fla.

Courtney Rogers, Davenport & Company LLC, Richmond, Va.

Robert Ryall, Willdan Financial Services, Orlando, Fla.

James Swaleson, Davenport & Company LLC, Richmond, Va.

Lewy Schowrk, City of Winnipeg, Finance Division, Winnipeg, Man., Canada

John Wright, Rathelis Financial Consultants, Centennial, Colo.

Prepared by the Financing and Charges for Wastewater Systems Task Force of the Water Environment Federation

Jon Davis, *Chair*

Andrea Boehling

Thierry A. Boveri, CGFM

Ann Bui

Eric Callocchia

Rocky Cralcy

Jeff Dykstra

Jennifer Fitts

Ryan Graf

Christine Anderson Gray,

ENV SP

Matthew Gregg, P.E.

Matt Gsellmeier

Loveenia Gulari

Jack Habzda

Michael Hines, P.E.

Jennifer Ivey, P.E.

Brian W. Jewett

Theresa Jurotich, P.E.

Prabha Kumar

Saunmya Kurup-Green

Ting Lu, Ph.D., P.E.

Bryan A. Mantz, CMC, CGFM

John Mastracchio

Hannah McLean

Robert J. Ori

Sudhir Pardiwala, P.E.

Brian Porter

Justin Rasor

Joseph Ridge

Eric Rothstein, C.P.A.

Philip Sapone

Brian Shell, P.E.

Nicholas T. Smith, CGFM

Marc Walch

Anna White

John Wright

William B. Ziebertz, Jr.



Under the Direction of the Utility Management Subcommittee of the Technical Practice Committee

Water Environment Federation
601 Wythe Street
Alexandria, VA 22314-1994 USA
<http://www.wef.org>

Section from the MSRB Series 50 Exam Outline Defining Rate Consultants and Financial Feasibility Consultants as "Municipal Advisor Professionals"

FUNCTION 2: Understanding Municipal Finance (35% of exam questions)

2.1 Identify market participants

Understand roles of participants in the issuance of municipal securities

Identify and determine the participant roles needed to complete the issuance of municipal securities

Develop selection criteria for participants in an issuer transaction

Monitor performance and completion of participant tasks in an issuer transaction

Knowledge Required

- 2.1.1 **Definitions and categories of municipal advisor professionals:** *Financial advisors, pricing consultants; investment advisers (GIC; investment of municipal bond proceeds); swap advisors; pension funds and advisors; financial feasibility consultants; appraisers; market consultants; rate consultants; solicitors (third-party marketers; placement agents)*
- 2.1.2 **Issuer participants:** *State governments and instrumentalities (states and state treasurers; state agencies and authorities; state conduit issuers); municipal entities and instrumentalities; 501(c)(3) organizations; obligated persons (e.g., health care entities, private colleges); quasi-governmental agencies (Joint powers agencies, inter-local agencies); multi-state agencies*
- 2.1.3 **Non-issuer participants:** *Legal (bond/issuer counsel; disclosure counsel; tax counsel; underwriter's counsel; general/issuer's counsel; trustees counsel; borrower's counsel; specialized counsel; product counsel (for structured products); swap counsel); market intermediaries (broker dealers and dealer banks—underwriters, traders, placement agents, market makers; lease marketers; solicitors for investments)*
- 2.1.4 **Credit enhancers/liquidity providers** *(bond insurer; letter of credit banks; standby purchasers for variable rate obligations; guarantors)*
- 2.1.5 **Rating agencies** *(rating agencies; underlying ratings; absence of rating)*
- 2.1.6 **Investors** *(retail; direct institutional (including banks, insurance companies, corporations); mutual funds and ETFs; public entities (e.g., GSEs))*
- 2.1.7 **Trustees, paying agents and registrars**
- 2.1.8 **Verification agents**
- 2.1.9 **Other service providers** *(DTCC; CUSIP Service Bureau)*

2.2 Consider possible financing solutions for municipal issuers

Understand benefits and risks of various financing products

Identify types and purpose of products

Knowledge Required

- 2.2.1 **Bonds:** *General obligation (limited, unlimited); revenue; special type (special tax; special assessment; moral obligation; double-barreled); tax increment/allocation financing; taxable municipal securities (Build America Bonds (BABs); other taxable municipal bonds; tax credit bonds); notes (e.g., variable rate demand obligations (VRDOs); tax anticipation notes (TANs); tax and revenue anticipation notes (TRANs); construction loan notes (CLN); tax-exempt commercial paper); leases; installment purchase agreements and certificates of participation (annual appropriation leases; abatement leases; installment purchase provisions); bank loans (securities; non-securities transactions); other funding alternatives (other federal programs; grants; state or federal appropriations; pay-as-you-go funding; bond banks and clean water*

Excerpts from SEC Release No. 34-70462: Final Rule on Registration of Municipal Advisors



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Part II

Securities and Exchange Commission

17 CFR Parts 200, 240 and 249

Registration of Municipal Advisors; Final Rule

or similar capacity (e.g., a bond indenture trustee, paying agent, or municipal escrow agent).

The final rule preserves the municipal advisor registration requirement for banks that engage in municipal advisory activities, such as banks that act as financial advisors to municipal entities in structuring issues of municipal securities. Also, the final rule preserves the municipal advisor registration requirement for banks that provide advice with respect to municipal derivatives.

Advice Standard in General

For purposes of the municipal advisor definition, the Dodd-Frank Act did not specifically define or otherwise provide a general standard to determine what constitutes “advice” to a municipal entity or obligated person. The Commission received comments requesting clarification of “advice” and suggesting general parameters for defining advice that distinguish between providing general information to a municipal entity and recommending a specific action to a municipal entity. While the Commission believes that the determination of whether a person provides advice to or on behalf of a municipal entity or obligated person depends on all the relevant facts and circumstances, the Commission also believes that additional guidance on the advice standard for purposes of the municipal advisor definition will provide greater clarity regarding the applicability of the municipal advisor registration requirement. Accordingly, the adopted rules provide that advice excludes, among other things, the provision of general information that does not involve a recommendation regarding municipal financial products or the issuance of municipal securities (including with respect to the structure, timing, terms and other similar matters concerning such financial products or issues).²¹

Exemption for Certain Swap Dealers

The Exchange Act does not exclude swap dealers from the definition of municipal advisor. The Commission received comments suggesting that regulation of swap dealers under the municipal advisor registration regime should be coordinated with other regulatory programs. The Commission recognizes that swap dealers are also subject to the provisions of Title VII of the Dodd-Frank Act,²² which provide

the Commodity Futures Trading Commission (“CFTC”) with authority to register and implement business conduct standards for swap dealers with respect to their interactions with municipal entities and obligated persons that are “special entities,” as discussed further below in Section III.A.1.c.vi. The final rules exempt any registered swap dealer to the extent that such dealer recommends a municipal derivative or a trading strategy that involves a municipal derivative, so long as such dealer or associated person is not “acting as an advisor” to the municipal entity or obligated person, applying the standards applicable to the parties to such transactions under the existing regulatory regime of the CFTC.²³

Exemption When There Is an Independent Registered Municipal Advisor

Several commenters suggested that a person providing advice with respect to municipal financial products or the issuance of municipal securities should not be regulated as a municipal advisor if the municipal entity or obligated person is otherwise represented by a municipal advisor. The Commission believes that if a municipal entity or obligated person is represented by a registered municipal advisor, parties to the municipal securities transaction and others who are not registered municipal advisors should be able to provide advice to such municipal entity or obligated person, so long as the responsibilities of each of the parties are clear.

Accordingly, the final rules exempt persons providing advice with respect to municipal financial products or the issuance of municipal securities from the definition of municipal advisor so long as: (1) An independent registered municipal advisor is providing advice with respect to the same aspects of the municipal financial product or issuance of municipal securities, is registered pursuant to Section 15B of the Exchange Act and the rules and regulations thereunder, and is not, and within at least the past two years was not, associated with the person seeking to rely on this exemption; (2) such person receives from the municipal entity or

obligated person a representation in writing that it is represented by, and will rely on the advice of, an independent registered municipal advisor; and (3) such person provides written disclosure to the municipal entity or obligated person that such person is not a municipal advisor and, with respect to a municipal entity, is not subject to the statutory fiduciary duty applicable to municipal advisors under the Exchange Act, and such person provides a copy of such disclosure to the municipal entity’s or the obligated person’s independent registered municipal advisor.²⁴

Exclusion of Individuals From Registration

In the Proposal, the Commission proposed to require registration of all individuals associated with municipal advisory firms who engage in municipal advisory activities, as contrasted with limiting registration to the municipal advisory firms themselves. For reasons further discussed in Sections III.A.2.a. and III.A.3. of this adopting release, the Commission is limiting the registration requirement to municipal advisory firms and sole proprietors.

II. Introduction

A. Background

On July 21, 2010, President Obama signed into law the Dodd-Frank Act.²⁵ The Dodd-Frank Act was enacted, among other things, to promote the financial stability of the United States by improving accountability and transparency in the financial system.²⁶ With Section 975 of Title IX of the Dodd-Frank Act, Congress amended Section 15B of the Exchange Act²⁷ to, among other things, make it unlawful for municipal advisors²⁸ to provide certain advice to, or solicit, municipal entities²⁹ or certain other persons without registering with the Commission.³⁰

²⁴ See *infra* Section III.A.1.c.iii.

²⁵ The Dodd-Frank Wall Street Reform and Consumer Protection Act, Public Law 111–203, 124 Stat. 1376 (2010).

²⁶ See Public Law 111–203 Preamble.

²⁷ 15 U.S.C. 78o–4.

²⁸ See *infra* Section III.A.1. (discussing the term “municipal advisor”).

²⁹ See *infra* Section III.A.1.b.ii. (discussing the term “municipal entity”).

³⁰ See Section 975(a)(1)(B) of the Dodd-Frank Act; 15 U.S.C. 78o–4(a)(1)(B).

²¹ See *infra* Section III.A.1.b.i.

²² See Dodd-Frank Act sections 731 *et seq.*, 764 *et seq.*

²³ See *infra* Section III.A.1.c.vi. The Commission also received similar comments regarding security-based swap dealers. As discussed herein, although the Commission is not providing an exemption in the rules as adopted for security-based swap dealers, security-based swap dealers may be eligible for exemption pursuant to another exemption, such as when there is a separate registered municipal advisor, and the Commission may in the future consider whether to provide a comparable exemption by rule. See *id.*

believes that the provision of engineering feasibility studies that include certain types of projections, such as projections of output capacity, utility project rates, project market demand, or project revenues that are based on considerations involving engineering aspects of a project are within the scope of the engineering exception.

For example,⁸⁴⁵ an engineer who provides funding schedules and cash flow models that anticipate the need for funding at certain junctures in a project or engineering feasibility studies based on analysis of engineering aspects of the project will fall within the Commission's interpretation of the statutory engineering exclusion from the municipal advisor definition. An engineering feasibility study, for example, might include a discussion of how much power might be generated by the installation of solar panels, and such a discussion would not constitute a municipal advisory activity. Similarly, recommendations about how to increase power output based on factors such as the placement of the panels or the number of panels would also not constitute a municipal advisory activity. Moreover, an engineer might provide estimates of water delivery capacity or a road's traffic capacity without engaging in municipal advisory activity. Engineers who report on the physical condition of infrastructure, such as roads, bridges or water and sewer systems, would also not be engaged in municipal advisor activity.⁸⁴⁶ Absent other facts and circumstances which indicate that an engineer is providing advice to a municipal entity or obligated person regarding the issuance of municipal securities, an engineer's use of assumptions provided by a municipal entity or obligated person regarding interest rates or debt levels in preparing an engineering feasibility study or cash

flow analysis alone will not result in municipal advisory activity.

With respect to services related to cash flow analysis, a municipal entity might seek input from an engineering company about whether a project could be accomplished with estimated available funding, including the timing of such funding. As noted above, engineers that provide input about the anticipated funding requirements of a project would not be engaging in a municipal advisory activity.⁸⁴⁷ Thus, an engineer could advise a municipal entity about whether a project could be safely or reliably completed with the available funds and provide engineering advice about other alternative projects, cost estimates, or funding schedules without engaging in municipal advisory activity. Further, the Commission would consider an engineering company that informs a municipal entity or obligated person of potential tax savings, discounts, or rebates on supplies to be acting within the scope of the engineering exclusion.

By contrast, however, activities of engineers are outside the scope of the engineering exclusion if they include advice to a municipal entity or obligated person regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances. For example, an engineer that is engaged by a municipal entity or obligated person to prepare revenue projections to support the structure of an issuance of municipal securities would be providing advice outside the scope of the engineering exclusion and would be engaging in municipal advisory activity. Further, while the inclusion of an engineering feasibility study in an official statement or other offering document for an issuance of municipal securities alone does not cause an engineer's activities with respect to the feasibility study to be treated as municipal advisory activity, other facts and circumstances, such as the inclusion of revenue projections and debt service coverage calculations in the feasibility study, may suggest municipal advisory activity.

Engineering companies may also provide advice to their clients regarding financing of products and services delivered to such clients. As noted previously, the Commission is clarifying that provision of general information that does not involve a recommendation

regarding municipal financial products or the issuance of municipal securities (including general information with respect to financing options) would not be municipal advisory activity.⁸⁴⁸ Depending on all the facts and circumstances, however, the provision of information describing financing alternatives that may meet the needs of a municipal entity or obligated person may be considered a recommendation with respect to municipal financial products or the issuance of municipal securities that would be municipal advisory activity.⁸⁴⁹

One commenter stated that another standard service offered by engineers involves the provision of introductions of municipal entities to brokers, dealers, municipal advisors, and municipal securities dealers and that such introductions should be within the engineering exclusion.⁸⁵⁰ One commenter recommended that the Commission "refine its approach" to register only those solicitors that receive compensation for introductions to funding sources.⁸⁵¹

The Commission does not believe it is necessary or appropriate to provide a separate exemption for engineers engaging in introductions. The Commission notes that introductions provided by engineers would be subject to the same analysis as any other "solicitation of a municipal entity or obligated person."⁸⁵² Thus, if an introduction does not result in direct or indirect compensation to the engineer, the introduction will not constitute such a solicitation and the engineer will not be required to register as a municipal advisor.

Finally, as discussed previously, the Commission is providing an exemption for advice given to municipal entities and obligated persons in circumstances in which the municipal entity or obligated person separately is represented by an independent registered municipal advisor.⁸⁵³

⁸⁴⁵ See, e.g., *supra* note 835 and accompanying text.

⁸⁴⁶ See *supra* note 837. Whether a rate consultant providing advice regarding rates and revenues would be a "municipal advisor" will depend upon the facts and circumstances. For example, if such consultant provides advice on whether certain rates and revenues would support debt service on an issue of municipal securities, such activity would be municipal advisory activity that would subject the consultant to the registration requirement. Although the Commission is not adopting an exemption for persons performing such activities, the Commission notes that like all persons, such entities could apply for no-action or exemptive relief. As noted above, when requesting exemptive relief pursuant to Section 15B(a)(4), a person may follow the procedures for requesting exemptive relief pursuant to Section 36 of the Exchange Act, as set forth in Rule 0-12 under the Exchange Act. See 17 CFR 240.0-12.

⁸⁴⁷ In the Proposal, the Commission gave as an example of activity that would be engineering advice the costing out of engineering alternatives. See Proposal, 76 FR 834.

⁸⁴⁸ See *supra* note 168 and accompanying text. See also *supra* Section III.A.1.b.i. (providing guidance on the term "advice" and discussing the provision of general information).

⁸⁴⁹ See *supra* Section III.A.1.b.i. (providing guidance on the term "advice" and discussing the provision of general information).

⁸⁵⁰ See NAESCO Letter.

⁸⁵¹ See letter from Jennifer Schafer, Coordinator, Federal Performance Contracting Coalition, dated February 22, 2011 ("Federal Performance Contracting Coalition Letter").

⁸⁵² See *supra* Section III.A.1.b.x. (discussing "solicitation of a municipal entity or obligated person").

⁸⁵³ See *supra* Section III.A.1.c.iii. (discussing the exemption when a "municipal entity or obligated person represented by an independent municipal advisor").

Printout from MSRB's Website Indicating That All Municipal Advisor Professionals Must Pass the Series 50 Exam Before Engaging in Municipal Advisory Activities



Municipal Securities Rulemaking Board

Series 50 Examination

About the Series 50 Examination

As of September 12, 2017, all municipal advisor professionals must take and pass the MSRB's Municipal Advisor Representative Qualification Examination (Series 50) before engaging in municipal advisory activities on behalf of a municipal advisor firm. The passing score for the Series 50 exam is 71 percent. Instructions on how an individual enrolls to take the Series 50 exam are available here (*see Question 10*).

Additional Information about the Series 50 Examination

- Content outline for the Series 50 exam
- Sample test questions for the Series 50 exam
- Read answers to frequently asked questions about the exam.
- View a list of Series 50-qualified municipal advisor representatives and their associated municipal advisor firms.

Background

As part of its expanded mandate under the Dodd-Frank Wall Street Reform and Consumer Protection Act, the MSRB implemented the first qualifying examination for municipal advisors. MSRB Rule G-3, effective April 27, 2015, created two classifications of municipal advisor professionals, representative and principal, with firms required to designate at least one principal to oversee the municipal advisory activities of the firm. All municipal advisor representatives and principals are required to take and pass the Series 50 exam to demonstrate the baseline competency needed to be sufficiently qualified to perform municipal advisory activities.

To assist municipal advisor professionals in preparing for the Series 50 exam, the MSRB provides a content outline that includes exam topics and sample questions. The content of the test covers the roles and responsibilities of municipal advisor professionals as well as applicable rules and regulations. A volunteer committee of municipal advisor professionals developed the content outline for the exam, which was approved by the MSRB Board of Directors in January 2015 and filed with the Securities and Exchange Commission in April 2015. Read more about the development of the municipal advisor representative qualification exam.



FAQs

FAQs on Municipal Advisor Professional Qualification and Examination Requirements



Series 50 Content Outline

Prepare for the municipal advisor qualification exam by reviewing the content areas covered, sample

SEC Response Regarding Municipal Advisor Registration to Assist with State Revolving Fund (SRF) Loan Applications)

proposed capital improvement program or restructure or refinance an outstanding issuance of municipal securities to achieve compliance with covenants in existing bond documents would constitute municipal advisory activities outside the scope of the engineering exclusion. Absent an available exclusion or exemption, the staff believes that an engineer providing such advice would fall within the scope of the municipal advisor definition under the Final Rules and would be required to register with the Commission as a municipal advisor. [May 19, 2014]

Question 12.2: Engineering Advice Regarding Loan Applications for State Revolving Funds: If an engineer assists a municipal entity or obligated person with completing a loan application for state revolving funds, would such assistance be considered municipal advisory activity under the Final Rules?

Answer: The Answer to Question 1.1 of these FAQs regarding the general information exclusion from advice generally applies and is relevant to this analysis. If the engineer provides general information that does not involve a recommendation with respect to a municipal financial products or the issuance of municipal securities, such assistance would not be considered municipal advisory activity. The Answer to Question 12.1 of these FAQs regarding engineering advice on a new project to be financed by an issuance of municipal securities also generally applies and is relevant to this analysis. If the engineer provides advice on the engineering aspects and consideration of a project to be financed by the proceeds of the state revolving loan funds, the staff believes such advice would be within the scope of the engineering exclusion. If the engineer's advice includes advice with respect to structure, timing, terms or other similar matters concerning a related municipal financial product or issuance of municipal securities, it would constitute municipal advisory activity outside the scope of the engineering exclusion. Absent an available exclusion or exemption, the staff believes that an engineer providing such advice would fall within the scope of the municipal advisor definition under the Final Rules and would be required to register with the Commission as a municipal advisor. [May 19, 2014]

SECTION 13: THE BANK EXEMPTION

Question 13.1: Advice by Dual Employees: An individual is employed by a bank and is an associated person of the bank's broker-dealer affiliate (a "dual employee"). May a dual employee provide advice to a municipal entity or obligated person within the scope of the bank exemption under the Final Rules when acting in the employee's capacity as a bank employee and advice within the scope of the underwriter exclusion under the Final Rules when acting in the employee's capacity as a broker-dealer?

Answer: The staff believes that a dual employee may provide advice within the scope of the bank exemption while acting in the capacity of a bank employee and may provide advice within the scope of the underwriter exclusion while acting in the capacity of a broker-dealer if such dual employee discloses to the municipal entity or obligated person the capacity in which the dual employee is acting in advance of providing any advice. To provide advice in both capacities, the dual employee must meet and fulfill the requirements of the bank exemption and the underwriter exclusion under the Final Rules. The staff notes that, in each such capacity and absent additional



SECTION 10: COST

Schedule of Hourly Rates and Proposed Not-to-Exceed Budget

For our level of expertise and experience, the Project Team offers top value for the services we provide. **We have always completed projects on-time, within budget, and with a successful outcome. The Project Team has a 100% success rate in securing the adoption and public acceptance of our rate and financial recommendations.** The hourly rates for Project Team members are summarized in the following chart. These hourly rates would apply to any additional services that the City may request.

SCHEDULE OF PROPOSED HOURLY BILLING RATES [*]	
<u>Project Team Member</u>	<u>Hourly Billing Rate</u>
Project Manager / Managing Consultant / MGT Principals	\$125.00
Senior Consultant / MGT Senior Manager	\$100.00
Consultant	\$75.00
[*] Rates would be applied to actual hours worked on the Project subject to the not-to-exceed budget.	

We propose to establish a not-to-exceed budget for the Project of \$24,900, which assumes a level of service of up to 220 hours to complete the Project. This proposed not-to-exceed budget is consistent with budgets that the Project Team has recognized for similar projects. The budget includes up to four (4) onsite visits, some of which may involve multiple days of work. Additional meetings (including the kickoff meeting) would be conducted via WebEx, GoToMeeting, or Skype as a component of accomplishing the various project tasks and training the City staff on the use of our state-of-the-art financial models. The breakdown of our not-to-exceed budget – including time allocations for the various project tasks – is on Page 10-2 of this proposal.



City of Glenwood Springs, Colorado

Project Tasks and Not-to-Exceed Budget for Cost of Service Study and Rate Design for Water and Wastewater Utilities



Line No.	Description	Project Manager / Managing Consultant / MGT Principals	Senior Consultant / MGT Senior Manager	Consultant	Estimated Hours	Estimated Cost
	Project Billing Rates (\$/Hour)	\$125.00	\$100.00	\$75.00		
1	Task 1: Data Collection and Review	2	1	4	7	650
2	Task 2: Project Kickoff / Data Collection Meeting	2	0	0	2	250
3	Task 3: Historical Customer Statistical Compilation / Bill Frequency Analysis	8	8	16	32	3,000
4	Task 4: Projected Customer Statistics, User Rate Revenues, Other Operating Revenues, and System Development / Impact Fee Collections	4	4	12	20	1,800
5	Task 5: Development of Projected Revenue Requirements	8	8	16	32	3,000
6	Task 6: Net Revenue Requirements / Revenue Sufficiency Analysis	8	4	8	20	2,000
7	Task 7: Rate Covenant Compliance Review	2	0	0	2	250
8	Task 8: Rate / Bill Comparisons and Benchmarking	2	4	4	10	950
9	Task 9: Development of Management Dashboard	1	2	2	5	475
10	Task 10: Cost-of-Service, Rate / Fee Designs, and Customer Impact Analysis	16	4	24	44	4,200
11	Task 11: Presentation to City Staff - One (1) Onsite Meeting [1]	4	0	0	4	500
12	Task 12: Report and Briefing Document Preparation	16	4	8	28	3,000
13	Task 13: Rate Resolution / Ordinance Assistance and Executive Summary Review	2	0	0	2	250
14	Task 14: Public Meetings - Three (3) Onsite Meetings	12	0	0	12	1,500
15	Total Cost - Labor	87	39	94	220	\$21,825
16	Travel Allowance for Four (4) Onsite Meetings					3,000
17	Total Not-to-Exceed Budget (Rounded) [2]					\$24,900

[1] Additional meetings may be conducted via WebEx, GoToMeeting, or Skype as a component of accomplishing the various Project tasks.

[2] Includes the development of a state-of-the-art financial model for City internal use.





SECTION 11: CONTRACT TERMS AND CONDITIONS

Standard Terms and Conditions

The Project Team works with clients to develop acceptable contract terms and conditions. A copy of the GovRates standard terms and conditions is on the following page.



I. SCOPE

GovRates, Inc. ("GovRates") agrees to perform the professional consulting services described in the agreement (the "Work") that incorporates these standard terms and conditions. Unless modified in writing by the parties hereto, the duties of GovRates shall not be construed to exceed those services specifically set forth in the agreement. These terms and conditions and the agreement, when executed by the Client, shall constitute a binding agreement on both parties (hereinafter the "Agreement").

II. COMPENSATION

The Client, as defined in the agreement, agrees to pay for the services as billed within thirty (30) days of receiving the invoice. Amounts paid after thirty (30) days may be subject to interest charges, not to exceed a monthly compound rate of one percent (1.0%) applied to the delinquent unpaid balance.

Time-related charges will be made in accordance with the billing rate referenced in the agreement. Other indirect expenses and subcontractor services, if any, will be billed in accordance with the standard unit cost rates as referenced in the agreement or, if no reference is provided, at the actual cost as incurred by GovRates.

III. RESPONSIBILITY

GovRates is employed to render a professional service only, and any payments made by Client are compensation solely for such services rendered and recommendations made in carrying out the Work. GovRates shall perform analyses, provide opinions, make factual presentations, and provide professional advice and recommendations. GovRates does not expressly warrant or guarantee its services.

IV. RELIANCE UPON INFORMATION PROVIDED BY OTHERS

If GovRates' performance of services hereunder requires GovRates to rely on information provided by other parties (excepting GovRates' subcontractors), GovRates shall not independently verify the validity, completeness or accuracy of such information unless otherwise expressly engaged to do so in writing by Client.

V. INDEMNIFICATION

GovRates agrees to indemnify, defend, and hold Client harmless from and against any liability arising out of the negligent errors or negligent omissions of GovRates, its agents, employees, or representatives, in the performance of duties set forth in Article I. Regardless of any other term of this Agreement, in no event shall GovRates be responsible or liable to Client for any incidental, consequential, or other indirect damages.

Client agrees to indemnify, defend, and hold GovRates harmless from and against any liability arising out of the negligent errors or negligent omissions of Client, its agents, employees, or representatives, in the performance of duties set forth in Article I.

VI. INSURANCE

GovRates shall maintain during the life of the agreement the following minimum insurance:

1. Commercial general liability insurance, including hired and non-owned automobiles, with the following limits:

Each Occurrence	\$1,000,000
Damage to Rented Premises (Each Occurrence)	\$300,000
Medical Expense (Any one person)	\$5,000
Personal and Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Products – Completed/Operation General Aggregate	\$2,000,000
2. Professional liability insurance at a limit of liability of not less than \$1,000,000 per occurrence.
3. Automobile insurance of \$1,000,000 combined single limit.
4. Statutory worker's compensation and employers' liability insurance as required by state law.

VII. SUBCONTRACTS

Unless specifically specified in the Agreement, GovRates shall be entitled, to the extent determined to be appropriate by GovRates, to subcontract any portion of the Work to be performed under this Agreement.

VIII. ASSIGNMENT

These terms and conditions and the agreement to which they are attached are binding on the heirs, successors, and assigns of the parties hereto. This agreement may not be assigned by Client or GovRates without prior, written consent of the other.

IX. INTEGRATION

These terms and conditions and the agreement to which they are attached represent the entire understanding of Client and GovRates as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The agreement may not be modified or altered except in writing signed by both parties.

X. JURISDICTION

This agreement shall be administered and interpreted under the laws of the State of Colorado. Jurisdiction of litigation arising from the agreement shall be in that state.

XI. SEVERABILITY

If any part of the Agreement is found unenforceable under applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall be in full force and effect.

XII. FORCE MAJEURE

GovRates shall not be responsible for delays in performing the scope of services that may result from causes beyond the reasonable control or contemplation of GovRates. GovRates will take reasonable steps to mitigate the impact of any force majeure.

XIII. NO BENEFIT FOR THIRD PARTIES

The services to be performed by GovRates hereunder are intended solely for the benefit of Client, and neither right nor benefit is conferred on, nor any contractual relationship intended or established with any person or entity not a party to this Agreement. No such person or entity shall be entitled to rely on GovRates' performance of its services hereunder.

XIV. WORK PRODUCT

GovRates and Client recognize that GovRates' Work product submitted in performance of this Agreement is intended only for the Client's benefit and use. Change, alteration, or reuse on another project by Client shall be at Client's sole risk, and Client shall hold harmless and indemnify GovRates against all losses, damages, costs, and expenses, including attorneys' fees, arising out of or related to any such unauthorized change, alteration, or reuse.

XV. SUSPENSION OF WORK

Client may suspend, in writing, all or a portion of the Work under the agreement in the event unforeseen circumstances beyond Client's control make normal progress of the Work impossible. GovRates may request that the Work be suspended by notifying Client, in writing, of circumstances that are interfering with the normal progress of Work. GovRates may suspend Work on the project in the event Client does not pay invoices when due. GovRates shall be compensated for its reasonable expenses resulting from such suspension including mobilization and demobilization. The time for completion of the Work shall be extended by the number of days Work is suspended. In the event that the period of suspension exceeds 90 days, the terms of the agreement are subject to renegotiation and both parties are granted the option to terminate Work on the suspended portion of the project.

XVI. TERMINATION OF WORK

Client may terminate all or a portion of the Work covered by the agreement for its convenience. Either party may terminate Work if the other party fails to perform in accordance with the provisions of the agreement. Termination of the agreement is accomplished by 15 days prior written notice from the party initiating termination to the other. Notice of termination shall be delivered by certified mail with receipt for delivery returned to the sender.

This agreement may be terminated by GovRates: a) for cause, if Client breaches this Agreement through no fault of GovRates and Client neither cures such material breach nor makes reasonable progress toward cure within 15 days after GovRates has given written notice of the alleged breach to Client; or b) upon five days' notice if Work under this Agreement has been suspended by either Client or GovRates in the aggregate for more than ninety (90) days.

In the event of termination, GovRates shall perform such additional Work as is necessary for the orderly filing of documents and closing of the project. The time spent on such additional Work shall not exceed five percent (5%) of the time expended on the terminated portion of the project prior to the effective date of termination. GovRates shall be compensated by the client for Work actually performed prior to the effective date of termination plus the Work required for filing and closing as described in this Article.

maintain, provide access to, and maintain any applicable exemptions to public records, and transfer all such public records to the Client at the conclusion of this Agreement.

XVII. ARBITRATION

All claims, disputes and other matters in question between the parties to this agreement arising out of or relating to this agreement or the breach thereof, which are not disposed by mutual agreement of the parties, shall be decided by arbitration in accordance with the laws of the State of Colorado. No arbitration arising out of or relating to this agreement shall include any person not a party to this agreement except by written consent containing a specific reference to this agreement and signed by the parties hereto and persons to be joined.

This agreement to arbitrate shall be specifically enforceable under prevailing arbitration law.

Notice of demand for arbitration shall be filed in writing with the other parties to this agreement. The demand shall be made within a reasonable time after the claim, dispute, or other matter in question has arisen, but in no event after the date when the institution of legal or equitable proceedings would be barred by the applicable statute of limitations. The award rendered by the arbitrators shall be final and judgment may be entered in accordance with applicable law in any court having jurisdiction.

XVIII. NOTICES

All notices required under this Agreement shall be by personal delivery, facsimile or mail to the GovRates Project Manager and to the person signing the Agreement on behalf of the Client, and shall be effective upon delivery to the address stated in the Agreement.

XIX. PUBLIC RECORDS

GovRates' records associated with this Agreement may be subject to public records laws. GovRates shall comply with all public records obligations set forth in such laws, including those obligations to keep,



SECTION 12: SUBMITTAL FORM

Signed Submittal Form

The Project Team's signed submittal form is on the following page.

Signed Acknowledgment of Addendum 1 Receipt

After the signed submittal form is the Project Team's acknowledgment of the receipt of Addendum 1 to the RFP.



PROPOSAL SIGNATURE FORM

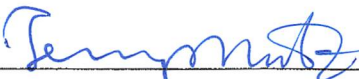
The undersigned attests to his (her, their) authority to submit this proposal and to bind the firm herein named to perform the services as requested in this RFP. If the firm is selected by the City of Glenwood Springs to complete this study, the undersigned certifies that he/she will in good faith establish an agreement to provide Cost of Service and Rate Design services according to the outline of this RFP and the firm's response to the RFP.

Date Submitted: January 24, 2020

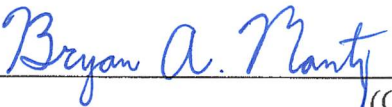
By: GovRates, Inc. in partnership with MGT of America Consulting, LLC
(Corporation Name)

State of Incorporation: Florida

Name of person submitting proposal: Jenny Mantz

Signature: 

Title: Chief Executive Officer

Attest: 

Bryan Mantz

(Corporate Secretary)

Business Address: GovRates, Inc. MGT of America Consulting, LLC
1988 Varick Way 8200 South Quebec
Casselberry, FL 32707-2409 Suite A3 #184
Centennial, CO 80112

Contact Person: Bryan A. Mantz, CMC, CGFM

Phone: (833) GOV-PLAN; (833) 468-7526

Fax: (833) GOV-PLAN; (833) 468-7526

Email: bmantz@govrates.com

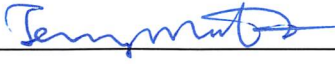
5. I don't understand what the City is looking for under Section 11. Usually, the City provides the contract and both parties sign. Please clarify what the City is looking for here.
 - a. City will provide an agreement to be executed by both parties, see Agreement for Professional Services in bid documents. If, however, you have your own agreement to be considered the City needs to review it to see if it is acceptable.

6. For Construction Water under Section II.O – I often include construction water or temporary water rates in rate studies for dust control, construction, planting establishment and so forth but the wording makes me wonder if you are referring to something else. Please can you clarify what type of construction water purposes this rate would be for.
 - a. You are correct on your uses for construction water. We have issue with people sitting on Permits and ignoring getting a CO in some cases, I think that the wording in the RFP was confusion. We would be looking for water rates or monthly base fees for construction water base on uses such as dust control, construction, planting establishment, wash out water, etc.

This addendum must be acknowledged.

This Addendum may be faxed to 970-945-2597, emailed to bidresponse@cogs.us or included with your bid submittal.

PRINT OR TYPE YOUR INFORMATION

Name of Company: <u>GovRates, Inc. in partnership with MGT of America Consulting LLC</u>		(833) GOV-PLAN; Fax: <u>(833) 468-7526</u>
Address: <u>1988 Varick Way</u>	City/State: <u>Casselberry, FL</u>	Zip: <u>32707-2409</u>
Contact Person: <u>Bryan Mantz</u>	Title: <u>President</u>	(833) GOV-PLAN; Phone: <u>(833) 468-7526</u>
Authorized Representative's Signature: 		(833) GOV-PLAN; Phone: <u>(833) 468-7526</u>
Printed Name: <u>Jenny Mantz</u>	Title: <u>Chief Executive Officer</u>	Date: <u>January 22, 2020</u>

**Response to RFP:
Cost of Service Study
and Rate Design
for Water and
Wastewater Utilities**



and



**COST OF SERVICE STUDY
AND RATE DESIGN FOR WATER
AND WASTEWATER UTILITIES
BD 2020-002**

	HAZEN	WILLDAN	HANSFORD ECONOMIC CONSULTING	GOVRATES, INC. MGT. CONSULTING	NMPP	JK ENERGY CONSULTING LLC.	CAROLLO ENGINEERS	RAFTELIS
ITEMS:								
COST FOR SERVICES	\$93,098.00	\$52,840.00	\$60,000.00	\$24,900.00	\$14,570.00	\$30,000.00	\$49,732.00	\$48,684.00



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

- Agenda Item:** Ordinance No 3, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado amending System Improvement Fee Payment Plan, Changes to 080.060.050 (SECOND READING)
- Action Requested:** Amendment to 080.060.050 to allow for extended System Improvement Fee payment schedules for specific circumstances.
- Department:** Economic and Community Development
- Presented By:** Hannah Klausman, Senior Planner
- Background Info:** The Community Development Department assesses system improvement fees for new construction as well as changes in use to existing properties. When the use on a property intensifies water usage per the City's water usage categorization, additional system improvement fees are due by either the tenant or the owner. Currently, an applicant is allowed to pay the fees over six months in equal installments.
- In order to allow for a more flexible payment allowance for small businesses, Staff has come up with criteria for an extension to a twelve month payment plan.
- Issues:** System Improvement fees are calculated by use in a measurement referred to as EQR (Equivalent to Residential) which accounts for standard single family usage of 350 gallons of water a day. Once EQR system improvement fees are paid, the EQRs run with the building location and are applied as a credit towards future uses. Staff reviews new business license applications to see if the new business is a higher water usage category than what the building has credit for, or than what the historic use category was. If the new business is a higher water usage category, it can mean thousands, sometimes tens of thousands of dollars in additional fees due.
- Small businesses face significant start up costs and frequently the addition of system improvement fees was unforeseen and therefore challenging to incorporate. Current code allows for utility service fees to be paid in no more than six (6) equal monthly installments. Staff has found that this time period, while helpful in diffusing the total cost, is often still financially burdensome to new businesses.
- Staff is proposing an amendment to the payment timeline to allow for a twelve month payment schedule. Staff believes that a longer payment plan will assist small businesses with financial feasibility while still paying the required fees.
- Suggested Criteria for Review
- Staff has proposed the following language and suggested criteria for review by City Council. This is attached in the Ordinance.
- Rationale for Review Criteria
- Criteria i. Use is occurring in a multi-tenant building where the tenant space does not have an individual water meter.

Multi-tenant buildings with a single water meter preclude staff from looking at individual tenant water usage. Individual tenant water usage can be used to compare actual usage to the City's calculated rates when there is a dispute. Without the ability to review actual water usage, fees default to the approved use categories. Multi-tenant building businesses make up the majority of payment plan requests.

Criteria ii. The applicant business has 5 employees or less

Staff has found that small business applicants make up the majority of cases where a six month payment plan is financially challenging. Limiting the review criteria to businesses with five employees or less is aimed to alleviate that stress.

Criteria iii. System Improvement Fees for water and sewer total more than \$3,000.

Total System improvement fees of \$3,000 currently amounts to a six equal monthly installments of \$500. Staff has proposed this as a threshold of feasible monthly payments. Anything above this amount could be paid over a twelve month period, significantly reducing the monthly amount.

Staff has proposed that an applicant meet a minimum of two of the above criteria to be considered for the extended payment plan.

Comprehensive Plan

The Comprehensive Plan outlines the following goals for Economic Development

- Maintain Glenwood's role as a regional center
- Preserve and increase the vibrancy and commercial success of the Downtown
- Promote sustainable economic diversity
- Support social diversity

Staff believes the proposed payment plan supports the outlined goals of the Comprehensive Plan while upholding the intent of the Municipal Code.

Staff Recommendation:

Staff recommends approval of a twelve month system improvement payment plan with suggested criteria.

1. Extended Payment Plan. An applicant required to pay a system improvement fee in accordance with the provisions of this article may make a request to the City Manager to enter into a reasonable installment payment agreement with the City to pay the fee in no more than twelve (12) equal monthly installments. Such agreement will be in a form acceptable to the City Attorney and will provide for termination of the certificate of occupancy of the affected structure if periodic payments are not made when due. Upon a default of the agreement, the property will be credited with the equivalent per-EQR unit system improvement fee that has been paid. An applicant shall demonstrate at least two of the following criteria to be eligible for an extended payment plan under this subsection:
 1. Use is occurring in a multi-tenant building where the tenant space does not have an individual water meter.
 2. The applicant business has 5 employees or less.
 3. System Improvement Fees for water and sewer total more than \$3,000.

ORDINANCE NO. 3

Series of 2020

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 080.060.050 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Article 080.060 of the Glenwood Springs Municipal Code sets forth the system improvement fees that are charged by the City for new connections to the City water and wastewater systems as well as fees due following a change in structure or change in use; and

WHEREAS, Section 080.060.050 requires that ½ of required system improvement fees be paid at the time of the application for the building permit and the other half be paid prior to the issuance of a certificate of occupancy; and

WHEREAS, Section 080.010.060 authorizes the City and an applicant to enter into a payment plan for utility service charges, including system improvement fees, for a period of up to six months; and

WHEREAS, City Council recognizes that it can be financially burdensome and cost prohibitive for a small business to pay system improvement fees in excess of several thousands of dollars prior to or shortly after opening; and

WHEREAS, City Council wants to encourage and incentivize small businesses in the City by allowing applicants who meet certain criteria to pay required system improvement fees over a period of up to twelve months; and

WHEREAS, City Council wishes to revise Section 080.060.050 to provide an extended payment plan option of up to 12 months for qualified applicants who satisfy the criteria set forth herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 080.060.050 of the Glenwood Springs Municipal Code is hereby amended as follows, with double underlined text added:

Section 080.060.050 - When fee is due.

All system improvement fees to be paid pursuant to this article shall be paid as follows:

- (1) One-half (½) of the system improvement fee shall be paid at the time of the application for a building permit.
- (2) One-half (½) of the system improvement fee shall be paid prior to the issuance of a certificate of occupancy.
- (3) In the event property lying outside the boundaries of the City is required to pay the system improvement fee, such fee shall be paid at the time of the application for a water tap.
- (4) Extended Payment Plan. An applicant required to pay a system improvement fee in accordance with the provisions of this article may make a request to the City Manager to enter into a reasonable installment payment agreement with the City to pay the fee in no more than twelve (12) equal monthly installments. Such agreement will be in a form acceptable to the City Attorney and will provide for termination of the certificate of occupancy of the affected structure if periodic payments are not made when due. Upon a default of the agreement, the property will be credited with the equivalent per-EQR unit system improvement fee that has been paid. An applicant shall demonstrate at least two of the following criteria to be eligible for an extended payment plan under this subsection:
 - i. Use is occurring in a multi-tenant building where the tenant space does not have an individual water meter.
 - ii. The applicant business has 5 employees or less.
 - iii. System Improvement Fees for water and sewer total more than \$3,000.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 6TH DAY OF FEBRUARY 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY TITLE
ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS ____ DAY OF _____ 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk

ORDINANCE NO. 4

Series of 2020

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS AMENDING TITLE 040 TO PROVIDE FOR THE LEVY OF A CIGARETTE AND TOBACCO PRODUCTS SALES TAX, AS APPROVED BY THE ELECTORATE AT THE NOVEMBER 5, 2019 ELECTION, AND MAKE TECHNICAL CORRECTIONS.

WHEREAS, the City of Glenwood Springs, Colorado (the "City"), is a municipal corporation duly organized and operating as a home-rule City under its City Charter and the Constitution and laws of the State of Colorado; and

WHEREAS, by House Bill 1033 the Colorado General Assembly removed various restrictions and penalties on local governments imposing a tax on tobacco products; and

WHEREAS, Article X, Section 20 of the Constitution of the State of Colorado ("TABOR") requires that the City have voter approval in advance for any tax extension and for the creation of any multiple-fiscal year direct or indirect debt or other financial obligation whatsoever; and

WHEREAS, Section 11.1 of the City Charter authorizes the levy of taxes on cigarettes and tobacco for municipal purposes subject to approval by a majority of the electorate; and

WHEREAS, by Resolution No. 33, Series 2019, attached as Exhibit A, the City Council referred to the electorate of the City a ballot question to levy a new tax on cigarettes and tobacco products of four dollars (\$4.00) per pack, twenty cents (\$0.20) per cigarette, or forty percent (40%) of the sale price of any other tobacco product; and

WHEREAS, on November 5, 2019 the electorate of the City voted by a margin of 1,488 Yes/For to 949 No/Against to approve the ballot question 2A that levies a new tax on cigarettes and tobacco products, the results of which are attached as Exhibit B; and

WHEREAS, by the April 5, 2017 the electorate of the City adopted a Retail Marijuana Sales Tax, which requires a technical correction in the Code; and

WHEREAS, the City Council finds and declares that the amendments to the Municipal Code implementing the results of the November 5, 2019 election levying a tax on cigarettes and tobacco products, and further technical corrections as set forth herein are proper in light of the needs and desires of the City and in the promotion of the public health, safety and welfare of the City's residents and visitors.

NOW, THEREFORE, THE CITY COUNCIL OF CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Amendment of Section 040.010.010.** Section 040.010.010 of the Municipal Code is hereby amended to include the following definitions (deletions are indicated by the ~~strikethrough line~~ and additions are indicated by the double underline):

040.010.010 - Definitions.

...

Cigarette has the same meaning as set forth in section 050.110.020 of this Code.

...

Retail marijuana has the same meaning as set forth in section 050.090.020 of this Code.

Tobacco product has the same meaning as set forth in section 050.110.020 of this Code.

Section 3. **Amendment of Section 040.010.030.** Paragraph (d) of Section 040.010.030 of the Municipal Code is hereby amended to read as follows (deletions are indicated by the ~~strikethrough line~~ and additions are indicated by the double underline):

040.010.030 - Amount of sales and use tax levied.

...

(d) Retail marijuana sales tax. There is hereby imposed upon all sales of Retail Marijuana and Retail Marijuana Products within the City a five (5.0) percent sales tax. Such tax shall be payable to and shall be collected by the Director of Finance in accordance with Schedules set forth in the Rules and Regulations of the Department or Revenue of the State of Colorado.

(e) Special cigarettes and tobacco products sales tax. There is hereby imposed upon all sales of cigarettes and tobacco products a twenty cents (\$0.20) per cigarette or four dollars (\$4.00) per pack of twenty cigarettes sold, or forty percent (40%) of the sale price upon all other tobacco products special sales tax. Such tax shall be payable to and shall be collected by the Director of Finance in accordance with C.R.S. 39-28.5-109 or any Schedules set forth in the Rules and Regulations of the Department or Revenue of the State of Colorado.

(f) Reserved.

Section 4. **Amendment of Section 040.010.040.** Paragraph (h) of Section 040.010.040 of the Municipal Code is hereby amended to read as follows (deletions are indicated by the ~~strikethrough line~~ and additions are indicated by the double underline):

040.010.040 - Purpose of tax; use of proceeds.

...

(h) Special Cigarette and Tobacco Products Sales Tax for Substance Abuse Education, Prevention, and Treatment. The City Council hereby levies a twenty cents (\$0.20) per Cigarette or four dollars (\$4.00) per pack of twenty Cigarettes sold, or forty percent (40%) of the sale price upon all other Tobacco Products special sales tax, which shall expire at midnight on December 31, 2040. The City Council hereby declares the revenue from the levy of such tax shall be placed in a special Cigarette and Tobacco Product Tax Fund and shall be used for drug, alcohol, and tobacco prevention, cessation, treatment, enforcement, youth mental health, detox facilities.

Section 5. Ratification of Municipal Code. With the exception of the provisions of the Municipal Code of the City of Glenwood Springs which are modified as provided herein, all remaining provisions of the Municipal Code of the City of Glenwood Springs shall remain in full force and effect.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED
IN FULL THIS 6TH DAY OF FEBRUARY 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Jonathan Godes, Mayor

Catherine Mythen-Fletcher, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS ____ DAY OF _____ 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Jonathan Godes, Mayor

Catherine Mythen-Fletcher, City Clerk

RESOLUTION NO. 2019-33

Exhibit

A

**A RESOLUTION OF THE CITY OF GLENWOOD SPRINGS
SETTING THE TITLE AND CONTENT OF A BALLOT
ISSUE FOR A TAX INCREASE TO BE SUBMITTED AT THE
ELECTION TO BE HELD ON NOVEMBER 5, 2019.**

WHEREAS, the City of Glenwood Springs, Colorado (the "City"), is a municipal corporation duly organized and operating as a home-rule City under its City Charter and the Constitution and laws of the State of Colorado; and

WHEREAS, by House Bill 1033 the Colorado General Assembly removed various restrictions and penalties on local governments imposing a tax on tobacco products; and

WHEREAS, the Council hereby finds that tobacco and nicotine addiction is a leading cause of preventable death, that people should be deterred from starting the use of tobacco and nicotine products and encouraged to quit the use of tobacco and nicotine products, and that taxes on the sale of tobacco and nicotine products are effective at preventing and reducing tobacco and nicotine use; and

WHEREAS, Section 11.1 of the City Charter authorizes the levy of taxes on cigarettes and tobacco for municipal purposes subject to approval by a majority of the electorate; and

WHEREAS, Article X, Section 20 of the Colorado Constitution ("TABOR") requires voter approval for any increase in taxes; and

WHEREAS, TABOR requires the City to submit ballot issues (as defined in TABOR) to the City's electorate on limited election days before action can be taken on such ballot issues; and

WHEREAS, November 5, 2019, is one of the election dates at which ballot issues may be submitted to the electorate of the City pursuant to TABOR; and

WHEREAS, the City Council of the City (the "City Council") desires to submit the ballot issue set forth in this Resolution to the eligible electors of the City at the November 5, 2019 election for the purpose of imposing a four dollar per cigarette pack or forty percent for sales of tobacco products tax; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF GLENWOOD SPRINGS, COLORADO:

Section 1. Form of Ballot Issue. At the election to be held on Tuesday, November 5, 2019, there shall be submitted to the eligible electors of the City a ballot issue which shall be in substantially the following form:

Ballot Issue ____ Tax Increase on the Sale of Cigarettes and Tobacco Products

SHALL THE CITY OF GLENWOOD SPRINGS TAXES BE INCREASED BY UP TO \$900,000 ANNUALLY (WHICH AMOUNT REPRESENTS ESTIMATED REVENUES IN 2020, THE FIRST FULL FISCAL YEAR OF COLLECTION) AND BY WHATEVER AMOUNT IS GENERATED THEREAFTER THROUGH THE IMPOSITION OF NEW TAXES TO BE USED FOR DRUG, ALCOHOL, AND TOBACCO PREVENTION, CESSATION, TREATMENT, ENFORCEMENT, YOUTH MENTAL AND PHYSICAL HEALTH, DETOX FACILITIES, AND OTHER RELATED CITY EXPENSES AS FOLLOWS:

BEGINNING JANUARY 1, 2020, THERE SHALL BE A NEW SALES TAX OF TWENTY CENTS PER CIGARETTE OR FOUR DOLLARS PER PACK OF TWENTY CIGARETTES SOLD;

BEGINNING JANUARY 1, 2020, THERE SHALL BE A NEW SALES TAX OF 40% ON THE SALES PRICE OF ALL OTHER TOBACCO PRODUCTS;

THE TERMS "CIGARETTE" AND "TOBACCO PRODUCT" SHALL HAVE THE SAME MEANINGS AS THE GLENWOOD SPRINGS MUNICIPAL CODE;

AND THAT THE CITY MAY COLLECT, RETAIN AND EXPEND ALL OF THE REVENUES OF SUCH TAXES AND THE EARNINGS THEREON, NOTWITHSTANDING THE LIMITATION OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Section 2. Setting Ballot Title and Content. For purposes of C.R.S. § 1-11-203.5, this Resolution shall serve to set the title and content of the ballot issues as set forth in Section 1 of this Resolution.

Section 3. Ballot Results. If a majority of the votes cast on the ballot issue set forth in Section 1 hereof shall be for approval of the ballot issue, the City Council shall take the necessary legislative action to amend the City Code consistent with the language of the ballot issue, and the

Section 4. **Effective Date.** This Resolution shall be effective immediately upon its passage.

INTRODUCED, READ AND PASSED THIS 5th DAY OF August 2019.



CITY OF GLENWOOD SPRINGS, COLORADO

Jon Godes
Jonathan Godes, Mayor

ATTEST:

Catherine Fletcher
Catherine Mythen Fletcher, City Clerk

Statement of Votes Cast by Geography
Coordinated Election, Nov 05, 2019
All Precincts, All Districts, All Counter Groups, All ScanStations, All Contests, All Boxes
Unofficial Final

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2019-11-14
09:44:25

Total Ballots Cast: 14263, Registered Voters: 37342, Overall Turnout: 38.20%

Choice	Votes	Vote %	AB
All Precincts			

CMC Board Trustees Director-District 2 (Vote for 1)

14240 ballots (5 over voted ballots, 5 overvotes, 4296 blank voted), 37280 registered voters, turnout 38.20%

Mary Nelle Axelson	4742	47.71%	4742
Marianne Virgili	5197	52.29%	5197
Total	9939	100.00%	9939

CMC Board Trustees Director-District 4 (Vote for 1)

14240 ballots (0 over voted ballots, 0 overvotes, 6254 blank voted), 37280 registered voters, turnout 38.20%

Patricia J Theobald	7986	100.00%	7986
Total	7986	100.00%	7986

CMC Board Trustees Director-District 5 (Vote for 1)

14240 ballots (0 over voted ballots, 0 overvotes, 6308 blank voted), 37280 registered voters, turnout 38.20%

Bob Kuusinen	7932	100.00%	7932
Total	7932	100.00%	7932

CMC Board Trustees Director-District 6 (Vote for 1)

14240 ballots (4 over voted ballots, 4 overvotes, 5405 blank voted), 37280 registered voters, turnout 38.20%

Bob Hartzell	4575	51.81%	4575
Chris Whittington	4256	48.19%	4256
Total	8831	100.00%	8831

CMC Board Trustees Director-District 7 (Vote for 1)

14240 ballots (0 over voted ballots, 0 overvotes, 6324 blank voted), 37280 registered voters, turnout 38.20%

Chris Romer	7916	100.00%	7916
Total	7916	100.00%	7916

Eagle County School Board Director C (Vote for 1)

22 ballots (0 over voted ballots, 0 overvotes, 22 blank voted), 56 registered voters, turnout 39.29%

Write-in	0	0.00%	0
Total	0	0.00%	0

Eagle County School Board Director D (Vote for 1)

22 ballots (0 over voted ballots, 0 overvotes, 12 blank voted), 56 registered voters, turnout 39.29%

Lucila Tvarunas	10	100.00%	10
Total	10	100.00%	10

Eagle County School Board Director E (Vote for 1)

22 ballots (0 over voted ballots, 0 overvotes, 12 blank voted), 56 registered voters, turnout 39.29%

Fernando Almanza	10	100.00%	10
Total	10	100.00%	10

Eagle County School Board Director F (Vote for 1)

22 ballots (0 over voted ballots, 0 overvotes, 11 blank voted), 56 registered voters, turnout 39.29%

Beatriz Bustamante	7	63.64%	7
Michelle Stecher	4	36.36%	4
Total	11	100.00%	11

Re-2 School Board Director A (Vote for 1)

5666 ballots (3 over voted ballots, 3 overvotes, 1697 blank voted), 14474 registered voters, turnout 39.15%

Tom Slappey	2384	60.11%	2384
Seth McMillen	1582	39.89%	1582
Total	3966	100.00%	3966

Exhibit

B

Statement of Votes Cast by Geography

Coordinated Election, Nov 05, 2019

All Precincts, All Districts, All Counter Groups, All ScanStations, All Contests, All Boxes

Unofficial Final

Total Ballots Cast: 14263, Registered Voters: 37342, Overall Turnout: 38.20%

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2019-11-14

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Choice	Votes	Vote %	AB
Re-2 School Board Director B (Vote for 1)			
5666 ballots (1 over voted ballots, 1 overvotes, 1728 blank voted), 14474 registered voters, turnout 39.15%			
Chris Miller	1857	47.17%	1857
Kirk Wilson	2080	52.83%	2080
Total	3937	100.00%	3937
Re-2 School Board Director C (Vote for 1)			
5666 ballots (0 over voted ballots, 0 overvotes, 2015 blank voted), 14474 registered voters, turnout 39.15%			
Katie Mackley	3651	100.00%	3651
Total	3651	100.00%	3651
Re-2 School Board Director D (Vote for 1)			
5666 ballots (0 over voted ballots, 0 overvotes, 2118 blank voted), 14474 registered voters, turnout 39.15%			
Meriya Stickler	3548	100.00%	3548
Total	3548	100.00%	3548
Roaring Fork School District Director - District B (Vote for 1)			
7143 ballots (0 over voted ballots, 0 overvotes, 3186 blank voted), 18425 registered voters, turnout 38.77%			
Natalie Torres	3919	99.04%	3919
Write-in	38	0.96%	38
Total	3957	100.00%	3957
Roaring Fork School District Director - District C (Vote for 1)			
7143 ballots (1 over voted ballots, 1 overvotes, 3179 blank voted), 18425 registered voters, turnout 38.77%			
Maureen Stepp	3868	97.60%	3868
Write-in	95	2.40%	95
Total	3963	100.00%	3963
Roaring Fork School District Director - District D (Vote for 1)			
7143 ballots (2 over voted ballots, 2 overvotes, 2262 blank voted), 18425 registered voters, turnout 38.77%			
Shane Larson	1867	38.27%	1867
Amy Connerton	1050	21.52%	1050
Jasmin Ramirez	1962	40.21%	1962
Total	4879	100.00%	4879
School Board Directors District 16 (Vote for 2)			
1409 ballots (1 over voted ballots, 2 overvotes, 976 undervotes), 4325 registered voters, turnout 32.58%			
Britany VanTeylingen	548	29.78%	548
Diana L. Lawrence	536	29.13%	536
Lynn J. Shore	663	36.03%	663
Write-in	89	4.84%	89
Write-In	4	0.22%	4
Total	1840	100.00%	1840
Proposition CC (STATUTORY) (Vote for 1)			
14263 ballots (1 over voted ballots, 1 overvotes, 142 blank voted), 37342 registered voters, turnout 38.20%			
YES/FOR	6629	46.95%	6629
NO/AGAINST	7491	53.05%	7491
Total	14120	100.00%	14120
Proposition DD (STATUTORY) (Vote for 1)			
14263 ballots (6 over voted ballots, 6 overvotes, 281 blank voted), 37342 registered voters, turnout 38.20%			
YES/FOR	6742	48.24%	6742
NO/AGAINST	7234	51.76%	7234
Total	13976	100.00%	13976

Statement of Votes Cast by Geography

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Coordinated Election, Nov 05, 2019

2019-11-14

All Precincts, All Districts, All Counter Groups, All Scan Stations, All Contests, All Boxes

09:44:25

Unofficial Final

Total Ballots Cast: 14263, Registered Voters: 37342, Overall Turnout: 38.20%

Choice	Votes	Vote %	AB
City of Glenwood Springs Ballot Issue 2A (Vote for 1)			
2466 ballots (0 over voted ballots, 0 overvotes, 29 blank voted), 6647 registered voters, turnout 37.10%			
YES/FOR	1488	61.06%	1488
NO/AGAINST	949	38.94%	949
Total	2437	100.00%	2437
Town of New Castle Ballot Issue 2B (Vote for 1)			
1194 ballots (0 over voted ballots, 0 overvotes, 3 blank voted), 2634 registered voters, turnout 45.33%			
YES/FOR	794	66.67%	794
NO/AGAINST	397	33.33%	397
Total	1191	100.00%	1191
Town of New Castle Ballot Issue 2C (Vote for 1)			
1194 ballots (0 over voted ballots, 0 overvotes, 8 blank voted), 2634 registered voters, turnout 45.33%			
YES/FOR	698	58.85%	698
NO/AGAINST	488	41.15%	488
Total	1186	100.00%	1186
School District 16 Ballot Question 4A (Vote for 1)			
1409 ballots (0 over voted ballots, 0 overvotes, 63 blank voted), 4325 registered voters, turnout 32.58%			
YES/FOR	863	64.12%	863
NO/AGAINST	483	35.88%	483
Total	1346	100.00%	1346
Garfield County Public Library District Issue 6A (Vote for 1)			
14263 ballots (0 over voted ballots, 0 overvotes, 216 blank voted), 37342 registered voters, turnout 38.20%			
YES/FOR	7444	52.99%	7444
NO/AGAINST	6603	47.01%	6603
Total	14047	100.00%	14047
Colorado Mountain College District Ballot Question 7A (Vote for 1)			
14240 ballots (0 over voted ballots, 0 overvotes, 1446 blank voted), 37280 registered voters, turnout 38.20%			
YES/FOR	9110	71.21%	9110
NO/AGAINST	3684	28.79%	3684
Total	12794	100.00%	12794



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Ordinance No 5, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending Section 080.060.020 of the Municipal Code to System Improvement Fees to reclassify half bathrooms as a separate category (SECOND READING)

Action Requested: Consideration of a text amendment to Section 080.060.020 to add a category of system improvement fees for half-bathrooms.

Department: Economic and Community Development

Presented By: Hannah Klausman, Senior Planner

Background Info: Community Development is tasked with assessing System Improvement Fees for all development, new and renovated, that occurs within the City. Code section 080.060 - SYSTEM IMPROVEMENT FEES states:

When any person adds to an existing structure, enlarges a building or alters the property so that a larger number of Equivalent Residential Units (EQR) would become assessable in accordance with the classifications set forth in [Section 080.060.020](#), such person shall pay the system improvement fee for the EQR units attributable to the usage increase caused by the addition, enlargement or alteration.

Residential homes with up to four (4) bedrooms, two (2) bathrooms, and one (1) kitchen are charged one (1) EQR unit. Any additional bathroom above two, is charged an additional 0.5 EQR. Currently the code only identifies a single category for additional bathrooms. Staff is proposing two categories allowing for distinction between adding a half bathroom, and adding a full bathroom.

Issues: Section 080.060.020 - Classification, of the Municipal Code classifies how system improvement fees are calculated for any development new or renovated within the City. That classification system uses an EQR as a measurement unit which is based on the equivalent of three hundred fifty (350) gallons per day of water (wastewater) usage. Below is an excerpt from the classification chart included in code illustrating system improvement fee calculations for Single Family and Multi-Unit residential dwellings.

<i>Residential classifications.</i>		
Single-family homes, with up to four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler		1.00 EQR
Duplexes, apartments, townhouses, and similar facilities in the same complex with up to four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler		1.00 EQR
1.	Each additional bedroom	0.15 EQR
2.	Each additional bathroom	0.50 EQR
3.	Each additional kitchen	0.65 EQR

A residential dwelling unit is required to pay Water, Sewer, Parkland, School, and Emergency System Improvement Fees for a total of approximately 1 EQR, or \$20,000, depending on size and type.

Additions of bathrooms only impact water and sewer system improvement fees. One EQR amounts to \$5,141.13 in Water System Improvement Fees and \$5,526.45 in Sewer System Improvement Fees. The addition of a third bathroom, of any kind in new or redeveloping properties, charged at 0.5 EQRs, costs the applicant an additional \$5,334, on top of the 1 EQR for the entire residence.

Staff has received multiple requests and inquiries from building permit applicants regarding a reduced rate for a half-bathroom. Staff reviewed this idea with the Public Works and Water Departments and received support for a new category.

Staff reviewed research on average water usage for bathrooms. Average toilet uses account for approximately 27% of a household's water usage, followed by 17% for shower uses, and 16% for faucets. Source: American Water Works Association Research Foundation, "Residential End Uses of Water," 1999. Using this data, staff believes there is adequate justification for allowing for a reduced system improvement fee for bathrooms that only include a toilet and sink, as opposed to the current system that charges the same fees for any type of bathroom over the initial two.

Staff proposes amending the classification table to differentiate between the addition of a half-bathroom, one that only includes a toilet and sink, and a full bathroom, one that includes a toilet, sink, and shower and/or bathtub. System improvement fees for a half-bathroom are proposed as 0.25 EQR's (\$2,667). Fees for a full-bathroom would remain at the current classification of 0.5 EQR's (\$5,334).

Staff Recommendation : Staff recommends approval to amend the System Improvement Fee classification table to include a category for Half-bathroom at a rate of 0.25 EQR units.

ORDINANCE NO. 5

Series of 2020

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 080.060.020 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Article 080.060 of the Glenwood Springs Municipal Code sets forth the system improvement fees that are charged by the City for new connections to the City water and wastewater systems as well as fees due following a change in structure or change in use; and

WHEREAS, the amount of system improvement fees charged by the City is based on the EQR classification for the property as set forth in Section 080.060.020 of the Code; and

WHEREAS, Section 080.060.020 provides that a residential unit with up to four bedrooms, two bathrooms and a kitchen is charged 1 EQR plus .50 EQR for each additional bathroom; and

WHEREAS, City staff has researched average water usage for bathrooms and determined that a half bathroom that contains only a sink and toilet will, on average, use less water than a full bathroom with a shower and/or bathtub; and

WHEREAS, City Council therefore finds it is fair and appropriate to charge a reduced system improvement fee of .25 EQR for an additional half bathroom that does not have a shower or bathtub; and

WHEREAS, City Council wishes to revise Section 080.060.020 to clarify that the .50 EQR assessment for an additional bathroom applies only to a full bathroom with a shower and/or bathtub and that a .25 EQR assessment applies to an additional half bathroom.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 080.060.020 of the Glenwood Springs Municipal Code is hereby amended in part as provided for on the attached Exhibit A.

Section 3. Any ordinances or resolutions or parts thereof, which are in conflict this this ordinance, are hereby repealed to the extent of such conflict only.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 20TH DAY OF FEBRUARY 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY TITLE
ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS ____ DAY OF _____ 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk

080.060.020 - Classification.

The following classifications are hereby established for payment of system improvement fees. For purposes of this article, one (1) EQR is estimated as being the equivalent of three hundred fifty (350) gallons per day of water (wastewater) usage.

(1)	<i>Residential classifications.</i>		
	a.	<i>Single-family residential units:</i>	
		Single-family homes with fewer than four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler	Greater of 0.25 EQR per bedroom or 0.06 EQR per 100 square feet, not to exceed 1.00 EQR
		Single-family homes, with up to four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler	1.00 EQR
	1.	Each additional bedroom	0.15 EQR
	<u>2.</u>	<u>Each additional Half bathroom (includes a toilet and sink)</u>	<u>0.25 EQR</u>
	2. <u>3.</u>	Each additional <u>Full bathroom (includes a toilet, sink, shower and/or bathtub)</u>	0.50 EQR
	3. <u>4.</u>	Each additional kitchen	0.65 EQR
	4. <u>5.</u>	For irrigated green spaces, such as lawns and gardens, see Subsection (1)f. below.	
	5. <u>6.</u>	For irrigation of common areas or parks in subdivisions of single-family residential units, see Subsection (1)f. below.	
	6. <u>7.</u>	Swimming pools, hot tubs, and spas are additional, per Subsection (4) below.	
	b.	<i>Secondary residential units:</i>	
		Accessory dwelling unit: a separate, complete, dwelling unit containing separate facilities for sleeping, cooking, and sanitation that is contained within or attached to a detached	0.25 EQR

	single-family dwelling, or detached from it on the same property.		
c.	<i>Multi-family residential units:</i>		
	Duplexes, apartments, townhouses, and similar facilities in the same complex, and small cabins in courts not associated with motels, with fewer than four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler		Greater of 0.25 EQR per bedroom or 0.06 EQR per 100 square feet, not to exceed 1.00 EQR
	Duplexes, apartments, townhouses, and similar facilities in the same complex, and small cabins in courts not associated with motels, with up to four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler		1.00 EQR
	1.	Each additional bedroom	0.15 EQR
	<u>2.</u>	<u>Each additional Half bathroom (includes a toilet and sink)</u>	<u>0.25 EQR</u>
	2. <u>3.</u>	Each additional <u>Full bathroom (includes a toilet, sink, shower and/or bathtub)</u>	0.50 EQR
	3. <u>4.</u>	Each additional kitchen	0.65 EQR
	4. <u>5.</u>	For irrigated green spaces, such as lawns and gardens, see Subsection (1)f. below.	
	5. <u>6.</u>	For irrigation of common areas or parks in subdivisions of single-family residential units, see Subsection (1)f. below.	
	6. <u>7.</u>	Swimming pools, hot tubs, and spas are additional, per Subsection (4) below.	
d.	<i>Mobile home or mobile home space in court:</i>		
	Mobile home or mobile home space in court, with fewer than four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden		Greater of 0.25 EQR per bedroom or 0.06 EQR per 100 square feet, not to exceed 1.00

		watered by sprinkler	EQR
		Mobile home or mobile home space in court, with up to four (4) bedrooms, two (2) bathrooms, one (1) kitchen, no greater than 3,500 square feet irrigated lawn and garden watered by sprinkler	1.00 EQR
	1.	Each additional bedroom	0.15 EQR
	<u>2.</u>	<u>Each additional Half bathroom (includes a toilet and sink)</u>	<u>0.25 EQR</u>
	2. <u>3.</u>	Each additional <u>Full bathroom (includes a toilet, sink, shower and/or bathtub)</u>	0.50 EQR
	3. <u>4.</u>	Each additional kitchen	0.65 EQR
	4. <u>5.</u>	For irrigated green spaces, such as lawns and gardens, see Subsection (1)f. below.	
	5. <u>6.</u>	For irrigation of common areas or parks in subdivisions of single-family residential units, see Subsection (1)f. below.	
	6. <u>7.</u>	Swimming pools, hot tubs, and spas are additional, per Subsection (4) below.	
		NOTE: Values include laundry facilities in mobile homes. Otherwise, laundry facilities, central kitchen facilities, and swimming pools, hot tubs, and spas are additional.	
	7.	Manager's unit	Calculated in accordance with Subsections (1)d.1., 2., or 3., as applicable
	8.	Laundry facilities	1.00 EQR
	e.	<i>Recreational vehicle parks:</i>	
	1.	Each camping or vehicle space without sewer hook-up	0.35 EQR
	2.	Each camping or vehicle space with sewer hook-up	0.50 EQR

	3.	Manager's unit	1.00 EQR
	NOTE: Camp pump station, irrigation, swimming pool, club house, laundry facility by special review.		
	f.	<i>Irrigation for all residential development with irrigated area exceeding 3,500 square feet:</i>	0.1 EQR per 2,000 sq ft landscaped area, including turf grass, greater than 3,500 sq ft, rounded to the next highest 1,000
	g.	<i>Irrigation using secondary raw water:</i>	
	Several locations in the city limits have access to raw water for outside irrigation instead of using potable water. When outside irrigation will be exclusively from a raw water source the EQR value is determined through this section will be reduced by fifty (50) percent for water only. Sewer values will not change.		

(Code 1971 § 22-81[A]; 18-84 § 1; 13-97 §§ 1—3; [Ord. No. 7-2016](#), § 2(Exh. A), 5-5-2016; [Ord. No. 33-2016](#), § 2(Exh. A), 12-15-2016; [Ord. No. 14-2017](#), § 3(Exh. A), 6-1-2017)



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Ordinance No 6, Series of 2020; An Ordinance of the City Council of the City of Glenwood Springs, Colorado, Amending the 2020 Appropriation Ordinance to Reflect Carryovers from the 2019 Budget, Reallocation of Funds, and Expenditures Approved after Submission of the 2020 Budget (ONE READING)

Action Requested: Approve an Ordinance that formally appropriates funds that:

- Council approved in 2019 and need to be carried forward,
- Need to be moved in the budget to the appropriate project string(s), or
- Were approved after the 2020 budget was submitted,

No additional funds are being approved for expenditure, all items in this supplemental have already been approved by Council.

Department: City Administration

Presented By: Steve Boyd, COO

Background Info: Staff is completing implementation of the Project Accounting module in Munis. This process establishes project strings in the accounting system with budgets associated with them and Council needs to approve the allocation of funds into the appropriate project string. The list of appropriations is sorted into one of three types; (1) Carryovers from the 2019 budget, (2) Re-appropriations from one budget line to another, and (3) expenditures that Council has approved after the 2020 budget was submitted in October.

1. **Carryovers**

TABOR requires public entities in Colorado to appropriate all funds expended by the entity in the budget year the expenditure is actually incurred. In some cases a project will be budgeted in one year and not completed until the following year. When that happens Council needs to approve a resolution that appropriates the unspent funds in the next budget year. The 2020 budget was submitted to Council on October 3rd, 2019. At that time, it is not possible to know which projects and how much of them will need to be rolled over to 2020. With most 2019 invoices now paid staff has a better understanding of what needs to be carried over into the 2020 fiscal year. This supplemental appropriation rolls funds that were budgeted and not spent in 2019 into the 2020 fiscal year making it possible to complete these projects in 2020.

2. **Re-allocations to Projects**

In March 2019 the City went live with Munis Financials, an Enterprise Resource Program (ERP) designed for Cities and Counties to budget, produce financials reports, issue purchase orders, pay invoices and track actual results against forecasts. In that transition we redesigned our Chart of Accounts to more effectively budget and manage financial activities. The City needs to forecast and account for expenditures in a wide range of categories that can differ between departments. For example, the sub-categories of expenses within the General Ledger (GL) code for 'Routine Maintenance' in the Facilities Department budget will be different than those used in the Parks or Streets department budgets. To provide enough

flexibility for budget officers to adequately track expenses and still maintain a General Ledger that is manageable we included the Project Accounting module in our agreement with Munis. We are now ready to implement Project Accounting.

The City incurs two types of expenditures;

(a) Operating expenses are things that happen in the normal course of business such as salaries, benefits, professional development, maintenance, utilities and travel expenses. Within these categories we have the need to separate operating expenses by type. For example, each year we hire specialists to help us achieve operating objectives including engineering, grant-writing, legal, etc. The GL code these are charged to is 'Professional Services'. We establish that GL Code as an "Operating Project" with sub-categories such as 'Legal'. Within legal expenses we have the need to track certain things separately like opposing the expansion of the mine, or a construction project that may result in litigation.

A purchase order can then be entered for a particular vendor containing some or all of these categories that will encumber the funds in the annual budget and release the encumbrance as invoices are paid throughout the year. Additional categories can be added or made inactive by department as needed.

(b) Capital Expenses are relatively larger expenditures (>\$5,000) for things that will be used in the future and are not consumed in the first year. Vehicles, equipment, building improvements and construction projects are capitalized as assets in governmental accounting and depreciated over time. Once again, these are set up as projects in Munis with sub-categories of expenditure that help our department heads budget and manage their projects. We think of capital projects in one of two ways;

Annual Capital Projects are things that the City allocates resources to every year. We may not know exactly how these funds will be spent in our five-year budget, but we know we want to set aside funds each year for things like facility improvements, IT equipment upgrades and vehicle replacement. In order for our budget officers to spend resources most effectively they need to be able to plan for more than one year, so funds that are allocated to an Annual Capital Project will generally roll over to the next year if not used in the current budget year. For example, an average year may require \$50,000 in equipment purchases for the police department. However, staff may know that we expect a major expense in three years for an e-fingerprinting system that will cost \$75,000 and can "save up" for the anticipated expense rather than waiting and hoping that funds will be available in a future budget year. Funding Annual Capital Projects results in a more disciplined budget approach that maintains the flexibility that department heads need to make spending decisions with as much information as possible. Project strings are designed for these projects and organized by asset in a way that is easy to manage and customized by the nature of the expense. Improvements to City parks are managed by the Parks and Recreation department so we establish an annual project called "Park Improvements". Within that category we want to track those expenditures by park.

One-Time Capital Projects are things that are built or replaced and may require annual maintenance but are not expected to have additional resources allocated in the years ahead. Examples in the 2020 budget include things like an electric sub-station, 27th Street Bridge, or replacing the streets in the Cedarcrest neighborhood. These project strings are designed prior to the project starting and will generally include "Phases" such as 'Design', 'Construction' or 'Construction Management'.

This ordinance activates the projects Council has funded in 2020 and allocates them to the project strings where they belong. This will enable financial reports to be generated showing

the amount of money that was budgeted for each project, how much has been spent year-to-date, how much is encumbered with purchase orders, and how much is left in each project budget.

The 2020 budget also included new positions for a Public Information Officer and an Application Support Specialist for the implementation of VUEWorks, our asset management program. The cost of the positions were split between several funds and presented in the budget as a Personnel BIW (Budget Initiative Worksheet). These positions are being included in the appropriate operating budgets and the costs broken out between full-time salaries, health insurance premiums, long term disability, basic life insurance, FICA, retirement contributions, unemployment compensation and workers' compensation.

3. Supplemental Appropriations

The 2020 budget was approved by Council on November 7th, 2019. Since then there have been a few initiatives that Council has directed staff to accomplish and allocated funds to do so. Examples include the renewal of Debbie Wilde's contract to facilitate discussions on homelessness issues or the construction management contract with SGM for South Midland. Those funds were approved by Council via a vote from the dais and are consolidated in this ordinance which will allow us to put them in the revised budget for the most accurate comparison of budget to actual spending possible. This ordinance includes the full list of changes and identifies the precise project string where they are budgeted. All funds have already been approved by Council at some point, this ordinance does not ask Council to allocate any additional money.

Issues:

Project strings could not be designed during the 2020 budget process because the project accounting module of Munis had not yet been implemented. In addition, we had not yet conducted future state analysis of capital assets that will be managed in VUEWorks. As a result the budget that was presented to Council had operating and capital projects lumped together in broad categories rather than being budgeted at the project level.

Project strings were designed by Finance with input from staff in each functional area. Considerations included how the Department Head wants to manage his or her projects, how to produce the most informative budget reports, how to properly capitalize assets in Munis, and how those capitalized assets would interact with assets classifications in VUEWorks. The final 2020 budget book will use this "Revised Budget" for purposes of comparing it to actual spending.

Staff Recommendation:

Staff is recommending approval of this ordinance.

ORDINANCE NO. 6

Series of 2020

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING THE 2020 APPROPRIATION ORDINANCE TO REFLECT CARRYOVERS FROM THE 2019 BUDGET, REALLOCATION OF FUNDS, AND EXPENDITURES APPROVED AFTER SUBMISSION OF THE 2020 BUDGET.

WHEREAS, the City of Glenwood Springs appropriated funds for the fiscal year 2020 commencing January 1, 2020 and ending December 31, 2020 by Ordinance No. 31, Series of 2019; and

WHEREAS, subsequent to the adoption of the 2020 budget, City Council determined it necessary to carry over into the 2020 budget funds for projects that were budgeted for but not completed in 2019; and

WHEREAS, the City's recent redesign of its Chart of Accounts to more effectively budget and manage financial activities requires the reallocation of funds from one budget line to another; and

WHEREAS, subsequent to the adoption of the 2020 budget, City Council approved via vote from the dais the expenditure of additional funds in 2020 for certain initiatives;

WHEREAS, the City Council has determined it is the best interest of the City to amend the 2020 appropriation ordinance to reflect the modifications described herein and more fully on Exhibit A attached hereto and incorporated herein; and

WHEREAS, pursuant to Section 4.4(j) of the Municipal Charter of the City of Glenwood Springs, an appropriation ordinance is not required to have introductory and second readings.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS THAT:

The appropriation of funds for fiscal year 2020, as approved by Ordinance 2019-31, is hereby amended as set forth on **Exhibit A**.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS 5TH DAY OF MARCH 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Jonathan Godes, Mayor

Catherine Mythen Fletcher, City Clerk

Exhibit A

	<u>Fund</u>	<u>From</u>	<u>To</u>	<u>Amount</u>	<u>Explanation</u>
Carryforward	A&I		3335-60000 - Two Rivers Park	\$2,295,646	2 Rivers Park Carryforward from 2019
Carryforward	Capital Projects		3110-60000 - ERP Project	\$115,000	ERP Carryforward from 2019
Carryforward	A&I		3335-60000 - River Trail Retaining Wall	\$45,000	Retaining Wall Replacement Carryforward from 2019
Carryforward	Conservation Trust		4835-60000 - Whitewater Park	\$50,000	Whitwater Park Carryforward from 2019
Carryforward	Capital Projects		3130-60000 - MOC Replacement	\$581,000	MOC Replacement Carryforward from 2019
Carryforward	Capital Projects		3130-60000 - City Manager Contingency	\$8,810	Carryforward from 2019 (Council approval 10/18/18)
Carryforward	A&I		3330-60000 - 7th Street	\$30,517	7th Street Contract work to be completed in Spring
Carryforward	A&I		3335-60000 - Three Mile Park Shoreline	\$41,685	3 Mile Park Shoreline with Wright Water Engineers
Carryforward	Electric		2450-60000 - Electric Reclosers	\$100,000	Reclosure Project not completed in 2019
Carryforward	Fleet		64110-59520 - Capital Outlay	\$155,000	Tandem Water Truck Replacement Not purchased in 2019
Carryforward	Capital Projects - Discretionary		3110-60000 - City Manager Contingency	\$15,000	3 Mile Park Match (Council approval on 11/21/19)
Carryforward	Capital Projects		3110-61000 - IT Equipment Replacement	\$54,400	Server Replacement Phase of Project
Carryforward	Capital Projects		3135-61000 - Facilities Upgrades	\$16,000	Project not complete
Carryforward	Capital Projects		3130-61000 - Police Equipment Replacement	\$85,000	e-Fingerprinting and New Hire Equipment
Re-allocation	General Fund - Non-Departmental		01120-52845 - Mine Opposition	\$30,000	Citizens Alliance Match (Council approval on 12/7/19)
Re-allocation	General Fund - Administration	01112-599998 - BIW Personnel	01112-51110 Personnel	\$21,612	BIW to Personnel (PIO)
	General Fund - IT			\$50,919	
Re-allocation	General Fund - Administration	01112-599998 - BIW Personnel	01117-51110 Personnel	-\$50,919	BIW to Personnel (Application Svcs Specialist)
Re-allocation	Water	21211-599998 - BIW Personnel	21211-51110 Personnel	\$21,613	BIW to Personnel (PIO)
Re-allocation	Water	21211-599998 - BIW Personnel	21211-51110 Personnel	\$25,460	BIW to Personnel (Application Svcs Specialist)
Re-allocation	Water	21410-599998 - BIW Personnel	21410-51110 Personnel	\$8,000	Move from BIW to Personnel
Re-allocation	Water	21430-599998 - BIW Personnel	21410-51110 Personnel	\$6,000	Move from BIW to Personnel
Re-allocation	Electric	24220-599998 - BIW Personnel	24220-51110 Personnel	\$21,613	BIW to Personnel (PIO)
Re-allocation	Electric	01112-599998 - BIW Personnel	01112-51110 Personnel	\$12,730	BIW to Personnel (Application Svcs Specialist)
Re-allocation	Airport	27450-599998 - BIW Personnel	27450-51120 Personnel	\$5,000	Move from BIW to Personnel
Re-allocation	Landfill	29610-599998 - BIW Personnel	29610-51110 Personnel	\$75,000	Move from BIW to Personnel
Re-allocation	Landfill	01112-599998 - BIW Personnel	29610-51110 Personnel	\$21,613	BIW to Personnel (PIO)
Re-allocation	General Fund - Comm Dev	01141-51710 - Professional Svcs	01141-51120 Part Time Employees	\$15,000	Temp. Comm Dev help as PTE instead of Contractor
Re-allocation	General Fund - Municipal Court			\$57,320	
Re-allocation	General Fund - Legal	01119-51710 - Professional Svcs	01118-51710 - Professional Svcs	-\$57,320	General Fund - From Legal to Muni Court
Supplemental	Cap Proj - Parkland Fees Reserves	31-33145 - Parkland Fees	3135-61000 - Park Improvements	\$115,000	Sayre Park (Approved by Council 1/16/2020)
Supplemental	General Fund - Non-Departmental		01120-51710 - Professional Svcs	\$40,000	Debbie Wilde Contract Renewal (Council approved 1/16/2020)
Supplemental	A&I		3330-60000 - South Midland	\$117,000	S Midland Design (Council approved 2/20/20)
Supplemental	A&I		3330-60000 - 27th Street Bridge	\$99,906	27th Street Bridge (Council approval on 1/16/20)
Supplemental	General Fund - Municipal Court		01118-51710 - Professional Svcs	\$1,380	Judge Mauerer 3% increase (Council approval on 2/11/20)
Supplemental	A&I		3330-60000 South Midland	\$100,000	S Midland Const Mgmt (Council 2/11/20 Contract \$991,877)
Supplemental	A&I		3330-60000 - South Bridge	\$3,074,033	South Bridge Design (Council approval on 2/20/20)
Supplemental	Landfill		29610-59525 - Land Acquisition	\$250,000	Western Petroleum Property (Council 1/16/2020)
Supplemental	Bus Tax		1830-60000 - Transit Study	\$40,000	Grant funds for RFTA Study
Supplemental	Street Tax		1330-60000 - Cedarcrest Street Project	\$200,000	Cedarcrest roadway grant from FMLD

Fund / Department	Appropriation Amount
A&I	\$5,803,787
Airport	\$0
Bus Tax	\$40,000
Cap Proj - Parkland Fees Reserves	\$115,000
Capital Projects	\$860,210
Capital Projects - Discretionary	\$15,000
Conservation Trust	\$50,000
Electric	\$100,000
Fire Equipment Replacement	\$166,000
Fleet	\$155,000
General Fund - Administration	-\$50,919
General Fund - Comm Dev	\$0
General Fund - IT	\$50,919
General Fund - Municipal Court	\$58,700
General Fund - Non-Departmental	\$40,000
Landfill	\$250,000
Street Tax	\$200,000
Water	\$0
General Fund - Legal	-\$57,320



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Resolution 2020-8; A Resolution of the City of Glenwood Springs, Colorado Canceling the Second Regular City Council Meeting March 19, 2020

Action Requested: Approve Resolution 2020-8; A Resolution of the City of Glenwood Springs, Colorado Canceling the Second Regular City Council Meeting March 19, 2020

Department: Attorney

Presented By:

Background Info: Since several Council Members are scheduled to be out of town, City Council desires to cancel the meeting scheduled on March 19, 2020 and reschedule the business for that meeting on April 2, 2020

Issues: n/a

Staff Recommendation: Defer to Council

RESOLUTION 2020 - 8

A RESOLUTION OF THE CITY COUNCIL OF GLENWOOD SPRINGS COLORADO, CANCELLING THE SECOND REGULAR CITY COUNCIL MEETING IN MARCH 2020.

WHEREAS, the Municipal Charter provides for two (2) regular meetings each month to occur on the first and third Thursdays of the month; and

WHEREAS, Section 020.030.010(a) of the Municipal Code provides for canceling or rescheduling a regular meeting of City Council by resolution of City Council;

WHEREAS, the second regular meeting in March 2020 would occur on March 19, 2020;

WHEREAS, because several Council members are scheduled to be out of town, City Council desires to cancel the meeting scheduled for March 19 and reschedule the business for that meeting to the regular meeting on April 2, 2020.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The forgoing recitals are incorporated herein as if set forth in full.

Section 2. The regular meeting on March 19, 2020 is hereby canceled.

INTRODUCED, READ, AND PASSED THIS 5TH DAY OF MARCH 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

Jonathan Godes

Catherine Mythen-Fletcher, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Colorado Division of Reclamation, Mining, and Safety update on South Canyon Coal Seam Project

Action Requested: No Action Required.

Department: Parks & Recreation

Presented By: Brian Smith, Recreation Director

Background Info: **PROJECT SCOPE:**

The Colorado Department of Natural Resources Division of Reclamation, Mining, and Safety (CO DRMS) retained Tetra Tech to develop a cover for the South Canyon East underground coal Mine using locally available soils near the site that can be used to construct an approximately 3 acre soil cover to reduce air intake into the underground burning mine.

The project work will include sediment and erosion controls prior to and during construction. The project will include the construction of access routes followed by clearing and grubbing and then stripping topsoil from the soil cover and borrow areas, and stockpiling topsoil in designated locations. Diversion channels leading into scour basins will be constructed on the uphill side of the cover area. Subsidence depressions in the subsurface as a result of previous underground room collapses will be graded and backfilled to within four feet of the subgrade. Two layers of geosynthetics will be installed onto the prepared ground surface. A geogrid will be installed then covered by a non-woven geotextile. A four ft. thick clay soil cover will be constructed in compacted lifts and laid above the geosynthetics layer. Topsoil will be replaced over the clay soil cover and in the borrow area with slash redistributed over the construction disturbance area. Lastly the site will be revegetated.

SITE HISTORY:

Coal mining in South Canyon reportedly began in 1887, however the early history of such activity is poorly documented. Initial production appears to have been quite modest based on the limited records available. In October 1906 the main entry on the east side of South Canyon extended for a distance of 2,650 feet on one of four the coal seams. Production records indicate a total of 925,000 tons were produced from the seams on the west and east sides of the canyon combined, over the life of the mine.

The steep valley walls allowed for extensive development of mining levels above the creek level, but the workings on either side of the canyon extended below water line as well and were connected underground. Mining was conducted from the bottom up using a room and pillar method in the steeply pitching coal seams. As the rooms were mined up and mining was conducted using the surface of the previously broken coal as a working platform. Heavily timbered "manways" on either side of the room provided access and ventilation. Each room was approximately 30 feet wide and extended upwards in long finger-like chimneys toward the next level of the mine. Forty foot wide pillars were left between rooms to provide ground support.

At some point during the mine history, one of the coal seams ignited. However, it is not known when the mine fire on the east side of the canyon started; if it migrated from the west side of the canyon through the mine workings under the creek, or if it started as an entirely separate fire.

MODERN IMPACTS:

On June 8, 2002, strong winds ignited surface embers from the topsoil of the underground coal seam. Hot, dry gusting winds quickly pushed a wildfire into the western boundaries of the City. The Coal Seam Fire burned 29 homes and more than 12,000 acres of land. Thousands of residents in West Glenwood and Four Mile were evacuated for several days and firefighters were camped at Two Rivers Park for weeks fighting the northward spreading fire towards the Flat Tops. Remarkably, no one was killed or seriously injured during the incident, a point of pride for the City's Fire Department.

Issues:

The project area is located within City of Glenwood Springs Parkland. The site is accessed through a locked gate, which must remain locked throughout the duration of project activities. The State's contractor will be provided a key to the gate.

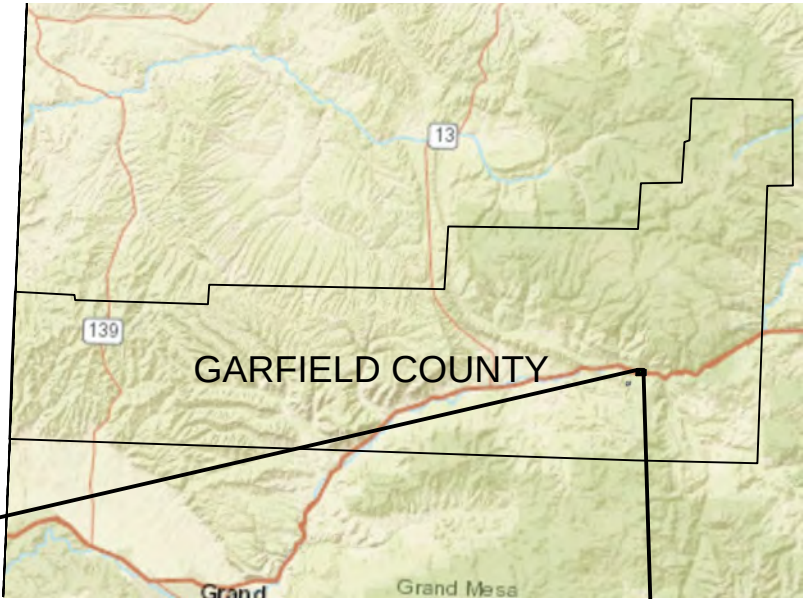
Council reviewed the State's project plan and approved the DRMS authorization to proceed. the County reviewed the project this year and has issued Excavation and Grading Permit exemptions. No other action is need by Council at this time. The project will commence this Spring as conditions allow.

Staff Recommendation:

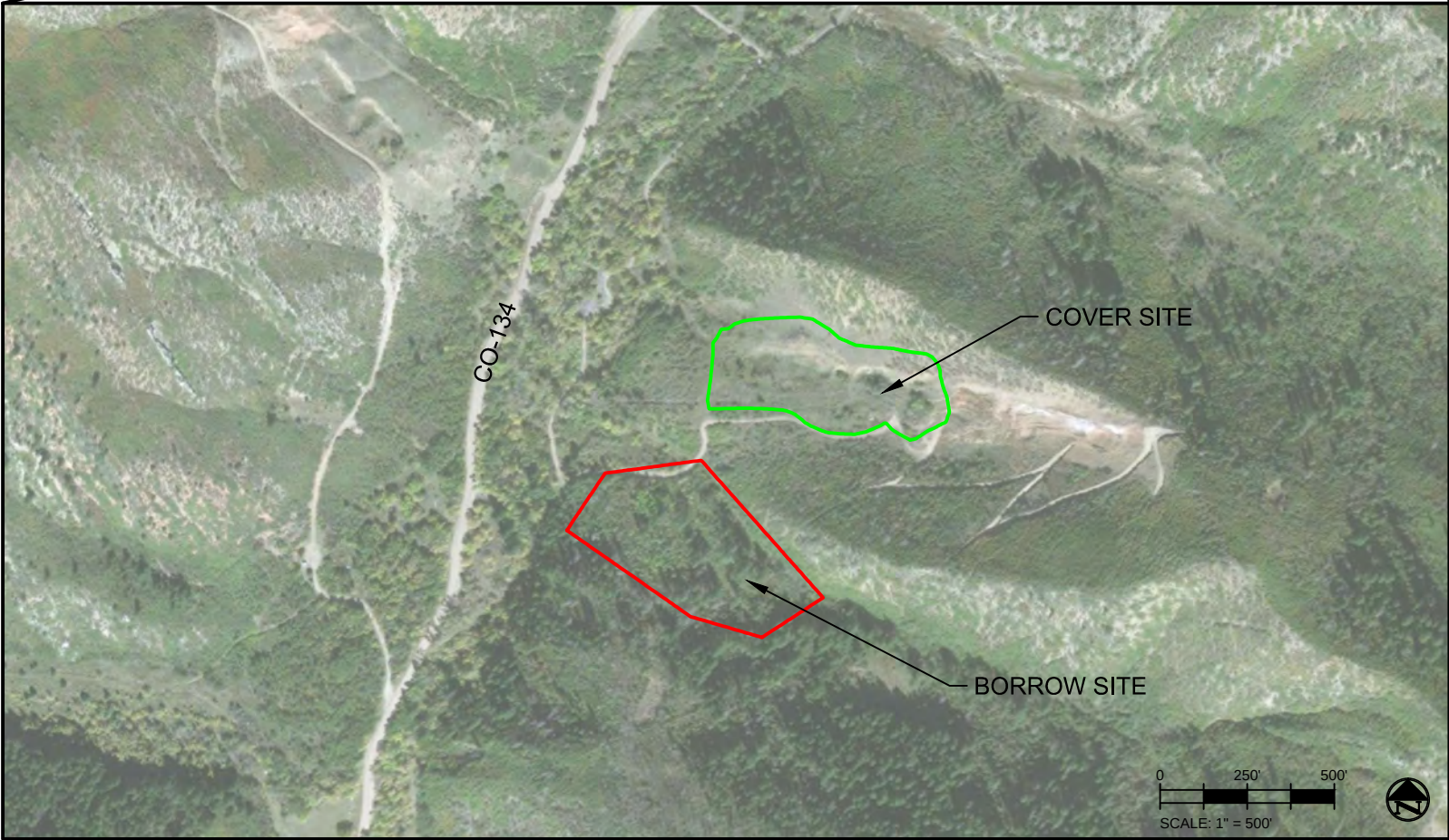


COLORADO

STATE OF COLORADO DRMS SOUTH CANYON EAST



SHEET	DESCRIPTION
C-01	COVER AND INDEX
C-02	COVER AREA PLAN
C-03	COVER AREA SECTIONS
C-04	BORROW AREA PLAN
C-05	BORROW AREA SECTIONS
C-06	DETAILS
C-07	DETAILS



SITE



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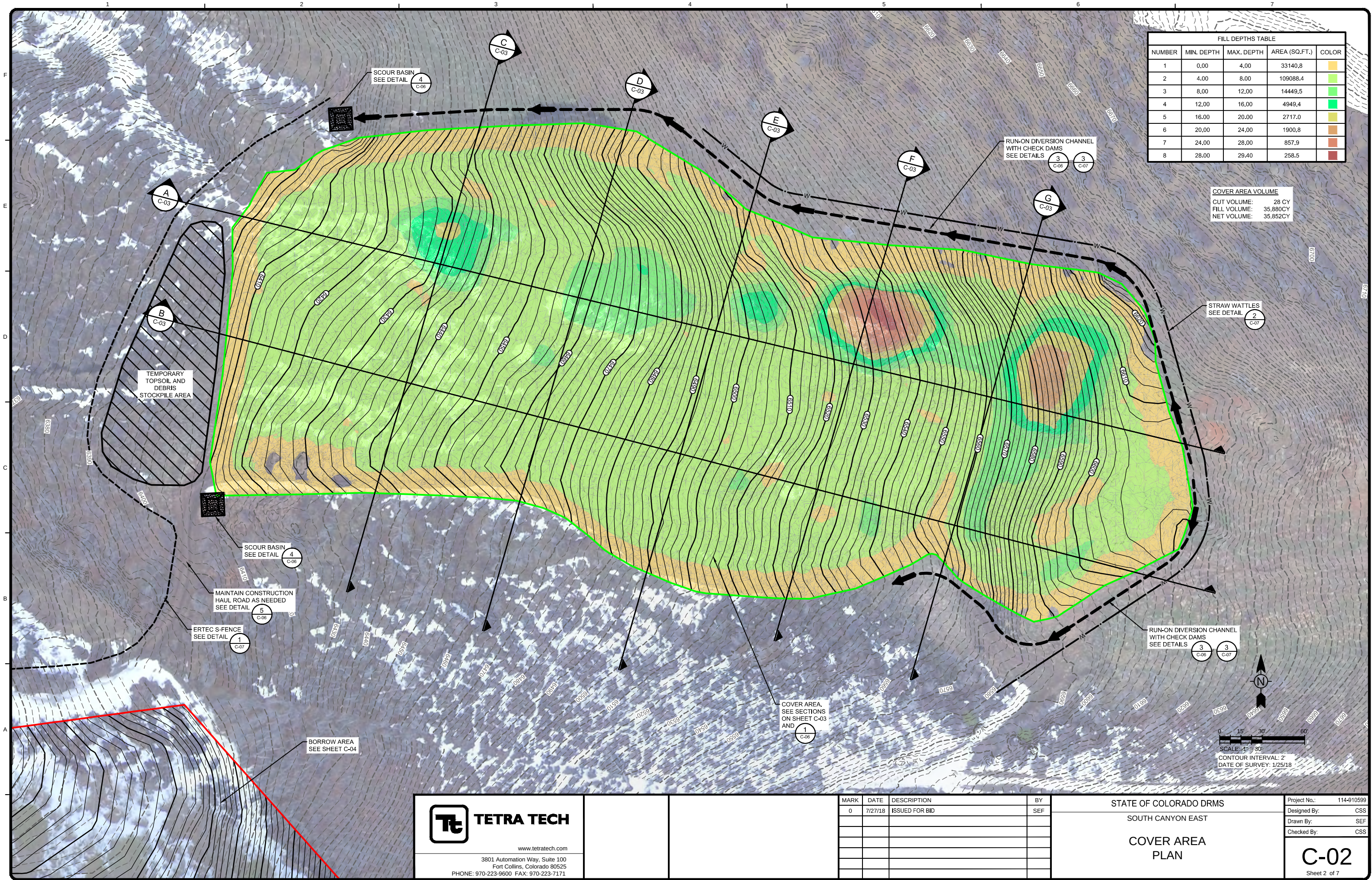
STATE OF COLORADO DRMS
SOUTH CANYON EAST
COVER AND INDEX

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C-01
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2	4.00	8.00	109088.4	
3	8.00	12.00	14449.5	
4	12.00	16.00	4949.4	
5	16.00	20.00	2717.0	
6	20.00	24.00	1900.8	
7	24.00	28.00	857.9	
8	28.00	29.40	258.5	

COVER AREA VOLUME
CUT VOLUME: 28 CY
FILL VOLUME: 35,880CY
NET VOLUME: 35,852CY

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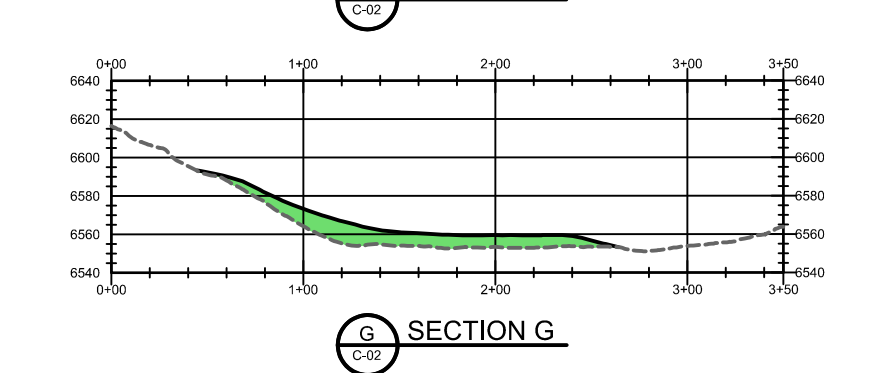
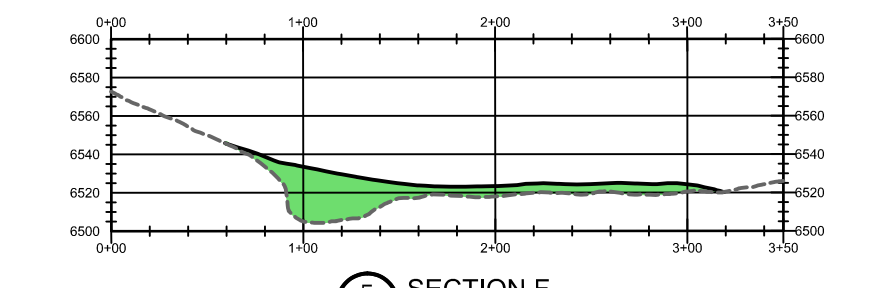
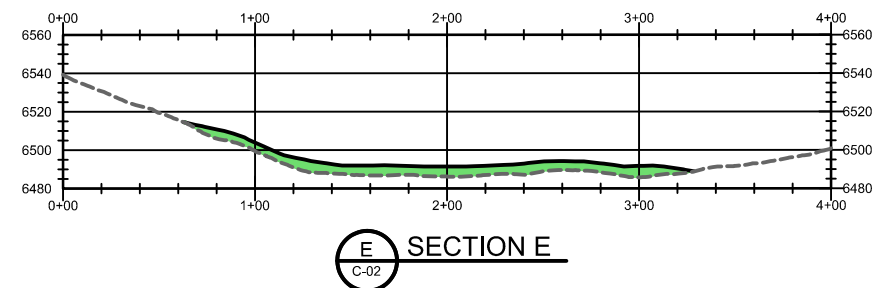
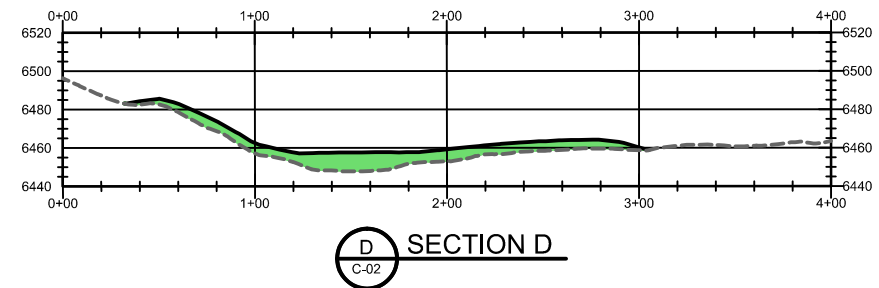
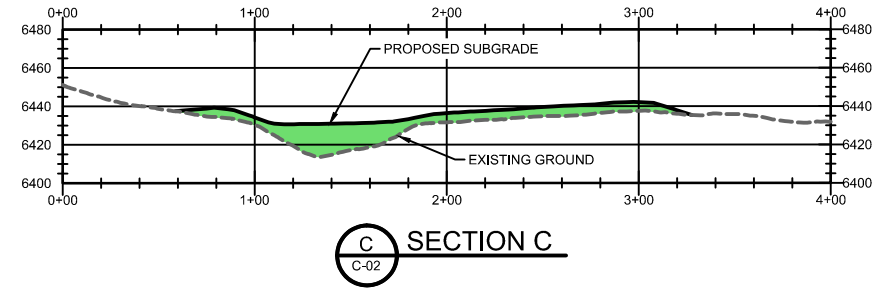
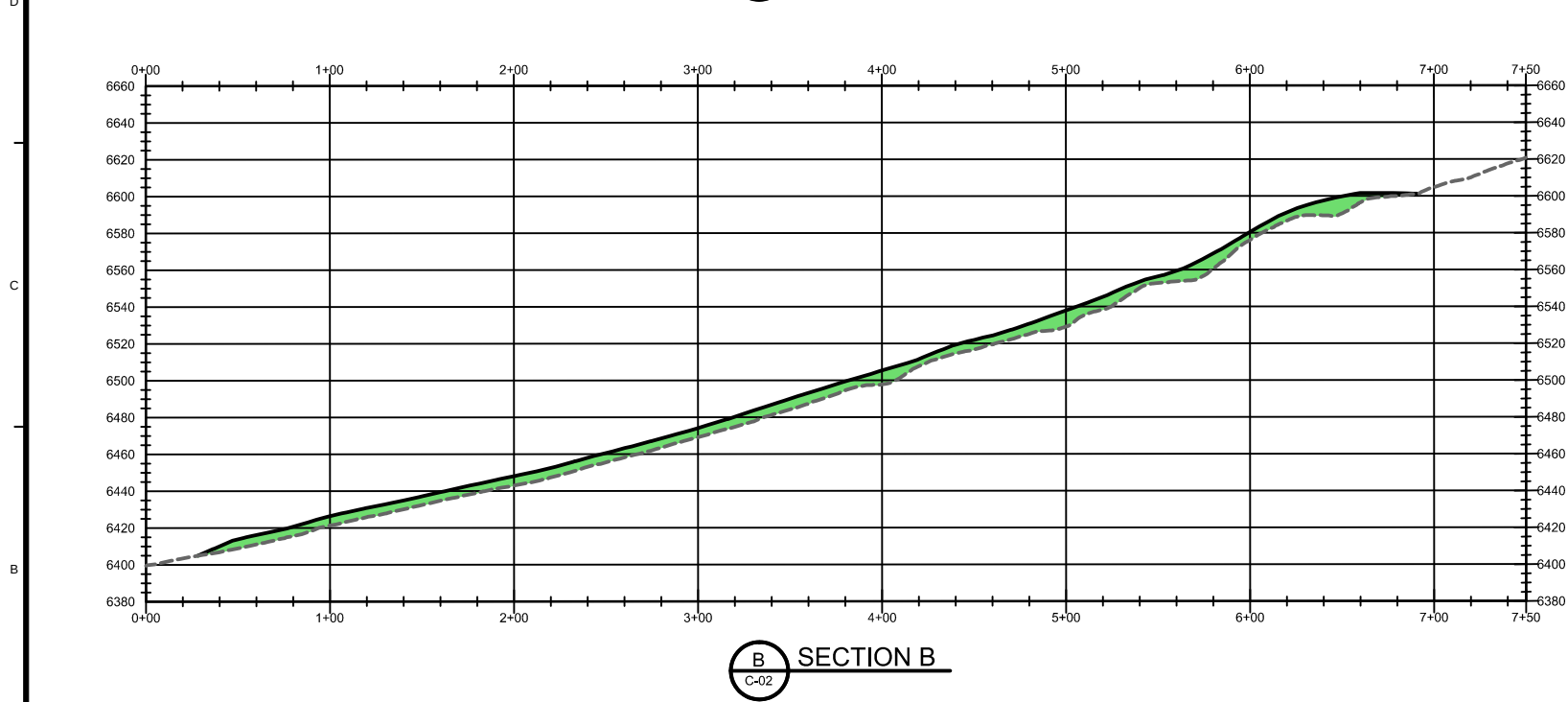
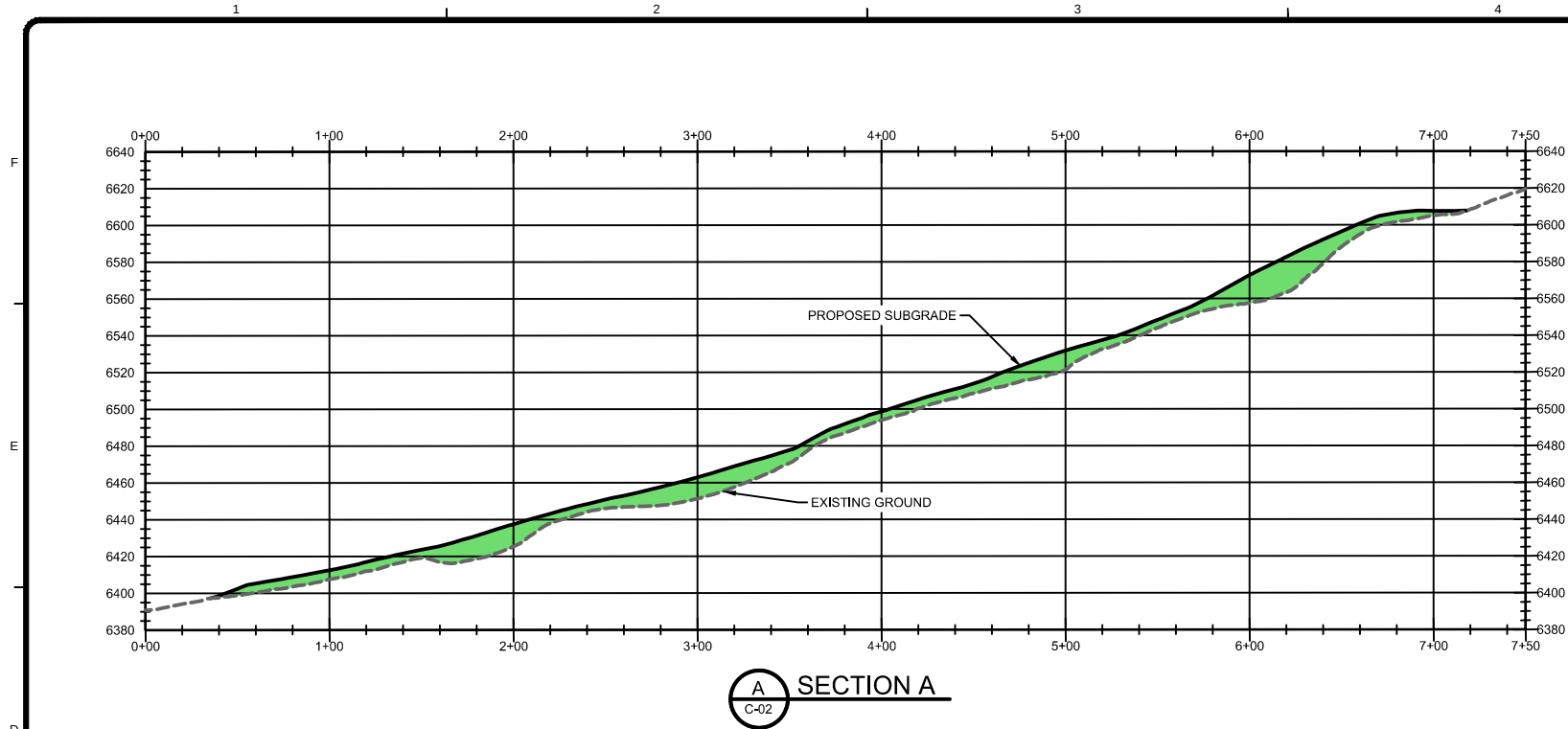
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STATE OF COLORADO DRMS
SOUTH CANYON EAST
COVER AREA PLAN

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Sheet 2 of 7
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STATE OF COLORADO DRMS

SOUTH CANYON EAST

**COVER AREA
SECTIONS**

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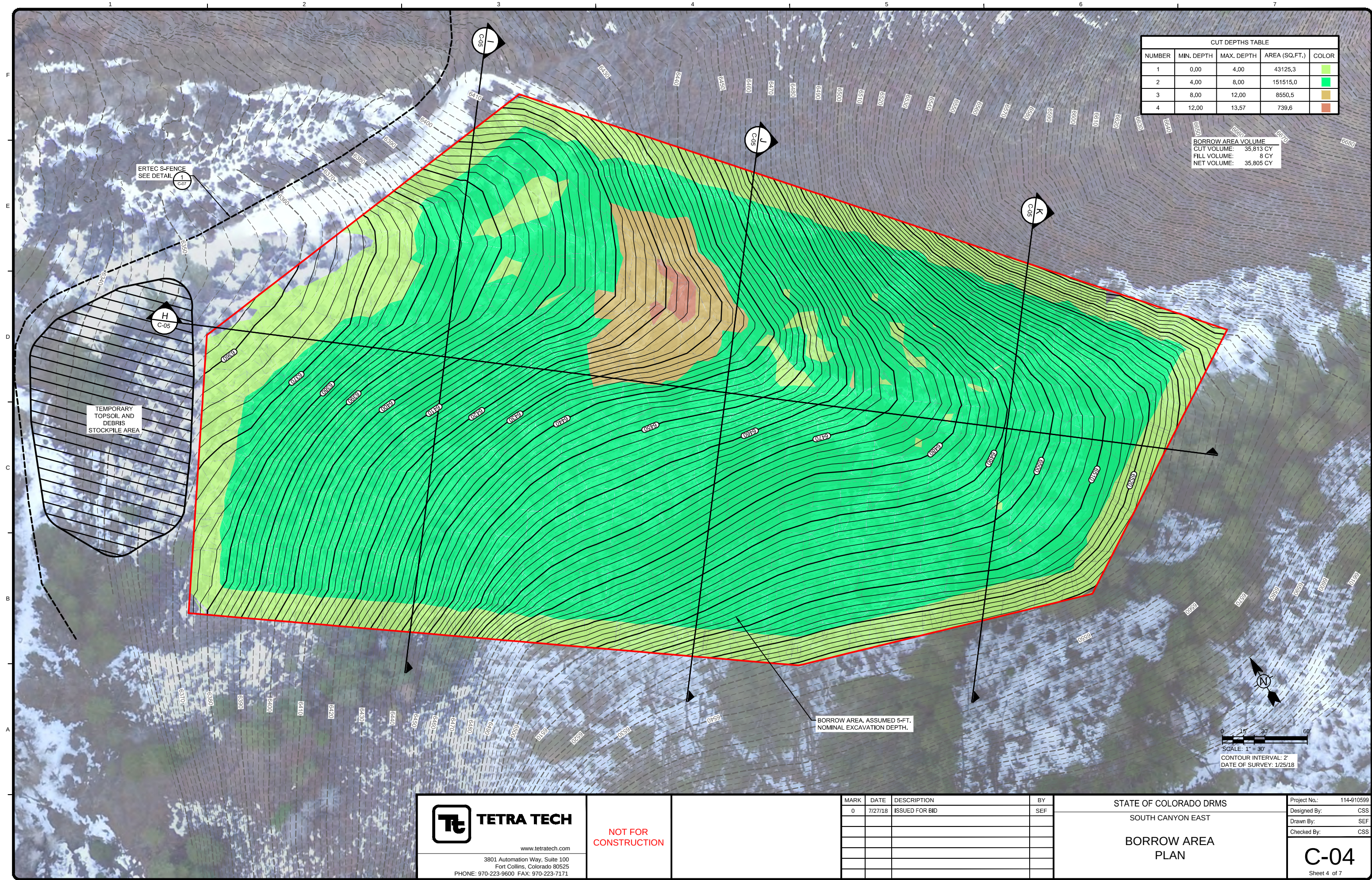
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Sheet 3 of 7

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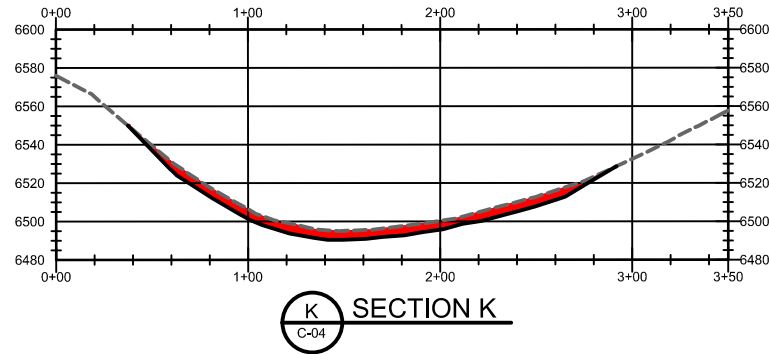
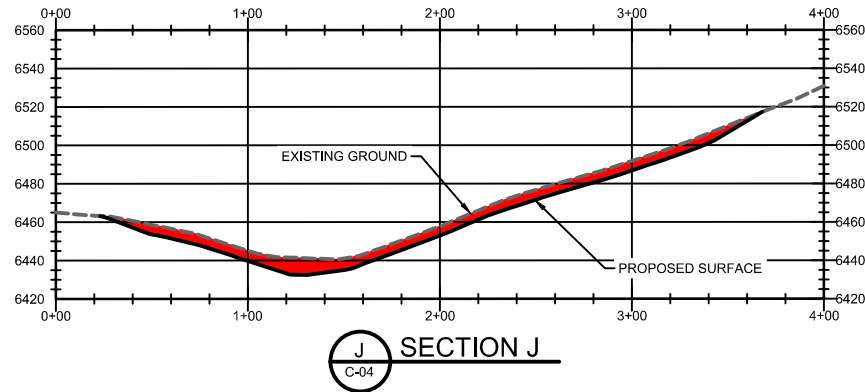
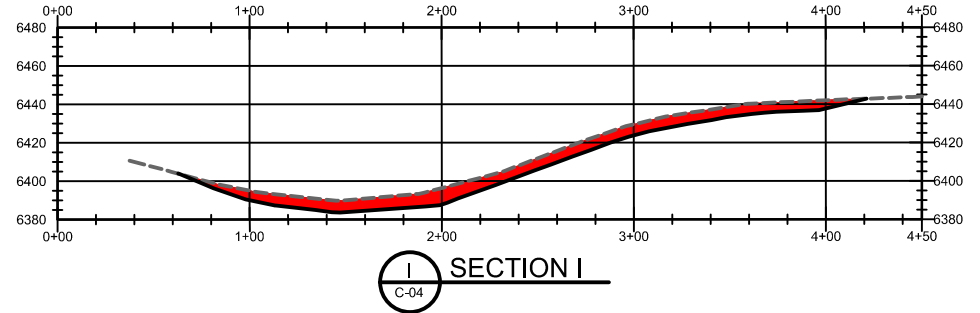
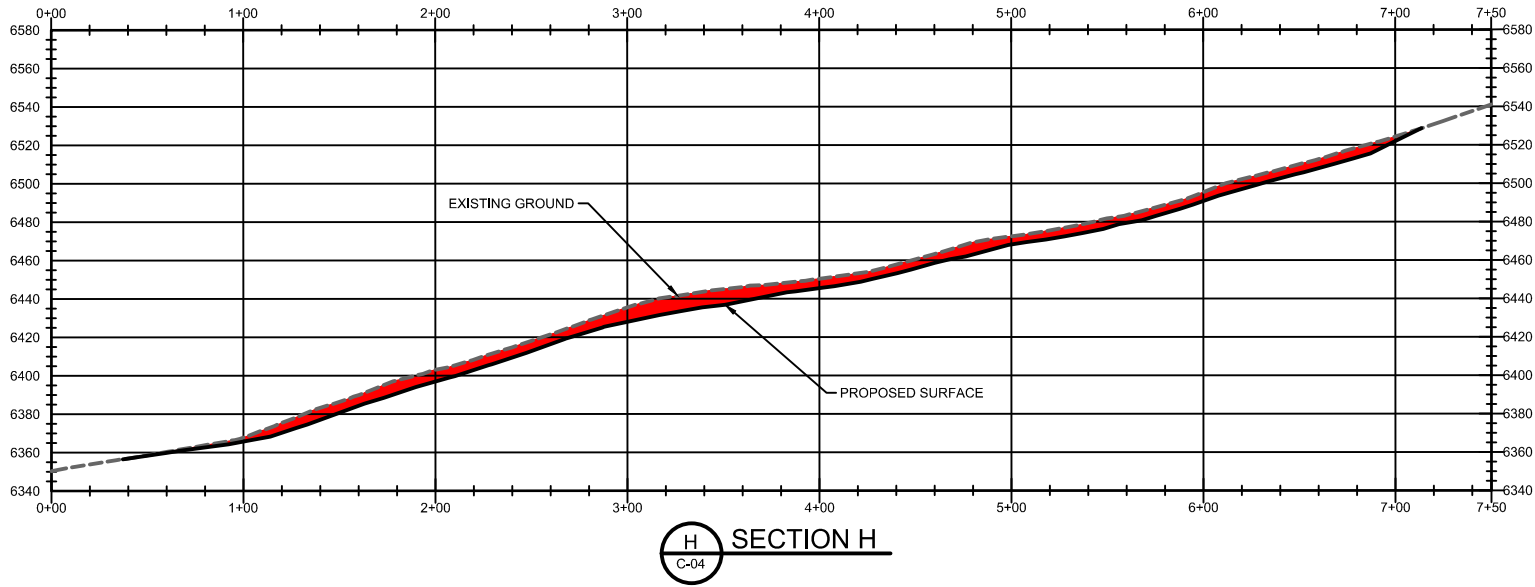
STATE OF COLORADO DRMS
SOUTH CANYON EAST

BORROW AREA
PLAN

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Sheet 4 of 7
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STATE OF COLORADO DRMS

SOUTH CANYON EAST

BORROW AREA
SECTIONS

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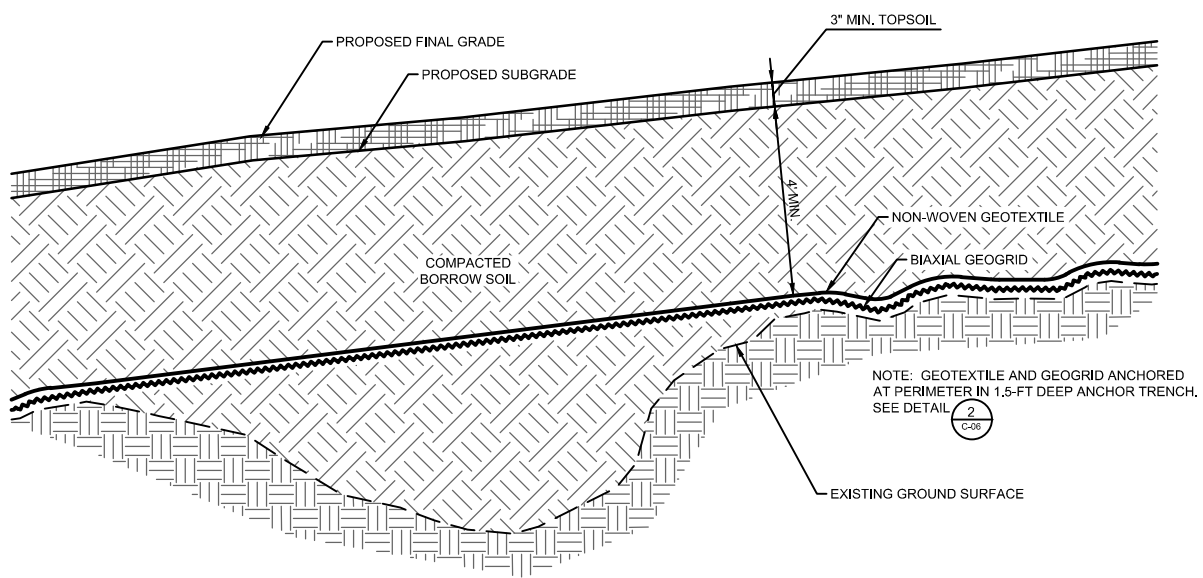
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Sheet 5 of 7

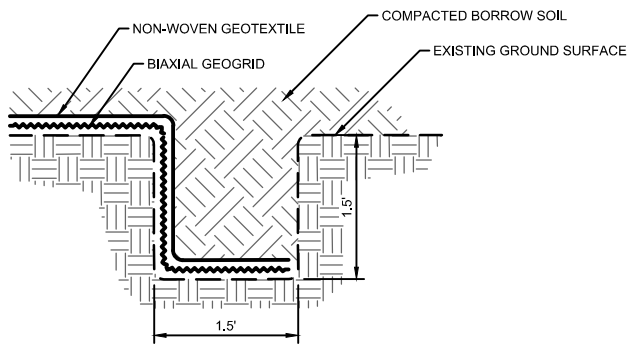
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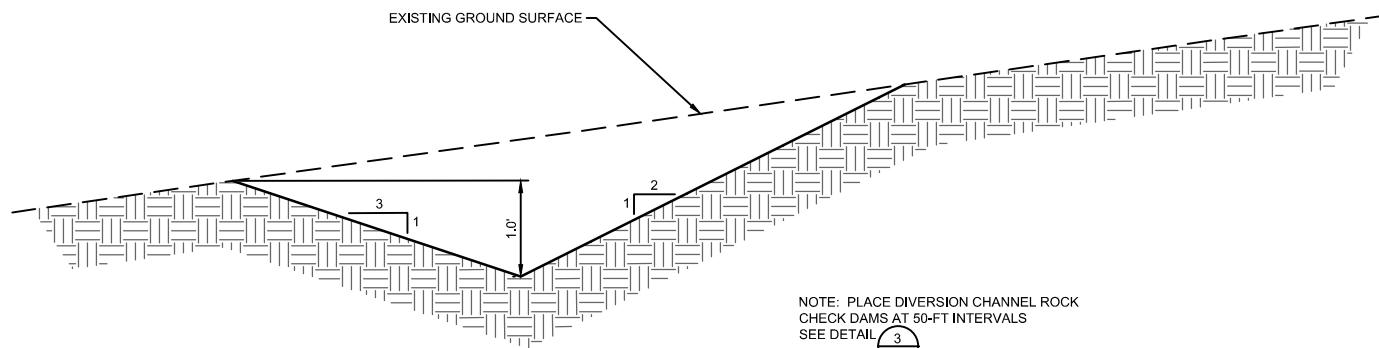
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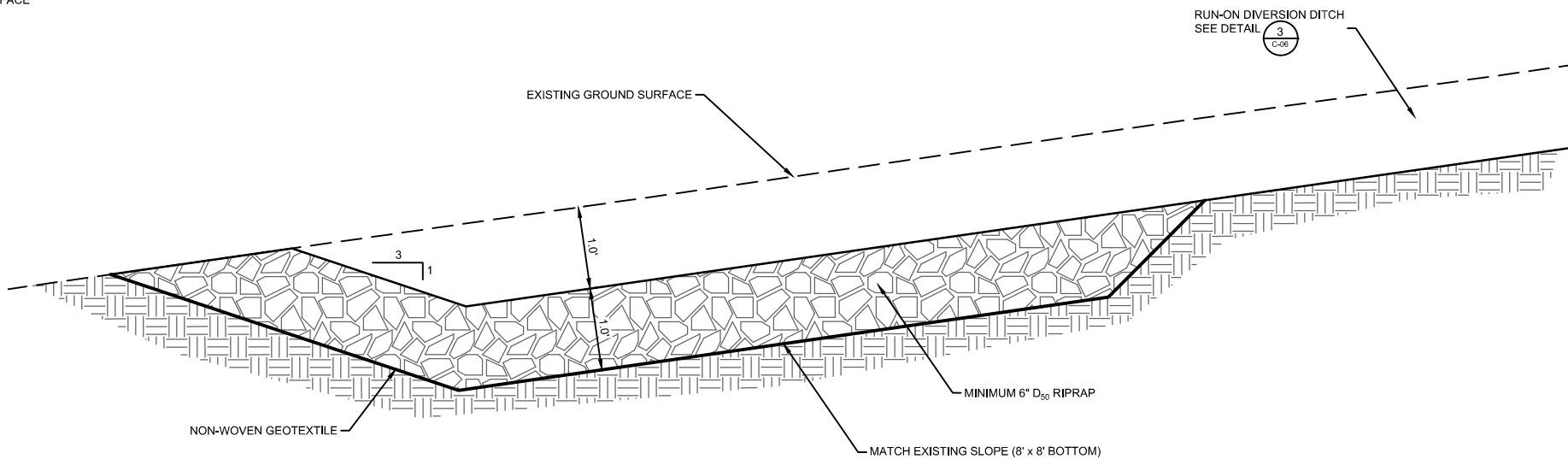
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NTS



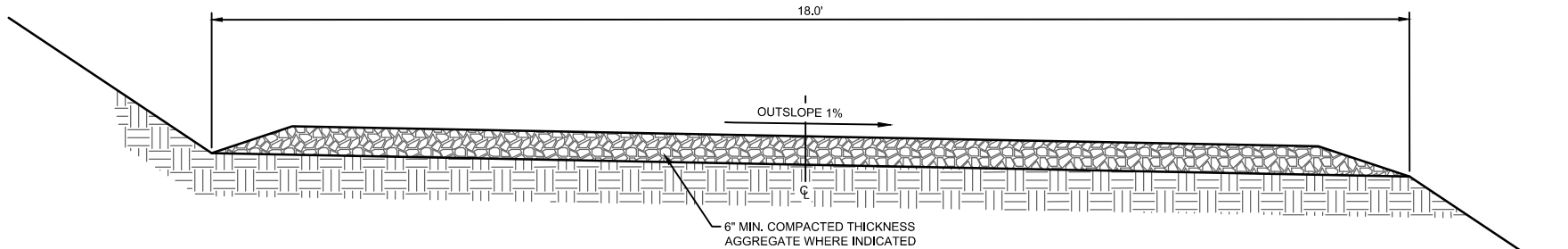
2 ANCHOR TRENCH DETAIL
NTS



3 TYPICAL RUN-ON DIVERSION CHANNEL SECTION
NTS



4 SCOUR BASIN PROFILE
NTS



5 TYPICAL ROAD SECTION
NTS



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STATE OF COLORADO DRMS

SOUTH CANYON EAST

DETAILS

Project No.: 114-910599

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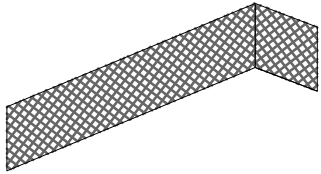
C-06

Sheet 6 of 7

Bar Measures 1 inch

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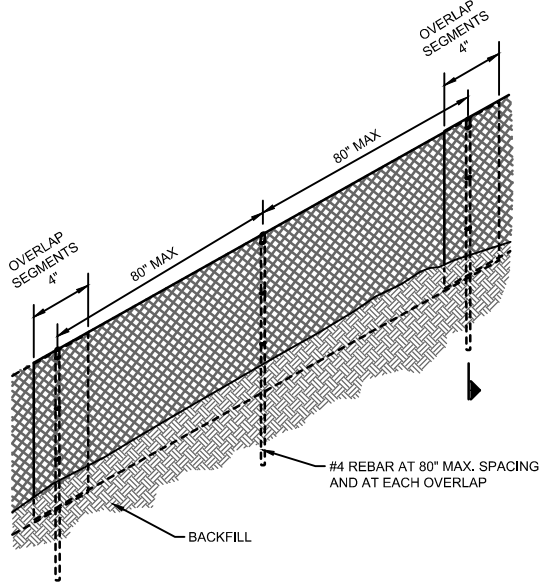
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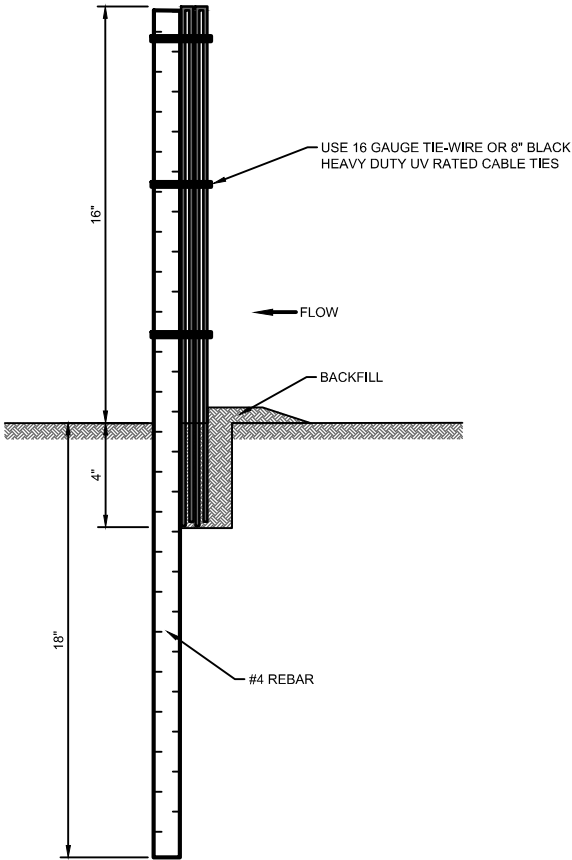
DOG-LEG

NOTES:

1. DOG-LEG AT END-OF-RUNS TO CONTAIN SEDIMENT.
2. INSTALL ON SAME CONTOUR AS POSSIBLE TO LIMIT SCOUR AND FLOW CONCENTRATION. DOG-LEG PERIODICALLY IF ON DOWN-HILL RUN TO MINIMIZE VELOCITY SCOUR.



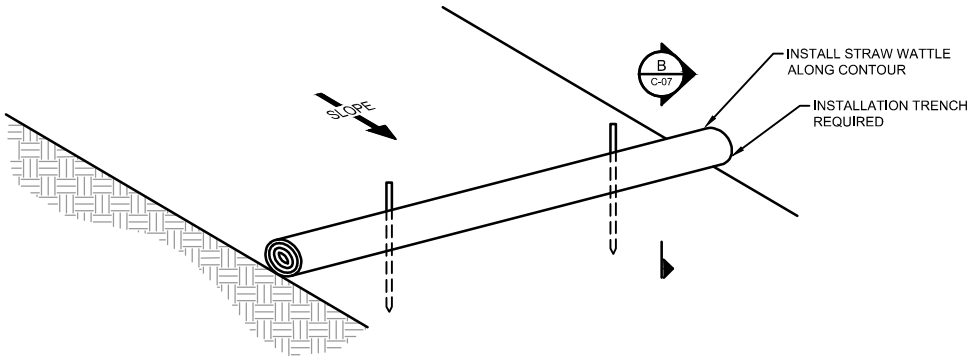
1 ERTEC S-FENCE
TYPICAL INSTALLATION DETAILS
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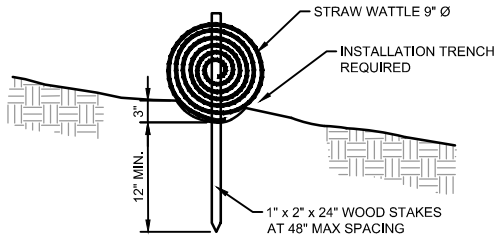
A S-FENCE STAKE
SCALE: NTS

NOTES:

1. CUT TRENCH 2" TO 4" WIDE, 4" DEEP.
2. INSTALL IN SLOT AGAINST DOWNSTREAM SIDE OF TRENCH WALL, BACKFILL THE TRENCH TO GRADE LEVEL.
3. OVERLAP SEGMENTS BY AT LEAST 4". INSTALL STAKES AT DOWNSTREAM SIDE OF SEGMENT OVERLAPS AND ALSO ONE STAKE IN-BETWEEN SEGMENTS.
4. USE 16 GAUGE TIE-WIRE OR 8" BLACK HEAVY DUTY UV STAPLE CABLE TIES (ZIP TIES) TO TIE SEGMENTS TOGETHER.

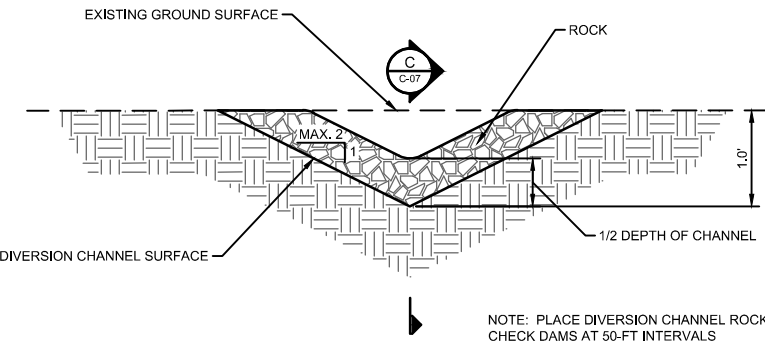


2 STRAW WATTLES
NTS



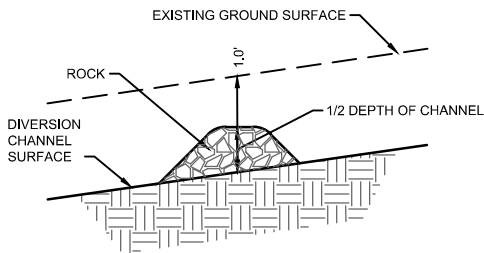
NOTE: STRAW WATTLES TO BE INSTALLED ALONG CONTOUR EVERY 50-FT OF SLOPE LENGTH FOLLOWING EACH EARTH MOVING OPERATION.

B STRAW WATTLE STAKE
SCALE: NTS



NOTE: PLACE DIVERSION CHANNEL ROCK CHECK DAMS AT 50-FT INTERVALS

3 DIVERSION CHANNEL ROCK CHECK DAM
NTS



C DIVERSION CHANNEL ROCK CHECK DAM
SCALE: NTS



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C-07

Sheet 7 of 7

Bar Measures 1 inch



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item:	Request for Assistance on a School Based Health Center
Action Requested:	Approve a capital request from Mountain Family Health Centers and Roaring Fork School District to help fund a school-based health center at Roaring Fork High School.
Department:	City Administration
Presented By:	Debra Figueroa, City Manager
Background Info:	The School District in partnership with Mountain Family Health Center would like to open a school-based health center at the Roaring Fork Health Center. Representatives from Mountain Family Health and the School District will be available to present the request. A letter and a presentation is attached.
Issues:	If City Council is inclined to approve this funding request, staff recommends using reserves from the Marijuana Excise Tax. There is currently \$137,000 in reserves in this fund.
Staff Recommendation:	Approve the funding request. Addiction, physical, and mental health for youth are closely tied together and staff feels like this is a good use of the Marijuana Excise funding.



Jan. 24, 2020

Debra Figueroa, City Manager
Jonathan Godes, Mayor
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601

Re: School-based health center at Glenwood Springs High School, request to present at City Council meeting

Dear Debra and Jonathan,

Mountain Family Health Centers and Roaring Fork Schools are working in partnership to ensure that every student in the Roaring Fork Schools has access to affordable, comprehensive, integrated healthcare services, regardless of their family circumstances, place of residence, documentation status or economic means.

Recent research shows that:

1. There is inequitable distribution of health care services and a shortage of services in Glenwood Springs, especially limiting the ability to reach adolescents.
2. There is a need for additional and better-coordinated behavioral health services.
3. There is a gap in serving adolescents, who are generally more in need of health services, yet less likely to have access to health care compared to children; as well as teens from disadvantaged backgrounds being at the highest risk of not having regular health maintenance visits.

It is imperative that the community works together in addressing the health needs of our youth; and that health services are made available through a school-based health center in every community, staffed with bilingual providers and care coordinators, and bolstered by a network of providers and partner organizations in the community. Therefore, we are working to secure additional funding to open a school-based health center at Glenwood Springs High School.

The City of Glenwood Springs has always been an integral partner in providing equitable access to high-quality services, and we appreciate your ongoing support of improving student health, well-being and academics in our community. We would be grateful for the opportunity to present to City Council on Feb. 20, 2020.

Sincerely,

Ross Brooks
Chief Executive Officer
Mountain Family Health Centers

Rob Stein
Superintendent
Roaring Fork Schools



Glenwood Springs High School School-Based Health Center

Presented by Mountain Family Health Centers and Roaring Fork Schools



Mountain Family
HEALTH CENTERS





Vision

Every student in the Roaring Fork Schools will have access to affordable, comprehensive, integrated healthcare services, regardless of their family circumstances, place of residence, documentation status, or economic means.

To make this possible, school-based health services would be provided through a school-based health center in every community, staffed with bilingual providers and care coordinators, and bolstered by a network of providers and partner organizations in the community.

Goals

- Better coordinate and integrate school-based health services (on-site and off-site) across the school district.
- Expand access to comprehensive health services (e.g., physical, mental, and oral health, care coordination, health education) for all students.
- Extend services to Glenwood Springs where there are gaps in school-based services as compared to Basalt and Carbondale.
- **Open a school-based health center in Glenwood Springs High School in 2020.**

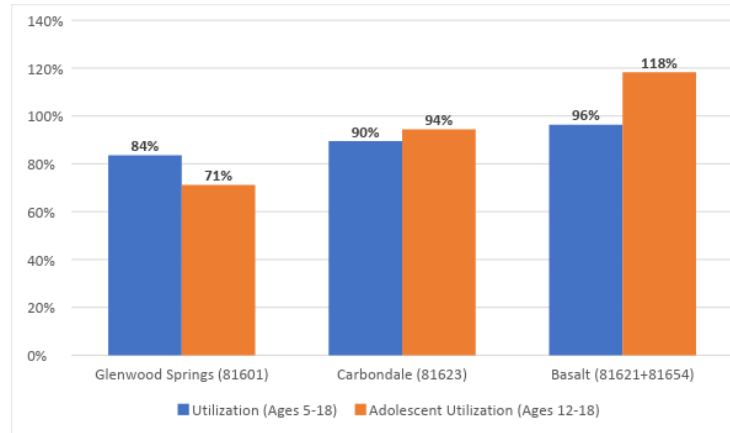
Research and Planning Process

- Conducted six-month research planning process in 2018-2019
- Facilitated by Colorado Association of School-Based Health Care
- Worked in partnership with local stakeholders and providers
 - Current school-based health center sponsor, Every Child Pediatrics (based in Denver)
 - Mountain Family Health Centers
 - Local hospitals and pediatric/family practices: Valley View Hospital, Aspen Valley Hospital, Roaring Fork Family Practice, Pediatric Partners
 - Aspen School District
- Consulted statewide agencies
- Conducted community health needs assessment: surveys of students, parents, staff; focus groups; data analysis of health indicators and healthcare utilization of children ages 5-18
- Conducted site visits of school-based health centers in Colorado



Key Findings

1. Inequitable distribution of health care services and a shortage of services in Glenwood Springs, especially limiting the ability to reach adolescents



Recommendations:

- Address the imbalance by increasing health care services in Glenwood Springs.
- Continue to decrease barriers in other communities.

Key Findings

2. Need for additional and better coordinated behavioral health services

Top health concerns per stakeholder surveys:

Students (n=1056)		Parents (n=519)		Staff (n=134)	
Alcohol or drug use	64%	Other	38%	Anxiety or stress	83%
Feeling worried or stressed	55%	Feeling worried or stressed	34%	Problems at home	64%
Feeling sad	47%	Toothaches and/or problems with teeth	24%	Difficulty behaving in class	51%
Smoking	47%	Eating and weight issues	20%	Alcohol or drug use	38%
Suicide or hurting themselves	33%	Feeling sad	17%	Feeling sad	33%

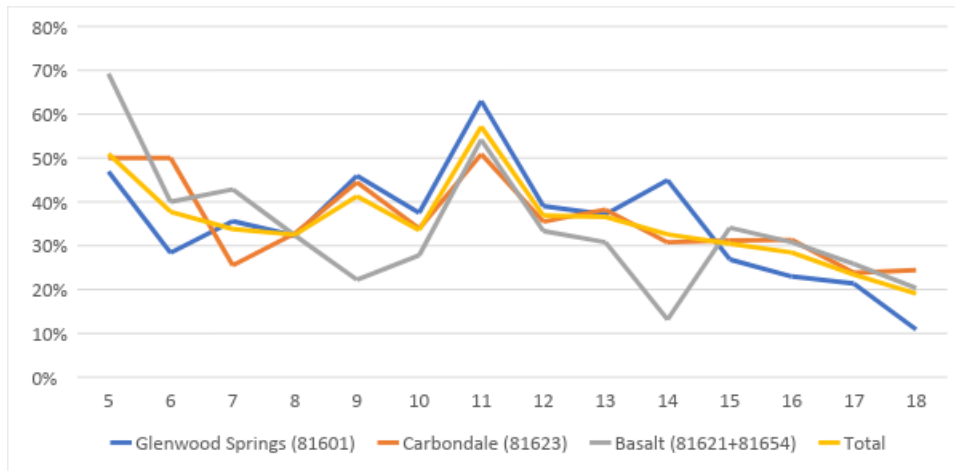
Recommendations:

- **Increase, stabilize, and better coordinate behavioral health services.**
- **Use the school-based health center as a “hub” to coordinate integrated care.**
- **Target services to reduce barriers among underserved students.**

Key Findings

3. Gap in serving adolescents

Percentage of Mountain Family and Every Child Pediatrics patients by age and zip code that received a well-child exam in the past 12 months



- Adolescents are generally in more need of health services, yet they are less likely to access health care compared to younger children.
- Teens from disadvantaged backgrounds are at the highest risk of not having regular health maintenance visits.

Recommendations:

- Establish a school-based health center at Glenwood Springs High School; encourage access for children of all ages in Glenwood Springs.
- Optimize utilization for all services and locations.

Key Findings

4. Need to seize opportunity to advance quality indicators as a community

Schools can't do it alone, yet they have unique access points that other health care providers do not. In addition to addressing the decline in health care utilization as young patients reach adolescence, address pressing wellness issues by prioritizing quality indicators regionally:

- Adolescent depression screenings
- Well-child exams
- Immunization rates
- Attendance
- Oral health screenings or touch points

Recommendations:

- **Work regionally among providers and organizations to identify key indicators and work collectively to improve student health.**
- **Continue to administer the Just Health electronic risk assessment in school-based health centers to better understand patient health needs and assist health care providers in tracking interventions.**



The Plan

- Mountain Family Health Centers will open a school-based health center in Glenwood Springs High School.
- Consolidate sponsorship of all Roaring Fork Schools' school-based health centers in Basalt, Carbondale, and Glenwood Springs under Mountain Family Health Centers.
- Integrate medical, behavioral, and dental health care--plus pharmacy--into the school-based health center.
- Ensure special consideration for underserved students, family members, and school staff.

Why Mountain Family Health Centers?

- With strong roots in the community as our Federally Qualified Health Center, Mountain Family Health Centers is the healthcare home for more than 21,000 persons in Garfield, Eagle, Pitkin, and Rio Blanco Counties.
- Team-based, patient-centered, value-based care delivery model.
- Proven track record of school-based clinics comprising medical, dental, and behavioral health providers.
- Entire local network of services and extended hours beyond school-based clinics.
- Ability to accept commercial insurance, Medicaid, and CHP+ while providing financial assistance on a sliding fee scale.
- Nationally recognized as a Patient Centered Medical Home (PCMH) and regionally recognized as a Tier 1 Advanced Primary Care Practice (APCP).

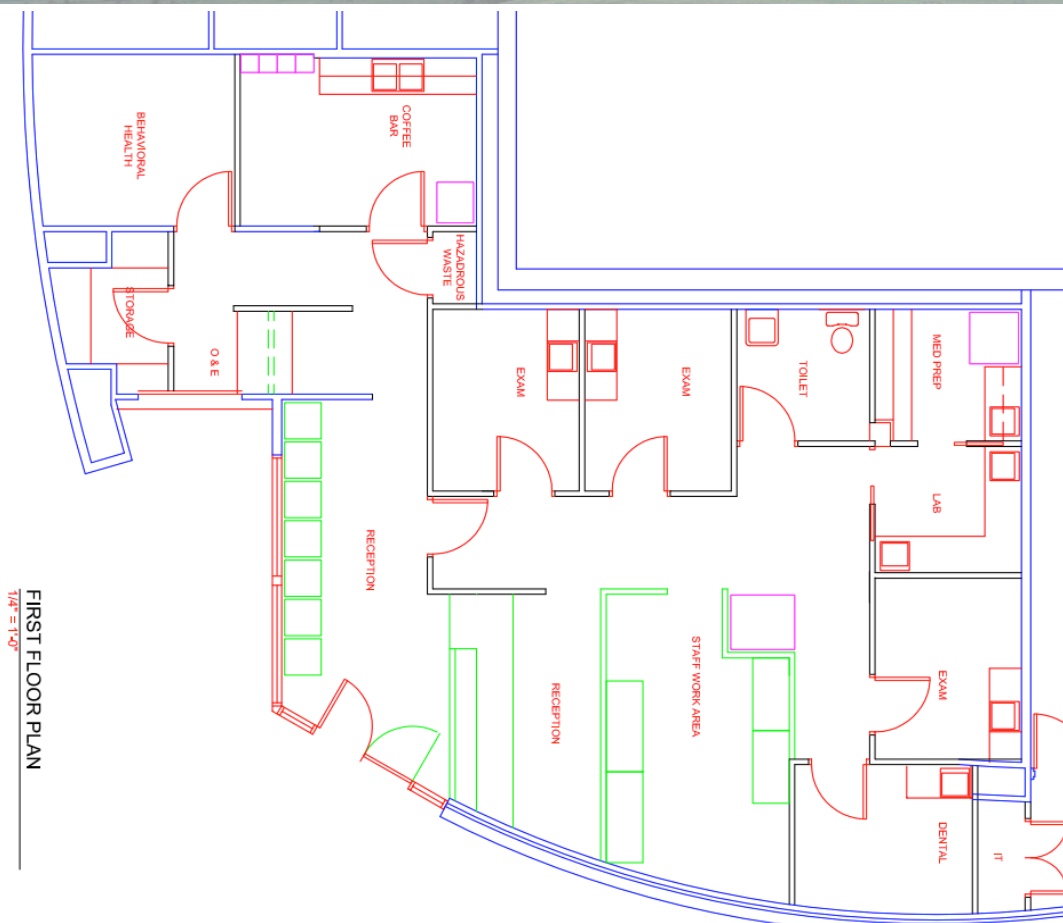
Start-up Costs

- Renovate space provided in Glenwood Springs High School.
- Purchase medical, dental, and information technology equipment and infrastructure.
- Hire staff to provide medical, dental, and behavioral health services.

Start-up Budget

Capital infrastructure expenses	
Medical exam rooms	\$39,000
Behavioral health and other furniture	\$10,000
Health information technology costs, hardware/network	\$66,000
Security system	\$8,000
Facility renovation	\$240,000
Total	\$363,000
Funding sources	
Delta Dental Expansion – equipment/hardware/software	\$60,000
The Colorado Health Foundation, Strengthening Primary Care – TBC initiative	\$200,000
Private donations (secured)	\$50,000
Remaining fundraising goal	\$53,000
Total	\$363,000

Floor plan





City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item:	Greater Roaring Fork Housing Coalition
Action Requested:	A coalition of counties and municipalities in the Roaring Fork and Colorado River Valleys has been working to develop a path forward for a regional housing effort. This is a request for a modest commitment of dollars to support the creation of a regional housing entity for the purpose of gap financing for middle incomes.
Department:	City Administration
Presented By:	Debra Figueroa, City Manager
Background Info:	Attached with this staff report is a proposed memorandum of understanding. Garfield County Housing Authority Executive Director Katherine Gazunis will present information about the effort, the process to create a 1-year budget that would be supported by member organizations, and the request for someone from the City of Glenwood Springs who would be authorized to sign the MOU to attend a formation meeting. The current plan is to hire someone, probably a consultant, to move the formation of a regional housing entity to the next level. The formation meeting has not yet been scheduled but is anticipated to take place in March.
Issues:	This would be an unbudgeted expense. However, there is a small amount of money in the Community Development budget that was planned to be used for contracting with the Garfield County Housing Authority to manage the evaluation of reporting by the participants in the city's opt-in deed restriction affordable housing program. It could be assigned to this effort.
Staff Recommendation:	Staff recommends approval of the MOU. City Council has identified affordable housing as a Council Priority in the 2020-2025 Strategic Vision.

MEMORANDUM OF UNDERSTANDING
GREATER ROARING FORK HOUSING COALITION

THIS MEMORANDUM OF UNDERSTANDING is entered into as of the Effective Date defined below by and among the Boards of County Commissioners of the Counties of Garfield, Eagle and Pitkin, Colorado; The Cities of Glenwood Springs, Colorado, Rifle, Colorado and Aspen, Colorado; the Towns of Basalt, Carbondale, Snowmass Village, Silt, Parachute and New Castle, Colorado; the Aspen Pitkin County Housing Authority, the Garfield County Housing Authority and the Eagle County Housing Authority; individually a “Member” and collectively, the “Members”.

RECITALS

- A. The provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. Section 29-1-203, allow Colorado local governments to cooperate or contract with one another to provide any function, service or facility lawfully authorized to each local government.
- B. Recognizing that the communities of the Roaring Fork Valley and portions of the Colorado River Valley are integrated through a mobile workforce serving multiple employers, institutions and interests, and acknowledging the benefits of working together to address the challenges facing residents, employers and local governments, the Members desire to create an informal but effective vehicle to promote regional collaboration and cooperation on matters relating to affordable housing, primarily for the region’s workforce but also for seniors and those in need.
- C. According to the Greater Roaring Fork Regional Housing Study,
 - a. Overspending on housing, or housing cost burden, costs the region \$54 million per year in lost economic activity.
 - b. The region has a 2,100-unit shortfall in housing for households at 60 percent of area median income (AMI) and less, and a 1,900-unit shortfall for households between 100 and 160 percent AMI, what is called the “missing middle”.
 - c. More than 26,000 workers out of 47,000 employed residents in the Greater Roaring Fork Regional Study Area cross paths in their daily commute versus just 19,000 employed residents who live where they work. This cross-commuting impacts roads, quality of life, economic output, and the environment.
 - d. Non-local property ownership and Short-Term Rentals (STRs) put undue pressure on the housing market’s prices, which impacts the local workforce and the permanent resident population.
 - e. Optimally located housing supply supports resident and workforce mobility, productivity, which contributes to a higher quality of life and stronger economy.

NOW THEREFORE, the Members mutually agree as follows:

1. Establishment of Coalition. The Members hereby establish an informal organization to be known as the “Greater Roaring Fork Housing Coalition” (the “Coalition”).

2. Purpose/Mission.

- a. To promote regional collaboration and cooperation among the Members in order to effectively address the needs of working residents, seniors, and other demographic groups identified by the Members as in need of affordable housing.
- b. To serve as a resource for the Members, affordable housing providers and employers by researching and providing information regarding successful affordable housing programs, financing and grant opportunities and strategies, public/private development opportunities, state and federal legislation and programs relating to affordable housing, and other topics as determined by the Board of Directors.
- c. To leverage the Roaring Fork Valley Regional Study to develop and organize a strategy to disseminate critical information from that study to educate the Member communities regarding the need for affordable housing.
- d. To assist the Members in the development of affordable housing policies. To research, organize and promote public/private partnerships to develop affordable housing.

3. Guiding Principles. In pursuing its mission, the Coalition shall respect the housing policies and objectives of each Member and will promote affordable housing development criteria which require that new housing projects will, to the greatest extent possible, be transit oriented, minimize impacts on neighboring properties, contain an appropriate mix of unit types, and contain units that will be affordable to buyers and renters within as wide a range of incomes as possible. In all cases, development projects shall comply with the land use criteria and policies of the jurisdiction in which it is located.

4. Board of Directors. The activities of the Coalition shall be determined and approved by a Board of Directors. Each Member shall appoint one member to the Board. Each Board member shall serve a three-year term. Initial terms may be staggered. Each member of the Board shall have one vote on matters brought before the Board. A majority of Directors shall constitute a quorum and a majority of the quorum shall be necessary for any action taken by the Board.

5. Executive Director. The Board of Directors is authorized to hire or contract with an individual or consultant to serve as the Executive Director of the Coalition. The Executive Director shall supervise and implement the activities of the Coalition and carry out the directives of the Board of Directors. The Executive Director shall be appointed by a majority of the Board, shall report to the Board, and shall have his or her salary and compensation set by the Board.

6. Funding. The Members agree to collectively contribute \$100,000.00 as seed money in order to retain the services of a professional consultant to work with the Board of Directors to develop a detailed work program for the Coalition and a budget to fund that program. The work program will include an evaluation of the most equitable manner in which to allocate future operating costs among the Members taking into consideration the relative population and budgets of each Member and other matters deemed appropriate by the Board of Directors.

7. Termination - Additional Members. This Memorandum of Understanding may be terminated upon the approval of two-thirds of the Board of Directors. Any Member may withdraw from this Memorandum at any time by giving at least ninety (90) days written notice to the other Members. The Members acknowledge and agree that the communities of Eagle, Gypsum and Battlement Mesa must be approached and offered the opportunity to participate in and benefit from this Coalition as soon as possible. The Board shall develop and implement a plan to reach out to such communities, evaluate their interest in participation and, if appropriate, amend this Memorandum to add the communities that wish to join the Coalition.

8. General Provisions.

- a. The effective date of this Memorandum shall be date of the last party to sign.
- b. Entire Agreement. (language to be added)
- c. Counterparts. (language to be added)
- d. Notices. (language to be added)

Board of County Commissioners of Garfield County, Colorado

By: _____
_____, its _____

Date: _____

Board of County Commissioners of Eagle County, Colorado

By: _____
_____, its _____

Date: _____

Board of County Commissioners of Pitkin County, Colorado

By: _____
_____, its _____

Date: _____

City of Glenwood Springs, Colorado

By: _____
_____, its _____

Date: _____

City of Aspen, Colorado

By: _____
_____, its _____

Date: _____

City of Rifle, Colorado

By: _____
_____, its _____

Date: _____

Town of Basalt, Colorado

By: _____
_____, its _____

Date: _____

Town of Carbondale, Colorado

By: _____
_____, its _____

Date: _____

Town of Snowmass Village, Colorado

By: _____
_____, its _____

Date: _____

Town of New Castle, Colorado

By: _____
_____, its _____

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Town of Silt, Colorado

By: _____
_____, its _____

Date: _____

Town of Parachute, Colorado

By: _____
_____, its _____

Date: _____

Aspen Pitkin County Housing Authority

By: _____
_____, its _____

Date: _____

Garfield County Housing Authority

By: _____
_____, its _____

Date: _____

Eagle County Housing Authority

By: _____
_____, its _____

Date: _____

Final Report

Greater Roaring Fork Regional Housing Study

The Economics of Land Use



Prepared for:
Greater Roaring Fork Region
Municipal and Organizational Partnership

Prepared by:
Economic & Planning Systems, Inc.
RRC Associates

EPS #173102

*Economic & Planning Systems, Inc.
730 17th Street, Suite 630
Denver, CO 80202-3511
303 623 3557 tel
303 623 9049 fax*

*Denver
Los Angeles
Oakland
Sacramento*

www.epsys.com

April 1, 2019

Acknowledgements

This project is the product of a regional collaboration of counties, municipalities, housing authorities, and community leaders. The project consultant team would like to thank each of the individuals for their financial support, collective vision, and time.

Advisory Group

Kim Bell-Williams (Eagle County)

Sheryl Bower (Garfield County)

Betsy Crum (Snowmass Village)

Kate Gazunis (Garfield County Housing Authority)

Heather Henry (Carbondale)

Mason Hohstadt (Garfield County)

Susan Philp (Basalt)

Hannah Klausman (Glenwood Springs)

Mike Kosdrosky (Aspen Pitkin County Housing Authority)

Bill Lamont

James Lindt (Basalt)

David Myler

Consultant Team

Andrew Knudtsen, Managing Principal (EPS)

David Schwartz, Executive Vice President (EPS)

Chris Cares, Managing Director (RRC)

David Becher, Director of Research (RRC)

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1. Executive Summary

This is a housing needs analysis for a region that covers the Roaring Fork Valley and the Colorado River Valley; from Aspen and Snowmass Village to Glenwood Springs, and from Parachute to Edwards. It encompasses up- and down-valley locations, and is characterized by innumerable cross-commuting patterns. Although no formal designation exists for this large region, the team of municipalities and counties that led this effort call it the Greater Roaring Fork Region (GRFR) for the purpose of analysis.

Study after study has documented unaffordable housing prices, inventory shortages, and an ever-expanding commute shed for workers. Moreover, decades of implementing best practices in most of the region's communities has helped many, but left still many more needs unmet. This study provides an understanding of the dynamics, interdependencies, and the "face" (with a regional workforce, resident, and employer survey) of *regional* housing needs. The purpose is to create a common language with uniformly-collected information and analysis from which *regional* solutions can finally address *regional* problems.

What are the key takeaways from this study?

- The region has a 2,100-unit shortfall in housing for households at 60 percent of area median income (AMI) and less, and a 1,900-unit shortfall for households between 100 and 160 percent AMI, the "missing middle" (**Table 1**).
- Market imbalances throughout the region mean that shortfalls by affordability level are much worse in certain areas.
- Overspending costs the region \$54 million per year.
- More than 26,000 workers (out of 47,000 employed residents) cross paths in their daily commute versus just 19,000 employed residents who live where they work.

Table 1. Housing Units Needed by AMI, 2017 & 2027

Income Category	Units Needed in 2017	Units Needed in 2027
Less than 60% AMI	2,118	2,383
61% to 80% AMI	---	2,748
81% to 100% AMI	---	590
101% to 120% AMI	703	---
121% to 140% AMI	195	---
141% to 160% AMI	968	1,105
Greater than 160% AMI	---	---

Source: Economic & Planning Systems
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- This cross-commuting impacts roads, quality of life, and the environment.
- Year-round business has grown, which can increase the region's resilience to another down-turn.
- The population is aging and retiring; over the next 10 years, it is projected that the population over 65 will increase 60 percent (7,800 people).
- Non-local property ownership and STRs put undue pressure on the housing market's prices, which impacts the local workforce and the permanent resident population.

What is the study area geography?

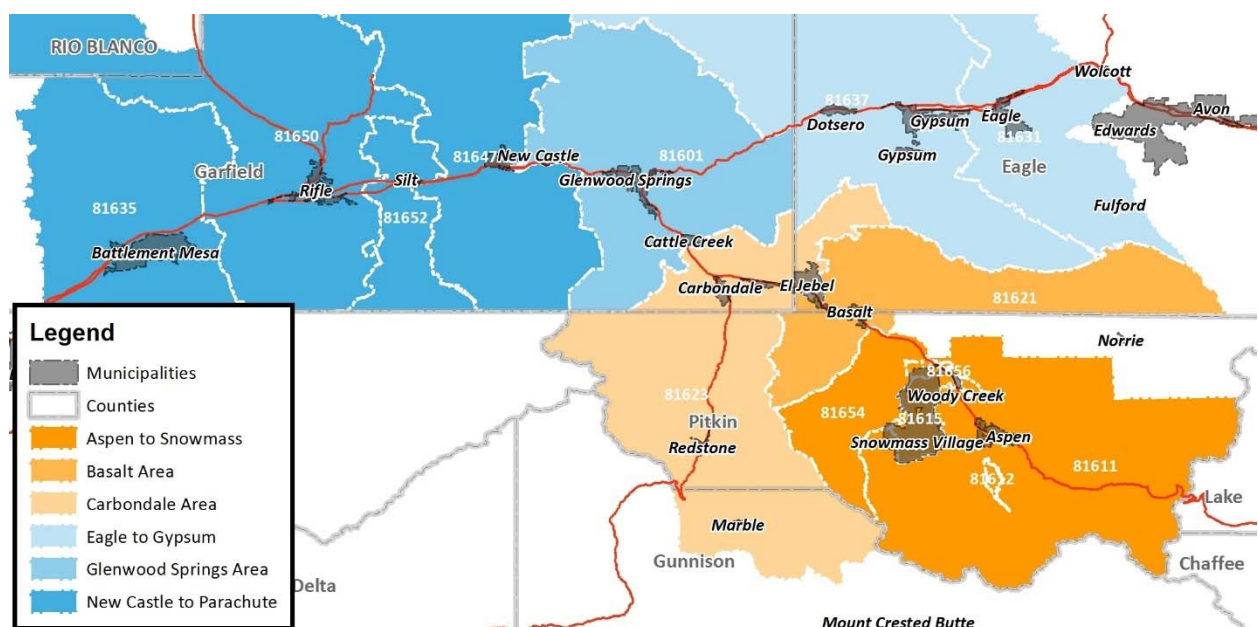
The study area geography was built on the boundaries of zip codes throughout the Greater Roaring Fork Region and is divided into six distinct areas, illustrated in **Table 2** and **Figure 1**.

Table 2. Study Area Geography Definitions

Area	Municipality	Zip Code
Aspen to Snowmass Village	Aspen	81611, 81612
	Snowmass	81615, 81654
	Woody Creek	81656
Basalt Area	Basalt	81621
Carbondale Area	Carbondale	81623
Glenwood Springs Area	Glenwood Springs	81601, 81602
New Castle to Parachute	Battlement Mesa	81635
	Parachute	81635
	New Castle	81647
	Rifle	81650
Eagle to Gypsum	Silt	81652
	Eagle	81631
	Dotsero	81637
Eagle to Gypsum	Gypsum	81637

Source: Economic & Planning Systems
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Figure 1. Greater Roaring Fork Region Study Areas



How are housing needs and gaps defined?

A mismatch between the distribution of supply and the distribution of demand is called a “gap.” In this housing analysis, two kinds of gaps are identified.

- **Overall gaps** – Does each local area have sufficient supply (in sheer numbers) to meet locally-generated demand?
- **Gaps by income** – Is that supply appropriately distributed to meet the needs of households by income level?

What types of findings are there in this analysis?

The findings indicate two types of conditions:

- **Oversupply** – when the number of housing units (regardless of affordability level) exceeds local housing demand; areas are referred to as being “net suppliers” or have a “net surplus” or “excess” of housing.
- **Undersupply** – when local housing demand exceeds the local supply of units (regardless of affordability level); areas are referred to as having a “net deficit” or “shortfall” of housing.

Housing is Integral to the Economy

Nationwide, housing accounts for nearly 50 percent of all capital and represents the largest portion of most households' net worth. As a result, supply shortages and affordability challenges manifest as quality of life challenges. For example, rising housing costs and stagnating incomes lead households to spend more of their income on housing.

When households spending more of their income on housing, their discretionary spending drops, which leads to lower local spending on goods and services. When households try to avoid cost burden, many try to find affordable housing farther away from their jobs, schools, etc. Under both scenarios, household spending on housing and/or transportation increases, and discretionary spending decreases.

While the causality of these shifts is debatable (because households do make trade-offs), both scenarios lead to a diminished quality of life and negatively impact the economy. That is why an optimally located housing supply supports resident and workforce mobility, productivity, and contributes to a higher quality of life.

Source: Economic & Planning Systems

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How should the findings be interpreted?

The housing analysis was completed with layers of uniformly available data at the regional and sub-regional levels. The following are notable limitations of these data:

- Geographic boundaries** – Zip code boundaries allowed for seamless regional analysis of supply and demand factors without omitting the impacts of unincorporated areas. As a result, findings at the sub-regional level are not exclusively the municipalities. For example, the Carbondale Area includes El Jebel and other unincorporated parts of Pitkin, Garfield, and Eagle counties.
- Recency of estimates and orders of magnitude** – Data in this analysis are representative of a similar vintage (2017); however, it is important to note that employment measures are an average of 12 months of employment in 2017 whereas housing inventory measures reflect the middle of the year. If specific beginning, middle, or end of year measures were used, the analysis would be skewed by seasonality. As such, estimates of housing supply (e.g. totals, occupied, and vacant), as well as gaps should be interpreted as orders of magnitude. Furthermore, because the geographies are larger than the municipalities after which the areas are named, the estimates of housing supply are also generally larger than actual estimates for individual municipalities.

Projection of Gaps

Additional to the 2001 and 2017 housing gaps, a forward-looking analysis of what the gaps might look like 10 years out has also been completed. The analysis utilizes the same demand components as outlined above, making reasonable assumptions about the continuation or shift in underlying conditions. (See the discussion of Housing Gaps on page 21.)

Definitions

Affordable housing	For decades, the federal government has defined "affordable" by the rule that no household should spend more than 30 percent of its income on housing, implying high-income earners, hourly-wage workers, young professionals, the elderly on fixed incomes, and everyone in between. Affordable housing means a place to live that is "affordable" so that when the rent or mortgage is paid, money is left over for basic necessities like food, transportation, healthcare, and all that contributes to one's socioeconomic mobility and quality of life.
Area Median Income (AMI)	This metric identifies the midpoint of an area's household income distribution, in which 50 percent of households earn more and 50 percent earn less. Percentages of AMI are used to isolate different levels of affordability need, such as 60, 80, 100, and 120 percent AMI. In analysis like this, information and data are broken down by AMI to determine needs and preferences, and in policy, AMI metrics are used to qualify a household's eligibility to purchase or rent a home at different levels of affordability.
Cost Burden	Based on the definition above, as identified by the federal government and the housing industry, owner and renter households that spend more than 30 percent of their income on housing are considered cost-burdened. At this level of housing cost expenditure, households are likely to be experiencing a level of financial stress on other quality of life expenditures.
Overspending	Referring specifically to the amount that households spend on housing costs, "overspending" is the amount spent above the cost-burden threshold of 30 percent of income. For example, if a household's spending threshold is \$1,000 per month but they spent \$1,400 per month, their overspending is \$400.

Source: Economic & Planning Systems
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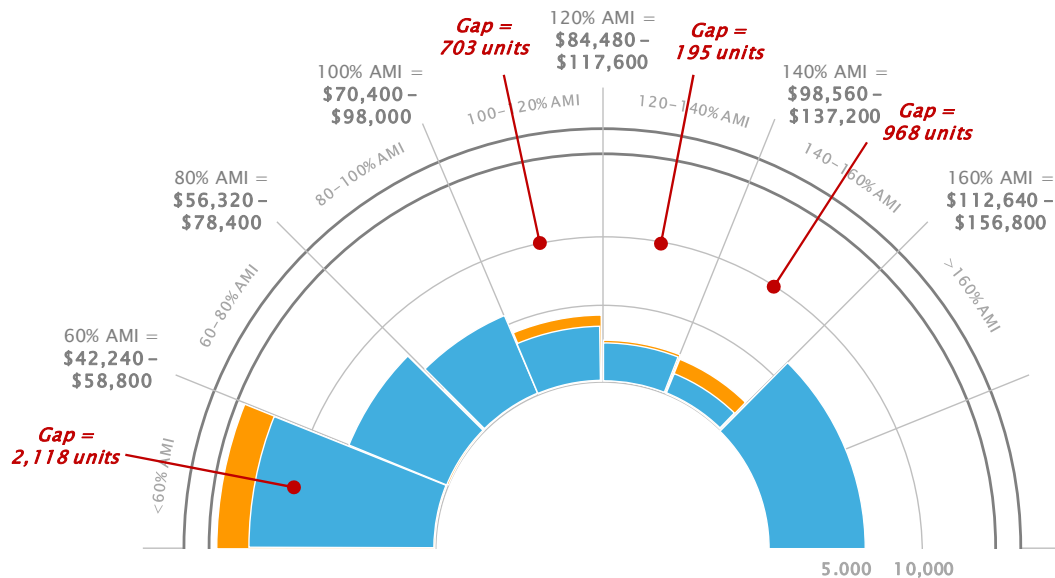
Summary of Findings

This summary highlights the major findings of the research, analysis, and process that address the questions at the heart of the region's relevant housing questions. The findings are also delineated by demand-side trends, supply-side trends, considerations of stated preferences, and case studies.

1. The region generates more demand for housing than it has.

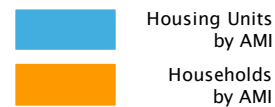
In 2017, the region had a 2,000-unit shortfall for households at 60 percent AMI and below, a 700-unit shortfall for those at 100 to 120 percent AMI, and a 1,200-unit shortfall for the “missing middle”—households between 120 and 160 percent AMI. By 2027, it is projected that the shortfall of units affordable to households at or below 100 percent AMI will balloon to 5,700 units, and the shortfall for the missing middle will remain the same.

Figure 2. Overall GRFR Housing Gaps by AMI, 2017



Total Households (demand) and
Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates,
B19019, B25063, B25118; Economic & Planning Systems



2. *Housing in the Eagle to Gypsum area is meeting housing demands from other parts of the region.*

This area contains 1,300 housing units that essentially meet housing demands emanating from other parts of the region. On the basis of affordability, however, the area has a small (200-unit) shortfall for households at 60 percent AMI and a 160-unit shortfall at 140 to 160 percent AMI. Those conditions, however, are likely to change over the next 10 years,¹ when a 1,100-unit shortfall at 60 percent AMI and a 150 unit shortfall at 80 to 100 percent AMI are projected to emerge.

"Government officials in the area need to look at the long-term big picture and decide if they want to attract young professionals who will stay to raise families or just cater to the wealthy..."

Source: Resident / Workforce Survey 2018
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3. *Housing in the New Castle to Parachute area is also meeting housing demands from other parts of the region.*

This area contains 2,600 units that meet housing demands emanating from other parts of the region. On the basis of affordability level, the local supply amply meets demands being generated locally.

4. *Demand for housing in the Glenwood Springs area exceeds its supply.*

The area has an overall 2,000-unit shortfall, which is projected to remain relatively the same over the next 10 years. That shortfall is also spread across nearly every income level, but the shortfall for the missing middle category (120 to 160 percent AMI) is projected to double by 2027 (from 500 to 1,000 units).

5. *The Carbondale area's inventory is also meeting non-local demand.*

The area's housing supply has a net 1,200 units meeting non-local housing demand, which is projected to remain relatively constant through 2027. On the basis of affordability level, the current 600-unit shortfall at 60 percent AMI is projected to stay the same, and shortfalls at every level between 80 to 140 percent AMI are anticipated to emerge.

6. *The Basalt area's housing market is fairly balanced.*

In 2017, it is estimated that the area had a 500-unit excess of units (though this falls within a margin of error²). On the basis of income, however, current 1,000-unit shortfalls (under 80 percent AMI) are projected to expand and widen to approximately 1,600 at 120 percent AMI or below.

¹ It should be noted that for this and other areas of the GRFR, the same projection assumptions were used.

² The U.S. Census ACS 2017 5-year estimate for the Town of Basalt is approximately 2,200 housing units with a nearly 300-unit margin of error (MOE), +/- 14 percent. Given that this analysis uses the zip code 81621, a MOE of 14 percent could suggest that the balance of local demand and supply is closer to zero (0).

7. Demand for housing in the Aspen to Snowmass area exceeds supply.

The Aspen to Snowmass area currently has a 3,000-unit shortfall, which is projected to increase to 3,400 units by 2027. As expected in such a high-priced market, the shortfall is spread across the entire affordability spectrum (except for above 160 percent AMI, which contains an excess of 1,000 units). Collectively, the area has a 4,000-unit shortfall for households under 160 percent AMI, and by 2027, that shortfall is projected to increase to 5,200 units.

"Aspen may be beautiful and offer some great things, but if you are financially stressed 24-7 and living paycheck to paycheck even with good jobs, the quality of life actually [stinks]."

Source: Resident / Workforce Survey 2018
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Where is this demand coming from?

Jobs and people generate demand for housing. Business and employment growth translate to housing demand, and households choose where to live based on a variety of factors. At different life stages, people and households have different preferences for what they want in a house, their neighborhood, and a community.

8. Year-round business growth means more need for resident housing.

Job growth is a sign of the economic health, and between 2001 and 2017, the GRFR added more than 10,000 jobs to its year-round business sectors. Relative to the state, the region accounts for 2 percent of Colorado's jobs, but captured more than 2.5 percent of the state's growth during this time.

9. Seasonal housing needs are relatively the same as they were more than a decade ago.

The magnitude of seasonal jobs has remained relatively constant in actual numbers but declined as a portion of overall employment.³ During the recession, many of the seasonal workforce needs were met by international workers.

10. Proprietorships are a mainstay of the regional economy.

Proprietorships will continue to be a ubiquitous phenomenon of the labor force and business activity in the GRFR as long as there is seasonality in the larger economy. An analysis shows that the GRFR had approximately 33,000 sole proprietors in 2017, up from 22,000 in 2001.⁴

³ See the discussion of

Seasonality On page 31.

⁴ See the discussion of Proprietorships on page 32.

11. The regional population grew by young and old, but mostly old.

The GRFR grew by 28,000 residents (approximately 10,000 households) between 2001 and 2017, more than 1,700 persons per year. Just over 20 percent of the growth was in population between 35 and 64; more than 40 was under 35; and nearly 60 percent was over 65. Over the next 10 years, the regional population is projected to grow by 24,000 people—33 percent under 35; 30 percent 35 to 64; and 30 percent over 65.

12. An aging population requires different housing solutions, care, and services.

Although longer life expectancies can be attributable to advances in medical treatment and healthier lifestyle, living longer means these medical services and treatments need to be available. It also means that different housing solutions need to be addressed. Elderly households frequently express an interest in downsizing and lower maintenance living arrangements, but also express frustration that there are so few, if any, opportunities in the region. Not only does the lack of appropriate housing impact their quality of life, it negatively impacts the region and municipal sales tax revenue collections.⁵

"The only way I will be able to remain in this area when I retire is if I am able to obtain an apartment in one of the senior housing complexes in the area. There is so little housing available in this area that someone on a fixed income can afford."

Source: Resident / Workforce Survey 2018
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13. Lower mortgage interest rates were supposed to work in people's favor.

Although approximately 3,500 households paid off their mortgages between 2000 and 2017, they were not replaced by a proportional number of new owner households. As a result, the percentage of owner households with a mortgage dropped from 79 percent to 73 percent over this time. Ironically, historically low borrowing conditions were supposed to incent more households into homeownership, but they exacerbated the unsustainable increase in housing sales prices and instead ushered in a period of ownership disinvestment.

⁵ Analysis of Bureau of Labor Statistics Consumer Expenditure Survey data shows that older households spend less on typical taxable retail items and more on "experiential" purchases, such as travel. While elderly households typically spend less than households of working age (35 to 64), a bulk of their purchases (i.e. travel) do not generate local sales taxes.

Housing supply matters by type, price, and location

Housing supply constraints, land availability, and a variety of factors (adequate infrastructure, roads, sewer, utilities, and public services) impact where a household chooses to live. Considering substantial rates of second homeownership and inventory used for short-term rentals, this set of circumstances becomes a major market challenge.

14. The overall housing inventory grew proportionally to jobs.

The region added 11,900 housing units (nearly 750 units per year) between 2000 and 2017—almost identical to the net increase in wage and salary jobs. Unfortunately, much of that construction (60 percent) took place in primarily out-commuting locations—i.e. the New Castle to Parachute and Eagle to Gypsum areas (36 and 25 percent, respectively). Moreover, 16 percent of the new inventory is estimated to have been built for the second homeowner market—defined as “vacant, for seasonal use.”

15. Non-local ownership increased its toehold in the region.

While the portion of residential properties (single family and multifamily) in local ownership decreased from 73 to 72 percent, nearly 60 percent of new residential property valuation added between 2005 and 2017 was in the hands of non-locals.⁶

16. Short term rentals (STR) are a constraint on housing for residents.⁷

A current snapshot of STRs in the GRFR reveals more than 1,600 listings—more than 3 percent of the region’s entire housing stock (i.e. total housing inventory). As expected, a majority of STRs are located in the Aspen to Snowmass area, with smaller proportions in the other areas of the region, ranging from less than 1 percent of total inventory in New Castle to Parachute to approximately 3 percent of the Carbondale area’s inventory.⁸

17. The cost to build housing has increased.

Rising home prices are not just the product of market demand factors; they are the result of costs and/or shortages of labor and materials.⁹ Since 2001, materials costs have appreciated 56 percent, and the cost of labor has risen by 70 percent. Confounding this trend was the net loss (and lack of recovery) of more than 1,300 construction jobs after 2008.

⁶ Local ownership was defined as when the property owner zip code was among the 19 zip codes used to define the GRFR. Non-local ownership was designated when the property owner zip code was anything other than one of the zip codes defined as the GRFR.

⁷ The term short-term rental (STR) or vacation rental refers to the rental of a furnished home, apartment, or condominium for a “short-term stay.” Definitions of “short-term” vary from 5 days or fewer to up to 60 days. STRs can be managed independently by owners or third-party representatives and/or advertised via online platforms such as www.airbnb.com, www.vrbo.com, or others.

⁸ Although this study does not delve into a measurement of the impact that STRs have, their impact can be generally understood as a constraint on supply, which under any circumstances (holding all other demand drivers constant) will cause an increase in the price of housing.

⁹ Typically, the cost of constructing a house accounts for 55 to 60 percent of the sales price of a home. Of that, approximately half is the cost of materials and half is the cost of labor.

How unaffordable are housing prices?

The type of demand and supply constraints the region experiences inevitably lead to affordability challenges. Rates of commuting increase, ownership and investment declines, and the community and environment suffer. Most concerning is that this impacts the community, its heritage, and the people's quality of life.

18. A second homeowner-driven market has driven its workforce away from their jobs.

The region's workers have struggled for decades with the price of housing, and that is one of the main reasons why the region has become so large; workers have sought more affordable and available housing farther and farther away from their jobs. In 2017 and 2018, the (weighted) average price of housing in the GRFR fluctuated between \$700,000 and \$1,000,000—from just under \$400,000 in the New Castle to Parachute area to the out-of-reach high in the Aspen to Snowmass area of \$2.4 million.

"I am appalled at the housing condition! I will continue to fight to find a place for my family and to attend meetings in the area to ensure others in my situation have an option, but I am losing hope in this valley caring about the housing and life quality of its non-wealthy, non-retired locals and workers."

Source: Resident / Workforce Survey 2018
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19. An investor-driven market exposes its workforce to the risk of equity loss.

In years following the Great Recession¹⁰, nearly every one of the areas (including those whose housing markets are oriented more to the workforce) of the region experienced serious housing price drops and protracted volatility. While forecasting another market contraction was not a part of this study, continued expansion of the second homeowner market does illuminate the risk that another downturn may have similarly detrimental impacts on the region's resident population and workforce.

¹⁰ The National Bureau of Economic Research (NBER) defines an economic recession as: "a significant decline in economic activity spread across the economy, lasting more than a few months, normally visible in real GDP, real income, employment, industrial production, and wholesale-retail sales." The Great Recession refers to the period of economic contraction beginning in December 2007 and ending in June 2009.

20. The gap between what a household can afford and the median price of a home will widen further.

The affordability gap has widened in each area of the region—from \$116,000 in the Eagle to Gypsum area to \$290,000 in the Carbondale area and \$1.4 million in the Aspen to Snowmass area.^{11,12} Given the upward trajectory of the Federal Reserve’s overnight borrowing rate, it is easy to imagine mortgage rates rising higher over the next decade. Although forecasting is filled with uncertainty, affordability gaps could widen by another 100 to 400 percent (depending on area) over the next 10 years.

21. Cross-commuting patterns are the “market” solution to affordability challenges.

The Aspen to Snowmass area imports an average of 7,500 workers per day, and Glenwood Springs is a net importer of 2,400 workers. The other areas generally export workers. From a policy perspective, these cross-commuting patterns are what happens when the “market is left to its own devices.” That is, the market may be “taking care of itself”, but it is not taking care of workers’ quality-of-life—for those who would rather not commute as far.

"No one is asking for palaces on top of Red Mountain. We just want 'starter homes', like the rich people all around us had in the 1950s."

Source: Resident / Workforce Survey 2018
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22. Cost burden costs the region \$54 million a year.

Although some households are making quality of life trade-offs when they choose to spend more than 30 percent of their incomes on housing, the economic impact of “overspending” cannot be overlooked. It is estimated that overspending amounted to approximately \$54 million in 2017, averaging \$320 per month for each of the region’s 14,100 cost-burdened households. The impact is that \$320 per month spent regionally would recirculate locally in very different ways (creating jobs) in the hands of households rather than the hands of non-local landlords or residential mortgage bond-holders (e.g. Wall Street).

¹¹ This analysis uses regional median household incomes from the Department of Housing and Urban Development as well as current underwriting conditions. The affordability gap is the difference between the median price of a home sold and what a household (4 persons) earning the median income.

¹² The analysis utilizes historic 30-year fixed rate mortgage information from the Federal Reserve Bank of St. Louis, an average property tax mill levy of 52 mills, factors for insurance and utilities, as well as a 10 percent down payment.

Findings and Conclusions: Household and Employer Surveys

The survey-based component of the study was conducted during late winter and spring 2018. An extensive survey-based effort targeted both local residents/employees and employers. Full results of the surveys are presented in a report that discusses key findings. In addition, the survey results have been portrayed in a series of Appendices that are provided under separate cover. Below, selected highlights of the survey research are summarized.

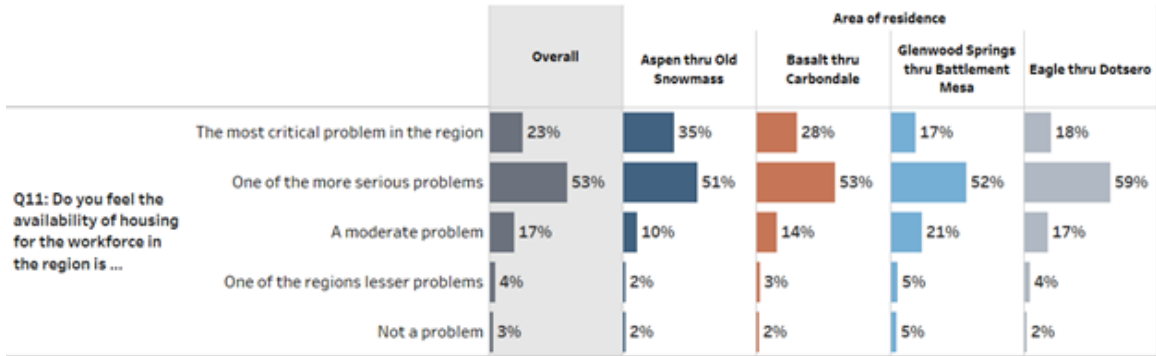
What are workers and residents saying?

Feedback from the surveys support an overall conclusion: residents and employers throughout the region are experiencing housing problems and the similarities between survey results from both groups are striking. To a large extent, housing issues are being felt throughout the area and the problems generally don't respect city or county boundaries.

Among residents, dissatisfaction with current residence was probed in a variety of ways. Overall, about 1 in 10 residents report they are “somewhat” or “very” dissatisfied with their current residence. Similarly, about 9% report dissatisfaction with the community where they live. Responses to this question are similar across the region although average satisfaction ratings with residence are somewhat lower (more dissatisfaction) in the Aspen/Snowmass area (3.8) compared to Glenwood Springs through Battlement Mesa (4.0), and Eagle through Dotsero (4.2). Survey results show that renters are more than twice as likely to be dissatisfied (19% compared to 7% owners).

Further exploration of dissatisfaction shows that couples with children, single parents with children and unrelated roommates are relatively more likely to rate satisfaction with their residence to be a low. Although the majority of respondents did not report dissatisfaction with their residence, the problems experienced by those that are dissatisfied are challenging and the complaints aired in open-ended comments reinforce these findings. Targeting the dissatisfied segment of residents should be a focus of local programs.

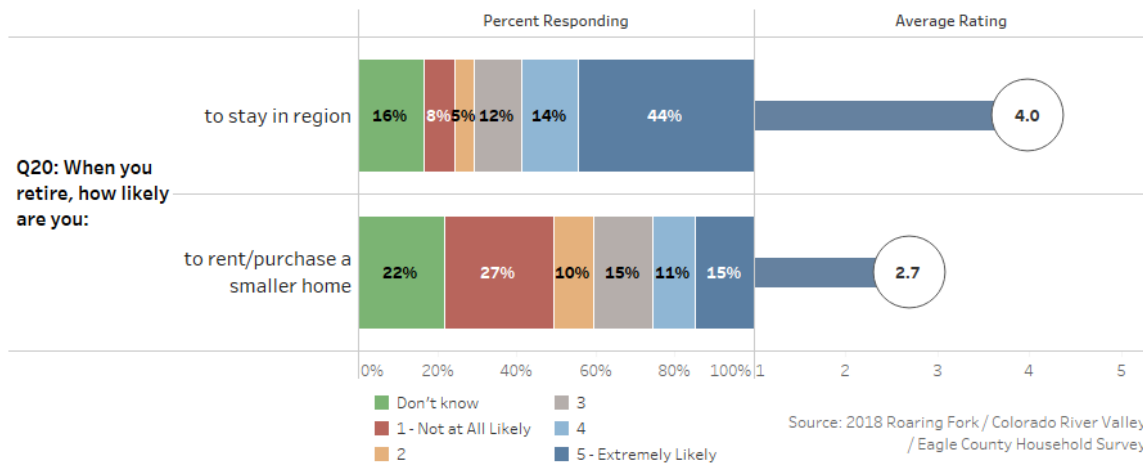
The relatively low level of dissatisfaction of residents is in seeming contrast to the widely held belief by residents and employers alike that housing is a “serious” or “critical” problem. While many are not dissatisfied with their homes, they recognize the housing problems are widespread and that housing issues create other impacts including traffic and commuter-related congestion and service quality issues as explained in open-ended comments obtained through the survey. The fact that this opinion is shared by most residents living throughout the region (76%), is illustrated by the graph below. Similarly, employers called it a problem at the same level, 76%. Consensus between residents and employers that availability of housing represents a major problem provides an environment where public and private sector cooperative efforts become more viable.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Retiring workers are a time bomb - problems exist today but they will only get worse. The currently housed work force will be getting smaller because of increasing percentages of retirees in the next few years, and a significant number of retiring workers now live in deed restricted units exacerbating the challenges. The survey finding that many older households want to stay in their community and in their current residence worsens the problems. The survey data can be analyzed further as policy discussions on retirement-related issues move.

Survey respondents were asked how they expect to use their home in the future. This figure varies from 82% in Aspen/Snowmass to 64% in Glenwood to Parachute. While few respondents expect to sell and move outside the area (8% overall), this expectation was relatively higher in the down valley areas (12%) and very low in Aspen (4%). Overall, the results show general similarities across the region; in other words, all communities can expect a significant number of residents to want to stay in their community and in place into the future. The survey results also suggest that there is a segment of the community that will be interested in renting or purchasing a smaller home upon retirement—about 26% say they are “extremely” or “very” likely. Encouraging the development of some new smaller homes for retiring workers should be considered as a part of local housing plans.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Live/Work Patterns. The relationship between where households live and where they work in the region is central to understanding current housing demand patterns and to planning for future housing and transportation policies. Analyzing these patterns is complex because households typically have more than one worker and for most, the decision where to live is based on a calculus that includes a variety of considerations. Commuting patterns and demand are closely tied to housing problems. The fact that significant percentages of employees are commuting long distances has a variety of implications. The data can support analysis of policy options and the relationship between commuting and housing tradeoffs.

Commuting. With the exception of Aspen, most households in the region have one or more workers working outside their community. Another way of looking at these data is to consider the pull of Aspen as an employment center. Survey results show that in communities between Snowmass and El Jebel, between 62% and 97% of respondents have one or more household member working in Aspen. Among Carbondale residents the figure drops to 49%, and it then falls off even more sharply among Glenwood Springs (16%) and Rifle (8%) residents. Nonetheless, a still significant 18-20% of New Castle and Silt households report one or more persons working in Aspen. The survey clearly shows widespread commuting that provides the demand that is served in part by RFTA and by other efforts including employer transportation assistance or subsidies.

The survey also explored where current residents “would like to live if you could afford the cost of housing.” Results show 91% of Aspen respondents prefer Aspen, 67% of Snowmass residents prefer Snowmass, and 56% of Basalt residents prefer Basalt. Significant majorities living in Carbondale (75%) and Glenwood Springs (64%) also prefer their communities. Among towns further west the figure dips to between 40 and 50%. For residents in Eagle it is a high 78%, and in Gypsum it is 63%. These data are important, with many implications. For example, they suggest that while Aspen may be the location of employment for many, it is not necessarily everyone’s preferred place to live. Additionally, the data provide a measure of current living conditions in the region; this metric could be used to measure change over time as individual communities work on policies and infrastructure to enhance their livability and attractiveness.

Employers Subsidizing Transportation Costs. Assistance with the costs of commuting are quite widely provided in the Aspen/Snowmass area (31%) and in the Basalt/Carbondale area (38%). Transportation subsidies are less common in Glenwood Springs and for residents further to the west (18%), and in Eagle County (12%).

Preferences – Important Factors in Looking for a Place to Live. Cost of housing to buy/rent was most identified (receiving an average score of 4.6 on a five-point scale). Of interest, while there are some differences by community (for example, Aspen residents choosing “proximity to place of employment” and “proximity to bus/shuttle”) the overall averages are fairly similar across the geographic areas.

Examples include “community character” and “energy efficiency” which were rated of relatively high importance and received similar ratings from all geographic areas.

Interest in Considering a Deed-Restricted Unit? There was an overall willingness to consider purchasing units with deed restrictions among about two-thirds of survey respondents. However, this figure varies geographically with 83% willingness in Aspen/Snowmass, to more like 50 to 70% in other areas. The open-ended responses to this question help to explain the thinking of residents. Those that are not interested sometimes cite the loss of resale value, a “poor investment” and “not worth it,” and inability to qualify, and concerns/dislike for the program as reasons for saying “no, they would not consider it.”

Open-Ended Comments. The Household Survey contained a large number of “open-ended” questions that permitted respondents to comment or expand upon a quantitative response. Taken together, these comments represent over 300 pages of input. In an effort to make these results readily available the consultant team has provided several different summaries of the results. Various “themes” emerge from written comments and they are categorized into various sub-categories. Additionally, a listing of verbatim comments from several of the key open-ended questions is presented as an Appendix to the full report.

A Comments Tool. Provided to assist in reviewing comments, the tool is a means for self-exploration of the comments using an Excel based feature. A reader can investigate comments by community and can also get a feel for the range of suggestions and the total number of individual responses received in response to each survey question. The tool has been provided under separate cover and it can be shared with interested individuals upon request

What are employers saying?

The primary purpose of the Employer Survey was to understand local housing and employment issues from the perspective of employers. The survey collected a variety of data on employment patterns, the impact of housing availability on retaining/recruiting employees and business operations, employer opinions, and activities regarding local workforce housing, and related issues. A total of 300 employer surveys were received. The responding employers represent a diverse range of sizes, locations, and industry sectors. The responding employers account for 14,485 total peak-season employees (taking the maximum of winter employment and summer employment for each employer), an appreciable share of total employment in the region.

Employer Demographics. The survey contained a series of questions designed to characterize employers on the basis of location, industry sector, square footage, and other functional characteristics. Employer location - Responses were obtained from employers throughout the region, with the greatest representation in the employment centers of Aspen (43%) and Glenwood Springs (20%). Industry sector - Survey respondents were distributed across a broad variety of industry sectors, led by construction (10% of respondents), retail trade (10%), professional/scientific/technical services (8%), and bar/restaurant (7%). Square footage - Employers occupied a diverse range of spaces, with 22% occupying less than 1,000 square feet, 32% occupying 1,000 – 2,499 square feet, 15% occupying 2,500 – 4,999 square feet, 11% occupying 5,000 – 9,999 square feet, and 20% occupying 10,000+ square feet. The median space occupied was 2,200 square feet, and the average (pulled up by very large employers) was 19,251 square feet. The broad representation of employers in the sample provides a data base that could be used to further explore policy options in the future (i.e. employer opinions and support for housing initiatives, fees or subsidies, etc.).

Employees by job status. Employers were asked to report their total number of year-round full-time, year-round part-time, seasonal full-time, and seasonal part-time employees, in both the summer and winter seasons. Findings included:

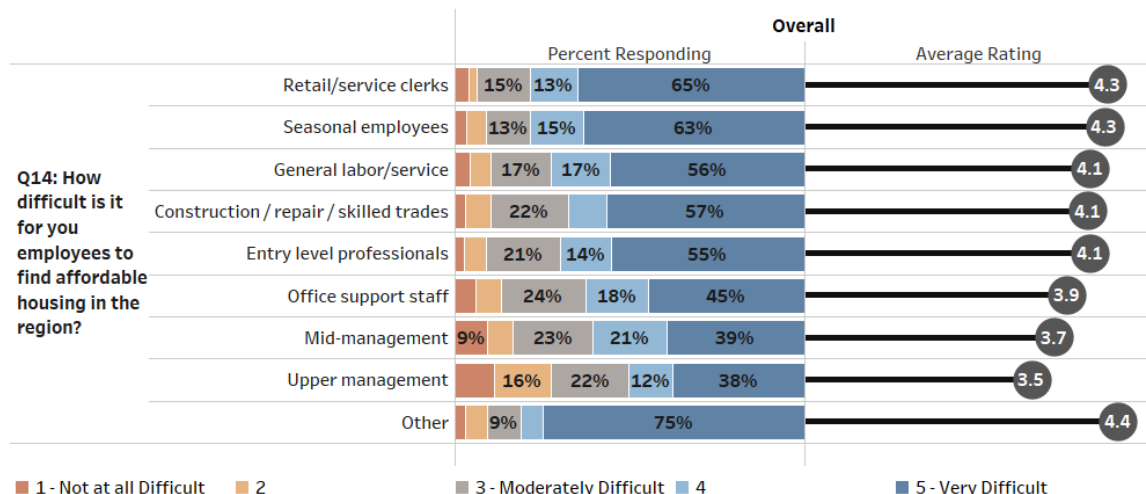
- Year-round vs. seasonal job status: Most jobs with responding employers are held by year-round employees in both summer (80% of employees) and to a lesser degree winter (69%). A significant share of employees are seasonal in summer (20%) and to a higher degree in winter (31%).
- Full-time/part-time job status: Most persons employed by responding employers are full-time workers (32 or more hours per week), while a minority are part-time (under 32 hours/week).

Unfilled jobs at the present time. Fully 45% of responding employers said they had unfilled jobs at the present time, including 37% with unfilled full-time jobs and 19% with unfilled part-time jobs. This past winter (2017/18 season), 32% of responding employers had jobs they were unable to fill. The share of employers with unfilled jobs varied from 18% for employers with 1 to 4 workers to 60% for employers with 50+ workers. Employers—including respondents both fully staffed and understaffed—were on average understaffed by 2.8% this past winter.

Persons unable to accept a job or who left employment because they lacked affordable housing. In the past 12 months, 47% of responding employers had workers decline a job or leave their employment due to a lack of affordable housing. Employers had an average of 3.2 job candidates or employees in this situation, which is equivalent to 6.3% of their peak season employment.

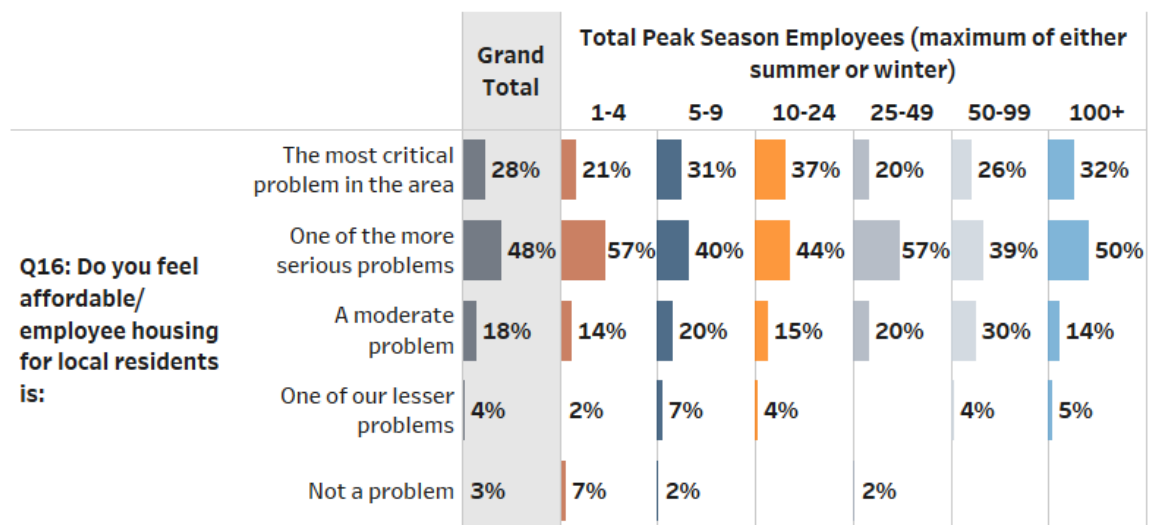
Ease of finding and retaining qualified employees, and challenges in recruiting. Most employers (57%) say it has gotten harder to find and retain qualified employees over the past three years, while 28% say it has stayed about the same, and just 1% say it has gotten easier (13% don't know). Fully 86% of responding employers say they have challenges in recruiting and retaining employees, including 74% of the smallest employers and 100% of the largest. The biggest challenge by far is a lack of affordable housing, cited by 66% of employers.

How difficult is it for your employees to find affordable housing? Employers were asked to rate how difficult it is for various employee groups to find affordable housing. A majority of employers believe it is “5-very difficult” for: retail/service clerks (65%), seasonal employees (63%), general labor/service (56%), construction/repair/skilled trades (57%), and entry level professionals (55%). A significant but smaller share of employers say that finding affordable housing is very difficult for office support staff (45%), mid-management (39%), and upper management (38%).



Impact of housing availability on work performance of employees. Almost three-quarters of employers (73%) feel that the availability of affordable housing has impacted the work performance of their employees, rising from 61% of the smallest employers to 81% of the largest. Impacts include displeasure with wage rates due to high housing costs (48%), high turnover (29%), tardiness from long commutes (29%), high absentee rates (8%), and other issues (7%, e.g. fatigue from long commutes, inability to expand business, etc.).

Seriousness of the issue of affordable/employee housing for local residents. In a key finding from the research, there is broad agreement among employers of all sizes that affordable housing is a problem for residents. This opinion is shared by residents. Most employers feel that affordable/employee housing is a serious issue, with 28% rating it as “the most critical problem in the area,” and 48% rating it as “one of the more serious problems.”

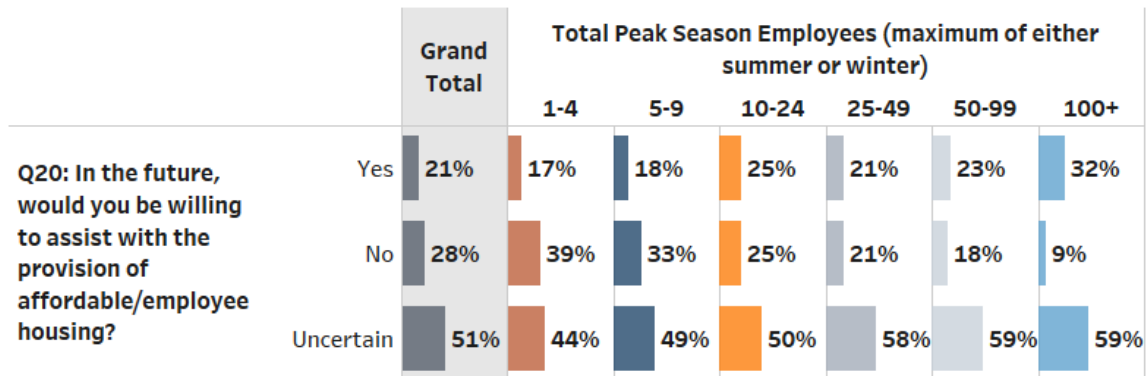


Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Employer Actions. The survey probed specific actions currently being undertaken by employers to address housing needs, as well as their potential willingness to assist in the future. Provision of housing and housing assistance to employees was evaluated. A significant share of employers—the largest employers in particular—provide some type of housing assistance to their employees. Specifically, 17% of respondents provide housing (including 10% of the smallest employers, increasing to 41% of the largest). Additionally, 10% of employers provide other types of housing assistance, including 2-13% of small to medium employers and 36% of the largest. Responding employers provide housing to 1,030 employees in summer and 1,055 employees in winter—roughly equivalent to 9% of their summer employees and 8% of their winter employees. Slightly over half of the employees housed are seasonal employees (53% of employees housed in summer, 54% in winter), while 46-47% of those housed are year-round employees.

Additionally, responding employers provide other types of housing assistance to 275 employees in summer and 260 employees in ski season—roughly equivalent to 2% of their summer and winter employees.

Willingness to assist with provision of affordable housing in the future. About one in five employers (21%) stated they would be willing to assist with the provision of affordable housing in the future, while 28% are unwilling, and fully half (51%) are uncertain. The high level of uncertainty may imply a potential openness to assisting, subject to the details of what that might entail.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

(If willing to assist) Preferred type(s) of assistance. Among employers who expressed a willingness to assist, the most preferred types of assistance are leasing housing for employees (57%) and constructing units for employees (46%). Lesser shares cite subsidizing rents (24%), providing down payments (17%), contributing to damage deposits (13%), and other approaches.

(If willing to assist) Type(s) of employees you would assist. Among employers who expressed a willingness to assist, a strong preference is apparent for assisting year-round employees (95% of employers would assist), with much lower shares willing to assist ski season employees (18%) or summer season employees (18%). Survey results indicate that there is broad interest in assisting with housing by employers (25% overall, with over 50% “uncertain”) the preferred types of assistance are narrow: leasing and constructing, and assisting year-round employees, not seasonal. This finding provides direction for future policy discussions, cooperative measures between employers and households, and any potential regulatory efforts.

Open-ended Comments. The Employer Survey included several opportunities for open-ended comments. A complete listing of these comments is presented under separate cover. The comment feedback obtained from the following question included responses that have been grouped into the various topics:

Q24: Do you have any other comments or suggestions regarding affordable housing for employees in the region?

- Affordable Housing Concerns.
- Support vs. Opposition to Employee Housing.
- The Role of Government in Affordable Housing.
- Other Themes and Comments.

2. Economic and Demographic Analysis

Details underlying the findings in the Executive Summary are presented in this chapter. This provides a more detailed illustration of the findings, the methodologies, and assumptions.

Housing Gaps

This regional housing needs assessment offered an opportunity to augment the standard approach to estimating housing gaps by income. The intent was to use data sources representative of the complexity of the economic, demographic, and market dynamics in the region. Recognizing the various influences of housing demand, the following data layers were used to create a linear relationship between employment and housing:

- Wage and salary employment
- Proprietors
- Out-commuters
- In-commuters (netted out)
- Multiple job holdings
- Non-working residents
- Ratio of population to occupied housing (i.e. household size)

As a result, the housing gaps that can be estimated reveal the notion of “undersupply” or “oversupply” of housing. The results also speak to the dynamics between the different areas of the region, pointing to where some area housing inventories have a shortfall of units (relying on other areas to supply housing and workers), while others contain an excess of units (serving as the residence of choice for workers employed regionally).

Assumptions for Housing Gaps Projection

Wage & Salary Employment	It was assumed that wage and salary employment would grow at 1.0 percent annually for the next 10 years (compared to the historic 1.2 percent) and that growth by sector would continue along their varying rates of growth relative. Likewise, the incomes of each sector were projected using their relative rates of appreciation relative to an overall 1.5 percent wage level growth (compared to approximately 3.0 percent for the GRFR).
Proprietors	It was assumed that the number of proprietors would continue to grow in proportion with the scale of wage and salary employment. Their income levels were also escalated in proportion to the wage and salary employment levels, aligned by sector.
In- and Out-Commuters	Commuting patterns were projected out 10 years based on their current trajectories. Their income levels were projected out using an alignment of income levels by wage and salary sector with the commuting patterns.
Non-Working Population	The projection of non-working populations was taken from DOLA's county level forecasts of population by age and calibrated to the GRFR geographies using the apportionments developed in this analysis. The forecast of income levels for this cohort were developed through a projection of the shifts in population by age by income from the U.S. Census.
Housing Inventory	The overall results of the gaps analysis projection were most sensitive to growth assumptions in housing supply. The analysis compared rates of growth for 2001 to 2017 as well as 2007 to 2017. It was determined that the rates of housing production before 2007 were unrepresentative of development patterns during any of the past 10 years and would not be appropriate for projection. The volume of production for the 2007-17 period equaled approximately 75 percent of the volume of production during the entire 2001-17 period. As such, the analysis factors growth in the housing supply at 75 percent of the 2001-17 inventory growth. To accommodate shifts in housing supply by affordability level, the relative shifts in housing supply by price and rent levels were projected out and recalibrated by AMI according to projected income levels.
Income Levels	Underlying a number of the projection layers is the forecast of income levels using HUD AMI definitions. An overall forecast rate of 1.0 percent was used for each of the areas within the GRFR.
Mortgage Interest Rates	The average interest rate on a 30-year FRM loan has been at historical lows during the past decade. Given the recent increases in the Federal Reserve borrowing rate, mortgage lending rates have already begun to rise. It is estimated that by 2027, the average interest rate may be closer to the averages seen in 2001 and 2002.

Source: Economic & Planning Systems
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Regional Housing Gaps

The boundaries of the region's economy and population are fluid—intermingled with the markets of Vail and Grand Junction. Some people live and work in the region, others live elsewhere and work here, while others live here but work elsewhere. Though the region covers a very large geography, it has too few housing units for the economic activity it creates (regardless of affordability level). The region is currently estimated to be short approximately 300 units, a deficit that is projected to get larger over the next 10 years. While that does not appear to be an insurmountable challenge, the real problem lies in the mismatched distribution of inventory by affordability levels.

In 2017, the region had a 2,100-unit shortfall for households at 60 percent AMI and below, a 700-unit shortfall for those at 100 to 120 percent AMI, and a 1,200-unit shortfall for the “missing middle”—households between 120 and 160 percent AMI. By 2027, it is projected that the shortfall of units affordable to households at or below 100 percent AMI will balloon to 5,700 units, and the shortfall for the missing middle will remain the same.

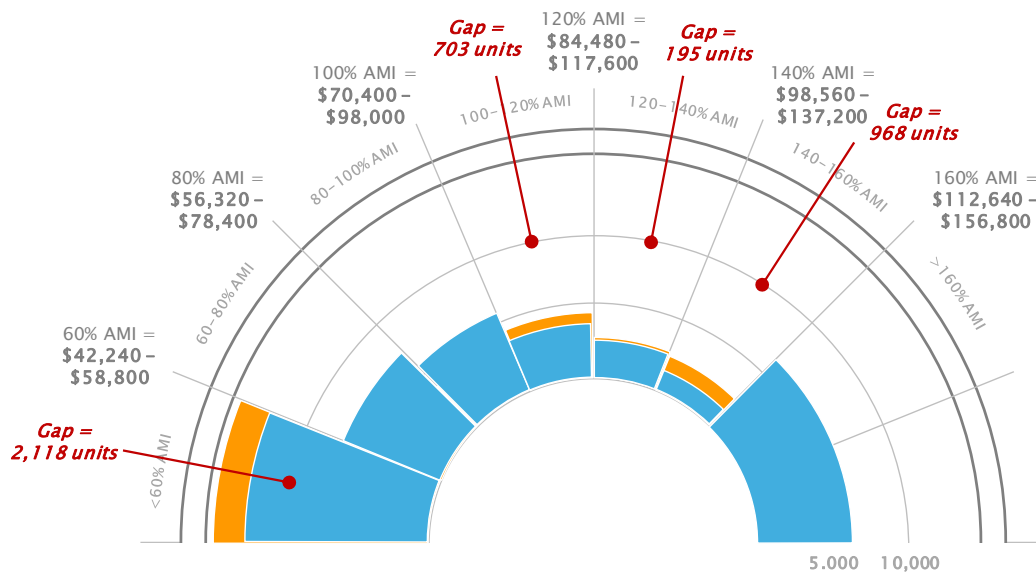
Table 3. Regional Housing Units Needed by AMI, 2017 & 2027

Regional Gaps	2017	2027
Less than 60% AMI	2,118	2,383
61% to 80% AMI	---	2,748
81% to 100% AMI	---	590
101% to 120% AMI	703	---
121% to 140% AMI	195	---
141% to 160% AMI	968	1,105
Greater than 160% AMI	---	---

Source: Economic & Planning Systems

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Figure 3. Regional Housing Gaps by AMI, 2017



Total Households (demand) and
Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates,
B19019, B25063, B25118; Economic & Planning Systems

Housing Units
by AMI

Households
by AMI

Eagle to Gypsum Area

As will be illustrated later in the chapter, the average sales price for housing in the Eagle to Gypsum Area was a little more than \$515,000 in the 3rd quarter of 2018—nearly 80 percent lower than the average price of housing in the Aspen to Snowmass Area, 34 percent lower than the Basalt area, 28 percent lower than the Carbondale Area, and marginally lower than the Glenwood Springs Area. As a result, housing demand emanating from other parts of the region (and even beyond in which housing prices are higher) have resulted in a local housing inventory that contains 1,300 housing units effectively meeting non-local housing demands.

Table 4. Eagle to Gypsum Area Housing Units Needed by AMI, 2017 & 2027

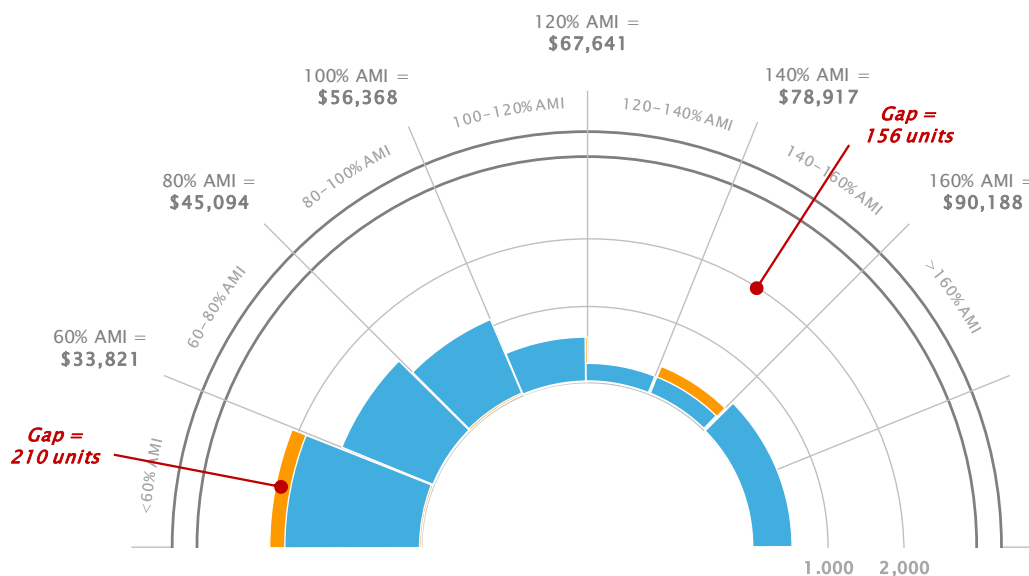
Eagle to Gypsum Area	2017	2027
Less than 60% AMI	210	1,110
61% to 80% AMI	---	---
81% to 100% AMI	---	150
101% to 120% AMI	---	---
121% to 140% AMI	---	---
141% to 160% AMI	156	164
Greater than 160% AMI	---	---

Source: Economic & Planning Systems

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Considering the income levels of local-generated demand, however, the inventory was fairly well aligned in 2017 except for a small (200-unit) shortfall for households at 60 percent AMI and a 160-unit shortfall at 140 to 160 percent AMI. Problematic for the area and region is that those conditions are likely to change in the next 10 years, with a projected 1,100-unit shortfall at 60 percent AMI and an emerging gap (150 units) at 80 to 100 percent AMI.

Figure 4. Eagle to Gypsum Overall Housing Gaps by AMI, 2017



Total Households (demand) and
Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates,
B19019, B25063, B25118; Economic & Planning Systems

Housing Units
by AMI

Households
by AMI

New Castle to Parachute Area

The New Castle to Parachute Area is currently the most affordable part of the region with average housing prices at approximately \$310,000 in the 3rd quarter of 2018—nearly 90 percent lower than the Aspen to Snowmass Area, more than 60 percent lower than the Basalt Area, more than 40 percent lower than the Glenwood Springs Area, and nearly 60 percent lower than the average in the Carbondale Area.

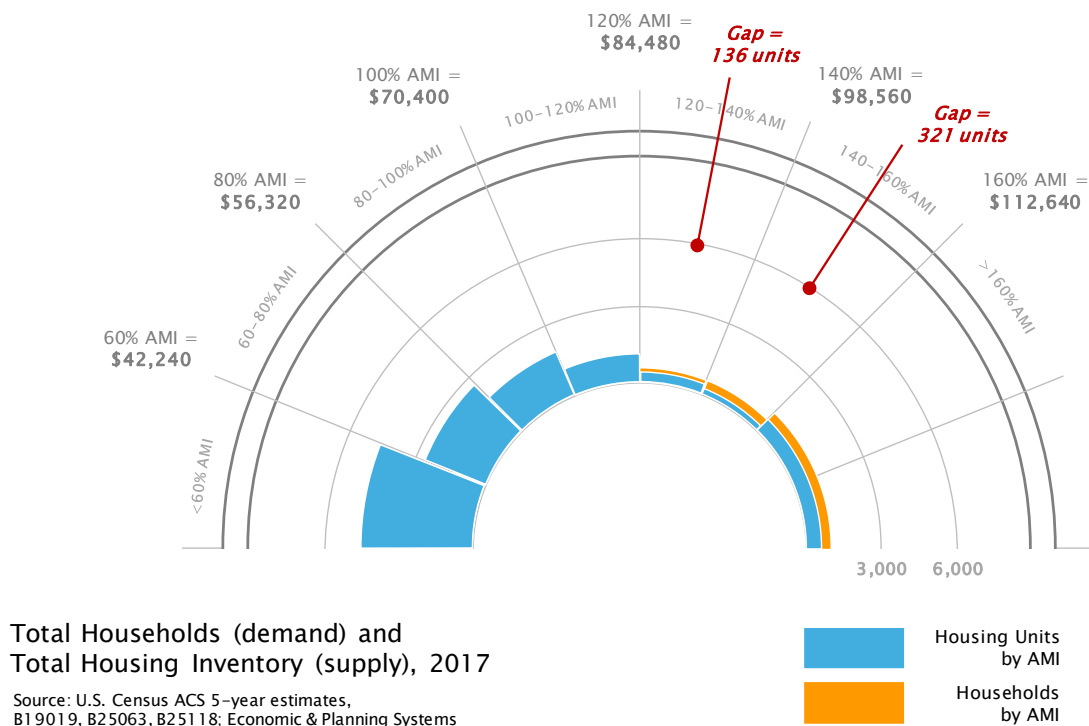
As a result, demand pressures from the entire region have created a market in which there are currently an estimated 2,600 housing units meeting non-local demands. Over the next 10 years, this supply surplus is projected to remain relatively constant. On the basis of affordability level, the market has only minor shortfalls, but for the missing middle spectrum.

Table 5. New Castle to Parachute Area Housing Units Needed by AMI, 2017 & 2027

New Castle to Parachute	2017	2027
Less than 60% AMI	---	---
61% to 80% AMI	---	---
81% to 100% AMI	---	---
101% to 120% AMI	---	---
121% to 140% AMI	136	---
141% to 160% AMI	321	457
Greater than 160% AMI	334	65

Source: Economic & Planning Systems
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Figure 5. New Castle to Parachute Overall Housing Gaps by AMI, 2017



Glenwood Springs Area

The average housing price in the Glenwood Springs Area was approximately \$530,000 in the 3rd quarter of 2018. Although this was approximately 30 percent lower than the Basalt Area, 25 percent lower than the Carbondale Area, and nearly 80 percent lower than the Aspen to Snowmass Area, this part of the region generates more housing demand than it supplies.

Overall, the area has a 2,000-unit shortfall, which is projected to remain relatively the same over the next 10 years. That shortfall is also spread across every income level, and is projected to expand in the missing middle category (120 to 160 percent AMI) by 2027.

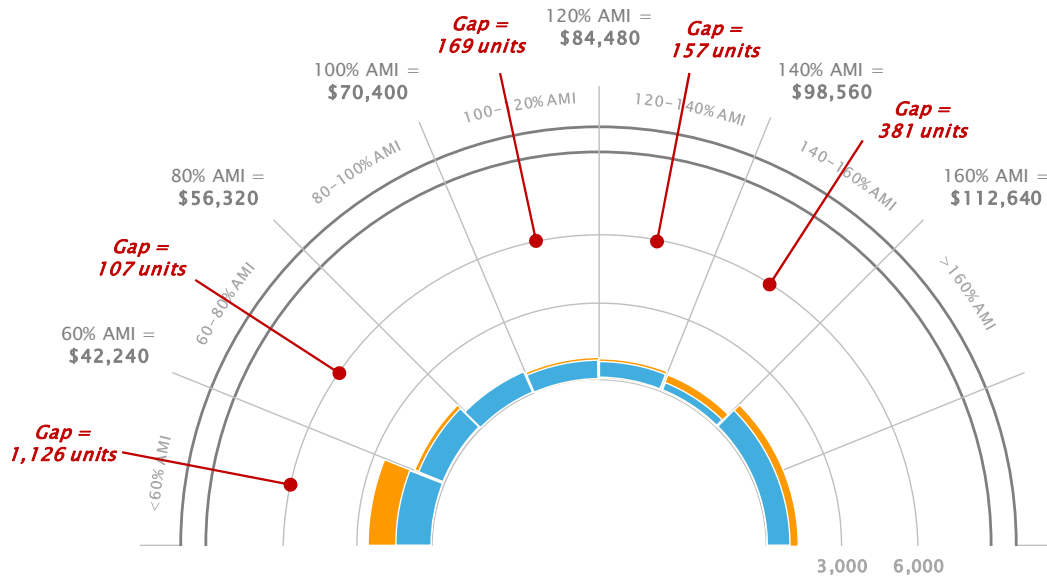
Table 6. Glenwood Springs Area Housing Units Needed by AMI, 2017 & 2027

Glenwood Springs	2017	2027
Less than 60% AMI	1,126	483
61% to 80% AMI	107	688
81% to 100% AMI	---	403
101% to 120% AMI	169	---
121% to 140% AMI	157	597
141% to 160% AMI	381	436
Greater than 160% AMI	301	---

Source: Economic & Planning Systems

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Figure 6. Glenwood Springs Overall Housing Gaps by AMI, 2017



Total Households (demand) and
Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates,
B19019, B25063, B25118; Economic & Planning Systems

Housing Units
by AMI

Households
by AMI

Carbondale Area

The average price of housing in the Carbondale Area was approximately \$720,000 in the 3rd quarter of 2018—nearly 10 percent lower than the average price of housing in the Basalt Area, and approximately 70 percent lower than the Aspen to Snowmass Area.

The area's housing supply has a net of 1,200 units meeting non-local housing demand, which is projected to remain relatively constant through 2027. On the basis of affordability level, the current 600-unit shortfall at 60 percent AMI is projected to stay the same, and shortfalls at nearly every level between 60 to 140 percent AMI are anticipated to emerge.

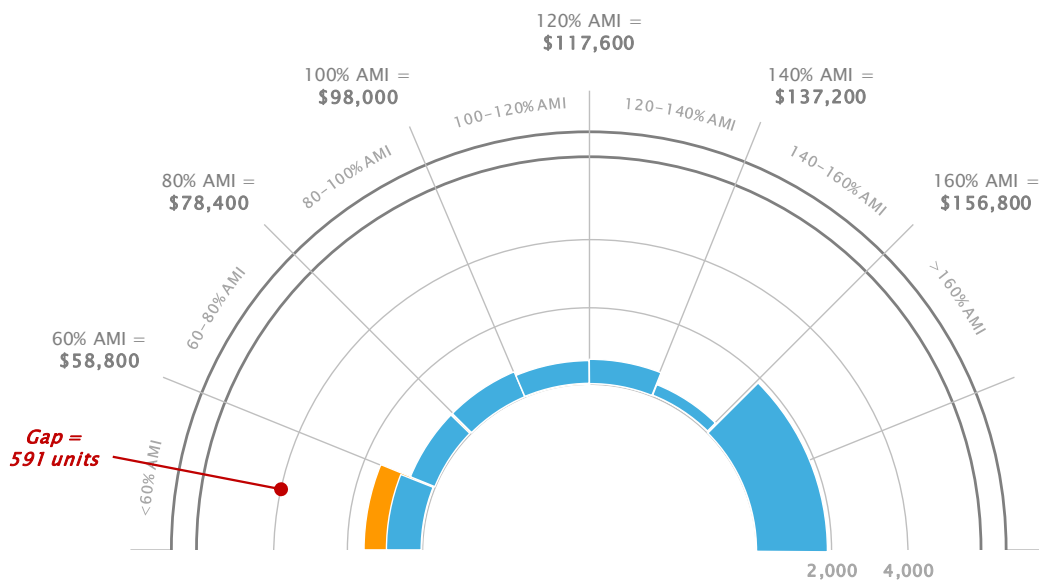
Table 7. Carbondale Area Housing Units Needed by AMI, 2017 & 2027

Carbondale Area	2017	2027
Less than 60% AMI	591	615
61% to 80% AMI	---	128
81% to 100% AMI	---	---
101% to 120% AMI	---	52
121% to 140% AMI	---	264
141% to 160% AMI	---	---
Greater than 160% AMI	---	---

Source: Economic & Planning Systems

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Figure 7. Carbondale Area Housing Gaps by AMI, 2017



Total Households (demand) and
Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates,
B19019, B25063, B25118; Economic & Planning Systems

Housing Units
by AMI

Households
by AMI

Basalt Area

The average price of housing in the Basalt Area was approximately \$780,000 in the 3rd quarter of 2018, and though higher than other down-valley locations, its average cost of housing is still 70 percent lower than the Aspen to Snowmass Area.

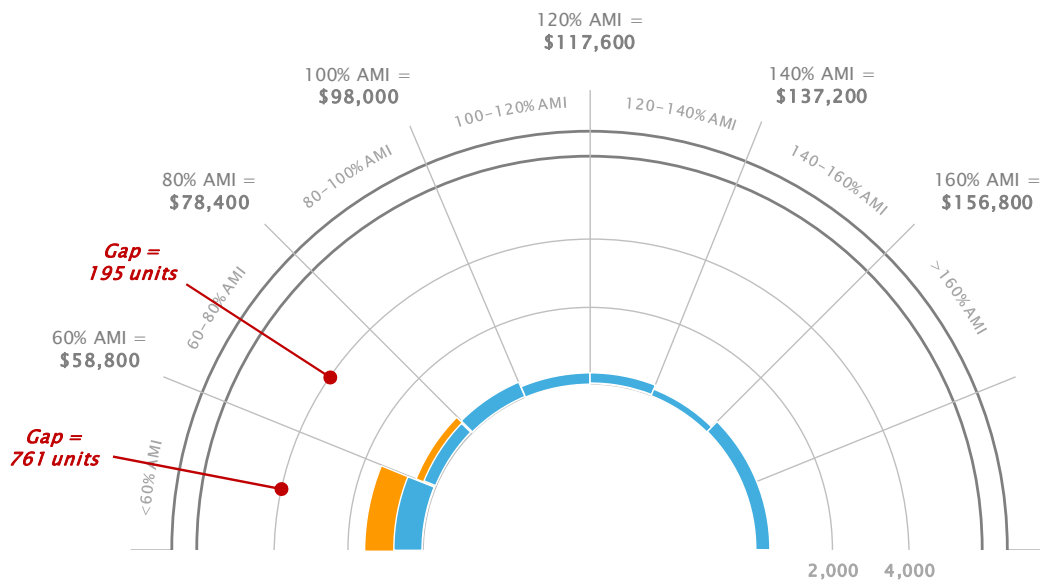
In 2017, it is estimated that the area had a 500-unit excess of units (falling within a margin of error¹³), generally a balance of local housing supply that is largely meeting the locally-generated housing demand. On the basis of income, however, current 1,000-unit shortfalls (under 80 percent AMI) is projected to expand and widen to approximately 1,600 at 120 percent AMI or below.

Table 8. Basalt Area Housing Units Needed by AMI, 2017 & 2027

Basalt Area	2017	2027
Less than 60% AMI	761	1,070
61% to 80% AMI	195	358
81% to 100% AMI	---	43
101% to 120% AMI	---	143
121% to 140% AMI	---	---
141% to 160% AMI	---	---
Greater than 160% AMI	---	---

Source: Economic & Planning Systems
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Figure 8. Basalt Area Housing Gaps by AMI, 2017



Total Households (demand) and Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates, B19019, B25063, B25118; Economic & Planning Systems

Housing Units by AMI
Households by AMI

¹³ The U.S. Census ACS 2017 5-year estimate for the Town of Basalt is approximately 2,200 housing units with a nearly 300-unit margin of error (MOE), +/- 14 percent. Given that this analysis uses the zip code 81621, a MOE of 14 percent could suggest that the balance of local demand and supply is closer to zero (0).

Aspen to Snowmass Area

It is a statement of the obvious that the Aspen to Snowmass Area is the highest-priced market in the Greater Roaring Fork Region with an average sales price of approximately \$2.4 million in the 3rd quarter of 2018. It is also no surprise that the local housing supply does not meet the locally-generated housing demands.

In 2017, the area had a 3,000-unit shortfall, which is projected to increase to 3,400 units by 2027. As expected in such a high-priced market, the shortfall is spread across the entire affordability spectrum (except for above 160 percent AMI, which contains an excess of 1,000 units). Collectively, the area has a 4,000-unit shortfall for households under 160 percent AMI, and by 2027, that shortfall is projected to increase to 5,200 units.

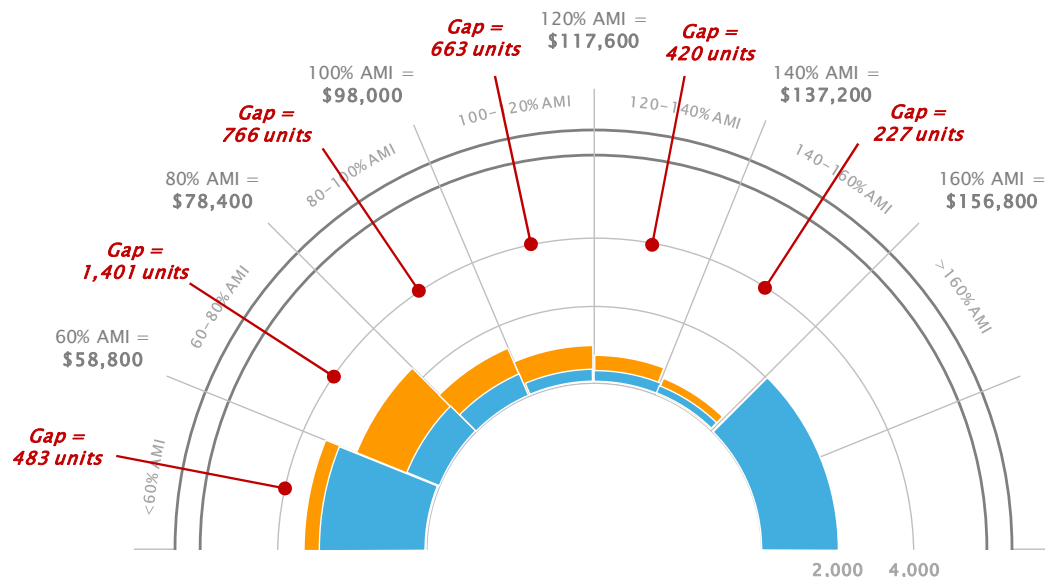
Table 9. Aspen to Snowmass Area Housing Units Needed by AMI, 2017 & 2027

Aspen to Snowmass Area	2017	2027
Less than 60% AMI	483	481
61% to 80% AMI	1,401	2,101
81% to 100% AMI	766	1,204
101% to 120% AMI	663	861
121% to 140% AMI	420	245
141% to 160% AMI	227	327
Greater than 160% AMI	---	---

Source: Economic & Planning Systems

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Figure 9. Aspen to Snowmass Overall Housing Gaps by AMI, 2017



Total Households (demand) and Total Housing Inventory (supply), 2017

Source: U.S. Census ACS 5-year estimates, B19019, B25063, B25118; Economic & Planning Systems

Housing Units by AMI
Households by AMI

Demand-Side Trends

Demand for housing is driven by economic and demographic growth. At the core, economic growth is the primary demand driver, measured in jobs. But jobs, in- and out-commuting patterns, and other socioeconomic and demographic factors collectively represent a composite metric for housing demand. In a region where economic strength comes from tourism, recreation, and a service sector that caters to second homeowners, the demographic component of housing demand is also rooted in non-residents. As such, this series of findings shed light on the various elements of demand that characterize the Greater Roaring Fork Region housing market.

Employment

Employment growth is a sign of the region's economic health, which is good for businesses, the workforce, residents, and the communities. Service-oriented businesses (e.g. retailers) benefit by having a growing demand base from business-to-business transactions and from the households of new job-holders. Residents also benefit because it means there is tax revenue from daytime population expenditure (and visitation) to pay for essential public goods and services (e.g. police, fire, schools, parks, etc.).

Total employment levels in the GRFR grew from 40,000 jobs to approximately 50,400—an average of 1.3 percent growth per year between 2001 and 2017, as illustrated in **Figure 10**.¹⁴ By comparison to general wage and salary employment levels at the state, the GRFR contains approximately 2 percent of Colorado's total wage and salary jobs, yet captured more than 2.5 percent of the state's overall employment gains between 2001 and 2017.

The following **Figure 11** through **Figure 16** illustrate the total employment trends and portion of seasonality over time for each section of the GRFR.

¹⁴ Employment reached its peak, however, in the GRFR in the 3rd quarter of 2008 at more than 55,000 jobs. Employment subsequently declined by approximately 20 percent regionwide by 2010 and has steadily increased since then, albeit not to pre-recession levels. The region's largest industry losses were felt in the Mining (60 percent loss), Construction (40 percent loss), and Information (35 percent) sectors, collectively amounting to approximately 5,500 jobs.

Figure 10. Total GRFR Wage & Salary Employment & Seasonality

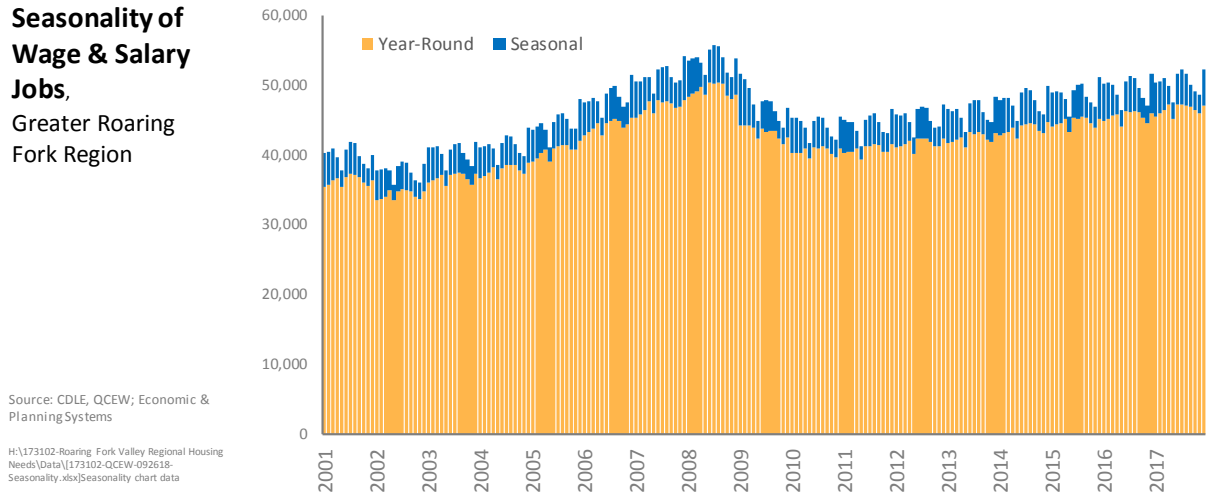


Figure 11. Total Aspen to Snowmass Wage & Salary Employment & Seasonality

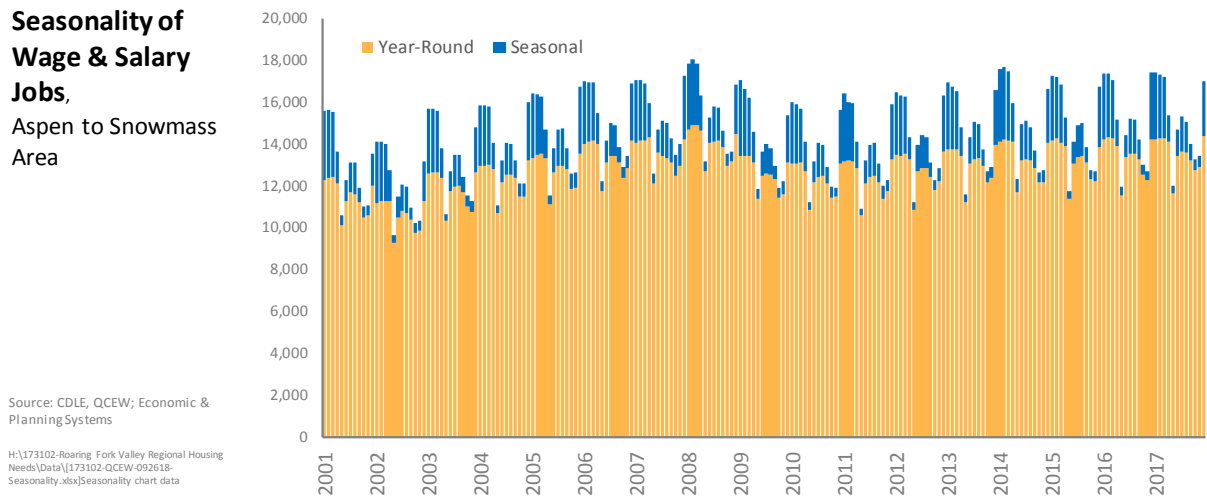


Figure 12. Total Basalt Wage & Salary Employment & Seasonality

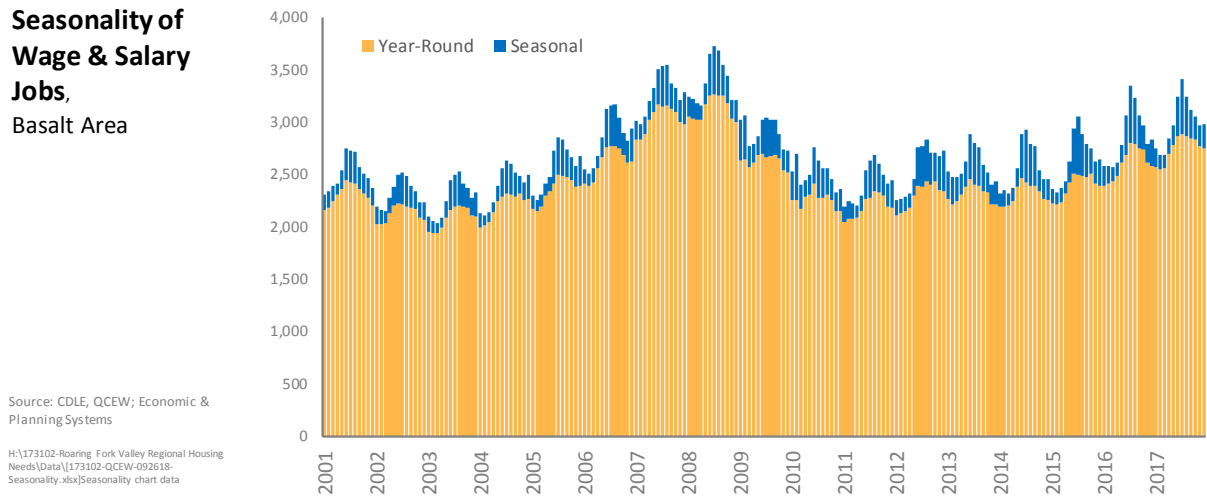


Figure 13. Total Carbondale Wage & Salary Employment & Seasonality

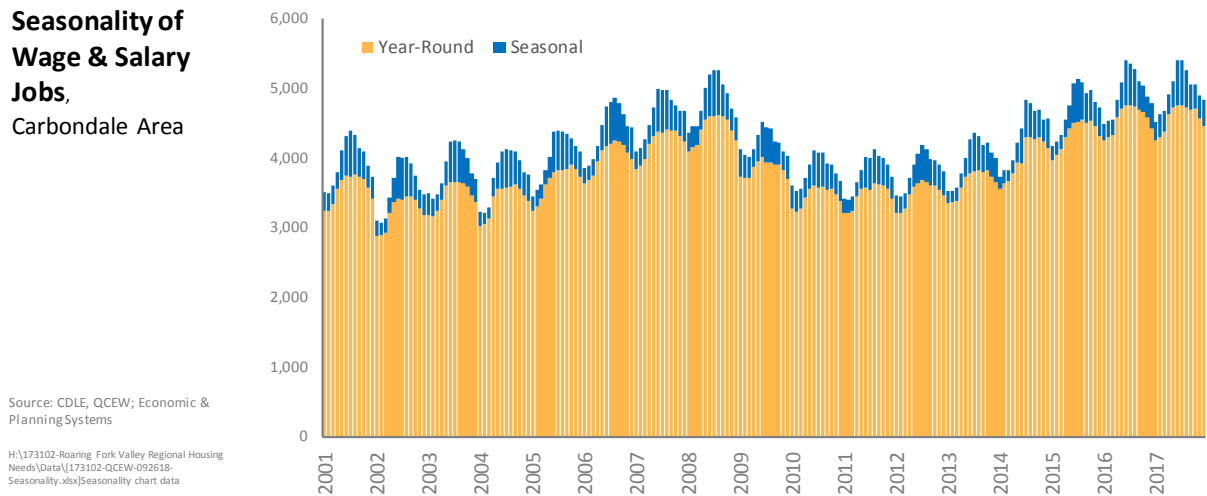


Figure 14. Total Glenwood Springs Wage & Salary Employment & Seasonality

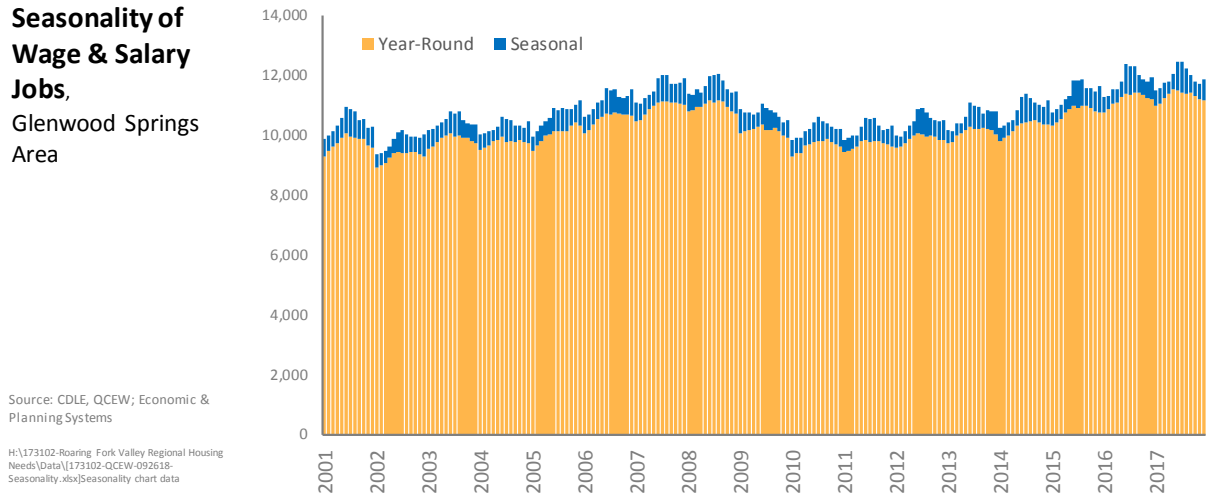


Figure 15. Total New Castle to Parachute Wage & Salary Employment & Seasonality

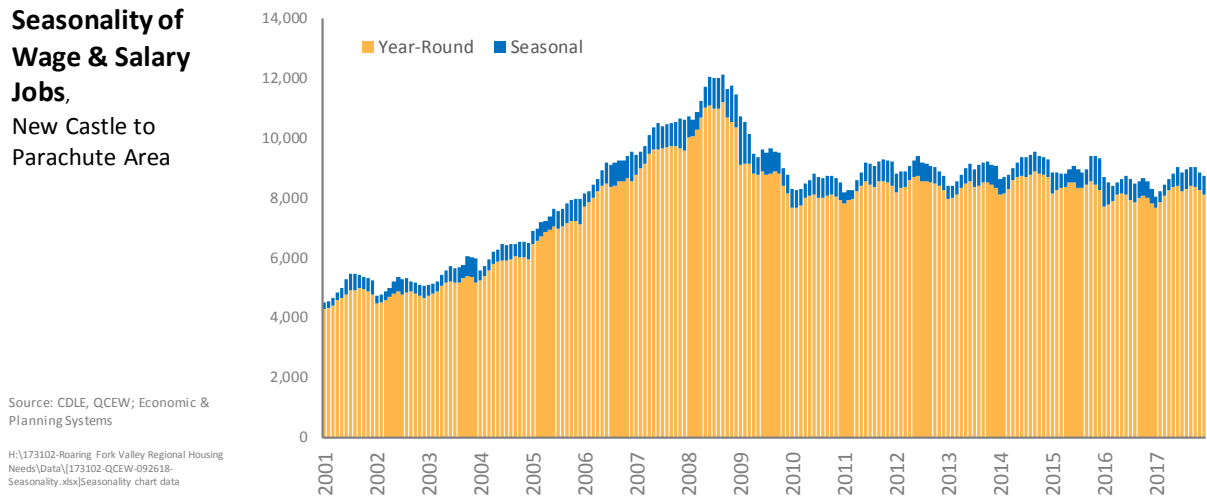
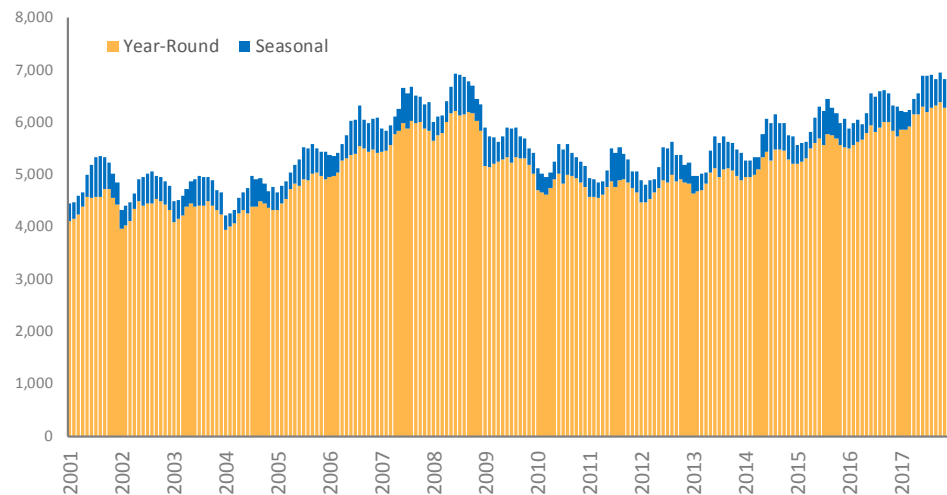


Figure 16. Total Eagle to Gypsum Wage & Salary Employment & Seasonality

**Seasonality of
Wage & Salary
Jobs,
Eagle to Gypsum
Area**

Source: CDLE, QCEW; Economic & Planning Systems

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A collection of seven visitation- and nonvisitation-oriented sectors accounted for more than 80 percent of the overall growth in the region: Retail (5 percent); Transportation & Warehousing (5 percent); Real Estate (9 percent); Educational Services (12 percent); Health Care (22 percent); Arts, Entertainment & Recreation (8 percent); and Accommodation & Food Services (20 percent).

Table 10. GRFR Wage & Salary Employment by Industry

By Industry, GRFR	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	279	241	363	122	-4%	84	5	1.66%
Mining	314	2,110	823	-1,286	41%	510	32	6.22%
Utilities*	257	345	456	110	-4%	198	12	3.63%
Construction	6,885	8,664	5,588	-3,076	98%	-1,297	-81	-1.30%
Manufacturing	857	775	783	8	0%	-74	-5	-0.56%
Wholesale trade	862	1,126	997	-130	4%	135	8	0.91%
Retail trade	5,076	6,065	5,556	-509	16%	480	30	0.57%
Transportation and warehousing*	705	1,552	1,263	-289	9%	557	35	3.71%
Information	672	766	516	-250	8%	-156	-10	-1.64%
Finance and insurance	888	1,097	896	-201	6%	8	0	0.05%
Real estate and rental and leasing	1,425	2,424	2,323	-101	3%	898	56	3.10%
Professional, scientific, and technical services	1,739	2,565	2,311	-254	8%	573	36	1.80%
Management of companies and enterprises	271	221	247	26	-1%	-24	-2	-0.58%
Administrative and waste management services	2,161	3,669	2,792	-877	28%	631	39	1.61%
Educational services	3,122	3,843	4,430	587	-19%	1,308	82	2.21%
Health care and social assistance	2,260	3,217	4,515	1,298	-41%	2,255	141	4.42%
Arts, entertainment, and recreation	2,290	2,501	3,112	611	-19%	822	51	1.94%
Accommodation and Food Services	6,206	7,558	8,276	719	-23%	2,070	129	1.82%
Other Services	1,417	1,855	1,742	-113	4%	325	20	1.30%
Public Administration	2,321	2,984	3,445	460	-15%	1,124	70	2.50%
Total	40,007	53,578	50,432	-3,145	100%	10,425	652	1.46%

Source: Economic & Planning Systems
Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-QCEW-083018-Version 2-032618.xlsx\TABLE 7.1- GRFR jobs

Table 11. Aspen to Snowmass Wage & Salary Employment by Industry

By Industry, Aspen to Snowmass	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	22	33	87	54	-10%	65	4	8.91%
Mining	0	10	0	-10	2%	0	0	0.00%
Utilities*	61	63	54	-9	2%	-7	0	-0.72%
Construction	821	787	419	-368	69%	-402	-25	-4.11%
Manufacturing	89	46	62	16	-3%	-27	-2	-2.21%
Wholesale trade	72	63	68	5	-1%	-4	0	-0.40%
Retail trade	1,502	1,555	1,390	-165	31%	-112	-7	-0.48%
Transportation and warehousing*	223	256	264	8	-2%	42	3	1.08%
Information	244	209	126	-83	15%	-118	-7	-4.06%
Finance and insurance	265	308	235	-73	14%	-31	-2	-0.77%
Real estate and rental and leasing	839	1,309	1,302	-7	1%	463	29	2.78%
Professional, scientific, and technical services	577	838	665	-173	32%	89	6	0.90%
Management of companies and enterprises	32	29	75	46	-9%	43	3	5.38%
Administrative and waste management services	889	1,854	786	-1,068	199%	-103	-6	-0.76%
Educational services	500	639	632	-7	1%	132	8	1.48%
Health care and social assistance	591	562	799	237	-44%	208	13	1.91%
Arts, entertainment, and recreation	1,539	1,781	2,192	412	-77%	653	41	2.24%
Accommodation and Food Services	3,433	3,644	4,024	379	-71%	591	37	1.00%
Other Services	495	668	685	18	-3%	191	12	2.06%
Public Administration	886	1,060	1,313	253	-47%	427	27	2.49%
Total	13,080	15,713	15,177	-535	100%	2,098	131	0.93%

Source: Economic & Planning Systems
Y:\Projects\DEM\73302-Roaring Fork Valley Regional Housing Needs\1 Data\73302-QCEW-08303B-Version 2-03263B.xlsx\TABLE 11- A5 jobs

Table 12. Basalt Wage & Salary Employment by Industry

By Industry, Basalt Area	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	10	18	26	9	-2%	17	1	6.49%
Mining	0	5	5	0	0%	5	0	0.00%
Utilities*	8	15	21	7	-2%	14	1	6.78%
Construction	752	1,002	605	-396	101%	-147	-9	-1.35%
Manufacturing	156	130	109	-21	5%	-47	-3	-2.22%
Wholesale trade	70	81	60	-22	6%	-11	-1	-1.01%
Retail trade	268	287	401	113	-29%	132	8	2.54%
Transportation and warehousing*	75	76	68	-8	2%	-7	0	-0.64%
Information	60	52	46	-6	2%	-15	-1	-1.71%
Finance and insurance	62	64	55	-9	2%	-7	0	-0.71%
Real estate and rental and leasing	72	115	125	10	-3%	53	3	3.47%
Professional, scientific, and technical services	183	205	204	0	0%	22	1	0.71%
Management of companies and enterprises	10	9	14	6	-1%	4	0	2.22%
Administrative and waste management services	136	366	337	-30	8%	201	13	5.85%
Educational services	12	0	48	47	-12%	36	2	9.24%
Health care and social assistance	119	162	186	24	-6%	67	4	2.82%
Arts, entertainment, and recreation	142	151	82	-69	18%	-61	-4	-3.42%
Accommodation and Food Services	206	328	446	118	-30%	240	15	4.95%
Other Services	113	272	114	-158	40%	0	0	0.03%
Public Administration	53	49	43	-6	2%	-11	-1	-1.39%
Total	2,507	3,386	2,994	-393	100%	487	30	1.12%

Source: Economic & Planning Systems
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Table 13. Carbondale Wage & Salary Employment by Industry

By Industry, Carbondale Area	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	88	48	77	29	19%	-11	-1	-0.84%
Mining	64	31	26	-5	-3%	-38	-2	-5.45%
Utilities*	1	8	90	82	53%	89	6	32.51%
Construction	1,226	1,306	855	-450	-291%	-371	-23	-2.23%
Manufacturing	194	166	108	-59	-38%	-86	-5	-3.61%
Wholesale trade	59	80	88	8	5%	29	2	2.49%
Retail trade	450	532	477	-56	-36%	26	2	0.35%
Transportation and warehousing*	18	90	103	13	9%	86	5	11.74%
Information	63	69	65	-4	-3%	2	0	0.24%
Finance and insurance	95	111	98	-13	-9%	3	0	0.16%
Real estate and rental and leasing	120	181	191	10	6%	71	4	2.96%
Professional, scientific, and technical services	152	293	365	71	46%	213	13	5.62%
Management of companies and enterprises	3	11	18	7	5%	15	1	12.14%
Administrative and waste management services	336	353	606	252	163%	270	17	3.75%
Educational services	144	206	275	68	44%	131	8	4.13%
Health care and social assistance	182	316	384	68	44%	202	13	4.78%
Arts, entertainment, and recreation	136	117	136	19	13%	0	0	0.01%
Accommodation and Food Services	398	637	686	49	31%	288	18	3.45%
Other Services	132	133	197	65	42%	65	4	2.54%
Public Administration	88	131	130	-1	-1%	42	3	2.44%
Total	3,948	4,819	4,974	155	100%	1,025	64	1.45%

Source: Economic & Planning Systems
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Table 14. Glenwood Springs Wage & Salary Employment by Industry

By Industry, Glenwood Springs	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	28	34	17	-17	-6%	-11	-1	-3.09%
Mining	35	4	10	6	2%	-25	-2	-7.57%
Utilities*	132	157	166	9	3%	34	2	1.45%
Construction	1,569	1,442	1,146	-296	-100%	-423	-26	-1.94%
Manufacturing	104	94	94	1	0%	-9	-1	-0.60%
Wholesale trade	333	286	187	-98	-33%	-145	-9	-3.53%
Retail trade	1,847	2,069	1,697	-371	-125%	-150	-9	-0.53%
Transportation and warehousing*	99	237	150	-87	-29%	51	3	2.62%
Information	217	144	64	-80	-27%	-154	-10	-7.39%
Finance and insurance	284	338	301	-37	-12%	17	1	0.36%
Real estate and rental and leasing	117	238	219	-19	-6%	102	6	4.02%
Professional, scientific, and technical services	589	738	630	-108	-36%	41	3	0.43%
Management of companies and enterprises	8	20	25	5	2%	17	1	7.13%
Administrative and waste management services	279	274	305	31	10%	26	2	0.57%
Educational services	1,114	1,136	1,351	215	72%	237	15	1.21%
Health care and social assistance	1,067	1,519	2,099	579	195%	1,031	64	4.32%
Arts, entertainment, and recreation	166	139	387	247	83%	220	14	5.41%
Accommodation and Food Services	1,455	1,608	1,830	222	75%	376	23	1.45%
Other Services	338	338	340	3	1%	3	0	0.05%
Public Administration	647	819	912	92	31%	265	17	2.17%
Total	10,426	11,632	11,929	297	100%	1,503	94	0.85%

Source: Economic & Planning Systems
Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\173102-QCEW-0830-B-V\Version 2-0326-B.xls\TABLE 4.1- GW jobs

Table 15. New Castle to Parachute Wage & Salary Employment by Industry

By Industry, New Castle to Parachute	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	108	89	122	33	-1%	14	1	0.76%
Mining	215	2,059	781	-1,278	46%	566	35	8.41%
Utilities*	48	92	99	7	0%	51	3	4.58%
Construction	1,111	2,480	1,224	-1,256	45%	113	7	0.61%
Manufacturing	122	138	228	91	-3%	106	7	3.98%
Wholesale trade	227	407	383	-25	1%	156	10	3.32%
Retail trade	667	1,056	959	-97	3%	292	18	2.30%
Transportation and warehousing*	103	653	352	-300	11%	249	16	7.97%
Information	16	70	87	17	-1%	71	4	11.09%
Finance and insurance	104	162	125	-37	1%	21	1	1.17%
Real estate and rental and leasing	155	402	301	-100	4%	147	9	4.25%
Professional, scientific, and technical services	95	276	191	-85	3%	97	6	4.49%
Management of companies and enterprises	126	127	100	-27	1%	-26	-2	-1.41%
Administrative and waste management services	259	393	418	25	-1%	159	10	3.04%
Educational services	662	994	1,109	115	-4%	447	28	3.27%
Health care and social assistance	221	503	805	302	-11%	584	37	8.42%
Arts, entertainment, and recreation	117	102	54	-48	2%	-63	-4	-4.72%
Accommodation and Food Services	334	847	777	-71	3%	443	28	5.42%
Other Services	199	297	176	-122	4%	-23	-1	-0.76%
Public Administration	208	362	429	67	-2%	221	14	4.62%
Total	5,095	11,508	8,720	-2,788	100%	3,625	227	3.42%
Source: Economic & Planning Systems								
Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-QCEW-0830-B-Version 2-0326-B.xls\TABLE 5.1- NCP jobs								

Table 16. Eagle to Gypsum Wage & Salary Employment by Industry

By Industry, Eagle to Gypsum	2001	2008	2017	2008-17		2001-17		
				Total Δ	% of Δ	Total Δ	Ann. Δ	Ann. %
Agriculture, forestry, fishing, and hunting	23	21	35	14	12%	12	1	2.57%
Mining	0	1	2	1	0%	2	0	0.00%
Utilities*	8	10	25	15	13%	17	1	7.29%
Construction	1,406	1,648	1,338	-310	-262%	-68	-4	-0.31%
Manufacturing	192	201	182	-19	-16%	-11	-1	-0.35%
Wholesale trade	100	210	211	1	1%	111	7	4.78%
Retail trade	341	565	632	67	57%	291	18	3.93%
Transportation and warehousing*	188	240	325	85	72%	137	9	3.49%
Information	72	222	129	-94	-79%	56	4	3.66%
Finance and insurance	78	115	83	-32	-27%	5	0	0.38%
Real estate and rental and leasing	123	179	185	5	5%	62	4	2.59%
Professional, scientific, and technical services	144	215	256	41	35%	112	7	3.64%
Management of companies and enterprises	93	26	15	-11	-9%	-77	-5	-10.62%
Administrative and waste management services	263	429	340	-88	-75%	78	5	1.63%
Educational services	691	867	1,015	148	125%	325	20	2.44%
Health care and social assistance	80	155	242	87	74%	163	10	7.19%
Arts, entertainment, and recreation	189	212	261	49	41%	72	5	2.05%
Accommodation and Food Services	381	493	514	21	18%	133	8	1.89%
Other Services	140	148	229	81	69%	89	6	3.11%
Public Administration	438	563	619	56	48%	181	11	2.18%
Total	4,951	6,520	6,638	118	100%	1,687	105	1.85%
Source: Economic & Planning Systems								
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Seasonality

Greater year-round business activity bodes well for the overall economy, whereas seasonal employment places strain on the economy in the form of temporary housing and overcrowding conditions.¹⁵ In 2017, seasonal employment accounted for an average of 8 percent of total wage and salary jobs in the GRFR. Both the 1st and 3rd quarters represent peak seasons (for different parts of the region), accounting for 10 or 11 percent of the entire workforce. Seasonal employment during peak season is as high as 12 percent (Aspen to Snowmass) or as low as 6 percent (Glenwood Springs).

Four sectors account for two-thirds of all seasonal employment: Construction (8 percent); Real Estate (7 percent); Arts, Entertainment, & Recreation (30 percent); and Accommodations & Food Services (22 percent).

As GRFR communities have become more aware of the economic volatility created by seasonality, the proportion of seasonal workforce has dropped. Overall growth in employment levels has actually been the product of year-round business sector expansion. Although the magnitude of seasonal jobs has remained relatively constant (in actual number of jobs), its proportion has dropped by 1.5 percent regionwide.¹⁶

¹⁵ Seasonality was very meticulously defined for this analysis using data from the Colorado Department of Labor & Employment's Quarterly Census of Employment & Wages establishment level data series. The granularity of data was leveraged to identify when a particular establishment's employment level for any particular month (usually during peak season) reached the overall geography's (e.g. Aspen to Snowmass, Basalt, etc.) seasonal peak for a respective year. To accomplish this, quarterly employment trends were created, from which annual employment levels were identified, and from which quarterly metrics were calculated as the percent above/under the annual employment levels. The analysis then utilized the more than 500,000 records of establishment level data to identify the annual average employment levels for all establishments in the GRFR for each so to calculate the monthly employment level as a percent above or below the respective establishment's annual average. Those percentages were then compared to the seasonal peaks for each geography for each year to determine whether that particular establishment was behaving as a part of the "seasonal" industry.

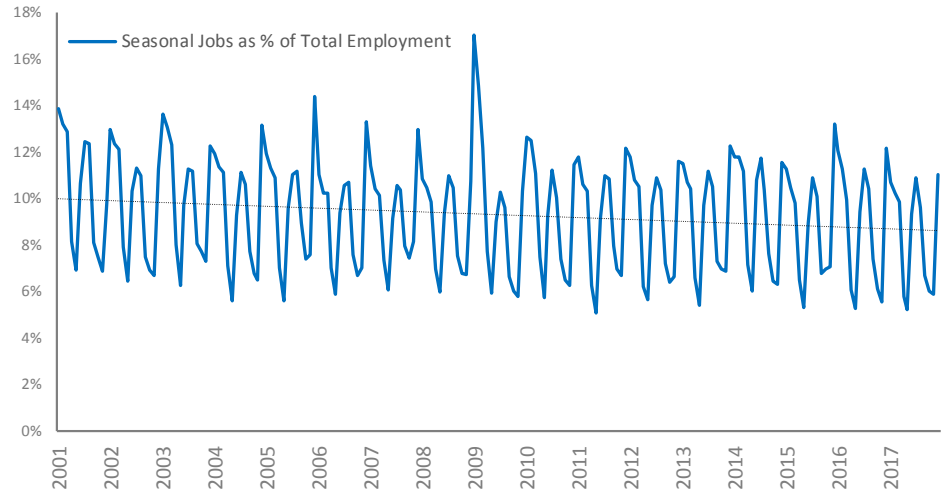
¹⁶ Seasonal jobs, for example, during peak season in Aspen to Snowmass accounted for 13 percent in 2001, whereas they accounted for under 12 percent in 2017. Seasonal jobs in Carbondale dropped from 11 percent to less than 9 percent; in Glenwood Springs from 7 to 5.5 percent; in New Castle to Parachute from 10 percent to 7 percent; and in Eagle to Gypsum from 9 percent to 7 percent. Basalt has remained relatively constant at 9 percent.

Figure 17. Seasonal Employment as Percent of Total Employment

**Seasonal Jobs as
% of Total Wage
& Salary Jobs,
Greater Roaring
Fork Region**

Source: CDLE, QCEW; Economic &
Planning Systems

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Seasonality.xlsx\Seasonality chart data



Proprietorships

According to an analysis of secondary sources (Bureau of Economic Analysis and the U.S. Census Nonemployer Statistics), the GRFR had approximately 33,000 sole proprietors in 2017—up from 22,000 in 2001.¹⁷ It should be noted, however, that individuals who identify as sole proprietors can also be wage and salary workers engaged in separate business activities, and some may file multiple Schedule Cs.¹⁸

¹⁷ Sole proprietors are a designation given to individuals who file an IRS Schedule C. The Internal Revenue Service requires individuals to report their income from a business or a profession practiced as a sole proprietor. An activity qualifies as a business if: a) the primary purpose for engaging in the activity is for income or profit, and b) the activity is engaged with continuity and regularity.

¹⁸ Although independent sources of information confirmed the same magnitude of sole proprietorships in the GRFR, the overall estimate of 33,000 proprietorships likely does not translate to individuals. Using information from the 2018 GRFR Resident Survey, average multiple job-holdings was 1.4 across the region. This would translate to approximately 23,600 individuals.

Population

The population of the GRFR grew by approximately 28,000 people between 2001 and 2017, from 75,000 to more than 103,000 (**Table 17**). Overall, the region gained approximately 1,700 people per year.

Nearly 40 percent of the region's population growth occurred in the New Castle to Parachute Area, and nearly 30 percent of the region's growth occurred in the Eagle to Gypsum Area.

Table 17. Regional Population Trends, 2001-2017

Population	2001	2017	Growth	Ann. %
Aspen to Snowmass Area	13,547	14,866	1,319	0.6%
Basalt Area	4,490	6,440	1,950	2.3%
Carbondale Area	13,046	16,182	3,136	1.4%
Glenwood Springs Area	13,132	16,026	2,895	1.3%
New Castle to Parachute Area	21,814	32,391	10,576	2.5%
Eagle to Gypsum Area	9,430	17,235	7,805	3.8%
Total	75,457	103,139	27,682	2.0%

Source: Economic & Planning Systems

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Population by Age

Under 16 Years

Regionwide, slightly more than 20 percent of the new population growth was aged 16 years or under. By area, the portions of total population change ranged between 10 and 30 percent.

Among the more family-oriented areas of the region, the under 16s accounted for nearly 30 percent of total population growth in the New Castle to Parachute Area, and more than 20 percent in the Eagle to Gypsum Area. They also accounted for 20 percent and nearly 20 percent of total population growth in the Carbondale and Glenwood Springs Areas, respectively.

This age group, however, accounted for just over 10 percent of total population growth for both the Aspen to Snowmass and Basalt Areas.

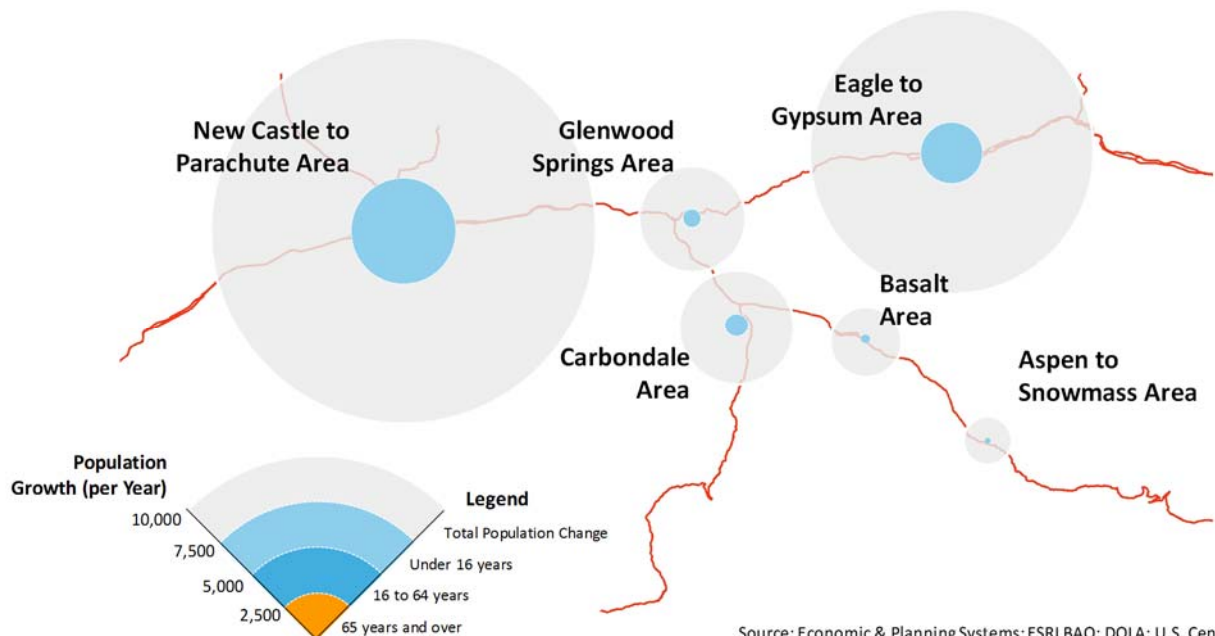
Table 18. Regional Population Change by Age, Under 16 Years

Population Change (00-17)	Total	Under 16	as %
Aspen to Snowmass Area	1,319	156	12%
Basalt Area	1,950	234	12%
Carbondale Area	3,136	627	20%
Glenwood Springs Area	2,895	506	17%
New Castle to Parachute Area	10,576	2,867	27%
Eagle to Gypsum Area	7,805	1,687	22%
Total	27,682	6,078	22%

Source: Economic & Planning Systems

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Figure 18. Change in Population Under 16 Years



35 to 64 Years

Regionwide, the age cohort between 16 and 64 years (working age population) accounted for nearly 60 percent of total population growth between 2000 and 2017. For the most part, the growth of this age cohort was generally consistent throughout the different areas of the region.

In the Glenwood Springs, New Castle to Parachute, Eagle to Gypsum, and the Basalt Areas the population of working age accounted for a little over 60 percent of the total population growth between 2000 and 2017.

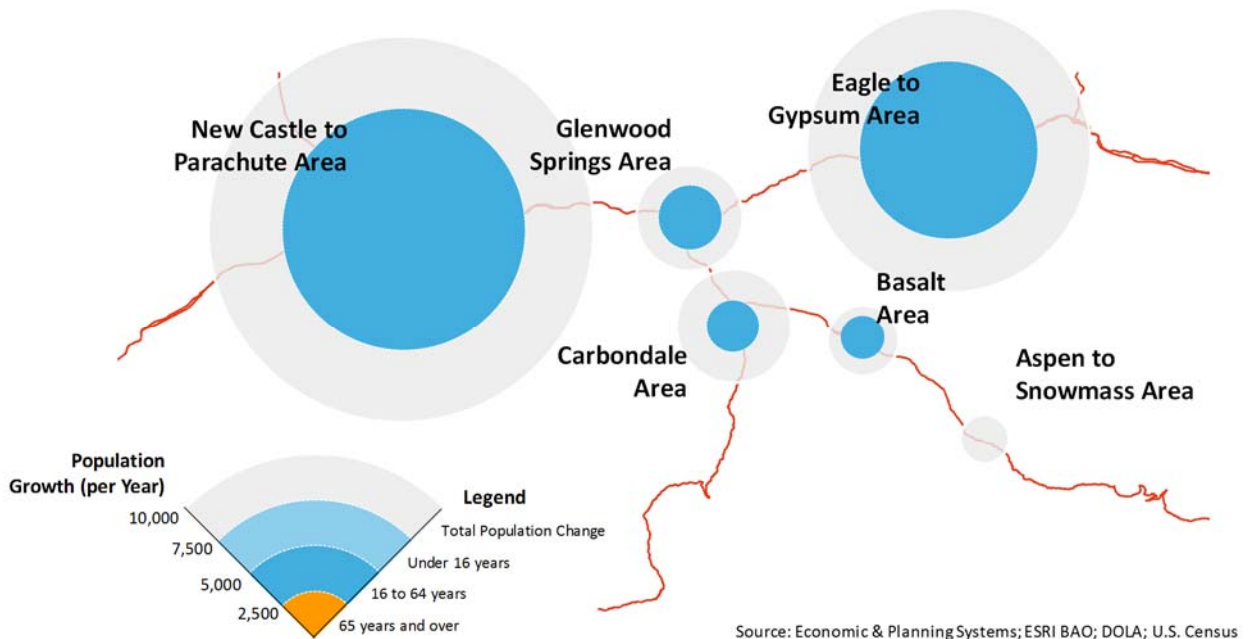
In the Carbondale Area, this age group accounted for less than half of total population growth. In the Aspen to Snowmass Area, however, there was a net loss of more than 200 persons this age.

Table 19. Regional Population Change by Age, 16 to 64 Years

Population Change (00-17)	Total 16 to 64	as %
Aspen to Snowmass Area	1,319	-226 -17%
Basalt Area	1,950	1,207 62%
Carbondale Area	3,136	1,436 46%
Glenwood Springs Area	2,895	1,765 61%
New Castle to Parachute Area	10,576	6,658 63%
Eagle to Gypsum Area	7,805	4,895 63%
Total	27,682	15,736 57%

Source: Economic & Planning Systems
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Figure 19. Change in Population 16 to 64 Years



65 Years and Over

Regionwide, the age group of 65 years and older accounted for more than one-fifth of total population change between 2000 and 2017.

As with the other age groups, the proportions of population change varied widely by area. In the New Castle to Parachute and Eagle to Gypsum Areas, this age group accounted for 10 and 16 percent of total population change, respectively.

In the Glenwood Springs and Basalt Areas, this age group accounted for 22 and 26 percent of total population change. In the Carbondale Area, this group accounted for more than one-third of the shift, and in the Aspen to Snowmass Area, the growth in this age group accounted for over 100 percent of the population shift.

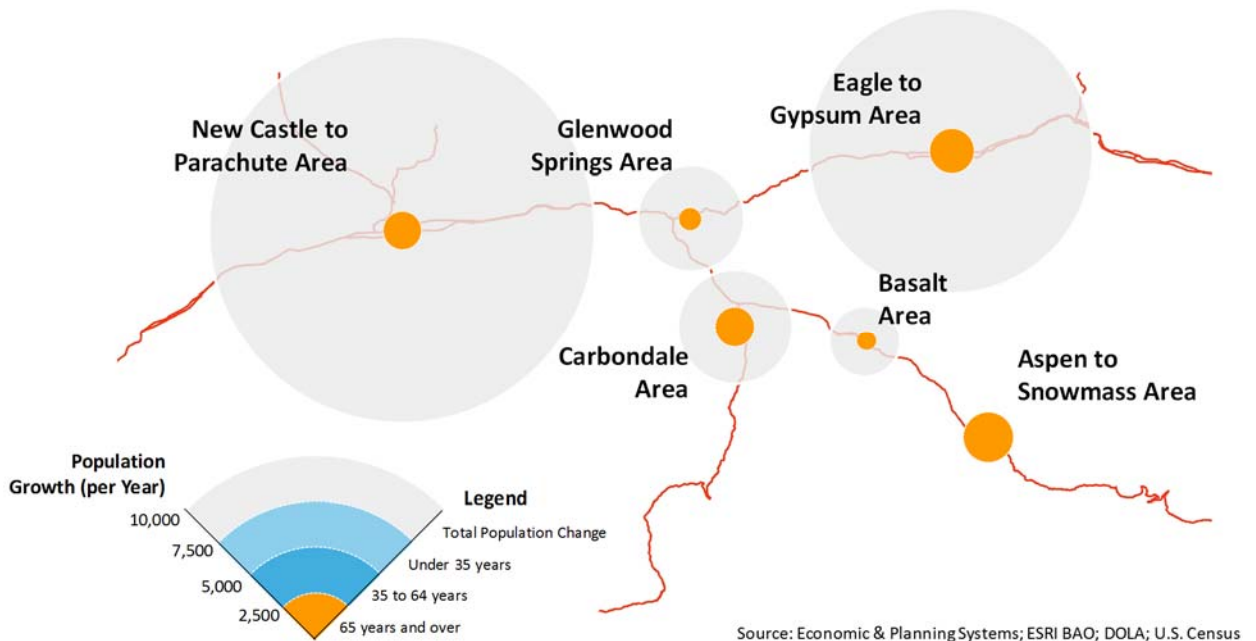
Table 20. Regional Population Change by Age, 65 Years and Over

Population Change (00-17)	Total	65 and Over	as %
Aspen to Snowmass Area	1,319	1,389	105%
Basalt Area	1,950	510	26%
Carbondale Area	3,136	1,073	34%
Glenwood Springs Area	2,895	623	22%
New Castle to Parachute Area	10,576	1,051	10%
Eagle to Gypsum Area	7,805	1,222	16%
Total	27,682	5,868	21%

Source: Economic & Planning Systems

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Figure 20. Change in Population 65 Years and Over



Population Projection by Age

An analysis of the State Demographer data by age shows that over the next 10 years, population in the region will increase by a little more than 25,000 people, comprising of only 5 percent population under 16, and more than 60 percent population aged 16 to 64, and more than 30 percent for the population over 65.

Under 16 Years

A sign of declining birth rates, the population under the age of 16 regionwide is projected only to increase by 5 percent over the next 10 years.

The New Castle to Parachute, Eagle to Gypsum, and Basalt Areas are the only areas projected to see an increase in this age cohort, while this age group is projected to lose only an insubstantial number in the Carbondale Area.

On the other hand, both the Glenwood Springs and Aspen to Snowmass Areas are projected to see a net loss in this age group.

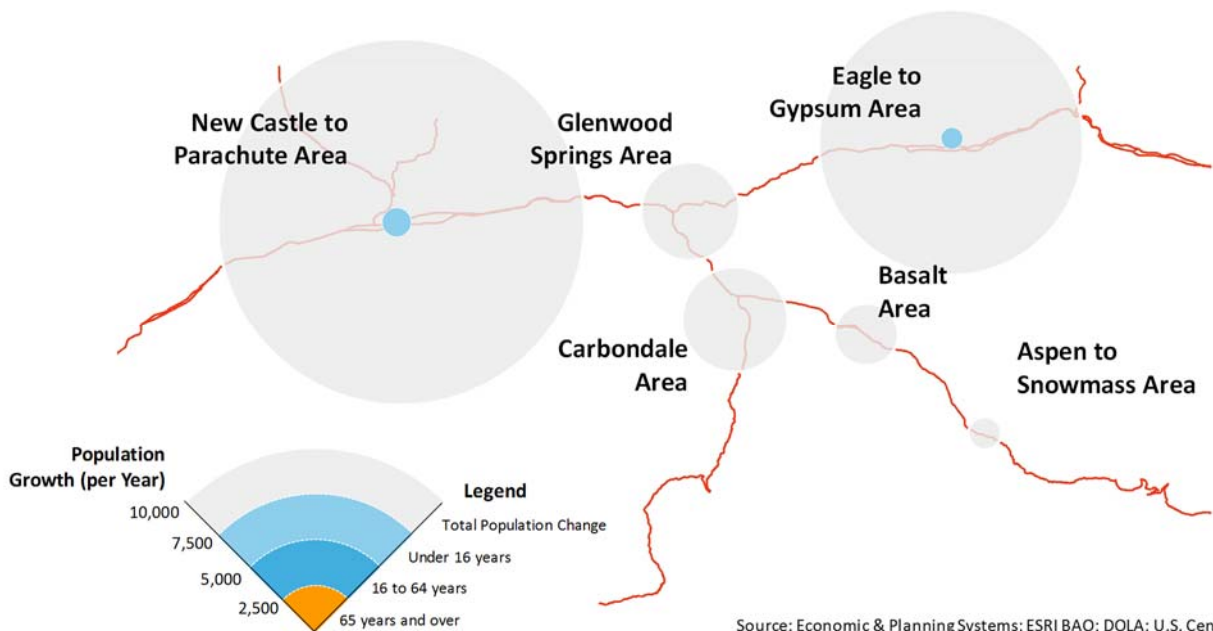
Table 21. Regional Population Projection, Under 16 Years

Population Projection (2017-27)	Total	Under 16	as %
Aspen to Snowmass Area	899	-73	-8%
Basalt Area	1,752	88	5%
Carbondale Area	2,921	-10	0%
Glenwood Springs Area	2,687	-50	-2%
New Castle to Parachute Area	10,037	786	8%
Eagle to Gypsum Area	7,256	595	8%
Total	25,550	1,336	5%

Source: Economic & Planning Systems

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Population by Age Forecast - 122818-35 to 64 category.xlsx | Pop Growth Tables

Figure 21. Population Projection Under 16 Years



16 to 64 Years

This age group is projected to account for more than 60 percent of regional population growth between 2017 and 2027.

Interestingly, there is less variation in the growth of this age group as a portion of the total population shift than there is in the younger age category.

Growth in this group is projected to account for more than 70 percent in the Basalt and Eagle to Gypsum Areas, and projected to account for approximately 60 percent in the remaining four areas.

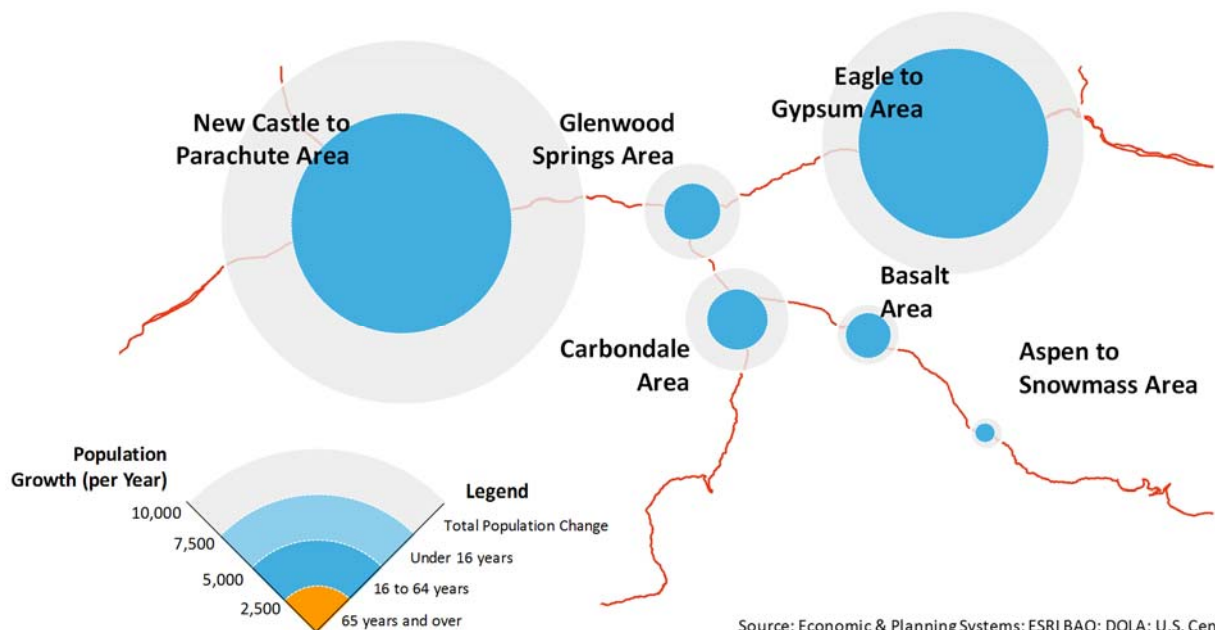
Table 22. Regional Population Projection, 16 to 64 Years

Population Projection (2017-27)	Total	16 to 64	as %
Aspen to Snowmass Area	899	537	60%
Basalt Area	1,752	1,249	71%
Carbondale Area	2,921	1,691	58%
Glenwood Springs Area	2,687	1,543	57%
New Castle to Parachute Area	10,037	6,067	60%
Eagle to Gypsum Area	7,256	5,205	72%
Total	25,550	16,292	64%

Source: Economic & Planning Systems

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Population by Age Forecast - 16 to 64 category.xlsx Pop Growth Tables

Figure 22. Population Projection 16 to 65 Years



65 Years and Over

Growth in this age group is reflective of the net migration of population at retirement age. Quality of life factors often influence residents' decisions to remain in place after retirement. This is particularly the case in several of the up-valley locations.

While the working age population accounted for a predominance of the population growth for the Basalt and Eagle to Gypsum Areas, the retirement age cohort accounts for less than 25 and 20 percent of the projected growth, respectively.

Table 23. Regional Population Projection, 65 to Years

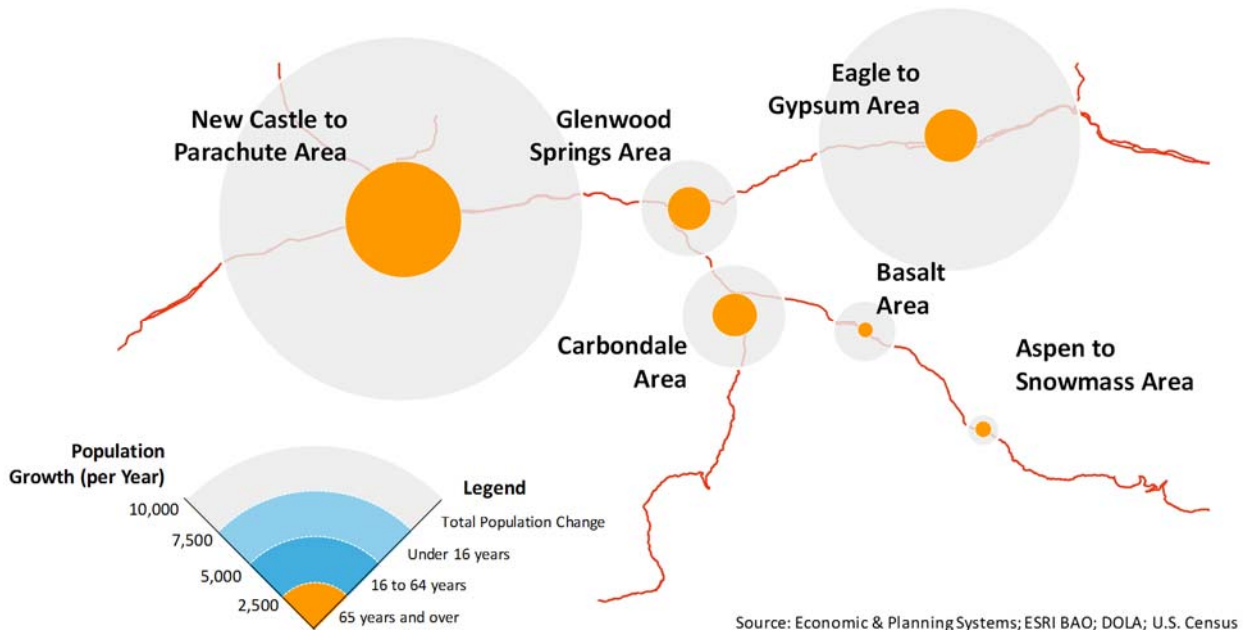
Population Projection (2017-27)	Total	65 and Over	as %
Aspen to Snowmass Area	899	435	48%
Basalt Area	1,752	415	24%
Carbondale Area	2,921	1,240	42%
Glenwood Springs Area	2,687	1,193	44%
New Castle to Parachute Area	10,037	3,184	32%
Eagle to Gypsum Area	7,256	1,456	20%
Total	25,550	7,923	31%

Source: Economic & Planning Systems

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Population by Age Forecast - 35 to 64 category.xlsx Pop Growth Tables

In New Castle to Parachute, this age group accounts for approximately one-third of growth, and it accounts for roughly 40 percent in both the Carbondale and Glenwood Springs Areas. In the Aspen to Snowmass Area, the older age cohort accounts for nearly half of projected population growth.

Figure 23. Population Projection 65 Years and Over

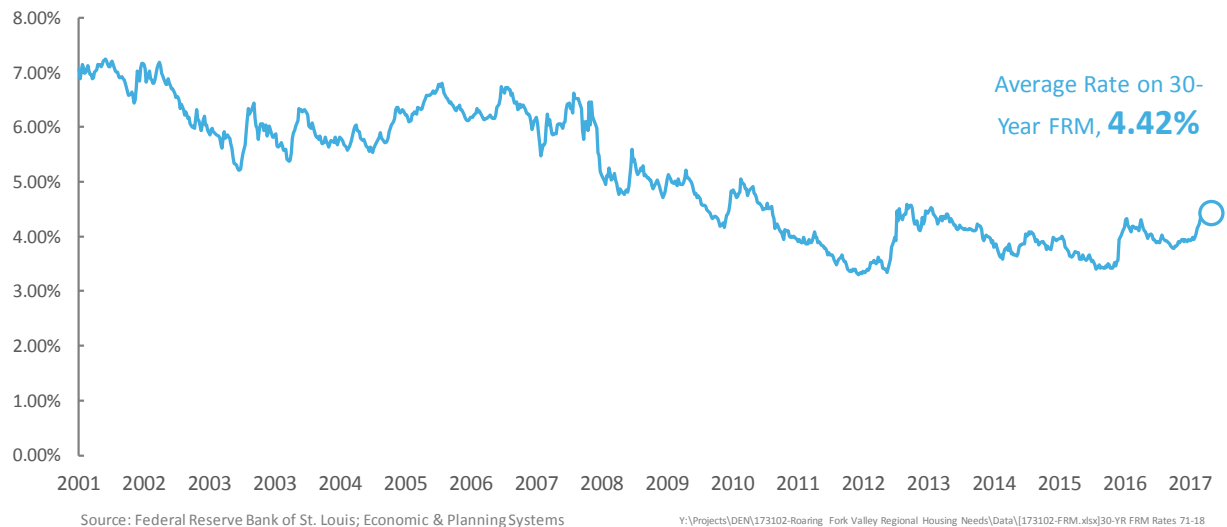


While the social and economic impacts of those trends would require further study, analysis of national data from the Bureau of Labor Statistics Consumer Expenditure Survey¹⁹ shows that as households age (and retire) they spend less than households of working age. Research has also shown that older households spend more on experiential goods and services (like travel) and less on typical taxable retail items. This pattern in a geography with an aging population has implications for sales tax revenue generation. Without bringing in more households, sales tax revenues to the region's municipalities are at risk of stagnating.

New Mortgage Investment

The rate of homeownership often swings with the broader market. For example, between 2002 and 2008, homeownership rates were on the rise in the U.S., but plummeted shortly after the Great Recession. Using the analysis trend, which encapsulates two economic cycles, this analysis looks at a period (2001 to 2017) when the average borrowing rate on a 30-year fixed rate mortgage dropped from approximately 7 percent to approximately 4 percent.

Figure 24. Interest on 30-Year Fixed Rate Mortgage, 2001-2017



¹⁹ <https://www.bls.gov/cex/data.htm>

Although these tremendous and historically low borrowing conditions were supposed to incent more households into homeownership, the price of housing in the region (as described later) presented a challenge to even maintaining a level portion of owner households with a mortgage. Nevertheless, the portion of owner households with a mortgage dropped from 79 percent to 73 percent, as illustrated in **Table 24**.

While this downward trend has meant financial freedom for about 3,500 households, it also has meant a lack of broader investment (for reasons generally beyond the individual household's control) in the communities.

Table 24. Owner Household Mortgage Status

Mortgage Status	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Total
2000							
<u>Owner Occupied Housing</u>							
Units w/ mortgage	80%	68%	86%	84%	81%	73%	79%
Units w/o mortgage	20%	32%	14%	16%	19%	27%	21%
Total Units	100%	100%	100%	100%	100%	100%	100%
<u>Owner Occupied Housing</u>							
Units w/ mortgage	1,518	3,247	2,475	2,319	823	2,185	12,566
Units w/o mortgage	384	1,532	415	448	192	818	3,788
Total Units	1,902	4,779	2,890	2,767	1,014	3,003	16,355
2017							
<u>Owner Occupied Housing</u>							
Units w/ mortgage	74%	70%	82%	68%	72%	65%	73%
Units w/o mortgage	26%	30%	18%	32%	28%	35%	27%
Total Units	100%	100%	100%	100%	100%	100%	100%
<u>Owner Occupied Housing</u>							
Units w/ mortgage	3,035	5,420	2,941	2,632	1,242	2,733	18,002
Units w/o mortgage	1,084	2,308	660	1,267	480	1,458	7,256
Total Units	4,119	7,728	3,600	3,899	1,721	4,191	25,258

Source: U.S. Census & ACS 5-year estimates, H84, H62, B25075, B25063; Economic & Planning Systems
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Supply Trends

As mentioned above, housing market growth typically responds to a variety of conditions, such as employment or population growth. At the heart of supply growth are a variety of capacity factors, such as: land availability; developable land or parcels; construction capacity; adequate infrastructure including roads, water, sewer, electricity; and public services to accommodate growth. Also key to growth in supply are external factors, such as neighborhood or community “infrastructure” that can channel growth.

Residential Construction

Between 2001 and 2017, the region added 11,900 housing units, an average of nearly 740 units per year. More than 60 percent of the construction activity occurred in the New Castle to Parachute and Eagle to Gypsum areas (36 and 25 percent of total residential construction activity, respectively). Residential construction in the Carbondale Area accounted for 14 percent of all regional activity, and Aspen to Snowmass, Basalt, and Glenwood Springs each account for less than 10 percent of activity each.

Table 25. Housing Unit Trends, 2001-2017

Housing Units	2001	2017	Growth	Ann. %
Aspen to Snowmass Area	10,783	11,721	938	0.5%
Basalt Area	2,020	3,103	1,082	2.7%
Carbondale Area	5,062	6,672	1,609	1.7%
Glenwood Springs Area	5,501	6,508	1,006	1.1%
New Castle to Parachute Area	8,705	12,955	4,250	2.5%
Eagle to Gypsum Area	3,523	6,539	3,017	3.9%
Total	35,595	47,498	11,903	1.8%

Source: Economic & Planning Systems
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Non-Local Ownership

The second homeowner market places a significant constraint on the supply of housing to meet demands for the local workforce and residents. To assess the level of constraint that the GRFR experiences, the following summarizes an analysis of vacant housing (particularly representative of “for seasonal, recreational use” that is indicative of the second homeowner market) as well as short-term rentals (STR).

Vacant Housing

Of the 11,900 residential units added regionally, 16 percent were defined as vacant, for seasonal use—an increase in approximately 120 units per year.

Throughout the region, however, the number of units built for second homeowner (or investor) purposes increased in areas to greater or lesser extents. While the proportion of seasonal use housing in the Aspen to Snowmass Area remained constant (at approximately 4,500), Basalt added approximately 190 seasonal use units, Carbondale added more than 300, Glenwood Springs added nearly 170, New Castle to Parachute added 900, and Eagle to Gypsum added 330 seasonal use units.

Non-Local Property Ownership

Another part of the analysis utilized current (2017) and historic (2005) County Assessor data to identify the portion of properties (and total residential valuation) identified as local and non-local ownership.²⁰ Overall, the portion of residential properties (which includes single family and multifamily properties) that are locally-owned decreased slightly from 73 to 72 percent. In the Carbondale, Basalt, and Aspen to Snowmass areas, local ownership dropped 2 percent, 4 percent, and 1 percent, respectively, and

Table 26. Vacant Unit Trends, 2001-2017

Vacant Units	2001	2017	Growth	Ann. %
Aspen to Snowmass Area	4,530	4,521	-9	0.0%
Basalt Area	326	514	188	2.9%
Carbondale Area	545	854	309	2.8%
Glenwood Springs Area	335	501	166	2.5%
New Castle to Parachute Area	608	1,507	899	5.8%
Eagle to Gypsum Area	343	674	331	4.3%
Total	6,687	8,571	1,884	1.6%

Source: Economic & Planning Systems
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Vacant Units (as % of Inventory)	2001	2017	Growth	Ann. %
Aspen to Snowmass Area	42%	39%	-3%	-0.5%
Basalt Area	16%	17%	0%	0.2%
Carbondale Area	11%	13%	2%	1.1%
Glenwood Springs Area	6%	8%	2%	1.5%
New Castle to Parachute Area	7%	12%	5%	3.2%
Eagle to Gypsum Area	10%	10%	1%	0.4%
Total	19%	18%	-1%	-0.3%

Source: Economic & Planning Systems
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²⁰ Local ownership was defined as when the property owner zip code was among the 19 zip codes used to define the GRFR. Non-local ownership was designated when the property owner zip code was anything other than one of the zip codes defined as the GRFR.

increased slightly for the Eagle to Gypsum and New Castle to Parachute areas (Glenwood Springs was unchanged).

As for total property valuation, nearly 60 percent of new residential property valuation added between 2005 and 2017 was in non-local ownership. The New Castle to Parachute Area added the highest portion of valuation in local ownership (94 percent), followed by Glenwood Springs (86 percent), Carbondale (77 percent), Eagle to Gypsum (76 percent), and Basalt (61 percent). Just 29 percent of new residential property valuation in the Aspen to Snowmass Area was locally-owned (versus 71 percent non-locally owned residential property).

All else being equal, when demand is constant and supply is constrained, the price of housing is pushed higher. This has historically been the case in the region for the past decade and a half. For permanent residents, the prevalence of second homeownership constrains the supply and pushes up prices. Not only does this mean rising property values (property taxes), but for new residents it means locking in greater portions of household income on the cost of housing (new mortgage holders²¹) – both of which are affordability problems.

Table 27. Non-Local Ownership Trends, 2005-2017

Residential Parcels	2005	2017	Growth	Ann. %
Aspen to Snowmass Area	9,734	10,795	1,061	0.9%
Basalt Area	2,113	2,443	330	1.2%
Carbondale Area	3,528	4,205	677	1.5%
Glenwood Springs Area	4,507	5,277	770	1.3%
New Castle to Parachute Area	9,107	11,015	1,908	1.6%
Eagle to Gypsum Area	3,840	5,783	1,943	3.5%
Total	32,829	39,518	6,689	1.6%

Source: Economic & Planning Systems

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Non-Local Ownership (as % of Total Res. Parcels)	2005	2017	Growth	Ann. %
Aspen to Snowmass Area	53%	54%	1%	0.1%
Basalt Area	18%	22%	4%	1.6%
Carbondale Area	16%	18%	2%	1.1%
Glenwood Springs Area	12%	12%	0%	0.1%
New Castle to Parachute Area	15%	13%	-2%	-1.4%
Eagle to Gypsum Area	26%	25%	-1%	-0.2%
Total	28%	27%	-1%	-0.2%

Source: Economic & Planning Systems

Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs Data\173102-Property Ownership-Version 2.xlsx Growth Tables

²¹ An analysis of survey responses indicates that, despite lower mortgage interest rates over time, newer residents are spending much more of their income on housing than those who have been in the region longer.

Short Term Rentals

Short term rentals (STR) place constraints on housing inventory for the local workforce and residents, exacerbating upward price pressures on housing.²²

A current snapshot of STRs in the GRFR reveals more than 1,600 listings—more than 3 percent of the region's entire housing stock (i.e. total housing inventory). As expected, a

majority of STRs are located in the Aspen to Snowmass area, with smaller proportions in other areas of the region, ranging from less than 1 percent of total inventory in New Castle to Parachute to an approximately 3 percent of the Carbondale Area's inventory.²³

Table 28. Regional Short-Term Rentals

Short-Term Rentals (STR)	Housing Inventory	STRs	as % of Inventory
Aspen to Snowmass Area	11,721	1,094	9.3%
Basalt Area	3,103	75	2.4%
Carbondale Area	6,672	203	3.0%
Glenwood Springs Area	6,508	149	2.3%
New Castle to Parachute Area	12,955	28	0.2%
Eagle to Gypsum Area	6,539	68	1.0%
Total	47,498	1,617	3.4%

Source: Economic & Planning Systems
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Residential Construction Costs

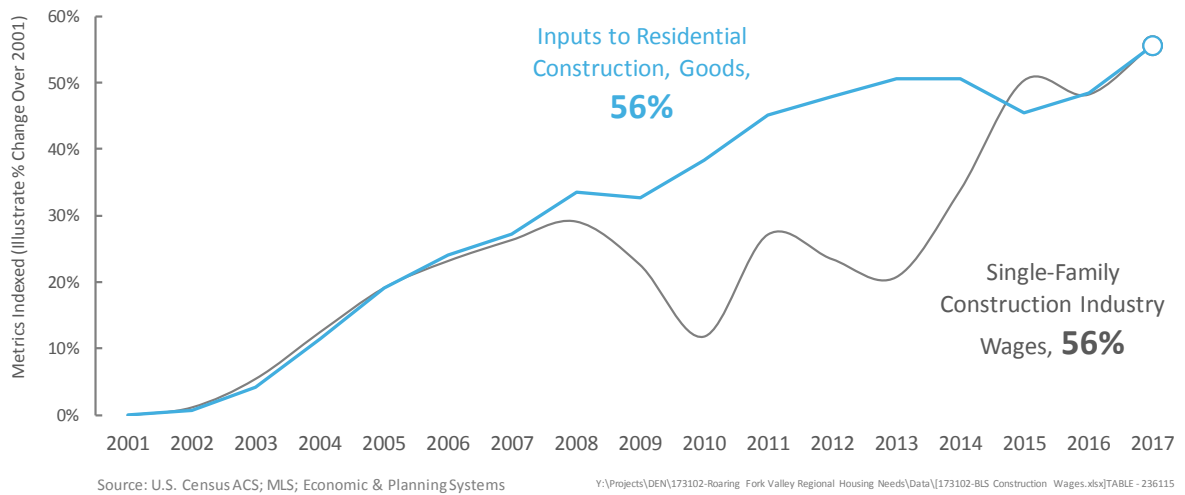
It is frequently overlooked that rising home prices can also be attributed to increases in labor costs and materials. On one hand, increases in the cost of labor benefit households and their spending, but play a role in the escalation of new housing costs.

²² The term short-term rental (STR) or vacation rental refers to the rental of a furnished home, apartment, or condominium for a "short-term stay." Definitions of "short-term" vary from 5 days or fewer to up to 60 days. STRs can be managed independently by owners or third-party representatives and/or advertised via online platforms such as www.airbnb.com, www.vrbo.com, or others.

²³ Although this study does not delve into a measurement of the impact that STRs have, their impact can be generally understood as a constraint on supply, which under any circumstances (holding all other demand drivers constant) will cause an increase in the price of housing.

Typically, the cost of constructing a house accounts for 55 to 60 percent of the sales price of a home. Of that, approximately half is the cost of materials and half is the cost of labor. Since 2001, the cost of construction materials (utilizing Producer Price Index data from the Bureau of Labor Statistics) has appreciated 56 percent, and the cost of labor for single family home construction has risen between 56 and 69 percent (depending on location within the GRFR).

Figure 25. Residential Construction Costs



Additionally, as noted under the demand-side findings, the number of Construction sector jobs dropped considerably during this time (a total loss of 1,300 jobs between 2001 and 2017). Post-recession, nationwide anecdotes abound as to the practice of contractors poaching workers from other construction sites. As a result, wages in the residential construction industry appreciated considerably beyond the appreciation of wages in the wage and salary employment base generally.

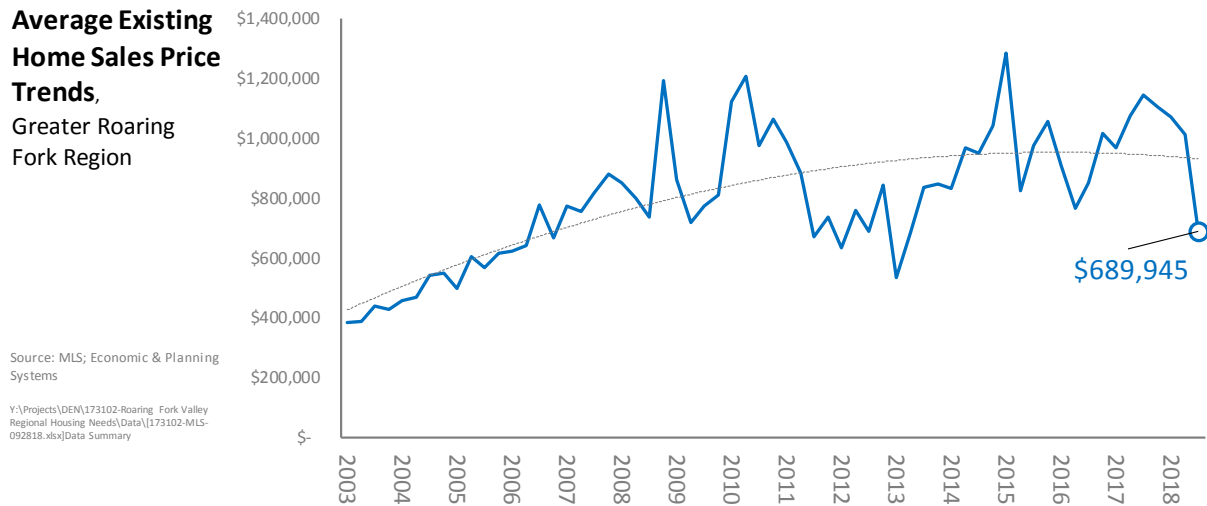
Housing Affordability Trends

As stated earlier, housing affordability is more than a personal challenge; it's one that leads to negative impacts on a community's economic health and quality of life. Neighborhoods, schools, and a community's heritage and culture can be negatively impacted over time. The economic component, though, follows a constant feedback loop that has negative consequences for the regional economy.

Prices

What can be said about housing prices that isn't already known? It's unreasonable to think that anyone working an ordinary job could afford to buy a home in Aspen—a market that for the last 40 years has been driven by some of the world's wealthiest households. As nearly everyone is aware, the price of housing varies considerably from area to area within the GRFR.

Figure 26. GRFR Overall Average Housing Sales Prices



The following **Figure 27** through **Figure 32** illustrate the housing sales price trends of each area of the GRFR. In 2004, Eagle to Gypsum, New Castle to Parachute, and Glenwood Springs average housing sales prices were below \$400,000. As of the end of 2017, only the New Castle to Parachute area offered an average sales price below \$400,000. The markets of Eagle to Gypsum (influenced also by the Vail economy) and Glenwood Springs have average prices of approximately \$540,000, and both Basalt and Carbondale are around \$700,000. The average priced house in the Aspen to Snowmass market is \$2.4 million.

There has been, however, extreme volatility in these markets. In fact, some of the markets in the GRFR are still below their pre-recession peaks. The Eagle to Gypsum market is currently still 8 percent below its average price in 2008. The New Castle to Parachute market is nearly 40 percent below its average pricing during 2008; Glenwood Springs is 12 percent above its 2008 average pricing; Carbondale is 14 percent below; Basalt is 25 percent below; and the Aspen to Snowmass market is more than 100 percent above its 2008 pricing.

This trend tends to confirm why workers look for housing down valley, in what appears to be more stable markets. But there is something alarming about the trends of the past decade and a half. The investor-driven demand (and overbuilding) leading up to 2008 affected the markets that cater largely to working families—Basalt, Carbondale, and Eagle to Gypsum (more will be said about the balance of where in the GRFR worker housing demand is).

Figure 27. Aspen to Snowmass Overall Average Housing Sales Prices

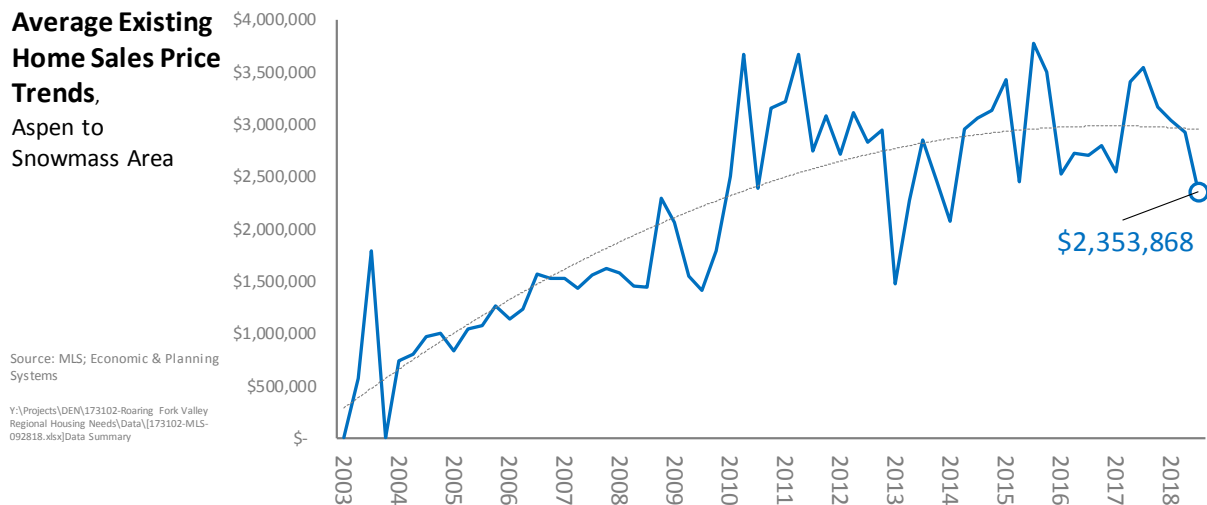


Figure 28. Basalt Overall Average Housing Sales Prices

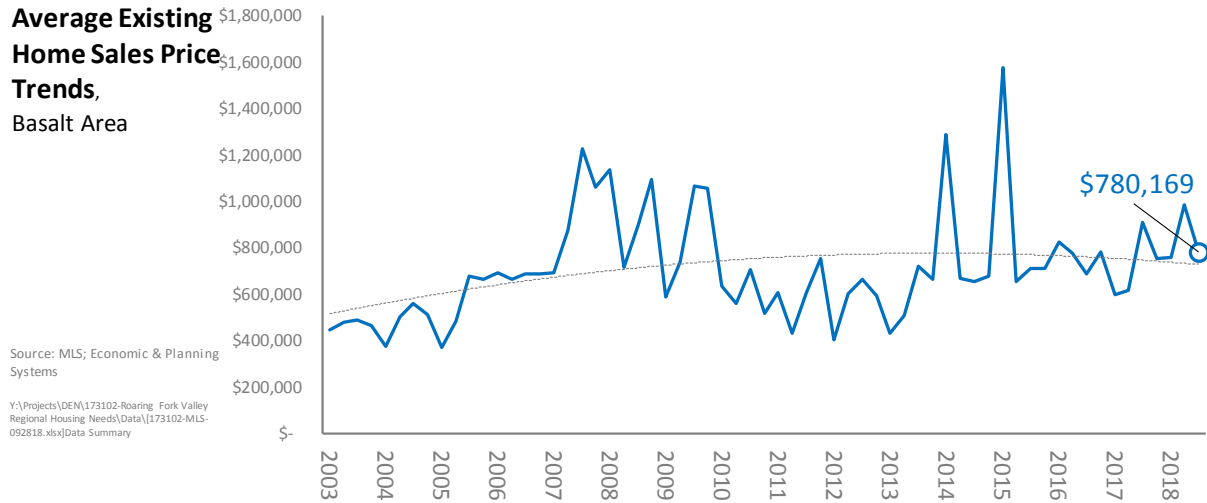


Figure 29. Carbondale Overall Average Housing Sales Prices

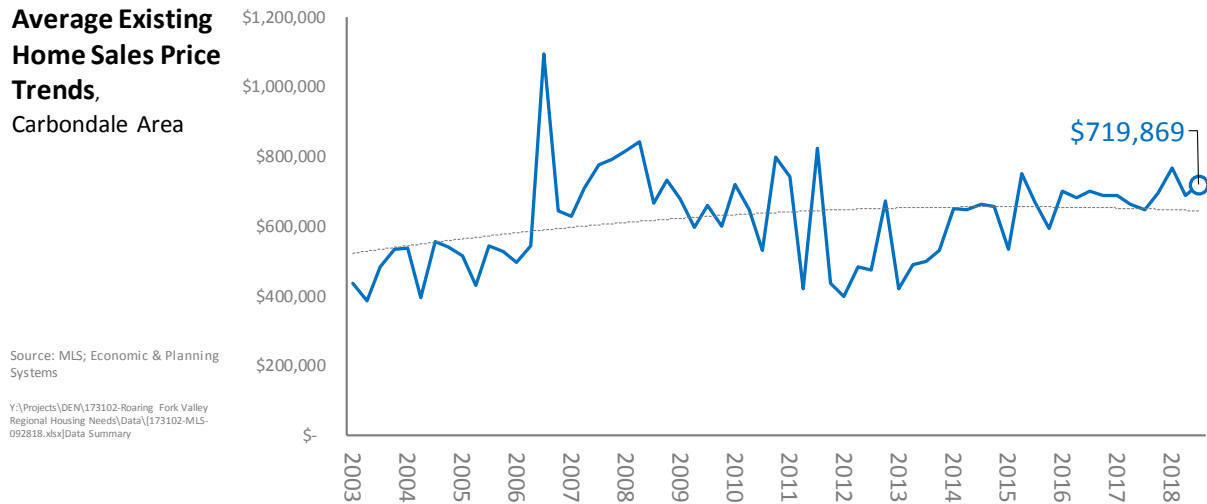


Figure 30. Glenwood Springs Overall Average Housing Sales Prices

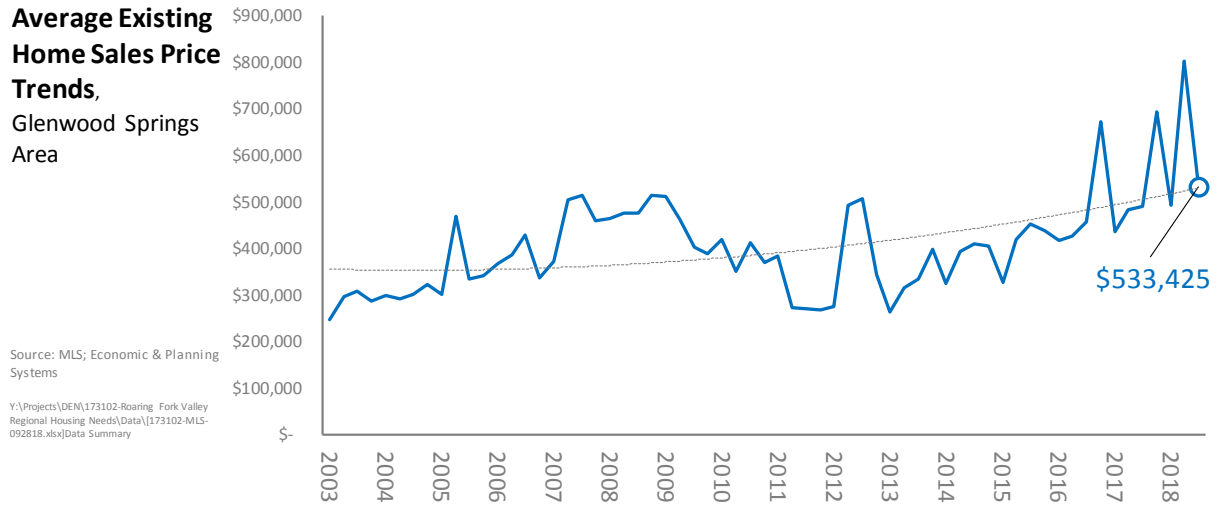


Figure 31. New Castle to Parachute Overall Average Housing Sales Prices

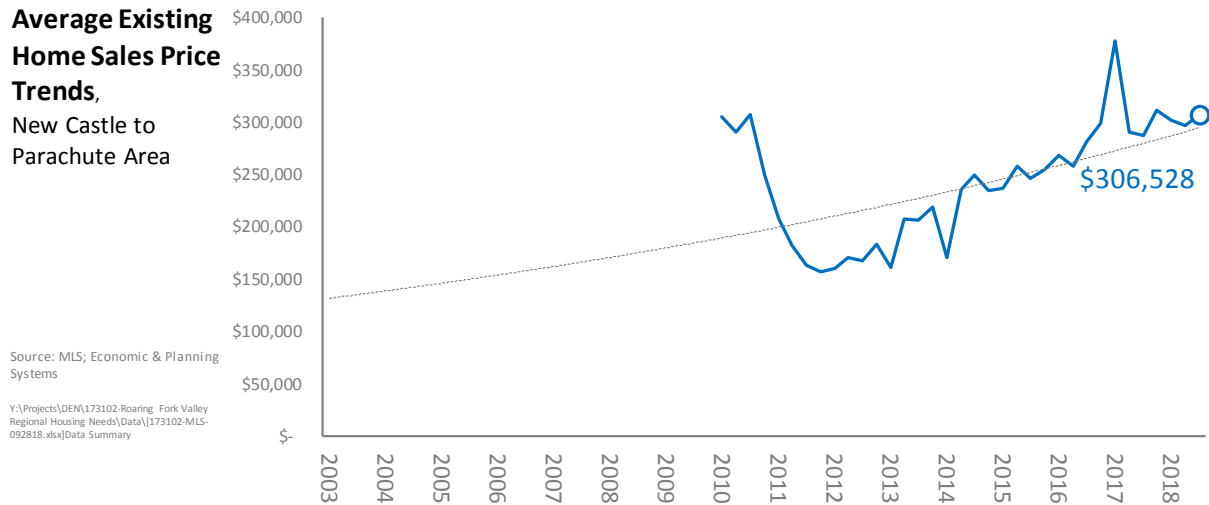
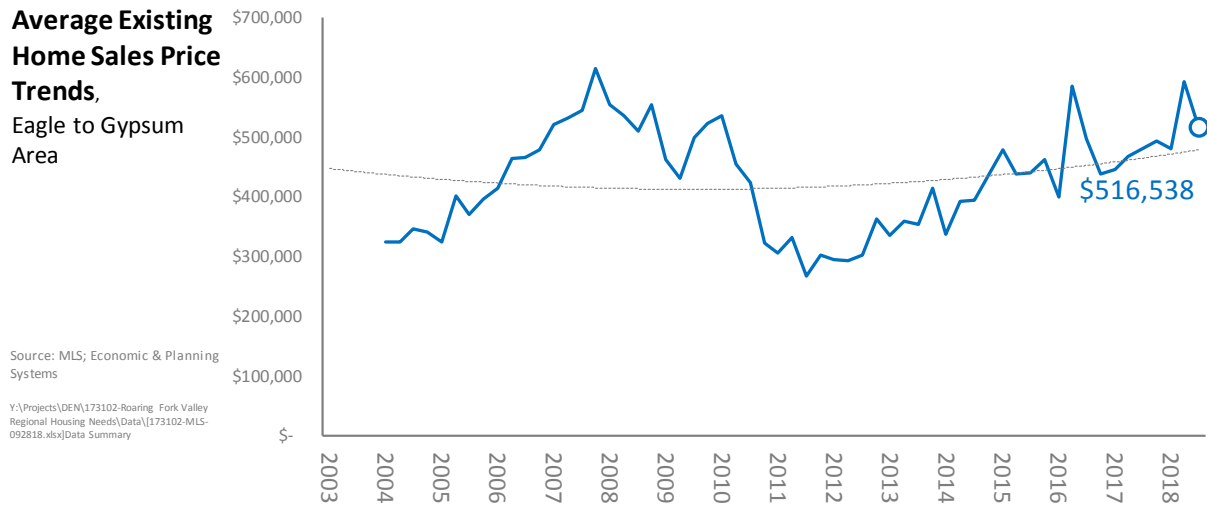


Figure 32. Eagle to Gypsum Overall Average Housing Sales Prices



Affordability Gap

The affordability gap is the difference between the median price of a home sold and what a household (4 persons) earning the median income, using median household income definitions from the Department of Housing and Urban Development, can afford with current underwriting terms.²⁴ In the following **Table 29** and **Table 30**, the HUD income definitions are illustrated alongside the affordable purchase prices for each of the GRFR areas and affordable maximum rents.

Table 29. HUD Income Definitions

Income Definitions	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass
2000						
HUD AMI	\$79,600	\$79,600	\$47,400	\$47,400	\$47,400	\$68,100
Less than 60% AMI	\$47,760	\$47,760	\$28,440	\$28,440	\$28,440	\$40,860
61% to 80% AMI	\$63,680	\$63,680	\$37,920	\$37,920	\$37,920	\$54,480
81% to 100% AMI	\$79,600	\$79,600	\$47,400	\$47,400	\$47,400	\$68,100
101% to 120% AMI	\$95,520	\$95,520	\$56,880	\$56,880	\$56,880	\$81,720
121% to 140% AMI	\$111,440	\$111,440	\$66,360	\$66,360	\$66,360	\$95,340
141% to 160% AMI	\$127,360	\$127,360	\$75,840	\$75,840	\$75,840	\$108,960
2017						
HUD AMI	\$98,000	\$98,000	\$70,400	\$70,400	\$70,400	\$89,500
Less than 60% AMI	\$58,800	\$58,800	\$42,240	\$42,240	\$42,240	\$53,700
61% to 80% AMI	\$78,400	\$78,400	\$56,320	\$56,320	\$56,320	\$71,600
81% to 100% AMI	\$98,000	\$98,000	\$70,400	\$70,400	\$70,400	\$89,500
101% to 120% AMI	\$117,600	\$117,600	\$84,480	\$84,480	\$84,480	\$107,400
121% to 140% AMI	\$137,200	\$137,200	\$98,560	\$98,560	\$98,560	\$125,300
141% to 160% AMI	\$156,800	\$156,800	\$112,640	\$112,640	\$112,640	\$143,200
Source: Economic & Planning Systems Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-AMI Calculations.xlsx\TABLE - AMI Levels						

²⁴ The analysis utilizes historic 30-year fixed rate mortgage information from the Federal Reserve Bank of St. Louis, an average property tax mill levy of 52 mills, factors for insurance and utilities, as well as a 10 percent down payment.

Table 30. Affordable Purchase Prices

Affordability Targets	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass
2000						
HUD AMI	\$79,600	\$79,600	\$47,400	\$47,400	\$47,400	\$68,100
<u>Affordable Purchase Price</u>						
Less than 60% AMI	\$148,200	\$148,200	\$79,100	\$79,100	\$79,100	\$123,600
61% to 80% AMI	\$205,200	\$205,200	\$113,000	\$113,000	\$113,000	\$172,300
81% to 100% AMI	\$262,200	\$262,200	\$147,000	\$147,000	\$147,000	\$221,000
101% to 120% AMI	\$319,100	\$319,100	\$180,900	\$180,900	\$180,900	\$269,800
121% to 140% AMI	\$376,100	\$376,100	\$214,800	\$214,800	\$214,800	\$318,400
141% to 160% AMI	\$433,100	\$433,100	\$248,700	\$248,700	\$248,700	\$367,200
<u>Affordable Rent</u>						
Less than 60% AMI	\$1,194	\$1,194	\$711	\$711	\$711	\$1,022
61% to 80% AMI	\$1,592	\$1,592	\$948	\$948	\$948	\$1,362
81% to 100% AMI	\$1,990	\$1,990	\$1,185	\$1,185	\$1,185	\$1,703
101% to 120% AMI	\$2,388	\$2,388	\$1,422	\$1,422	\$1,422	\$2,043
121% to 140% AMI	\$2,786	\$2,786	\$1,659	\$1,659	\$1,659	\$2,384
141% to 160% AMI	\$3,184	\$3,184	\$1,896	\$1,896	\$1,896	\$2,724
2017						
HUD AMI	\$98,000	\$98,000	\$70,400	\$70,400	\$70,400	\$89,500
<u>Affordable Purchase Price</u>						
Less than 60% AMI	\$288,200	\$288,200	\$195,400	\$195,400	\$182,800	\$247,000
61% to 80% AMI	\$398,000	\$398,000	\$274,300	\$274,300	\$261,700	\$347,200
81% to 100% AMI	\$507,800	\$507,800	\$353,200	\$353,200	\$340,400	\$447,400
101% to 120% AMI	\$617,400	\$617,400	\$432,000	\$432,000	\$419,300	\$547,700
121% to 140% AMI	\$727,200	\$727,200	\$510,900	\$510,900	\$498,200	\$647,900
141% to 160% AMI	\$837,000	\$837,000	\$589,700	\$589,700	\$577,000	\$748,100
<u>Affordable Rent</u>						
Less than 60% AMI	\$1,470	\$1,470	\$1,056	\$1,056	\$1,056	\$1,343
61% to 80% AMI	\$1,960	\$1,960	\$1,408	\$1,408	\$1,408	\$1,790
81% to 100% AMI	\$2,450	\$2,450	\$1,760	\$1,760	\$1,760	\$2,238
101% to 120% AMI	\$2,940	\$2,940	\$2,112	\$2,112	\$2,112	\$2,685
121% to 140% AMI	\$3,430	\$3,430	\$2,464	\$2,464	\$2,464	\$3,133
141% to 160% AMI	\$3,920	\$3,920	\$2,816	\$2,816	\$2,816	\$3,580
Source: Economic & Planning Systems Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-AMI Calculations.xlsx Sheet3						

In 2004, when interest on an average 30-year fixed rate mortgage was approximately 6 percent, households in each of the areas of the GRFR had an affordability gap, ranging from approximately \$20,000 for households in Eagle to Gypsum to \$168,000 for households in Carbondale and \$264,000 for households in Aspen, as shown in **Table 31**.

By 2017, although purchasing power had increased with a drop in the interest rate on a 30-year FRM to under 4 percent, the affordability gap still increased in all areas except New Castle to Parachute (where an increase in household incomes has benefitted households). The affordability gap for households in Eagle to Gypsum increased to \$116,000; in Glenwood Springs from \$72,450 to approximately \$148,000; in Carbondale from \$168,000 to \$289,000; and in Basalt from \$52,000 to \$113,000.

Table 31. Affordability Gaps

Affordability Gaps	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass
2000						
Affordable Purchase Price	\$273,000	\$207,500	\$207,500	\$207,500	\$358,000	\$358,000
Median Priced Home	\$292,500	\$295,000	\$279,950	\$375,000	\$410,000	\$621,750
Affordability Gap	-\$19,500	-\$87,500	-\$72,450	-\$167,500	-\$52,000	-\$263,750
2017						
Affordable Purchase Price	\$404,300	\$307,600	\$307,600	\$307,600	\$447,300	\$447,300
Median Priced Home	\$520,000	\$299,500	\$455,000	\$596,825	\$560,000	\$1,800,000
Affordability Gap	-\$115,700	\$8,100	-\$147,400	-\$289,225	-\$112,700	-\$1,352,700
2004 to 2017 Change						
Affordable Purchase Price	\$131,300	\$100,100	\$100,100	\$100,100	\$89,300	\$89,300
Median Priced Home	\$227,500	\$4,500	\$175,050	\$221,825	\$150,000	\$1,178,250
Affordability Gap	-\$96,200	\$95,600	-\$74,950	-\$121,725	-\$60,700	-\$1,088,950
Source: Economic & Planning Systems						
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Given the recent upward trajectory of the Federal Reserve's overnight borrowing rate, it is easy to imagine mortgage interest rates rising higher over the next decade. Although forecasting is filled with uncertainty, a projection of house prices and incomes along their current paths illustrates the growing threat of ever-expanding affordability gaps.

Commuting Patterns

In total, more than 26,000 workers cross paths on the roads in the region every day. The following tables and maps illustrate the magnitude of this cross-commuting within the region.

Aspen to Snowmass Area

In 2015 (the most recent year for which cross-commuting pattern data were available from the U.S. Census), just over a third of the area's entire local workforce (15,600 jobs) was local labor. More than 60 percent of the workforce is made up of in-commuters. Although it is estimated that there are approximately 5,700 local resident/workers, there are another nearly 2,500 employed residents that commute out for their jobs.

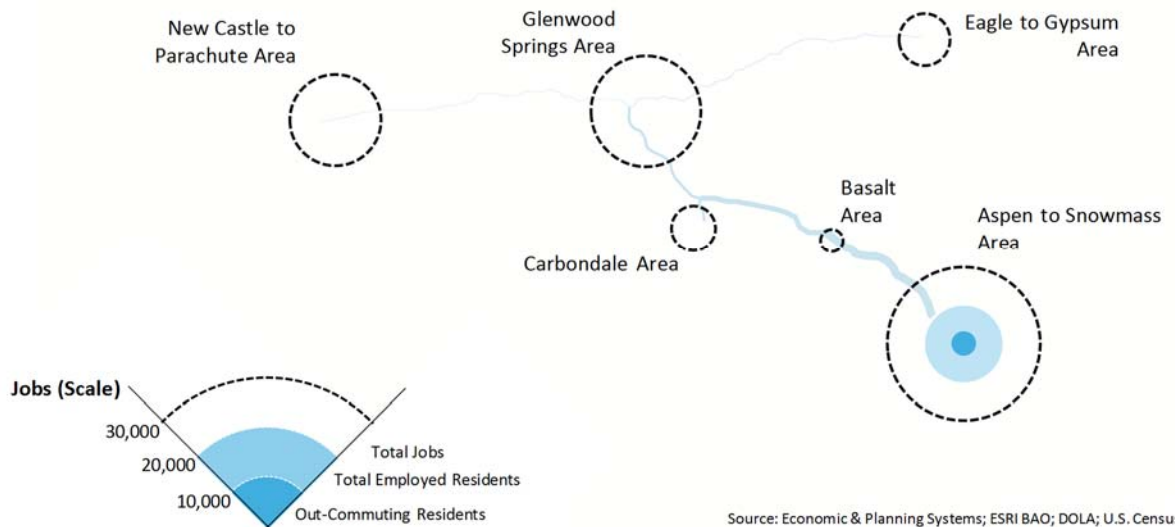
Table 32. Aspen to Snowmass Out-Commuting Patterns

Aspen to Snowmass Area	2015	as %
Total local jobs	15,605	100%
Local residents / Local workers	5,692	36%
In-commuters	9,913	64%
Total working residents	8,157	100%
Local residents / Local workers	5,692	70%
Out-commuters	2,465	30%

Source: Economic & Planning Systems

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Figure 33. Aspen to Snowmass Out-Commuting Patterns



Source: Economic & Planning Systems; ESRI BAO; DOLA; U.S. Census

Basalt Area

In 2015, there were approximately 2,200 jobs in the Basalt Area, only 15 percent of which were filled by local resident/workers. In-commuters accounted for a massive 85 percent of the local jobs. On the other hand, there were an estimated 3,200 working residents of the Basalt Area, 90 percent of whom commuted out to jobs elsewhere in the region.

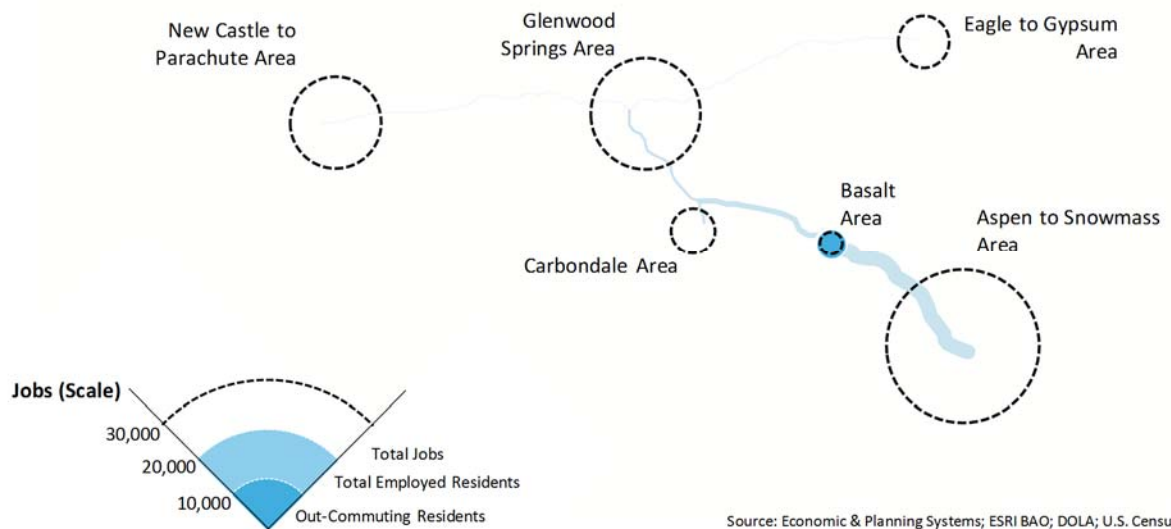
Table 33. Basalt Area Out-Commuting Patterns

Basalt Area	2015	as %
Total local jobs	2,241	100%
Local residents / Local workers	329	15%
In-commuters	1,912	85%
Total working residents	3,171	100%
Local residents / Local workers	329	10%
Out-commuters	2,842	90%

Source: Economic & Planning Systems

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Figure 34. Basalt Area Out-Commuting Patterns



Source: Economic & Planning Systems; ESRI BAO; DOLA; U.S. Census

Carbondale Area

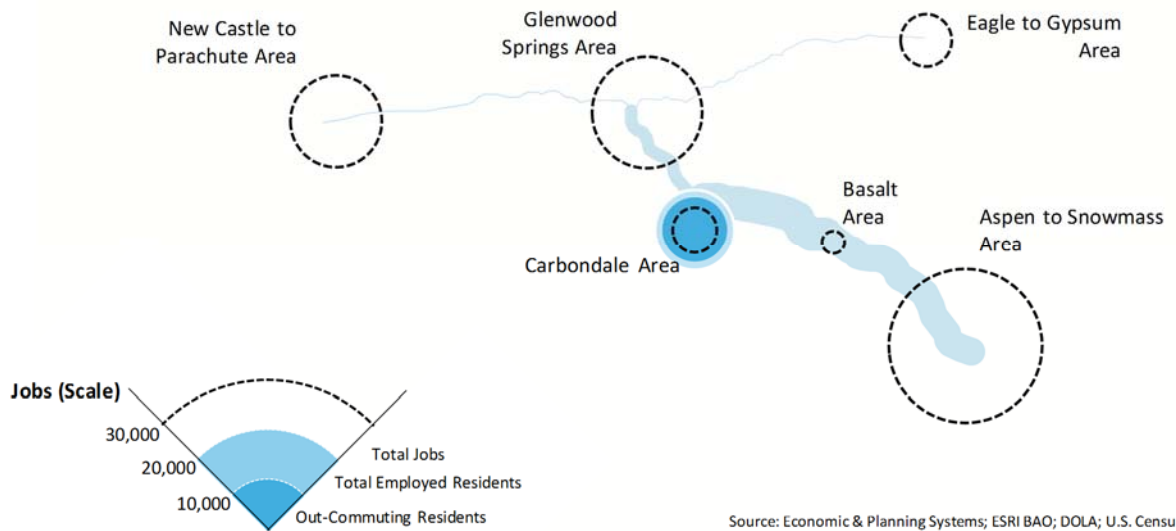
In 2015, it is estimated that there were approximately 4,600 jobs in the Carbondale Area, 35 percent of which were filled by local residents and 65 percent of which were filled by in-commuters. Characteristic of a community that has historically been more of a bedroom community than an employment center (although it has twice as many jobs as the Basalt Area), there are 8,200 employed residents in the Carbondale Area, 80 percent of whom commute somewhere else in the region for their jobs.

Table 34. Carbondale Area Out-Commuting Patterns

Carbondale Area	2015	as %
Total local jobs	4,594	100%
Local residents / Local workers	1,598	35%
In-commuters	2,996	65%
Total working residents	8,219	100%
Local residents / Local workers	1,598	19%
Out-commuters	6,621	81%

Source: Economic & Planning Systems
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Figure 35. Carbondale Area Out-Commuting Patterns



Glenwood Springs Area

In 2015, there were an estimated 11,200 jobs in the Glenwood Springs Area, 35 percent of whom were local resident/workers, and 65 percent of which were filled by in-commuters. In the local labor force, however, there were an estimated 8,800 employed residents, more than 55 percent of whom commuted somewhere else for their jobs.

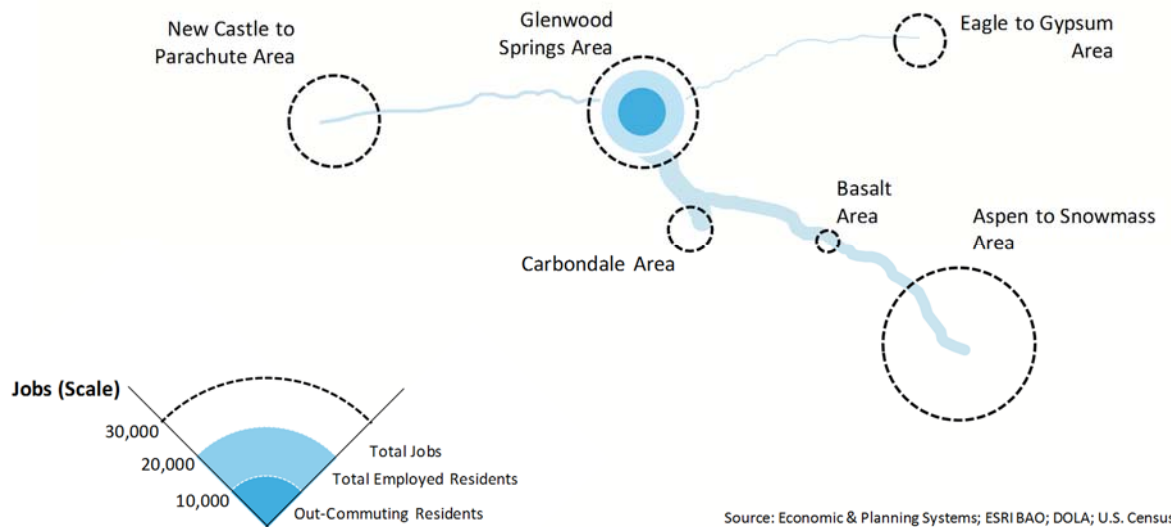
Table 35. Glenwood Springs Area Out-Commuting Patterns

Glenwood Springs	2015	as %
Total local jobs	11,236	100%
Local residents / Local workers	3,905	35%
In-commuters	7,331	65%
Total working residents	8,798	100%
Local residents / Local workers	3,905	44%
Out-commuters	4,893	56%

Source: Economic & Planning Systems

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Figure 36. Glenwood Springs Out-Commuting Patterns



Source: Economic & Planning Systems; ESRI BAO; DOLA; U.S. Census

New Castle to Parachute Area

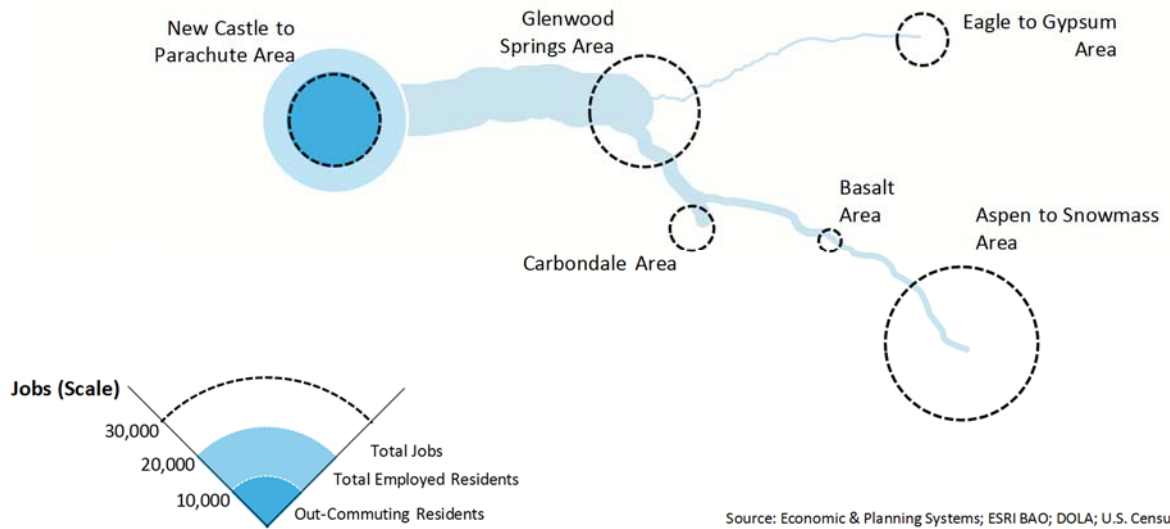
In 2015, there were an estimated 9,300 jobs in the New Castle to Parachute Area, more than 55 percent of residents live and work in the area, and slightly less than 45 percent commute in from elsewhere. Similar to the bedroom community dynamic of the Carbondale Area, this area contains significantly more employed residents than are necessary for its workforce. The area has 14,900 employed residents, 65 percent of whom commute somewhere else in the region (as well as to extra-regional locations, such as Grand Junction).

Table 36. New Castle to Parachute Area Out-Commuting Patterns

New Castle to Parachute	2015	as %
Total local jobs	9,256	100%
Local residents / Local workers	5,166	56%
In-commuters	4,090	44%
Total working residents	14,909	100%
Local residents / Local workers	5,166	35%
Out-commuters	9,743	65%

Source: Economic & Planning Systems
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Figure 37. New Castle to Parachute Area Out-Commuting Patterns



Source: Economic & Planning Systems; ESRI BAO; DOLA; U.S. Census

Eagle to Gypsum Area

In 2015, there were an estimated 5,300 jobs in the Eagle to Gypsum Area, approximately 40 percent of residents lived and worked in the area, and more than 60 percent of which commuted in from elsewhere. The ratio of local jobs to local employed residents is nearly one-to-one; however, nearly 65 percent of these employed local residents commute somewhere else for work (within the region, to Vail, or to Grand Junction).

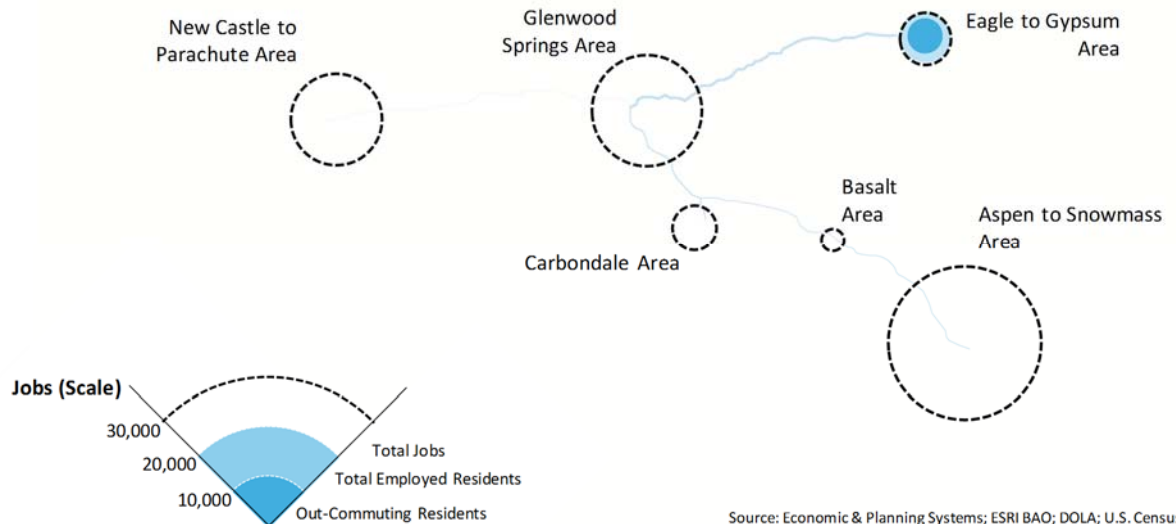
Table 37. Eagle to Gypsum Area Out-Commuting Patterns

Eagle to Gypsum Area	2015	as %
Total local jobs	5,324	100%
Local residents / Local workers	1,976	37%
In-commuters	3,348	63%
Total working residents	5,518	100%
Local residents / Local workers	1,976	36%
Out-commuters	3,542	64%

Source: Economic & Planning Systems

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Figure 38. Eagle to Gypsum Area Out-Commuting Patterns



Source: Economic & Planning Systems; ESRI BAO; DOLA; U.S. Census

On the surface, these trends imply greater wear and tear on the region's roads. At a deeper level, this points directly to a quality of life and sustainability problem. The economic demand drivers of the GRFR, i.e. limited land, land and housing values, ownership patterns, business sectors that cater to the visitor economy, prevalence of short-term rentals, etc., suggest an economic infrastructure that cannot easily be changed.

Jobs to Population

As mentioned at the beginning of this commuting data section, the preceding tables and maps illustrate the location and magnitude of cross-commuting that occurs daily in the GRFR (a magnitude of more than 26,000 workers crossing paths on the region's roads). Comparing the population and employment by area, shown here in **Figure 39**, reveals the same order of magnitude—i.e. that those cross-commuting patterns of 26,000 workers are accounting for approximately 29,000 jobs.

It is estimated that nearly 47 percent of the regional population holds a job (primarily in the region), and that the portion of jobs in the region is roughly equivalent, also approximately 48,000 (note that this number is derived from U.S. Census commuting data and is slightly lower than the Department of Labor information reported previously). Analysis, however, indicates that only 18 percent of the jobs are held by workers who live locally.

Table 38. Jobs to Population

Population and Employment	Pop.	Emp'd Pop	Total Jobs	Locally-Emp'd
Aspen to Snowmass Area	14,866	8,157	15,605	5,692
Basalt Area	6,440	3,171	2,241	329
Carbondale Area	16,182	8,219	4,594	1,598
Glenwood Springs Area	16,026	8,798	11,236	3,905
New Castle to Parachute Area	32,391	14,909	9,256	5,166
Eagle to Gypsum Area	17,235	5,518	5,324	1,976
Total	103,139	48,772	48,256	18,666
as % of Pop.	100%	47%	47%	18%

Source: Economic & Planning Systems

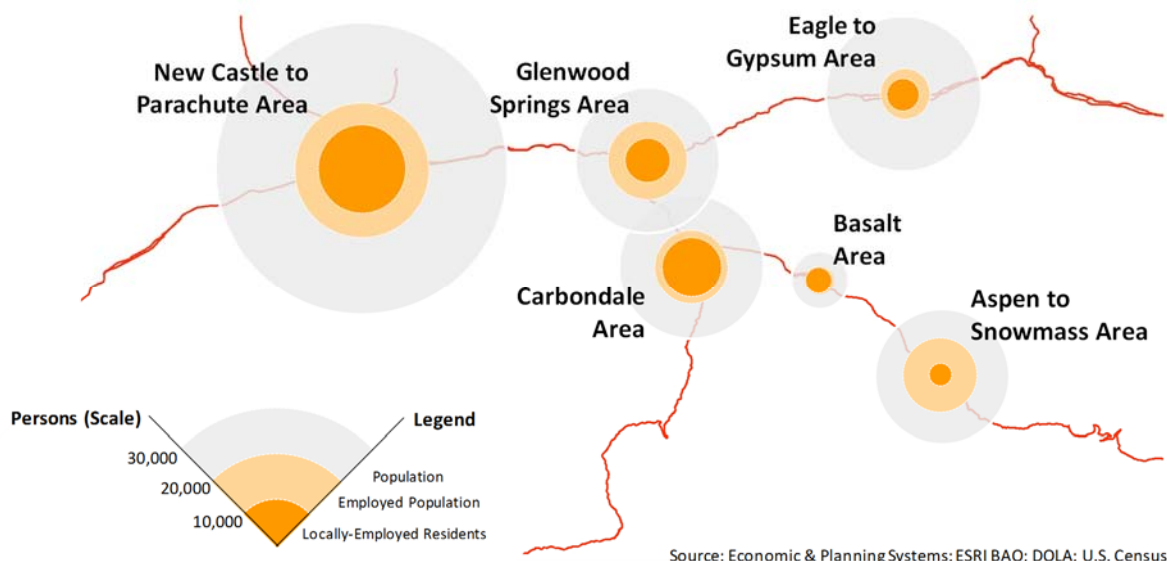
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Population and Employment	Pop.	Emp'd Pop	Total Jobs	Locally-Emp'd
Aspen to Snowmass Area	100%	55%	105%	38%
Basalt Area	100%	49%	35%	5%
Carbondale Area	100%	51%	28%	10%
Glenwood Springs Area	100%	55%	70%	24%
New Castle to Parachute Area	100%	46%	29%	16%
Eagle to Gypsum Area	100%	32%	31%	11%
Total	100%	47%	47%	18%

Source: Economic & Planning Systems

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Figure 39. Population, Employed Population, and Locally-Employed Population



How much does this affect the economy?

When a household spends more than 30 percent of its income on mortgage or rent, it is characterized as being “cost-burdened.” Although some households choose to spend more than this for a variety of reasons, the economic impact of “overspending” cannot be overlooked.

Figure 40. Cost-Burdened Households in GRFR, 2017

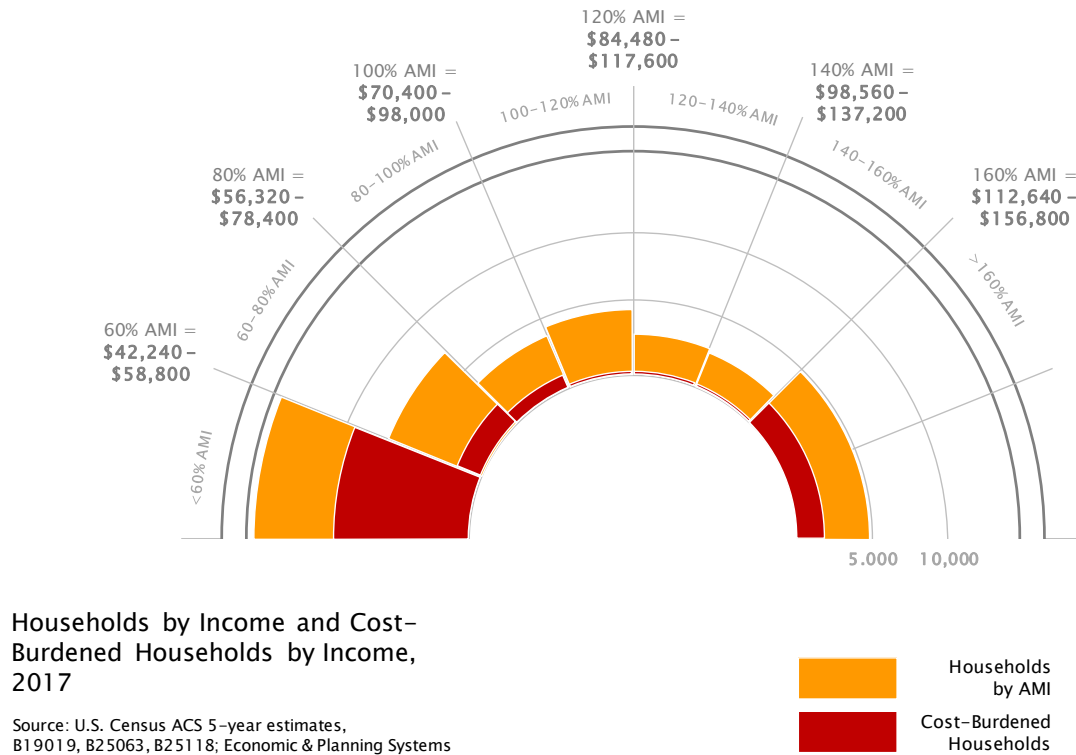


Table 39. Cost-Burdened Households in GRFR by Area, 2017

Cost Burden, 2017	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Regional
<u>Cost-Burdened Households</u>							
Less than 60% AMI	1,399	2,762	1,470	1,366	575	1,595	9,167
61% to 80% AMI	311	487	326	305	95	252	1,775
81% to 100% AMI	30	346	247	239	22	48	932
101% to 120% AMI	30	16	25	22	22	48	162
121% to 140% AMI	30	16	25	22	22	48	162
141% to 160% AMI	30	16	25	22	22	48	162
Greater than 160% AMI	289	239	357	312	181	390	1,769
Subtotal Households	2,117	3,883	2,475	2,286	939	2,429	14,129
<u>All Households</u>							
Less than 60% AMI	1,807	3,799	1,922	1,652	849	2,861	12,889
61% to 80% AMI	793	1,333	703	604	439	1,048	4,919
81% to 100% AMI	524	1,269	635	650	404	703	4,185
101% to 120% AMI	503	1,096	597	528	186	496	3,406
121% to 140% AMI	563	1,012	579	469	161	473	3,256
141% to 160% AMI	563	547	252	338	126	371	2,197
Greater than 160% AMI	1,111	2,392	1,319	1,579	425	1,248	8,074
Total Households	5,865	11,448	6,007	5,818	2,588	7,201	38,927
<u>Cost-Burdened as % of Total</u>							
Less than 60% AMI	77%	73%	76%	83%	68%	56%	71%
61% to 80% AMI	39%	37%	46%	50%	22%	24%	36%
81% to 100% AMI	6%	27%	39%	37%	5%	7%	22%
101% to 120% AMI	6%	2%	4%	4%	12%	10%	5%
121% to 140% AMI	5%	2%	4%	5%	14%	10%	5%
141% to 160% AMI	5%	3%	10%	6%	18%	13%	7%
Greater than 160% AMI	26%	10%	27%	20%	43%	31%	22%
Subtotal Households	36%	34%	41%	39%	36%	34%	36%
Source: Economic & Planning Systems							
Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-Housing Costs as Percent Income by Tract-Version 2.xlsx\Sheet2							

In the GRFR, it is estimated that overspending amounted to approximately \$54 million in 2017, averaging \$320 per month for each of the 14,100 cost-burdened households in the region. Layering the analysis of owners with and without a mortgage also illustrates a growing problem (again, in spite of the supposedly beneficial trend of lower mortgage interest rates) that over the last decade and a half, approximately 40 percent of all new owner households in the region are cost-burdened.

The macroeconomic implication is that this \$320 per month could be spent differently and recirculate through the regional economy. Household discretionary spending typically accounts for a much larger portion of regional economic activity than that which is derived from mortgage payments, the economic benefits of which accrue largely outside the region.²⁵

Table 40. Economic Impact of Overspending, 2017

Economic Impact of Cost Burden, 2017	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Regional
<u>Overspending</u>							
Owner Households	\$6,026,876	\$6,810,810	\$5,744,398	\$5,982,059	\$3,331,465	\$6,152,412	\$34,048,021
Renter Households	\$2,818,782	\$4,530,871	\$3,943,572	\$1,781,000	\$1,268,688	\$5,528,696	\$19,871,610
Total Overspending	\$8,845,658	\$11,341,681	\$9,687,970	\$7,763,059	\$4,600,154	\$11,681,109	\$53,919,631
<u>Cost-Burdened Households</u>							
Owner Households	1,317	2,380	1,322	1,541	681	1,403	8,645
Renter Households	800	1,503	1,152	745	259	1,026	5,484
Subtotal Households	2,117	3,883	2,475	2,286	939	2,429	14,129
<u>Monthly Overspending</u>							
Owner Households	\$381	\$238	\$362	\$323	\$408	\$365	\$328
Renter Households	\$294	\$251	\$285	\$199	\$409	\$449	\$302
Subtotal Households	\$348	\$243	\$326	\$283	\$408	\$401	\$318

Source: Economic & Planning Systems
Y:\Projects\DEN\173102-Roaring Fork Valley Regional Housing Needs\Data\173102-Housing Costs as Percent Income by Tract-Version 2.xlsx\Sheet3

²⁵ While a downstream analysis of “where” these dollars go (e.g. local versus non-local landlords or local versus non-local mortgage bond holders) is not possible without rigorous and proprietary data collection, it is understood that these dollars would be spent on a different array of goods and services benefitting not only local households’ quality of life but also benefitting the local economy.

3. Household Survey

Introduction

This section provides a summary of the results from the 2018 Roaring Fork/Colorado River Valley/Eagle County Household Survey that was conducted during late winter and spring 2018. A series of graphs illustrate key findings from the study concerning household characteristics, household income, housing cost, and housing preferences and satisfaction. In addition, the survey results have been presented in a series of Appendices to this report that are provided under separate cover. The Appendix tables serve as a technical summary of findings; they break survey responses down by various segments of responses including whether the household is an owner or renter (tenure), as well as other attributes including the geographic location of the residents in the study area, income, and length of time residing in the region.

Survey Distribution. Survey packets were mailed to a random sampling of households located between Aspen and Parachute/Battlement Mesa along the Roaring Fork/Colorado River valleys, as well as to residents of Eagle County located between Eagle and Dotsero. The mailing list was purchased from a commercial vendor and provides a relatively current source of addresses that included owner and renter households. The mailed packet consisted of a cover letter (explaining options to complete the survey, including on-line in either English or Spanish), a paper survey, and a postage paid return envelope. Additionally, the survey included an invitation to participate in a prize drawing for one of 10 \$50 grocery store gift certificates. That prize drawing message was presented on a small slip of paper separate from the survey form in order to preserve the anonymity of respondents.

Survey Responses. The sample consisted of 6,000 surveys sent, with a total of 273 surveys returned as undeliverable. The mailing resulted in 948 returned paper forms (including 6 Spanish language surveys), an overall response rate of 16.5% based on delivered surveys. Additionally, the survey was publicized via Facebook in the valleys with ads in English and Spanish. A total of 100 surveys were completed based on the Facebook invitations. Finally, an “open link” version of the survey was made available throughout the study area with ads, public notices and some advertising. As summarized below, the open invitation version of the survey resulted in 1,063 responses.

The mailed invitation segment of survey responses was obtained through random distribution and as a result, confidence intervals have been estimated for that set of survey respondents. The 95 percent confidence interval for a sample of 948 is +/-3.0 percentage points (larger for subgroups of respondents and questions with smaller sample sizes). The responses from the Facebook and Open Invitation

sources were not obtained through random sampling and as a result, confidence intervals were not calculated for these subgroups. It is noted that survey responses from all sources of survey distribution have been compared and are similar.

Survey Responses by Source

Mailed Invitation to Random Sample: 948

Facebook Invitation 100

Open Invitation 1,063

TOTAL RESPONSES 2,111

Weighting of the Data. The survey results were weighted on the basis of household income, housing tenure (own/rent), and zip code of residence to enhance representativeness. Household income by housing tenure by zip code was derived from US Census American Community Survey (ACS) 2012-16 five-year data, adjusted forward to 2018 on the basis of the 2016-18 change in the QCEW employment series average weekly wage. Geographic distributions of households by zip were based on the ACS 2012-16 five-year data. Housing tenure by zip was based on the 2010 Decennial Census. As a result of the weighting, the results have been made representative of the distribution of households on the basis of place of residence, housing tenure, and household income, both within each zip in the study area, and across zips in the study area.

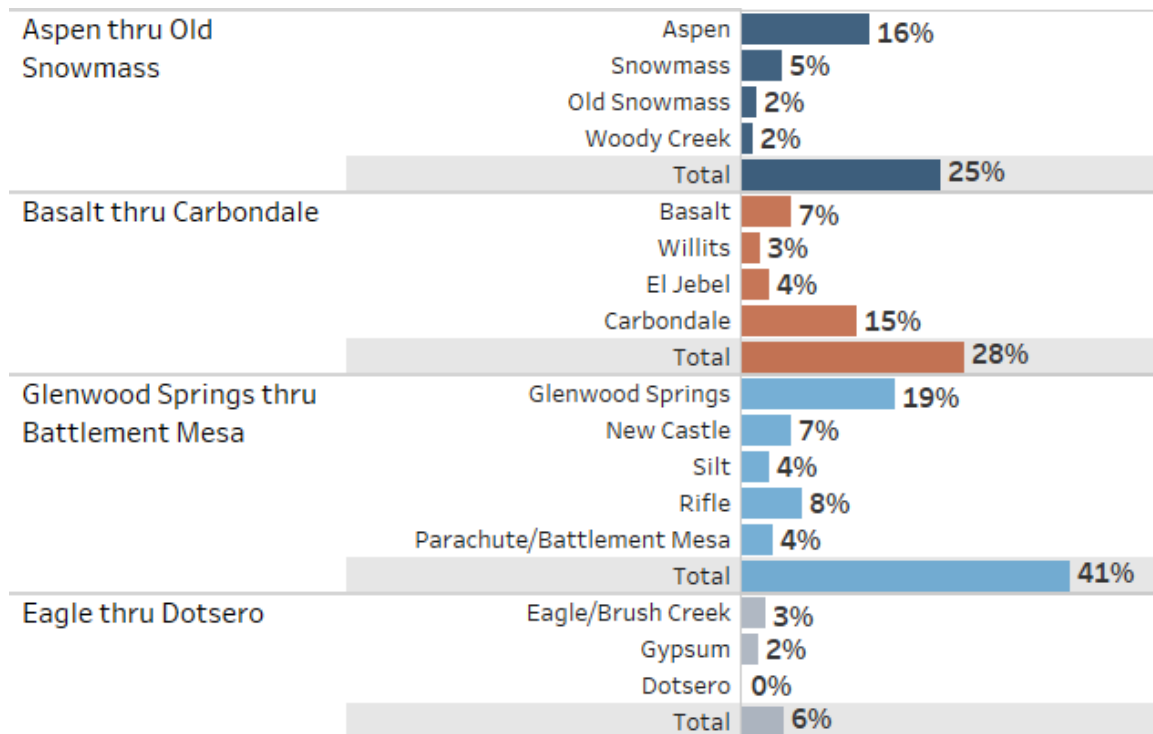
Analysis of the Survey Results. The survey results provide a large data set that can be analyzed in a variety of ways. The consultant team considers the Mailed Invitation pool of responses to be most representative of regional households. However, because the results from the Facebook and Open Invitation segments of the sample closely resemble the random sample, the entire set of responses have been combined for much of this report. The sample is sufficiently large to permit analysis based on geographic subareas of the region, as well as by individual communities. The following discussion is primarily oriented around graphs that portray the "Overall" set of responses, as well as responses from four distinct geographic subareas based on zip codes of respondents: Aspen through Old Snowmass, Basalt through Carbondale, Glenwood Springs through Battlement Mesa/Parachute, and Eagle through Dotsero.

Respondent Characteristics

The survey contained a series of questions designed to characterize household demographics as well as other background information. Results are portrayed in a series of graphs.

Place of Residence of Respondents, Grouping of Respondents by Area.

The survey contained a zip code identification and additionally respondents were asked where they live now? These results were then regrouped into four primary subareas as shown below. The majority of the discussion in this report is based on these areas; however, in selected instances the data are broken down to the town level. It is possible to examine all of the survey questions by town, although small sample sizes for some communities require caution in their use.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Location of Residence of Survey Respondents.

The survey obtained responses from residents throughout the region. While most of this discussion is summarized in terms of four general geographic areas, the data permit analysis at the individual community level if there are particular topics that warrant such investigation.

The data indicate that there is a significant percentage of residents that live outside incorporated communities (27% of survey respondents). These data are potentially significant as various policy options are considered by regional decisionmakers. While communities in the region, and particularly towns in the Greater Roaring Fork Region, have considerable experience with affordable housing problems, the challenges are confounded by residents living in unincorporated areas resulting in a significant role for counties as well as towns/cities.

		Area of residence				
		Overall	Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q12: Do you live within town limits of an incorporated town?	Yes	68%	73%	61%	64%	84%
	No	27%	20%	36%	30%	11%
	Uncertain	6%	7%	4%	6%	5%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Do you Own or Rent?

Overall, about 68% of responses are from owners, 30% from renters, with 1% indicating other circumstances such as caretaking, living with parents, work exchange, etc. Among survey respondents, the percentage of renters varies across the region with the highest percentage of renters found in the Aspen/Snowmass area (39%), and a lower percentage in Eagle/Gypsum (13%).

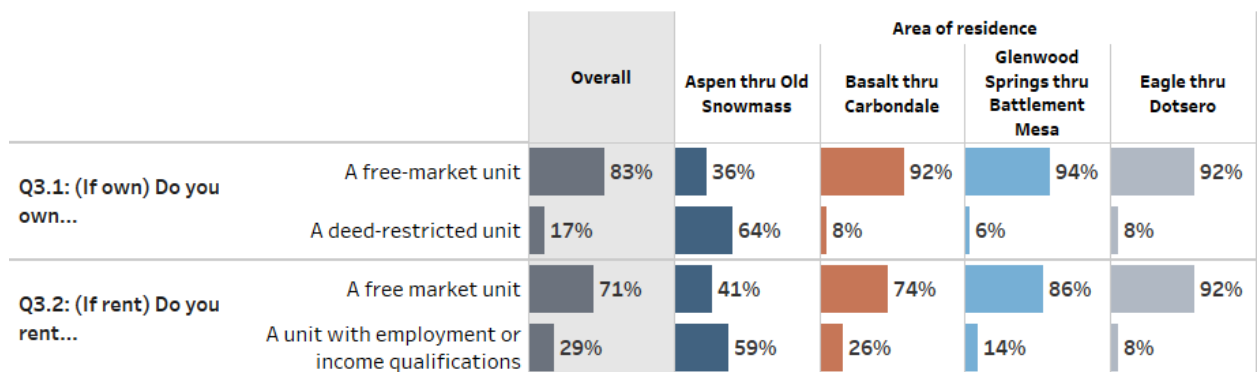
		Area of residence				
		Overall	Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q3: Do you own or rent the residence where you currently live?	Own	68%	59%	68%	66%	87%
	Rent	30%	39%	30%	31%	13%
	Other:	1%	1%	1%	2%	
	Currently don't have housing	0%	1%	0%	1%	

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Deed Restricted / Income Qualified Units

The owner mix consists of about 83% free-market owners and 17% deed restricted owners. Not surprisingly, there are major differences in this breakdown by geography: in Aspen/Snowmass about 64% of responding owners reported that they are in deed-restricted units, while in the other areas that figure is a much lower 6% to 8%.

Similarly, while the majority of renters (71%) report they are living in free market units, that figure is a much lower 41% in the Aspen/Snowmass area. In contrast, the share of renters living in units with employment or income qualifications is fully 59% in the Aspen/Snowmass area, and declines to 26% in Basalt/Carbondale, 14% in Glenwood to Battlement Mesa, and 8% in Eagle/Gypsum.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Type of Home

The survey includes responses from household living in a variety of unit types. There are distinct geographic differences in this measure. Overall, slightly over half of the respondents live in single-family homes (56%), but this figure varies from 28% in the Aspen/Snowmass area to 70% in Eagle/Gypsum. About 5% are in mobile homes. Among mobile home residents, there is wide geographic variation in lot ownership, with 82% of Aspen area residents on owned lots, while most mobile home dwellers in other parts of the region rent their lots.

		Overall	Area of residence			
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q7: In what type of residence do you live?	Single-family home/cabin	56%	28%	58%	63%	70%
	Apartment	16%	33%	13%	13%	6%
	Townhouse/duplex	12%	12%	15%	11%	13%
	Condo	9%	20%	8%	5%	6%
	Mobile home	5%	5%	3%	6%	2%
	Tent/camper/truck/van	0%	1%	1%	0%	
	Staying with friends	0%	0%	0%	1%	
	Motel	0%	0%		0%	
	Other:	2%	1%	1%	2%	3%

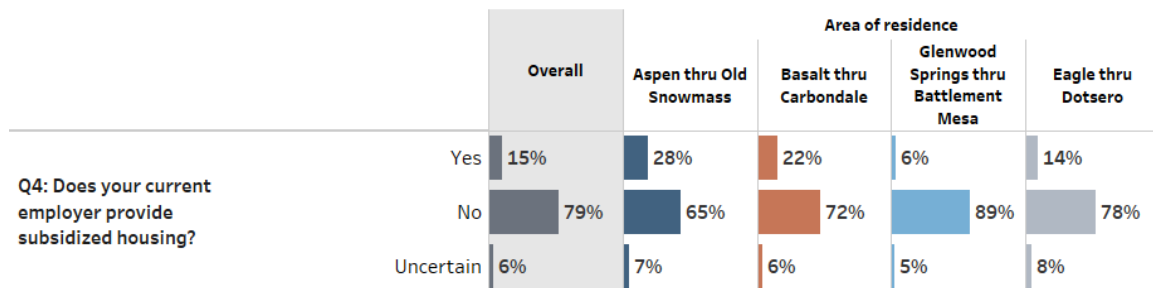
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

		Overall	Area of residence			
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q7.1: (If mobile home) Is your mobile home on...	Rented lot	57%	18%	82%	59%	100%
	Owned land	43%	82%	18%	41%	

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Employer Assistance with Housing

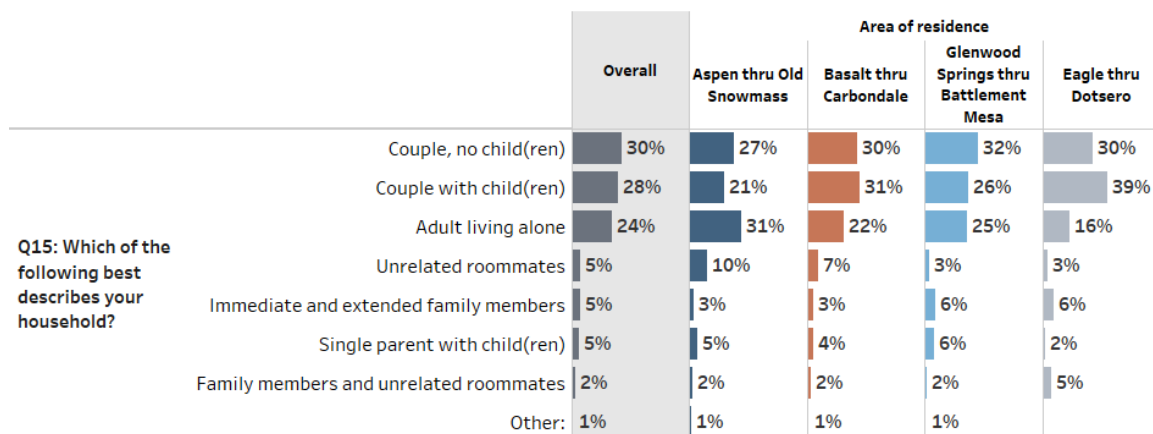
A notable share of respondents (15%) live in housing provided or subsidized by their employer. Once again, sharp geographic differences are evident, ranging from 28% among Aspen/Snowmass area residents to 6% in the Glenwood Springs to Parachute region.



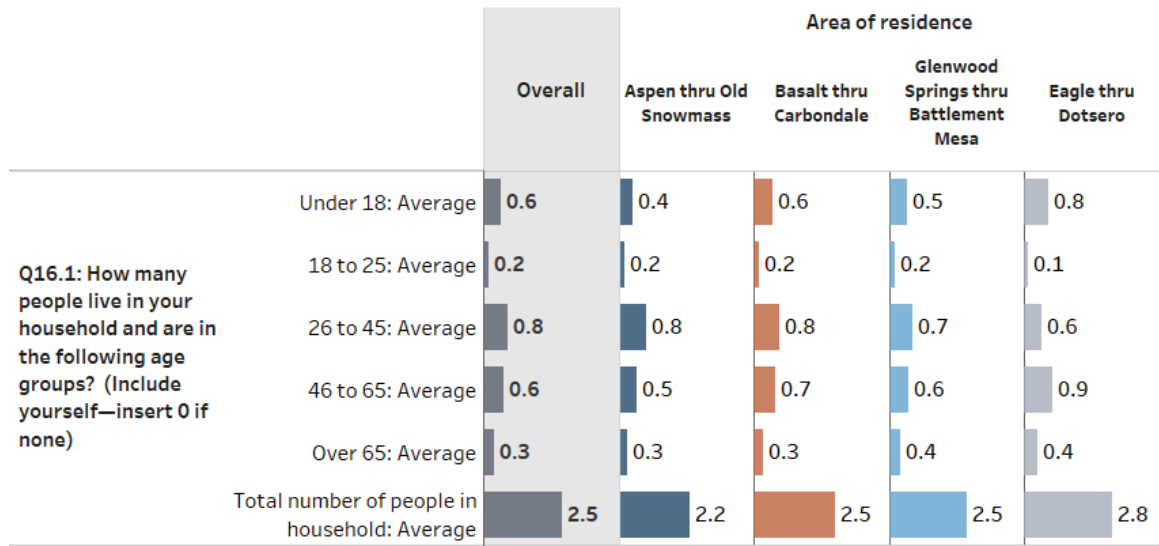
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Makeup of Household and Persons per Unit

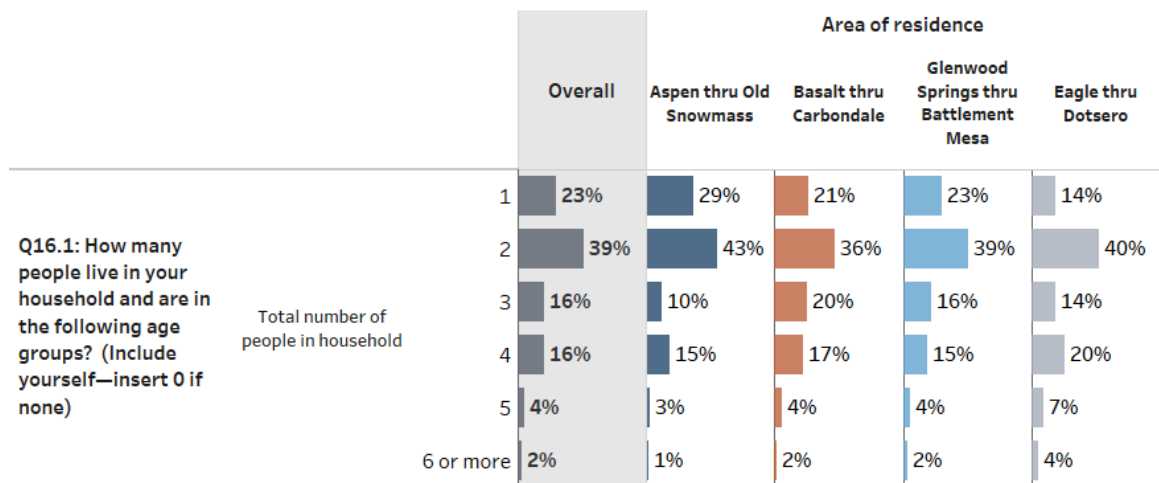
The survey contains a series of questions designed to understand the makeup of households and occupancy levels. These are important factors in determining appropriate unit design and a various aspects of consumer preferences. Overall, the data show similarities across the geographic areas. However, Aspen/Snowmass households are especially likely to report living alone or with unrelated roommates, while Basalt/Carbondale and Eagle/Gypsum have higher levels of couples with children than other communities.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



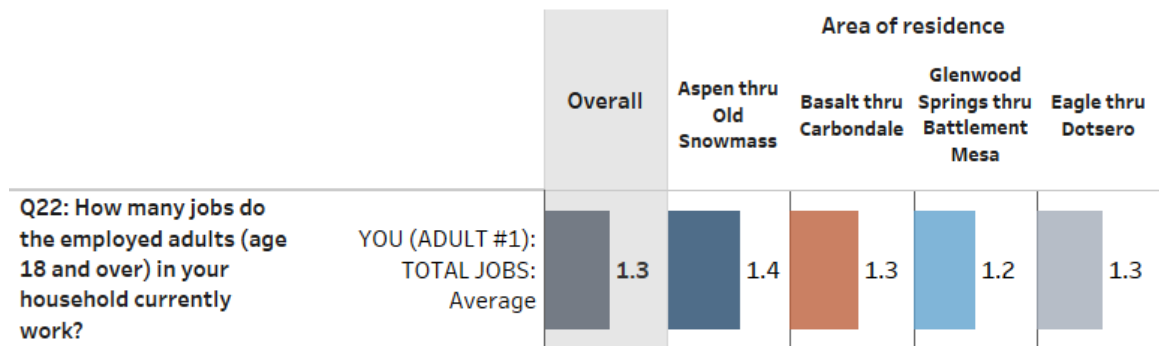
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Multiple Job Holding Continues to be Prevalent

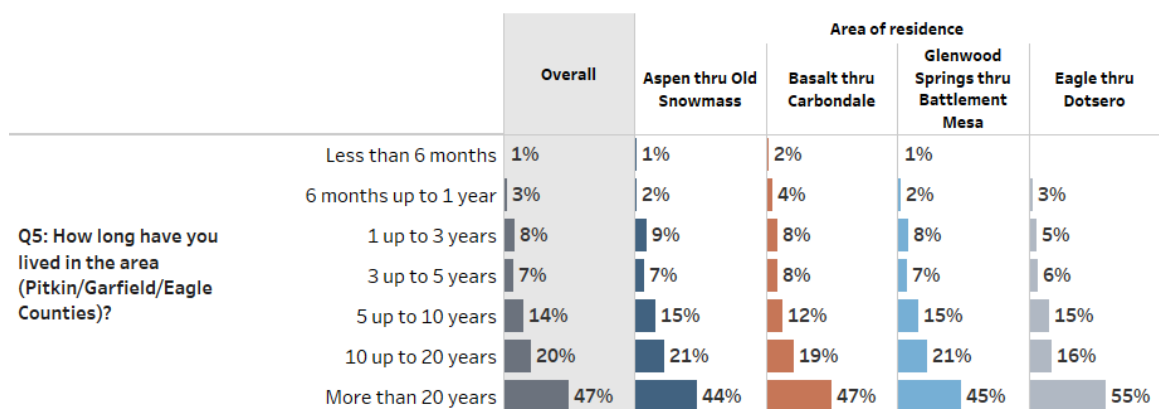
As is common in mountain communities, the average number of jobs held per individual significantly exceeds 1 job. As shown below, the average is 1.4 jobs per person in Aspen, 1.3 jobs in Basalt/Carbondale and the Eagle/Gypsum areas, and 1.2 jobs. The figure is slightly lower in Glenwood Springs and areas west.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Time of Residency in Region

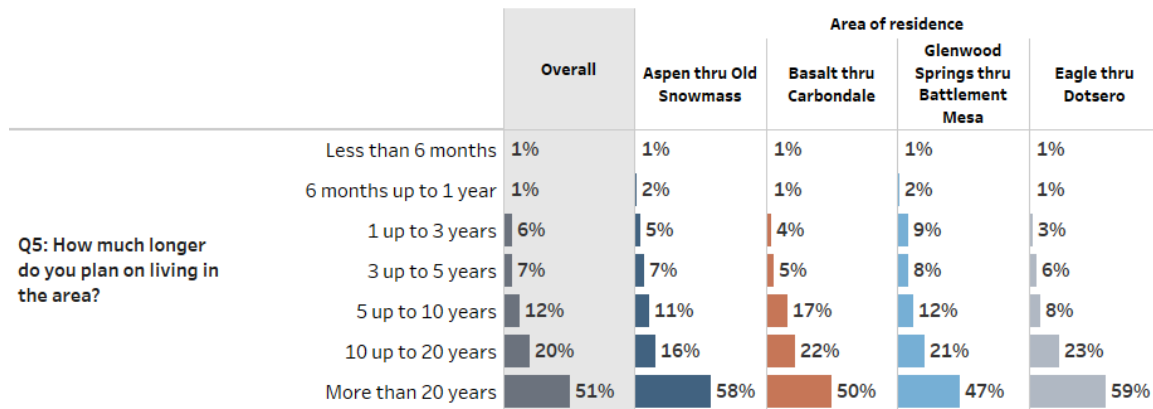
Survey results suggest that a large percentage of residents have lived in the region for some time, with over 67% indicating 10 years or more. This measure shows relatively little geographic variation. This question is used to segment some of the other survey questions; typically, relative newcomers to the region have differing opinions about the housing situation and they often encounter differing experiences.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Expected Time in Region

In a related finding, the majority of respondents anticipate continuing to live in the region long-term. Only 8% anticipate moving out of the region in the next three years. There is little variation in this measure across the geographic areas. In general, the data suggest that in spite of housing and other challenges, most residents want to stay in the area.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

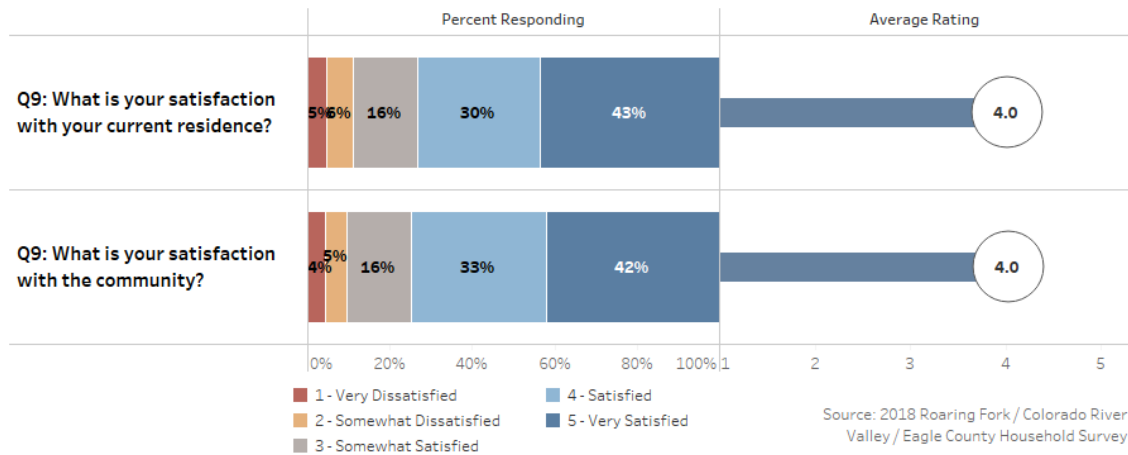
Satisfaction

The survey asked respondents about their satisfaction with their current residence and the community in which they live. These questions represent an important indicator of overall opinion and they also serve to segment survey results permitting the exploration of those respondents that are least satisfied. As described below, a large percentage of residents are satisfied with both their residence and the community in which they live. Yet, there is widely held sentiment that housing is a “critical” or “serious” problem in the region.

Ratings of Personal Housing Situation

Overall, just under half of the respondents (43%) rate their satisfaction with their residence a “5” or “very satisfied”, and another 30% are “satisfied.” In contrast, about 11% are “very” or “somewhat dissatisfied.” In other words, while the focus of much of the local discussion is on problems with housing and the challenges felt by many segments of residents, the prevailing sentiment in terms of the individual situation of residents is generally quite positive.

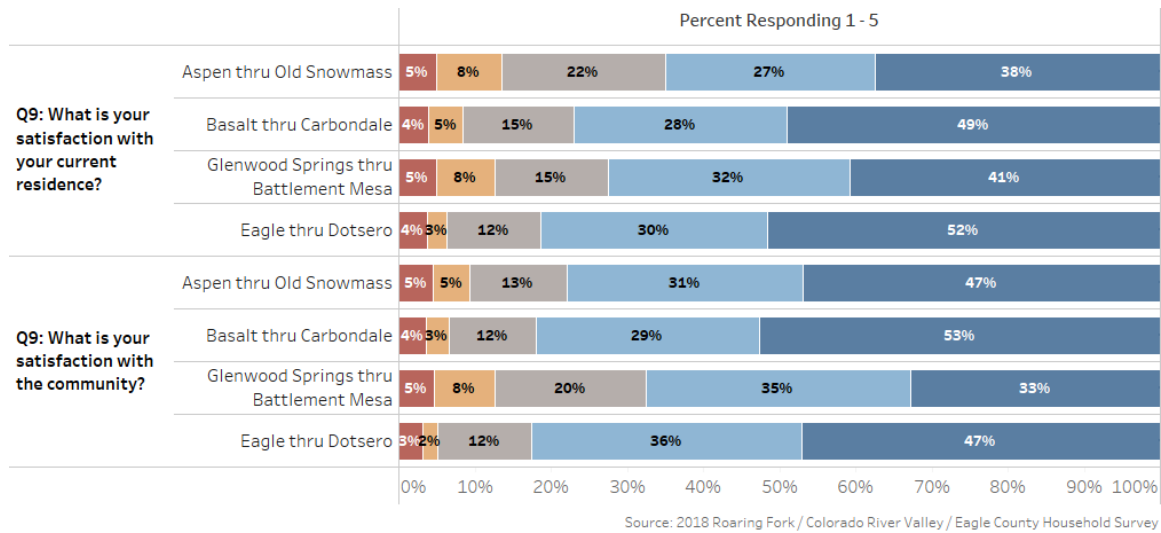
Further, respondents are also generally satisfied with the community in which they live, overall 42% responding “very satisfied” and 33% “satisfied.”



	Overall	Average Satisfaction Rating 1 - 5			
		Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q9: What is your satisfaction with your current residence?	4.0	3.8	4.1	4.0	4.2
Q9: What is your satisfaction with the community?	4.0	4.1	4.2	3.8	4.2

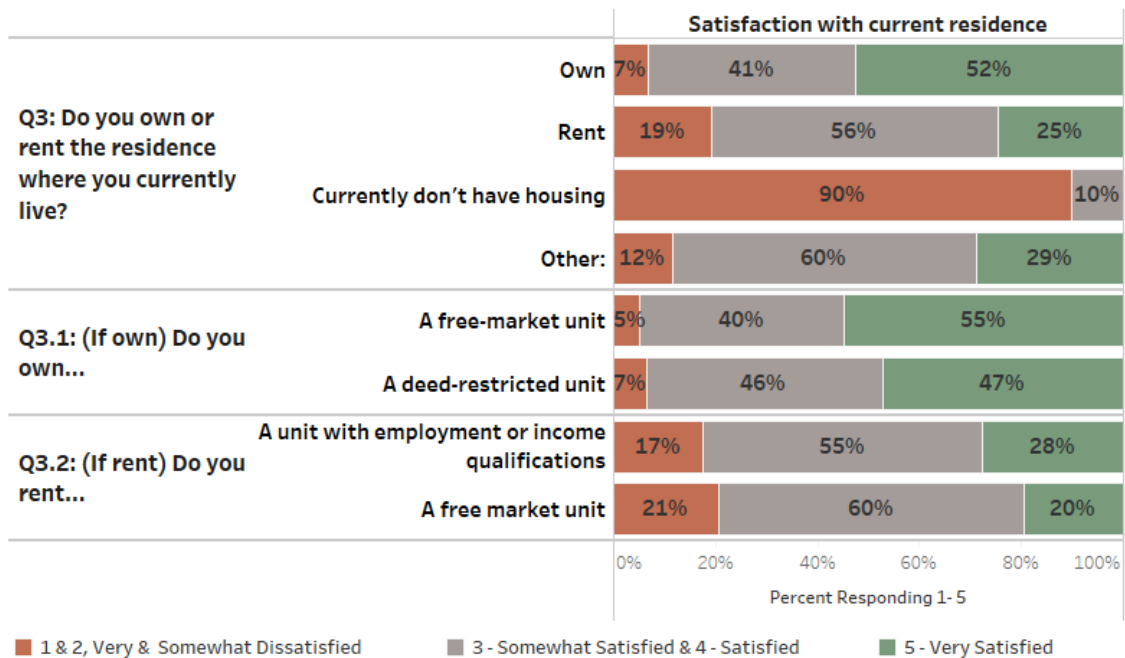
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

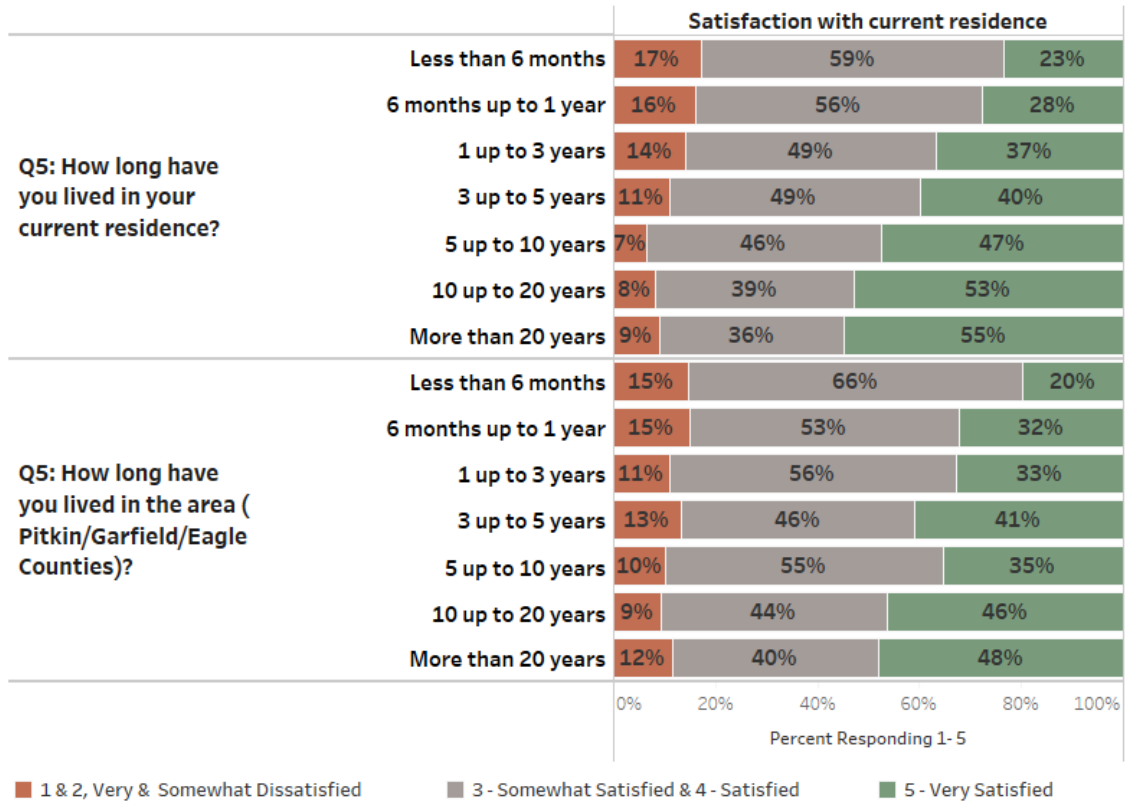
Additional probing of satisfaction reveals there are only fairly modest differences in these results when the “somewhat dissatisfied” and “very dissatisfied” respondents are examined by the geographic breakdowns that have been used in this analysis. And while there is some variation in the percentages that report they are “very satisfied” (Carbondale/Basalt and Eagle Gypsum are most frequently rated high) the data indicate that there is no particular area that stands out as the source of dissatisfaction with current residences or with the communities themselves.

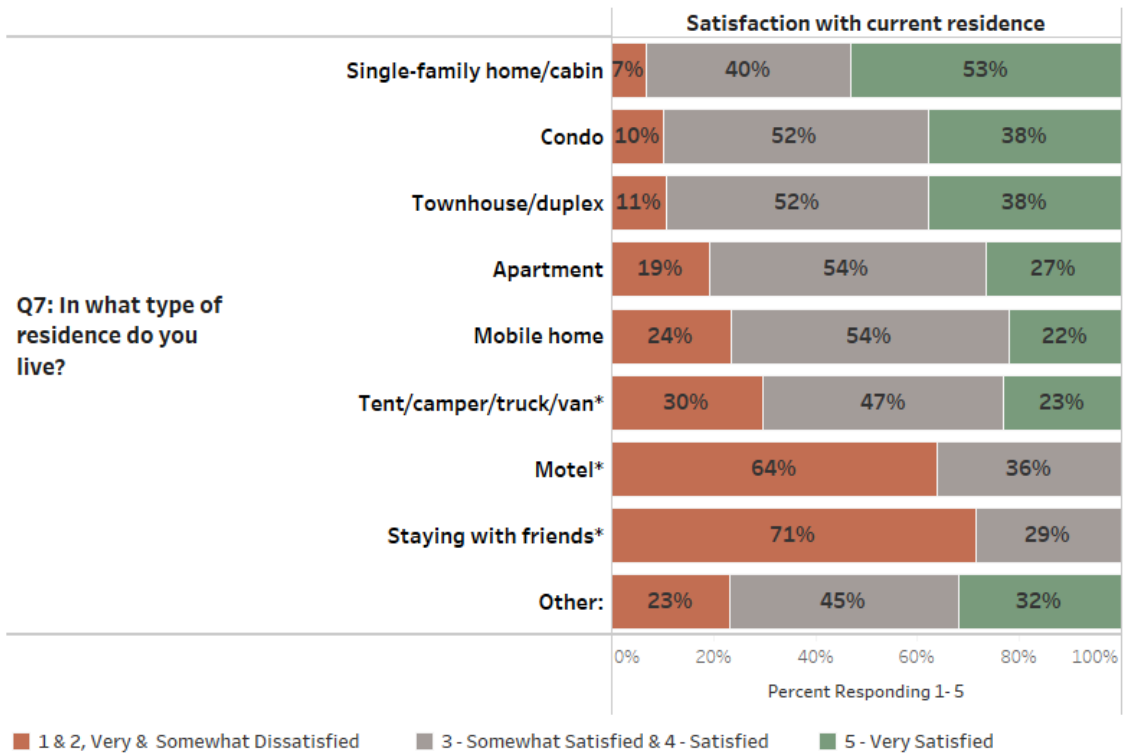


In an effort to further probe the sources of dissatisfaction, a series of crosstabulations were performed. The results are summarized below. Once again, the survey responses indicate that there is single “smoking gun” to explain dissatisfaction. However, as shown below, a deeper investigation reveals that renters are relatively more dissatisfied (19% rating satisfaction a negative 1 or 2 compared to 7% of owners). Perhaps surprising, there are only modest differences between dissatisfaction scores from owners in deed restricted units compared to free market units, or from renters in free market compared to renters with income or employment qualifications. Newer occupants of dwelling units, and relatively newer residents in the region are generally more likely to be experiencing dissatisfaction, but by small amounts. Consistent with the renter ratings, apartment dwellers are relatively more negative, as are mobile home residents. Yet about one in four of each of these segments is also reporting that they are “very satisfied.”

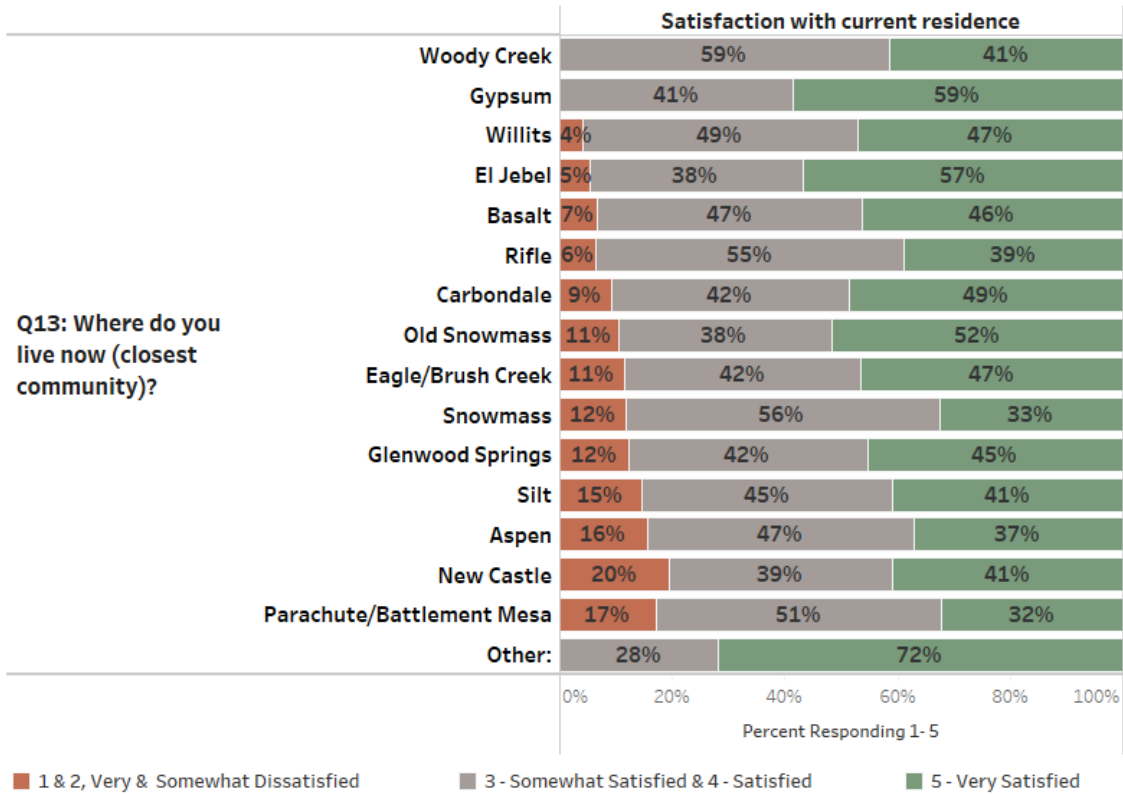
Finally, breaking these results out by community shows that there is no single pocket of dissatisfaction. For example, residents of Aspen are about as likely to report be dissatisfied as residents of New Castle, Parachute/Battlement Mesa and New Castle (16% to 20% further indicating that the results are not being determined by geography. Snowmass residents report slightly lower levels of dissatisfaction (12%) than the communities identified above.

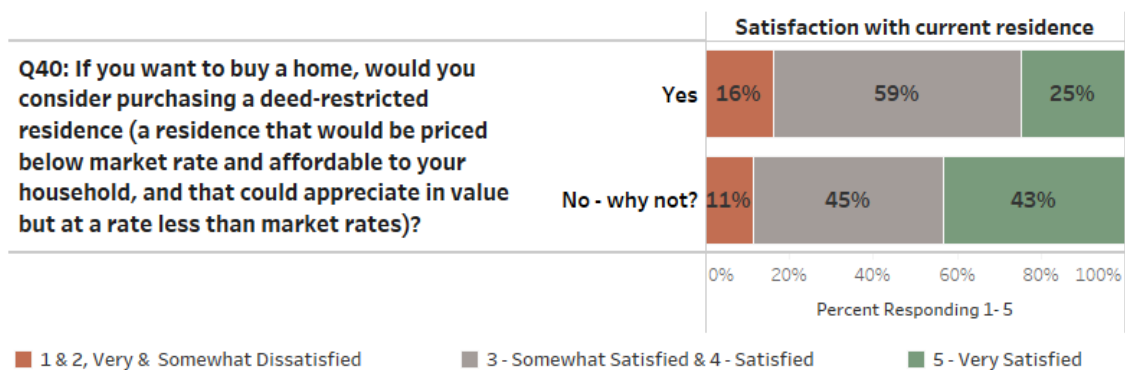
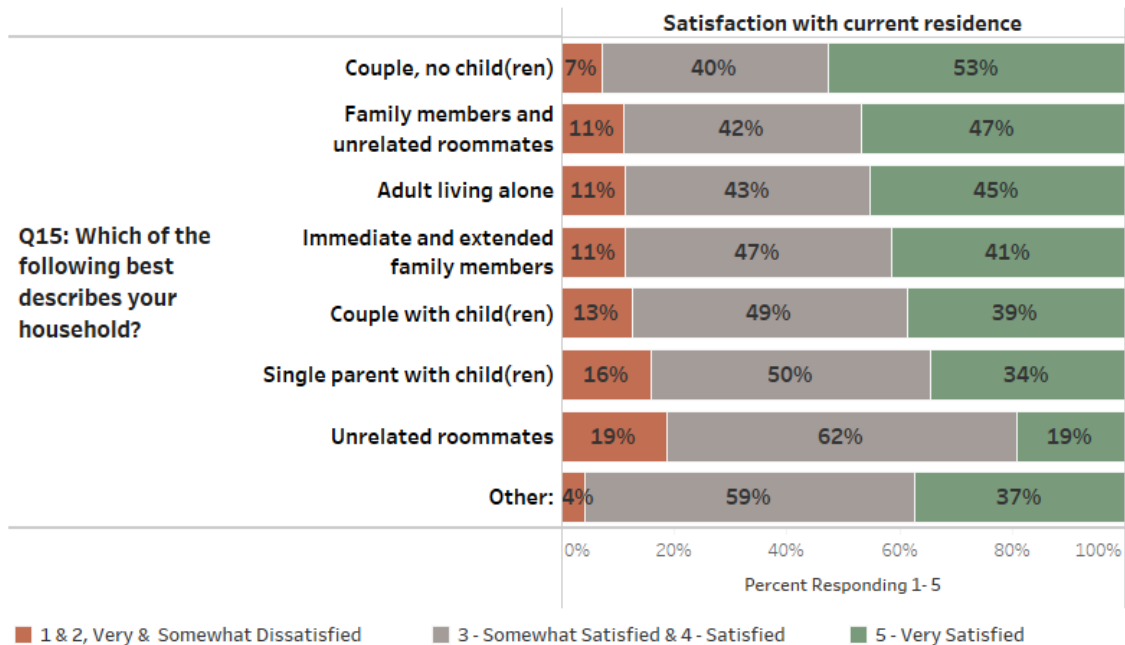






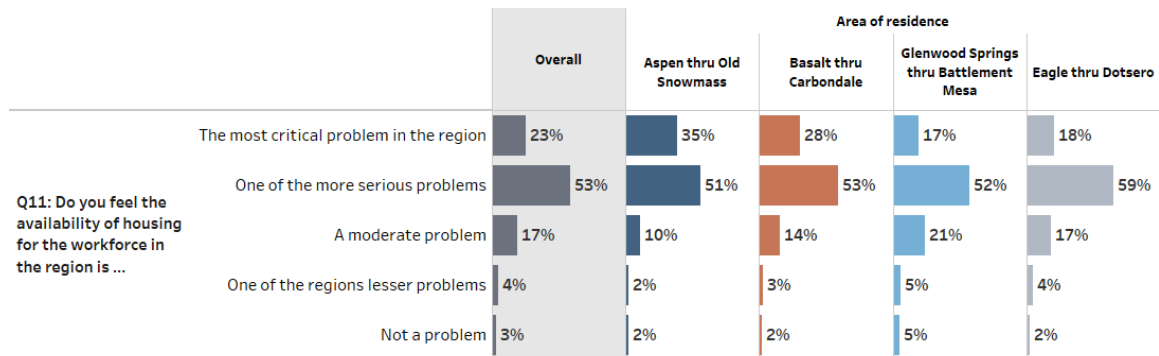
*Low response numbers. Data may not be reliable.





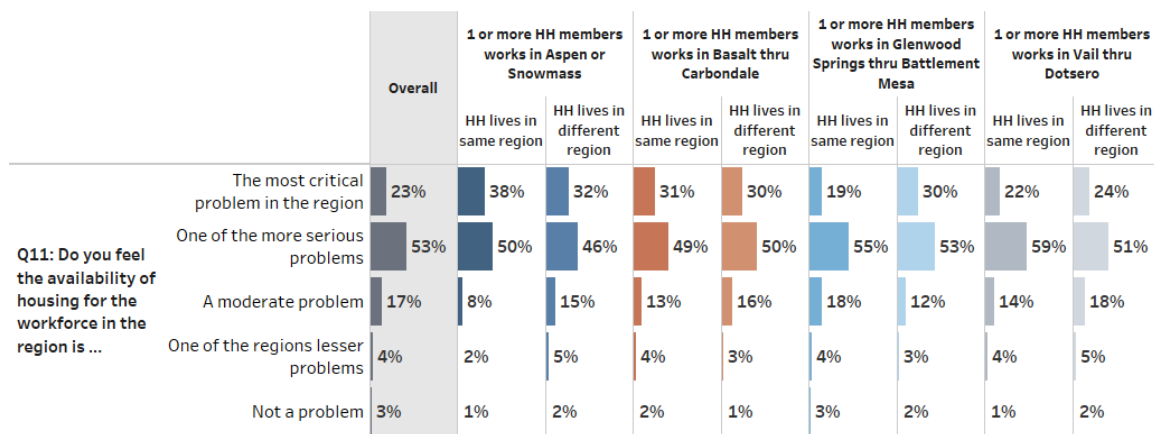
Perceived Extent of the Housing Problem

The survey contained a question that provides insight into the local perception of the housing problem. As shown below, overall 23% consider housing to be the “most critical” problem in the region, with an additional 53% calling it “one of the more serious problems.” However, there are significant differences in response by geography. In the Aspen/Snowmass area, 86% are calling the problem either “critical” or “serious,” with 35% in the critical category. In the areas Glenwood Springs and below that number drops to 69%, with 17% in the critical category. And it is 18% critical in Eagle/Gypsum/Dotsero, but with 59% calling it “one of the more serious problems.” In other words, housing is widely perceived to be a problem but there are variations in opinion that could be weighed as regional efforts are considered.



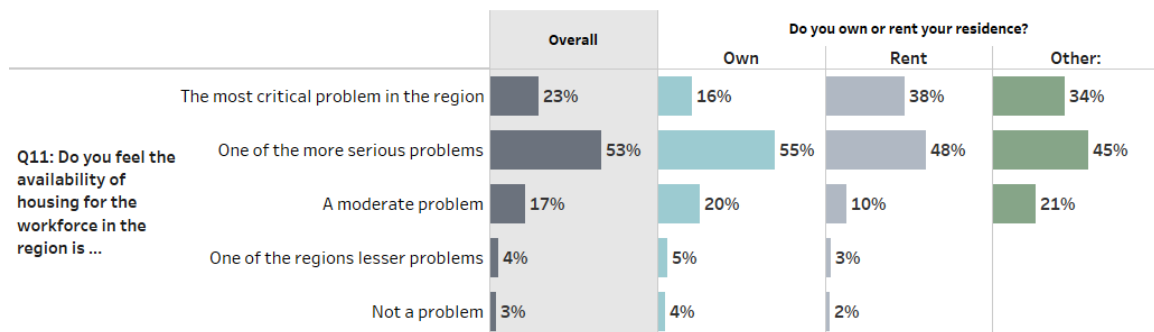
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Another way of viewing these data is to consider whether the household has one or more members commuting to a different region for work. As shown, there is some variation in the percent calling the problem “critical” among those with one or more household members commuting outside the region for work (particularly in the Glenwood to Parachute area), but across all categories there is a perception of a problem.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Perhaps not surprising is the finding that renters perceive the problem go be more “critical” than owners. However, the strong majority of respondents share the opinion that it is a critical or serious problem.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Comparisons to Ratings of the Problem from other Geographic Areas

Comparing the results from this current 2018 Roaring Fork/ Colorado River Valleys study to the findings from two other recent studies provides a context for considering public perceptions of housing as a problem in the region. While it is clearly a widely held concern among local residents, the data show that it is not rated at the same “critical” level as was recently measured in Eagle and San Miguel counties. Results from the current study show 23% of households calling the problem critical, compared to 42% in Eagle County and 39% in San Miguel County. The results below from the three geographic areas also show the strong similarities between the opinions obtained from employers and households in each geographic area.

		Roaring Fork		Eagle		San Miguel	
		Employer	Household	Employer	Household	Employer	Household
Do you feel affordable/ employee housing for local residents is:	The most critical problem in the area	28%	23%	40%	42%	32%	39%
	One of the more serious problems	48%	53%	48%	43%	47%	48%
	A moderate problem	18%	17%	10%	15%	21%	10%
	One of our lesser problems	4%	4%	1%	0%	1%	1%
	Not a problem	3%	3%	1%	0%	0%	2%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Retirement Issues

A topic of considerable local discussion has revolved around the challenges of an aging workforce and the potential retirement of a large number of residents. As noted above, many residents indicate that they would like to stay in the region for the long term. The impacts of retirees on housing demand and on the current inventory of deed-restricted units are significant; the surveys were designed to permit these topics to be explored.

Expected Use of Home Five Years from Now

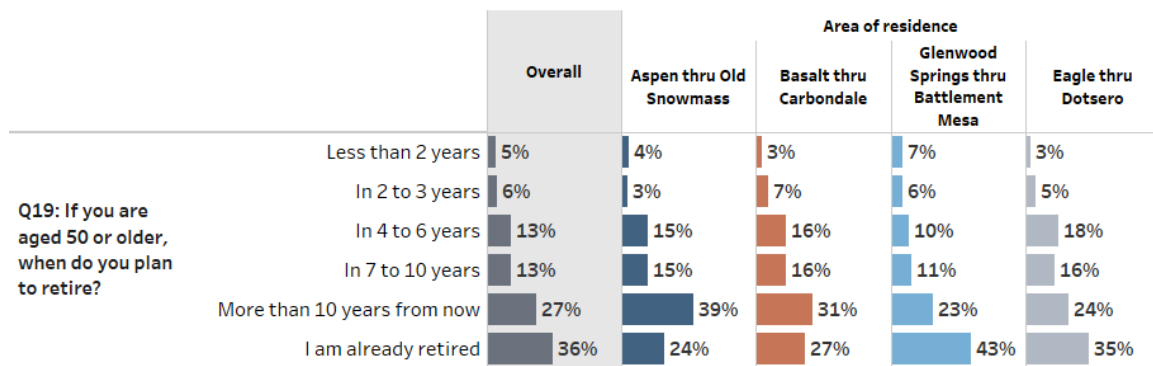
Survey respondents were asked how they expect to use their home in the future. Note that this question permitted multiple responses so totals sum to greater than 100%. Most respondents (70%) expect to use their home as a primary residence. As illustrated, this figure varies from 82% in Aspen/Snowmass to 64% in Glenwood to Parachute. While few respondents expect to sell and move outside the area (8% overall), this expectation was relatively higher in the down valley areas (12%) and very low in Aspen (4%). Overall, the results show general similarities across the region, in other words all communities can expect a significant number of residents to want to stay in their community and in place into the future.

	Overall	Area of residence			
		Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
As a primary residence for my household	70%	82%	76%	64%	67%
I intend to use home as my retirement residence	14%	13%	15%	14%	15%
I intend to sell my home within the next five years but stay in the area	10%	11%	9%	10%	8%
I intend to sell my home in the next five years and relocate outside the area	8%	4%	6%	12%	6%
Rented long term to local resident	7%	3%	6%	8%	7%
Vacation rental to visitors/tourists	3%	4%	4%	2%	1%
A vacation home for owner or guests of owner	1%	1%	2%	1%	3%
Don't know/uncertain	9%	5%	9%	10%	11%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Timing of Retirement

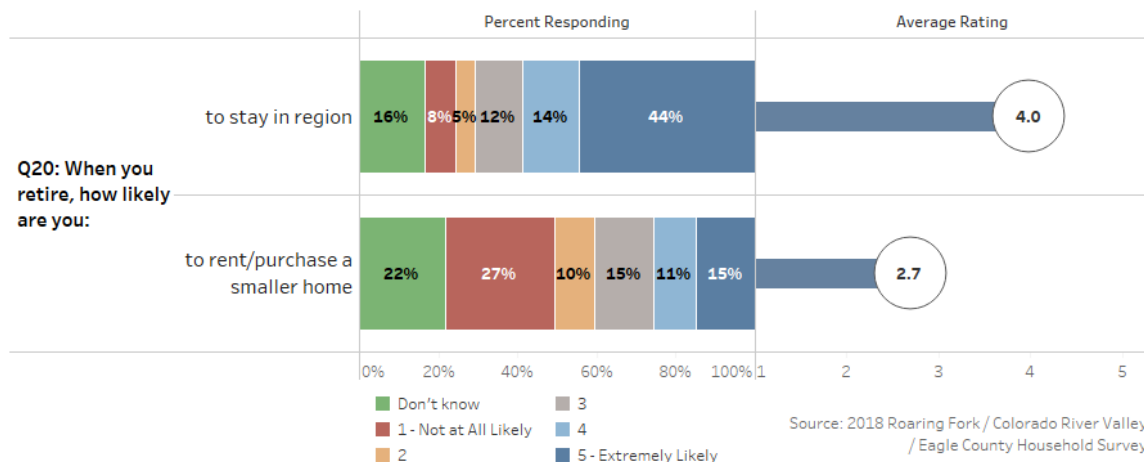
Survey results suggest that the retirement challenges are likely to be felt on a continuing basis over the next 10 years. About 11% of respondents aged 50 and older say they will be retiring in the next 2 to 3 years, with 13% overall in 4 to 6, and 13% in 7 to 10 years. In Aspen/Snowmass, 37% of respondents age 50 and older report they will be retiring in the next 10 years, suggesting that challenges of retiring workers will continue to increase in the foreseeable future throughout the region, including the Aspen/Snowmass area.



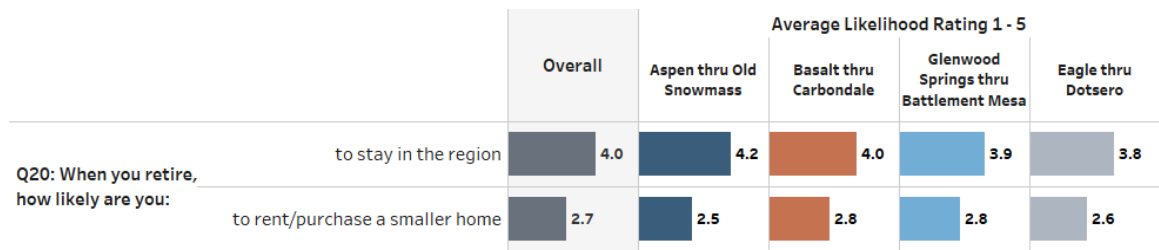
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Retirement Preferences

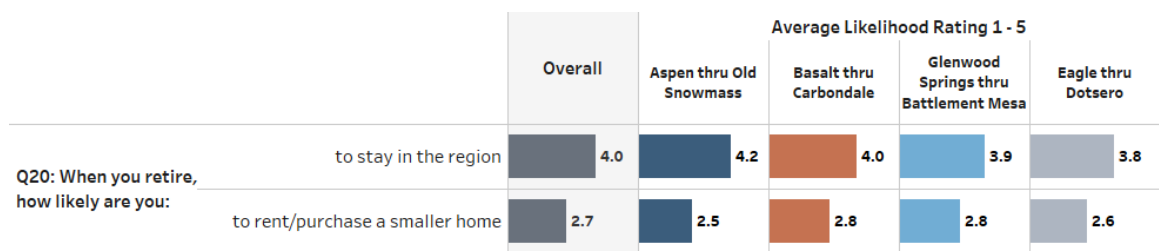
When asked to look ahead to their retirement, most respondents aged 50 and older indicated a high likelihood of staying within the region, with Aspen/Snowmass residents indicating the highest likelihood. Additionally, most respondents indicated that they were unlikely to rent or purchase a smaller home, suggesting a preference to age in place. These results suggest that much of the housing stock will not turn over as residents retire, thereby exacerbating some of the housing shortages faced.



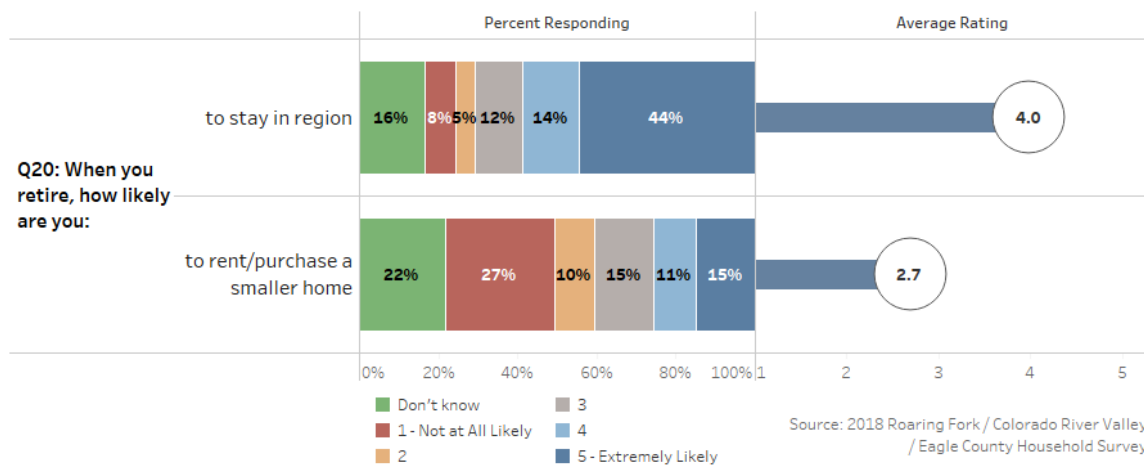
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Live / Work Patterns

The relationship between where households live and where they work in the region are central to understanding housing current housing demand patterns and to planning for future housing and transportation policies. Analyzing these patterns is complex because households typically have more than one worker and for most, the decision where to live is based on a calculus that includes a variety of considerations as explored below.

Relationship between Place of Residence and Place of Work

Understanding commuting begins with data that describe where working households live now and where they work. As shown, with the exception of Aspen, most households in the region have one or more workers working outside their community. Moving diagonally across the chart below, it shows that 95% of Aspen working respondents have at least one household member working in Aspen. For Snowmass it is 64% working in Snowmass, and in Basalt, Willits and El Jebel less than 50% of households have workers employed in the same town. For Carbondale residents the figure is 69%. Glenwood Springs (84%) and Rifle (73%) are well established employment centers. However, further west in Garfield County, out-commuting is the norm, as only 29% of New Castle residents and 28% of Silt residents have all household members working in their community of residence, and in Parachute/Battlement Mesa it is approximately 41%. These figures provide one metric of the current relationship of employment location in relation to residency.

Another way of looking at these data is to consider the pull of Aspen as an employment center. Moving across the top line in the chart below, survey results show that in communities between Snowmass and El Jebel, between 62% and 97% of respondents have one or more household member working in Aspen. Among Carbondale residents the figure drops to 49%, and it then falls off even more sharply among Glenwood Springs (16%) and Rifle (8%) residents. Nonetheless, a still significant 18-20% of New Castle and Silt households report one or more persons working in Aspen. Clearly, the survey shows widespread commuting that provides the demand that is served in part by RFTA and by other efforts including employer transportation assistance or subsidies.

Q13: Where do you live now (closest community)?

	Aspen	Snowmass	Old Snowmass	Woody Creek	Basalt	Willits	El Jebel	Carbondale	Glenwood Springs	New Castle	Rifle	Silt	Parachute/ Battlement Mesa	Eagle/Brush Creek	Gypsum	Dotsero	Other:
Share of households that have at least one member working in the following communities	Aspen	95%	62%	63%	97%	77%	77%	74%	49%	16%	18%	8%	20%	7%	1%	2%	44%
	Snowmass	14%	64%	45%	30%	26%	22%	25%	20%	11%	4%	5%	16%	4%	2%	3%	32%
	Basalt	9%	16%	26%	18%	50%	42%	36%	31%	11%	7%	5%	15%	3%	3%		44%
	Willits	2%	4%	3%	5%	10%	24%	4%	14%	5%	4%	1%	9%	2%			14%
	El Jebel	2%	1%	14%	15%	9%	12%	14%	17%	5%	5%	4%	12%	5%			14%
	Carbondale	6%	1%	3%	19%	22%	22%	20%	69%	21%	19%	7%	20%	7%	1%	6%	31%
	Glenwood Springs	3%	2%	12%	14%	16%	22%	20%	31%	84%	77%	41%	54%	38%	10%	20%	14%
	Rifle	0%		2%		4%	3%	1%	5%	7%	18%	73%	44%	67%		2%	7%
	New Castle	0%		2%		2%		2%	4%	7%	29%	10%	20%	10%			14%
	Silt	0%				3%			3%	6%	13%	8%	28%	13%	0%		7%
	Parachute / Battlement Mesa	0%				2%		4%		2%	2%	9%	9%	41%	0%		7%
	Gypsum						1%		1%	1%	3%	4%	7%	2%	22%	56%	
	Dotsero									0%	1%	1%	1%	2%	4%	10%	
	Eagle / Brush Creek					1%	3%		2%	1%	2%	4%	3%	2%	63%	30%	7%
	Edwards / Avon / Vail area	1%		1%		1%	2%		2%	2%	3%	4%	5%	4%	61%	61%	100%
	Outside the region / telecommute	3%	2%			7%	1%	9%	8%	4%	3%	8%	3%	6%	5%	5%	10%
	Other location	3%	3%	4%		6%	3%	6%	5%	6%	8%	11%	11%	19%	13%	10%	45%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Where You Live Now vs. Where Would You Like to Live

The survey also explored where current residents “would like to live if you could afford the cost of housing.” The highlighted blue color that runs diagonally across the chart below illustrates the percentage of respondents that responded that their current residence location is their preferred location. For example, 91% of Aspen respondents prefer Aspen, 67% of Snowmass residents prefer Snowmass, and 56% of Basalt residents prefer Basalt. Significant majorities living in Carbondale (75%) and Glenwood Springs (64%) also prefer their communities. Among towns further west the figure dips to between 40 and 50%. For residents in the Eagle it is a high 78%, and in Gypsum it is 63%. These data are important, with many implications. For example, they suggest that while Aspen may be the location of employment for many, it is not necessarily everyone’s preferred place to live. Additionally, the data provide a measure of current living conditions in the region; this metric could be used to measure change over time as individual communities work on policies and infrastructure to enhance their livability and attractiveness.

		Q13: Where do you live now (closest community)?																
		Aspen	Snowmass	Old Snowmass	Woody Creek	Basalt	Willits	El Jebel	Carbondale	Glenwood Springs	New Castle	Silt	Rifle	Parachute/Battle..	Eagle/Brush Creek	Gypsum	Dotsero	Other:
Q13: Where in the region would you most like to live if you could afford the cost of housing? TOP CHOICE	Aspen	91%	23%	30%	55%	22%	23%	21%	11%	4%	1%	2%	1%					15%
	Snowmass	3%	67%	12%	16%	6%	4%	5%	3%	2%			0%	1%				
	Old Snowmass	1%	3%	46%	6%	6%			2%	2%	2%	1%	1%			2%		15%
	Woody Creek	1%	3%	4%	19%	2%	2%	1%	0%	0%			1%					19%
	Basalt	2%	3%	3%	4%	56%	13%	17%	6%	5%	3%							9%
	Willits			2%		43%	15%	2%	0%	2%								22%
	El Jebel					1%		25%	0%	1%	1%			1%				
	Carbondale	1%	1%	3%		5%	7%	14%	75%	21%	9%	5%	11%	6%				
	Glenwood Springs					1%	8%		1%	64%	37%	19%	18%	17%	3%	2%		19%
	New Castle							2%	0%	1%	41%	10%	7%	18%	5%			
	Silt										0%	43%	3%	5%		2%		
	Rifle										2%	9%	50%	3%				
	Parachute/Battlement Mesa											10%	1%	43%				
	Edwards/Avon/Vail area												2%	1%	14%	14%		
	Eagle/Brush Creek										3%		0%		78%	16%	100%	
	Gypsum									0%		1%	2%	5%		63%		

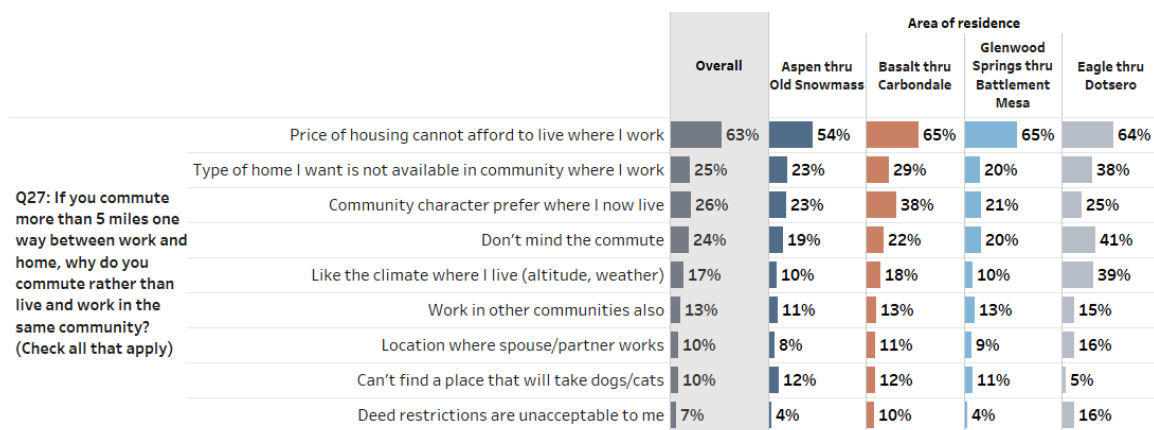
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

		Q13: Where in the region would you most like to live if you could afford the cost of housing? TOP CHOICE																
		Aspen	Snowmass	Woody Creek	Old Snowmass	Basalt	Willits	El Jebel	Carbondale	Glenwood Springs	Rifle	New Castle	Silt	Parachute/ Battlement Mesa	Gypsum	Eagle/Brush Creek	Edwards/Avon/Vail area	Other
Share of households that have at least one member working in the following communities	Aspen	90%	65%	67%	53%	65%	60%	48%	34%	15%	4%	8%	22%	7%		5%		18%
	Snowmass	18%	62%	43%	24%	19%	11%	34%	14%	7%	5%	7%	24%		6%	2%		16%
	Basalt	14%	11%	29%	19%	43%	47%	41%	24%	9%	2%	7%	15%		6%			13%
	Willits	2%	5%	11%	14%	7%	23%	14%	11%	5%	1%	5%	10%					2%
	El Jebel	3%	3%	17%	22%	10%	17%	14%	12%	5%	2%	6%	11%					10%
	Carbondale	10%	8%	20%	29%	23%	22%	30%	54%	15%	4%	14%	14%	6%	13%	5%		23%
	Glenwood Springs	8%	13%	23%	55%	19%	35%	39%	45%	84%	32%	59%	42%	16%	20%	8%	14%	18%
	Rifle	2%	1%	11%	12%	2%	6%	11%	14%	22%	89%	47%	48%	40%	4%	1%	6%	11%
	New Castle	1%			6%	3%	6%	5%	8%	10%	7%	25%	16%				4%	20%
	Silt	1%			4%	2%	6%		5%	10%	7%	8%	38%					6%
	Parachute / Battlement Mesa	0%	2%		4%	1%		5%	3%	5%	10%	10%	5%	50%	1%	0%	4%	6%
	Gypsum	0%		11%	6%	1%	1%		1%	4%		6%	5%		59%	25%	28%	8%
	Dotsero			11%						1%		2%			17%	3%	6%	
	Eagle / Brush Creek	0%		11%	6%	1%			2%	2%	4%	3%	2%		33%	64%	26%	10%
	Edwards / Avon / Vail area	0%	1%	11%	9%	2%			2%	3%	1%	9%	3%		63%	61%	73%	
Outside the region/ telecommute	4%	3%	5%		4%		18%	5%	2%	2%	13%	4%	7%	9%	6%		11%	
Other location	4%	3%	8%	4%	7%	3%	8%	6%	6%	5%	19%	14%	16%	5%	13%	10%	7%	

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Commuting

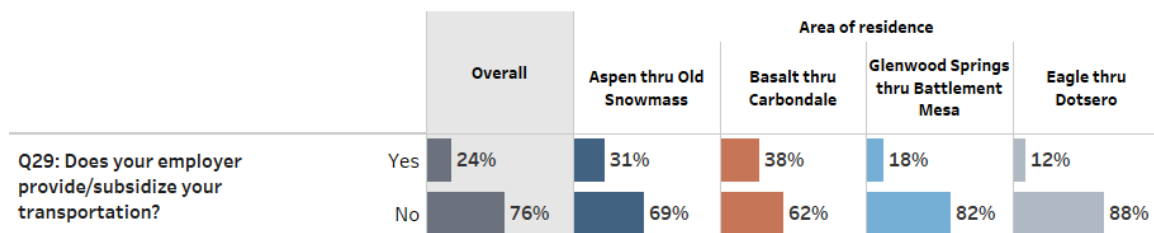
The survey explored methods of commuting (walk, drive, bus, etc.) and reasons for commuting if the home to work distance is greater than five miles. Results show that most respondents commute by driving alone. For the majority of commuters, the price of housing is the most identified reason for commuting (63%). However, for many the “type of home I want not available where I work” (25%) and “community character, I prefer where I live” (26%) were also frequently mentioned. Additionally, almost one in four say they “don’t mind the commute” including a very high percentage (50%) of Eagle/Gypsum commuters.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Employers Subsidizing Transportation Costs

Assistance with the costs of commuting are quite widely provided in the Aspen/Snowmass area (31%) and in the Basalt/Carbondale area (38%). Transportation subsidies are less common in Glenwood Springs and for residents further to the west (18%), and in Eagle County (12%).



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Preferences – Important Factors in Looking for a Place to Live

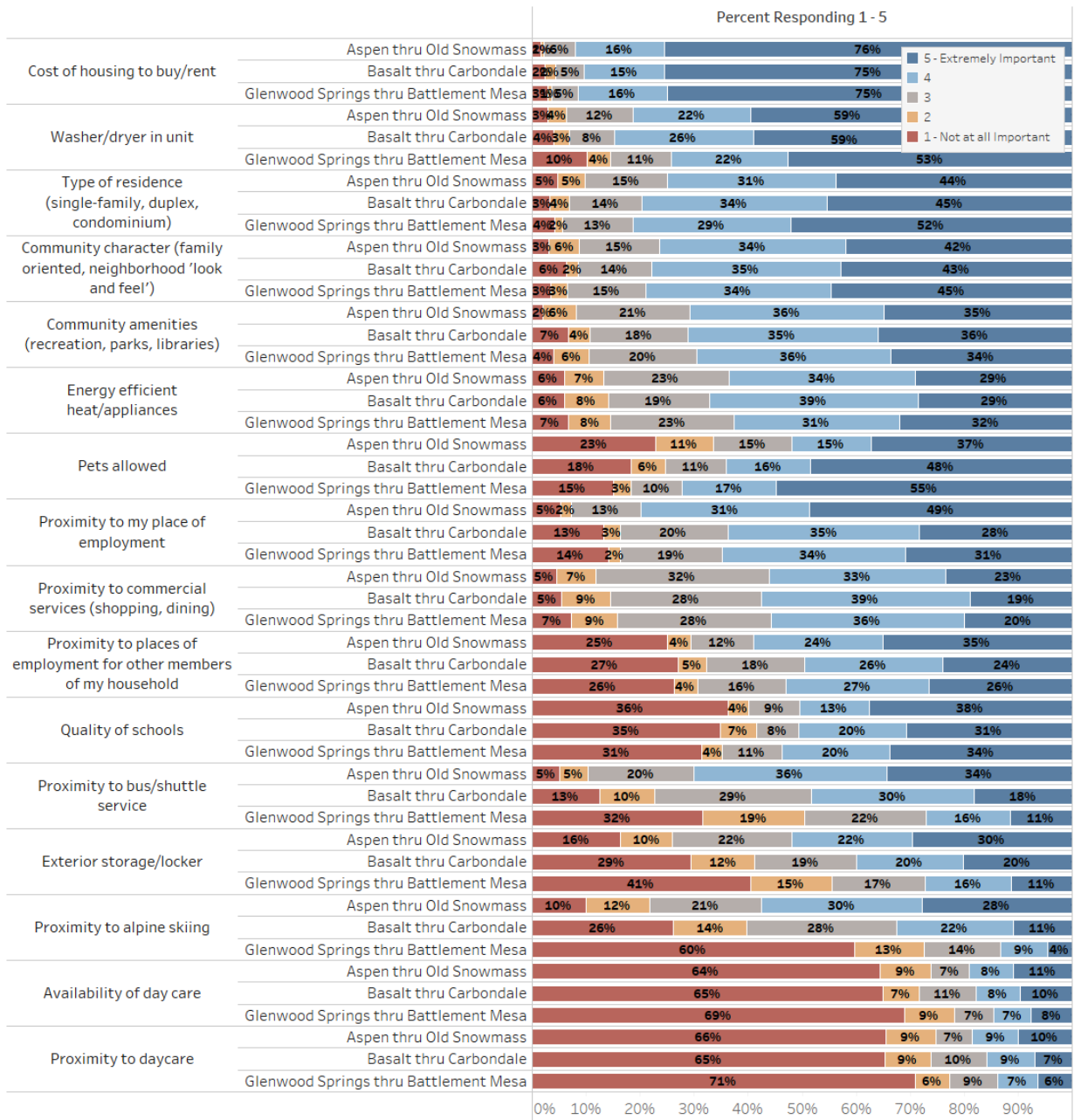
The survey asked respondents to identify the importance of a series of factors in looking for a place to live. Cost of housing to buy/rent was most identified (receiving an average score of 4.6 on a five-point scale). Of interest, while there are some differences by community (for example, Aspen residents choosing “proximity to place of employment” and “proximity to bus/shuttle”) the overall averages are fairly similar across the geographic areas. Examples include “community character” and “energy efficiency” which were rated of relatively high importance and received similar ratings from all geographic areas.

Q30: Please indicate how important the following factors are to you when looking for a place to live. Use a scale where 1 = "not at all important" and 5 = "extremely important."

	Overall	Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Cost of housing to buy/rent	4.6	4.6	4.6	4.6	4.6
Washer/dryer in unit	4.2	4.3	4.3	4.0	4.3
Type of residence (single-family, duplex, condominium)	4.2	4.0	4.1	4.2	4.3
Community character (family oriented, neighborhood 'look and feel')	4.1	4.1	4.1	4.1	4.3
Community amenities (recreation, parks, libraries)	3.9	4.0	3.9	3.9	4.0
Energy efficient heat/appliances	3.8	3.7	3.8	3.7	4.0
Pets allowed	3.7	3.3	3.7	3.9	3.8
Proximity to my place of employment	3.7	4.2	3.6	3.7	3.4
Proximity to commercial services (shopping, dining)	3.5	3.6	3.6	3.5	3.3
Proximity to places of employment for other members of my household	3.2	3.4	3.1	3.2	3.1
Quality of schools	3.2	3.1	3.0	3.2	3.2
Proximity to bus/shuttle service	3.0	3.9	3.3	2.6	2.4
Exterior storage/locker	2.7	3.4	2.9	2.4	2.5
Proximity to alpine skiing	2.5	3.5	2.8	1.9	2.3
Availability of day care	1.9	1.9	1.9	1.7	2.0
Proximity to daycare	1.8	1.9	1.8	1.7	1.9

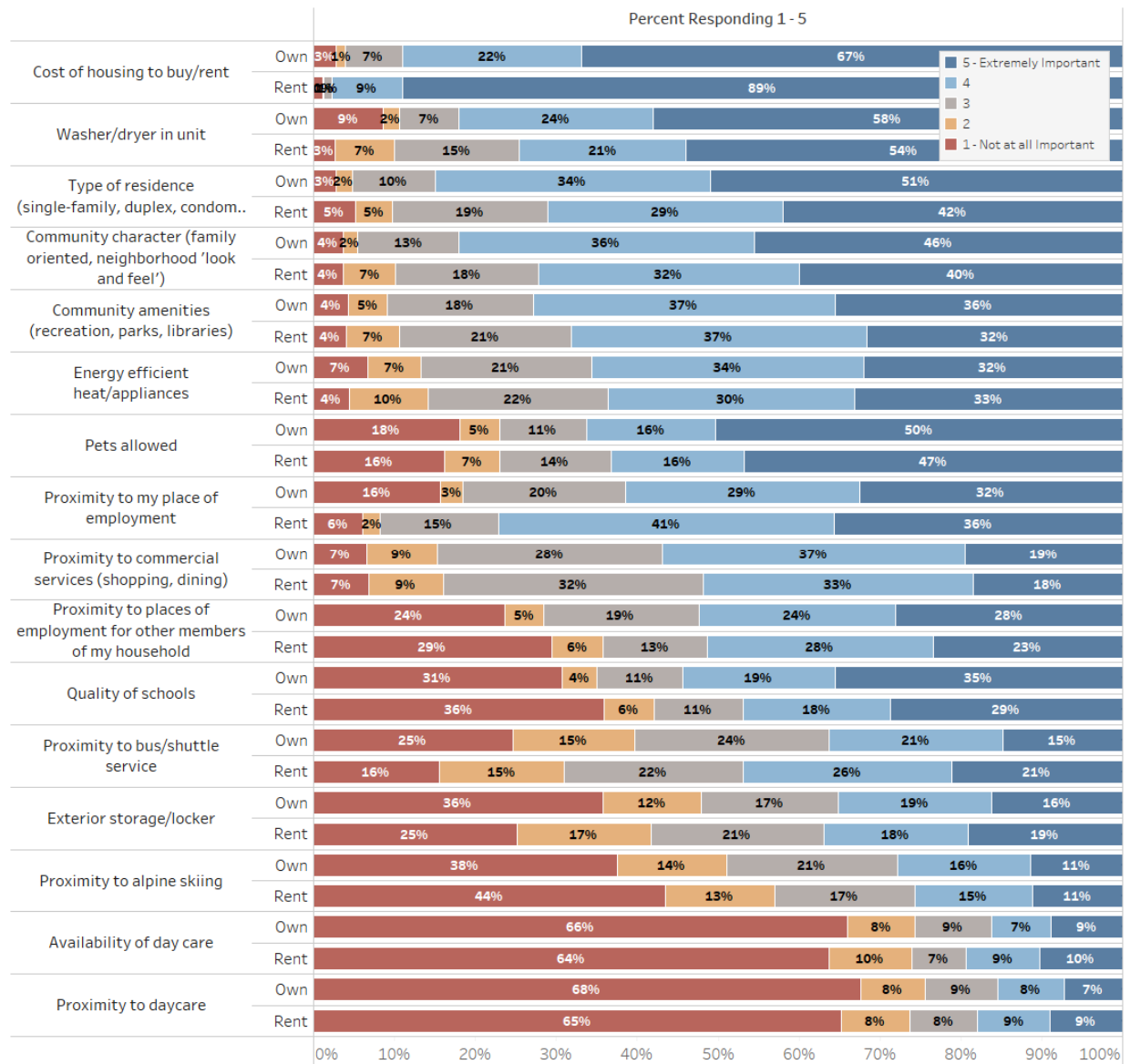
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

The survey results are further portrayed below in a series of graphs that summarize the importance factors by location using the 5-point scales contained in the survey. In an effort to simplify the analysis, in this comparison the Eagle/Gypsum area is not included. While there are general similarities in responses by geographic areas, there are also differences. Energy efficiency and community character are two considerations that resonates in all geographic areas. In contrast, pets are a notable example of a difference, where they are of less importance to Aspen-area residents than for other areas, particularly in the Glenwood to Parachute region. Exterior storage/locker is another example where the feature is of less importance in Aspen/Snowmass, and not surprising is the finding that proximity to Alpine skiing is also important there and relatively unimportant in other areas.



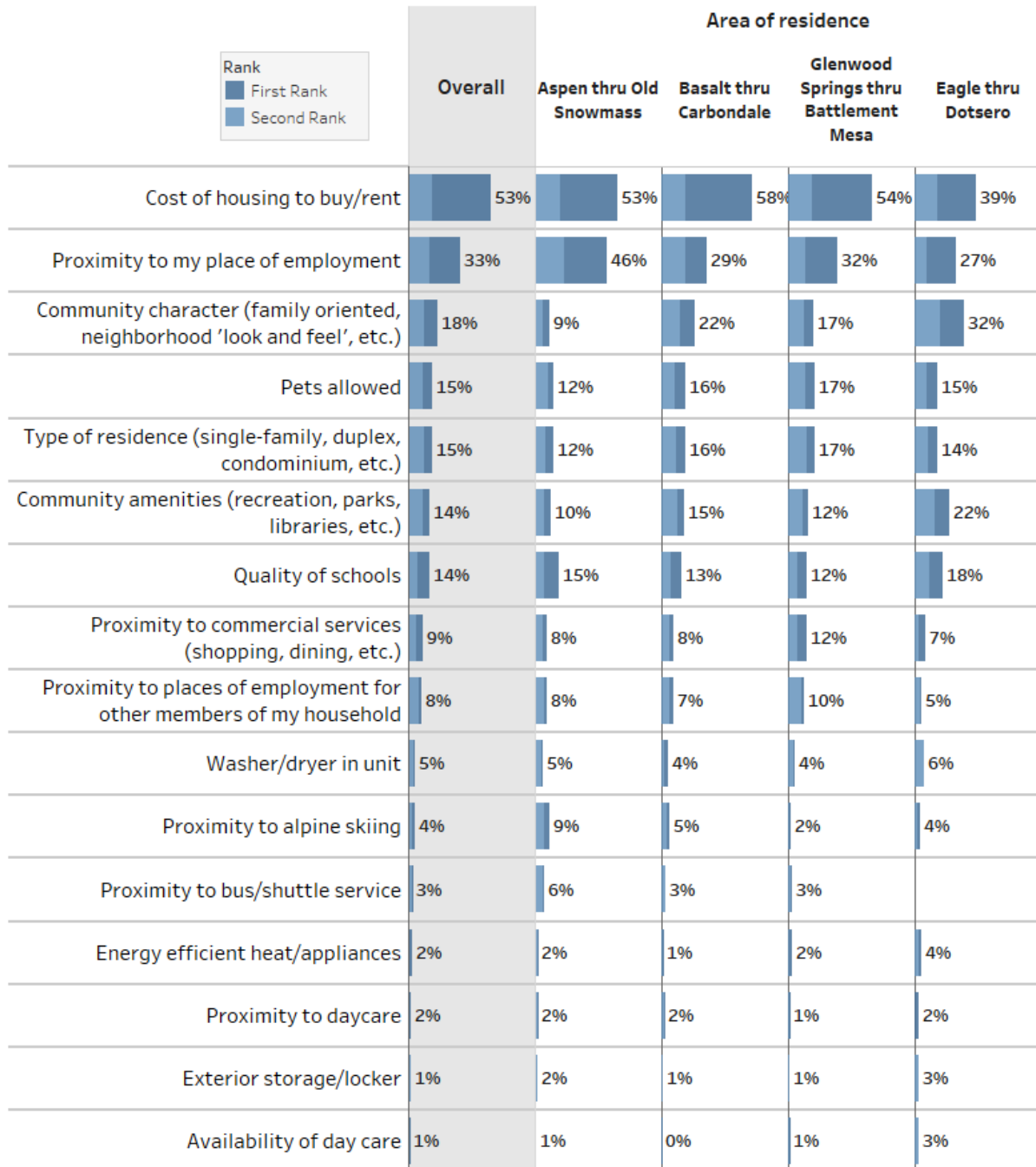
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

These responses are also broken out by owners and renters and are illustrated by the graph below. Renters are particularly likely to report that the cost of housing is extremely important (89% rating it a 5 on the five-point scale). Energy efficiency, community character, community amenities, allowances for pets, and proximity to commercial services were all rated of similar importance among owners and renters alike.



Most Important Factors in Looking for a Place to Live

The survey also asked respondents to identify the most important three factors in looking for a place to live. In the graph below the two most important factors are illustrated. Overall, cost and proximity to employment were most identified, especially in Aspen. Community character was especially important in Basalt/Carbondale, and Eagle/Gypsum showed some differences in responses when compared to those received from the Greater Roaring Fork Region.

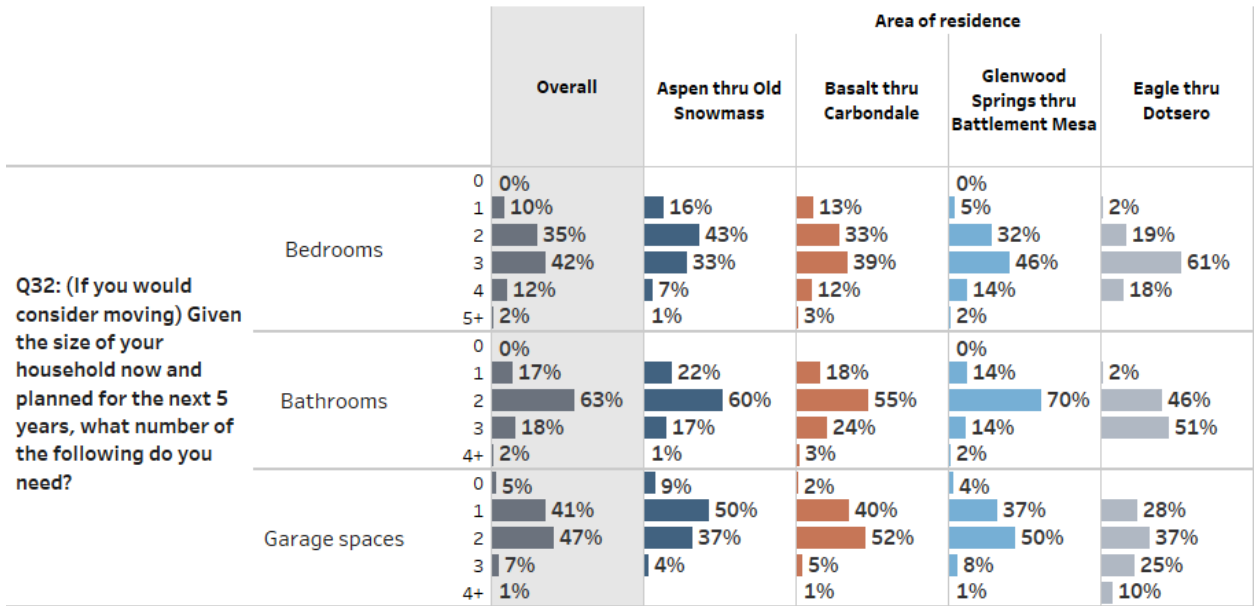


Preferences – Housing Considerations

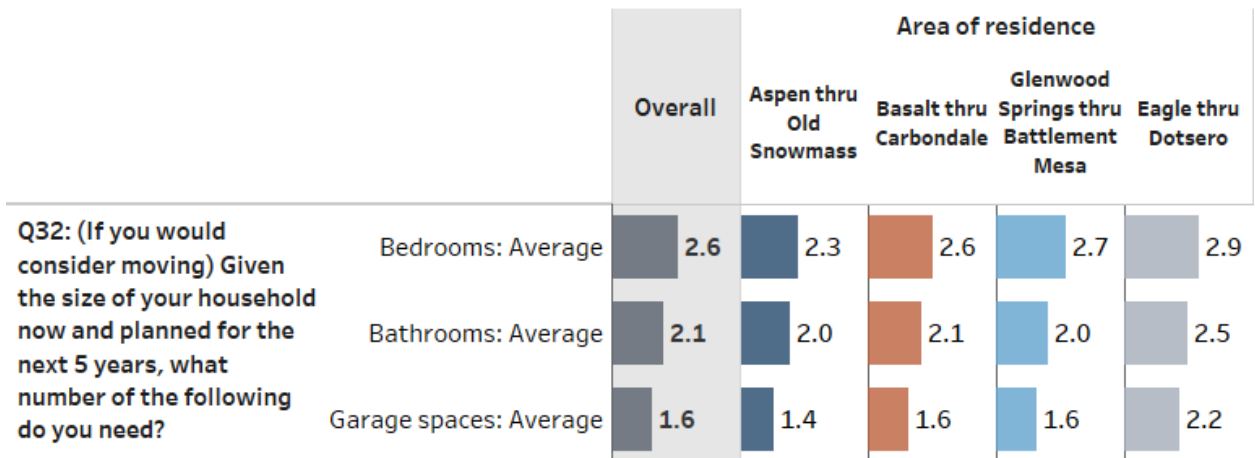
The survey explored preferences of residents that would consider moving in the next five years. While more respondents indicated they would move to buy (46%) about 19% said they would consider “buying or renting.” In an important finding, about 35% overall said they would not consider moving (25% of Aspen/Snowmass residents and 55% of Eagle/Gypsum respondents). These groups of respondents were then explored in greater detail through a series of questions designed to better understand preferred number of bedrooms, bathrooms and garage spaces. Breakdowns of these results are available to housing providers to assist in unit design and configuration planning. In addition, unit types and pet policies were considered for renters.

		Overall	Area of residence			
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q31: If housing were available that you could afford, would you consider moving within the next five years for reasons of convenience, economics, or quality of life?	Yes, if I could BUY a home	46%	53%	51%	45%	34%
	Yes, if I could RENT a home	2%	2%	1%	3%	2%
	Yes, if I could BUY OR RENT a home	17%	20%	19%	17%	10%
	No	35%	25%	29%	35%	55%
Q31.1: Why would you not consider moving within the next 5 years?	I prefer to live in my present community/residence	90%	92%	91%	88%	93%
	My current residence is closer to the workplace of others in my household	3%	5%	2%	3%	5%
	Other reason:	6%	3%	7%	9%	2%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

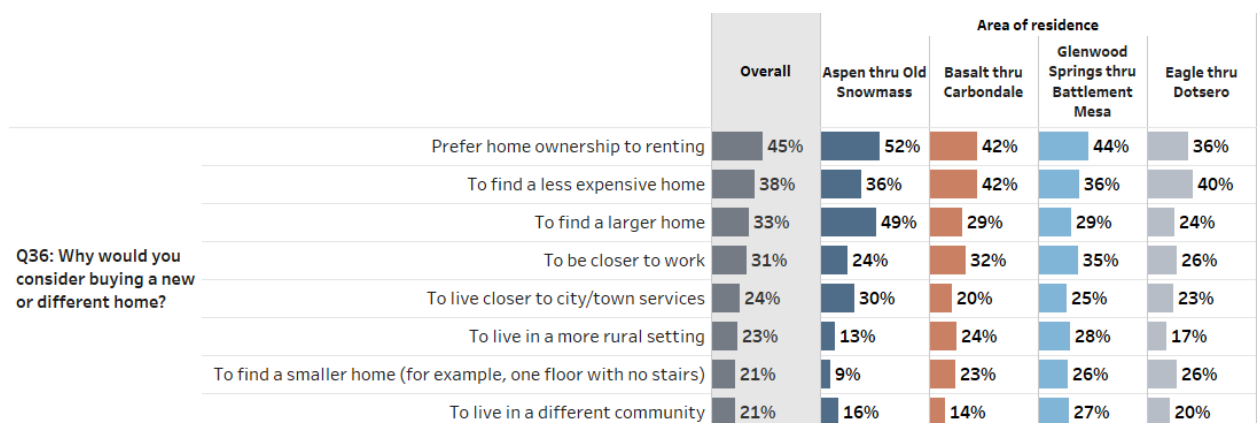
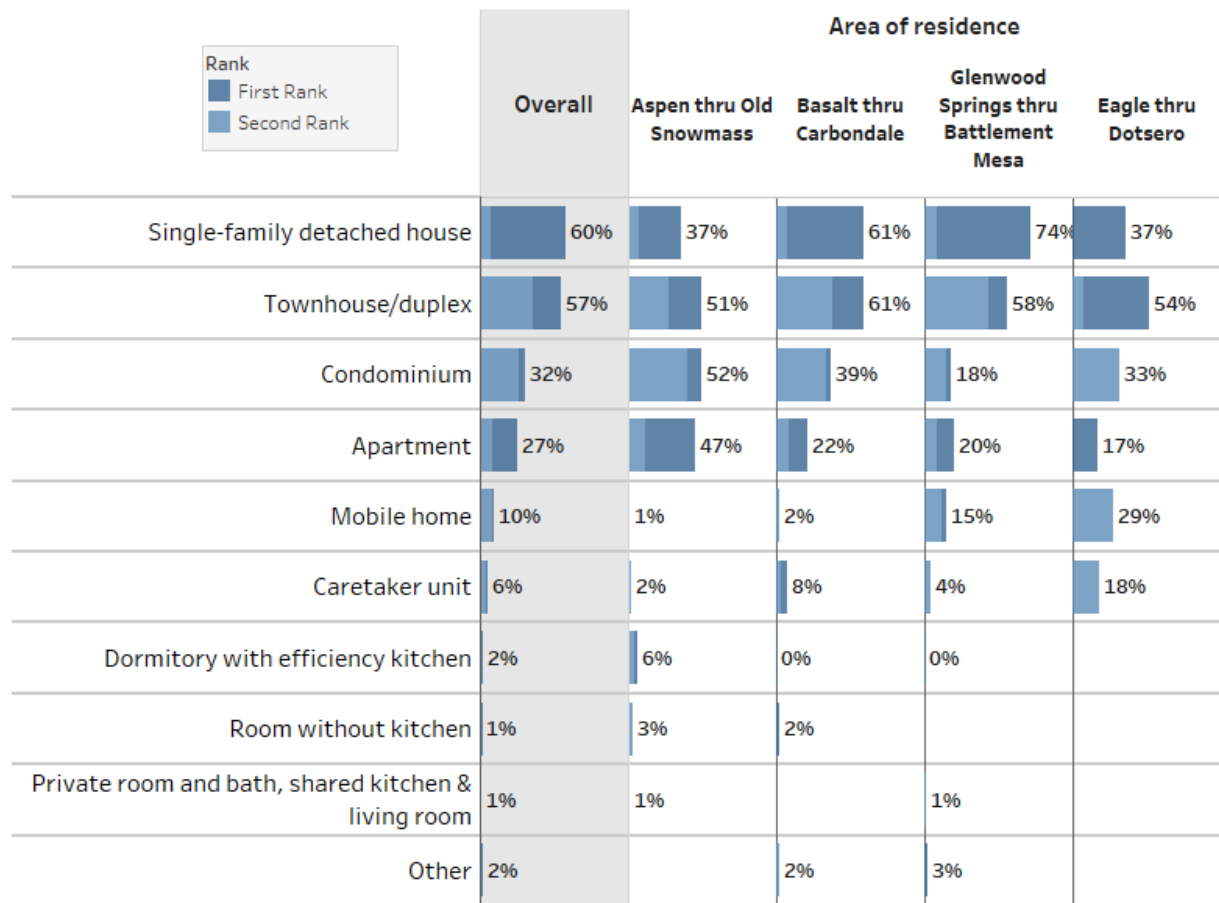


Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

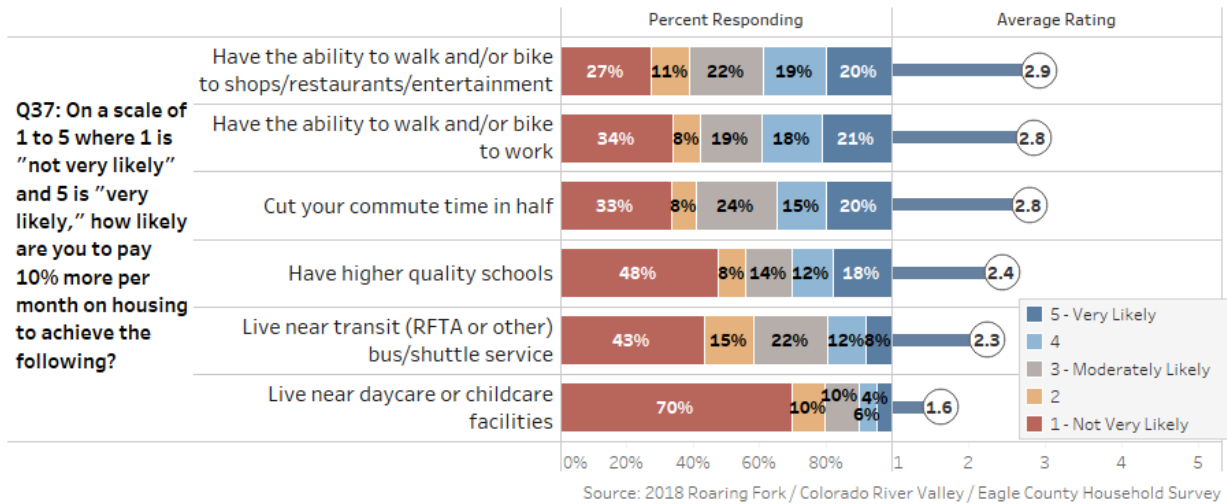
Q33: "Using a 1, 2 and 3, where "1" is your first choice, please rank your top three housing preferences to rent." The graph below presents the top two choices of renters summed together. Results show clearly that renters in Aspen have very different preferences than those in the other geographic areas of Garfield County. Condos and apartments are highly preferred in the Aspen/Snowmass area among renters.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Willingness to Pay More for Preferred Locations and Features

The survey examined willingness to pay 10% more for selected benefits such as location, unit size and proximity to work. As shown below, the ability to walk and/or bike as highest rated (2.9 average on five-point scale), especially among Aspen/Snowmass and Basalt/Carbondale respondents. Living near transit (average 2.3) and near day care (1.6) rated relatively lower, although for households with kids the childcare factor was rated much higher.

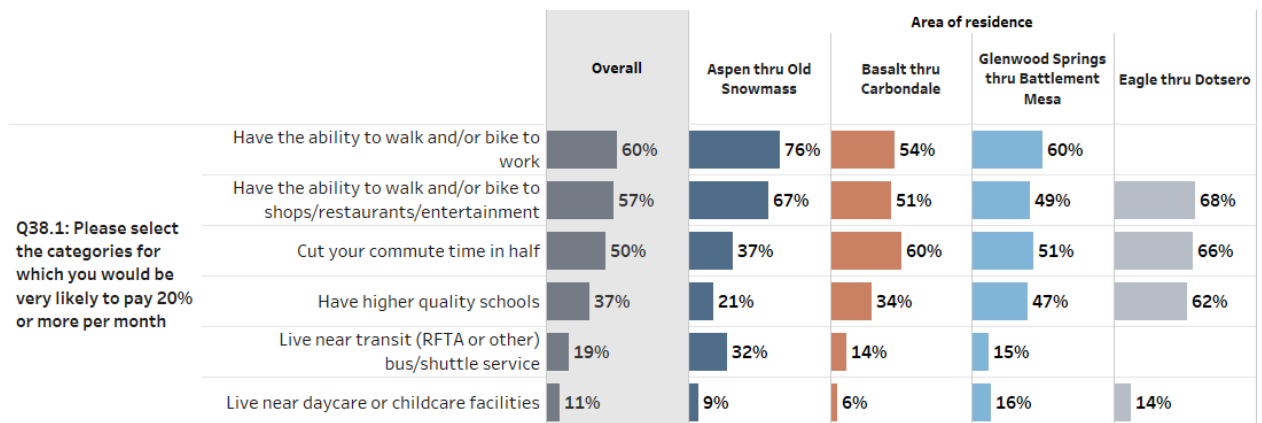


Willingness to Pay More by Location

There were some notable differences in the responses on willingness to pay by location. For example, among Aspen/Snowmass residents having the ability to walk or ride to shops and to work, cutting commuting time in half, and living near transit differed from most other areas are relatively highly rated.

		Average Likelihood Rating 1 - 5				
		Overall	Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs thru Battlement Mesa	Eagle thru Dotsero
Q37: On a scale of 1 to 5 where 1 is "not very likely" and 5 is "very likely," how likely are you to pay 10% more per month on housing to achieve the following?	Have the ability to walk and/or bike to shops/restaurants/entertainment	2.9	3.2	3.1	2.7	2.8
	Have the ability to walk and/or bike to work	2.8	3.3	3.0	2.6	2.6
	Cut your commute time in half	2.8	3.0	2.9	2.7	2.7
	Have higher quality schools	2.4	2.5	2.3	2.5	2.5
	Live near transit (RFTA or other) bus/shuttle service	2.3	2.7	2.5	2.0	2.0
	Live near daycare or childcare facilities	1.6	1.7	1.6	1.6	1.8

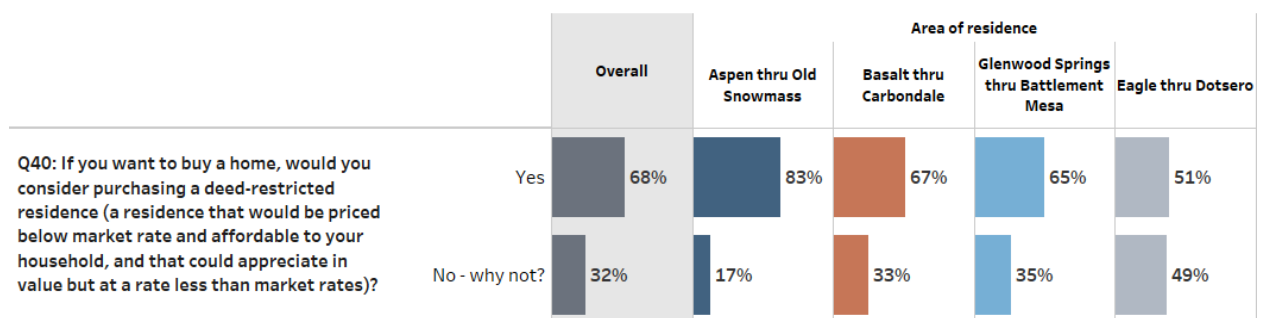
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Interest in Considering a Deed-Restricted Unit?

There was an overall willingness to consider purchasing units with deed restrictions among about two-thirds of survey respondents. However, this figure varies geographically with 83% willingness in Aspen/Snowmass, to more like 50 to 70% in other areas. The open-ended responses to this question help to explain the thinking of residents. Those that are not interested sometimes cite the loss of resale value, a “poor investment” and “not worth it,” and inability to qualify, and concerns/dislike for the program as reasons for saying “no, they would not consider it.”

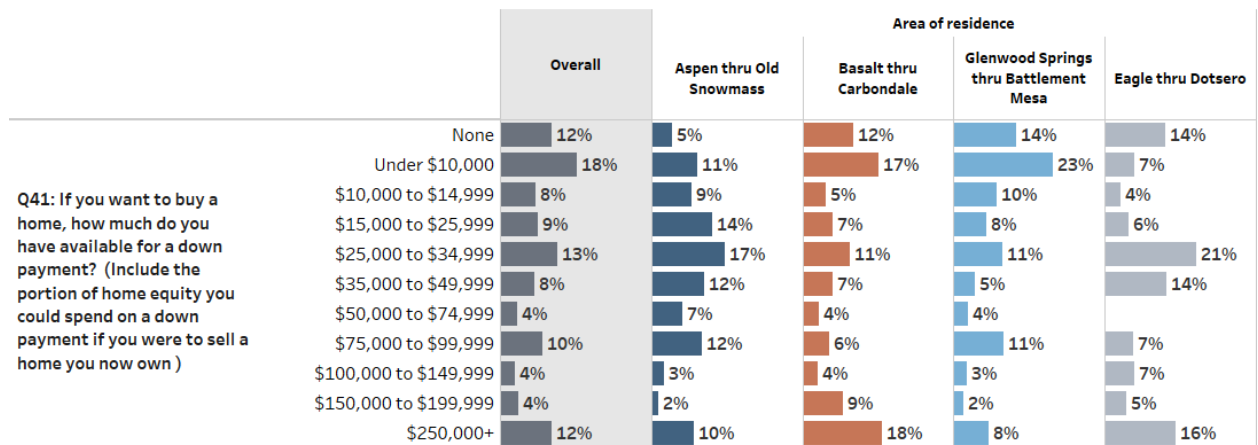


Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Down Payments and Household Incomes

Funds Available for a Down Payment

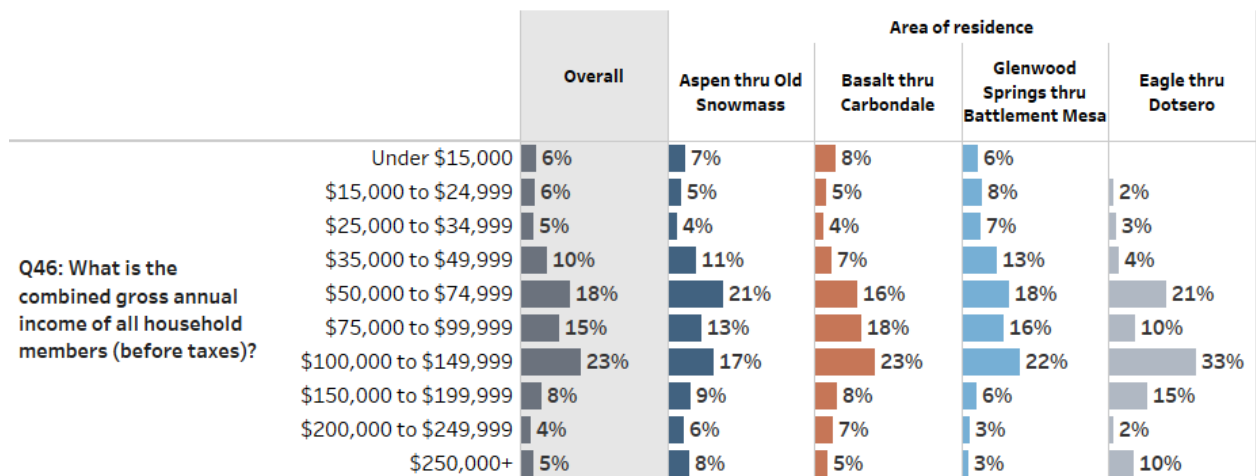
For many regional residents the availability of a down payment for housing purchase is a problem. As illustrated below, the availability of down payment money ranges widely. Approximately 12% overall say they have no funds available, and 18% have less than \$10,000, meaning about one in three have less than \$30,000. As illustrated, about 12% report that they have over \$250,000. A relatively high percentage of respondents from the Basalt/Carbondale (18%) and Eagle/Gypsum areas (16%) have over \$250,000 available for a down payment. Not surprisingly, many of these individuals have been in the area for some time and are relatively longtime owners; they have benefitted from housing price increases over decades.



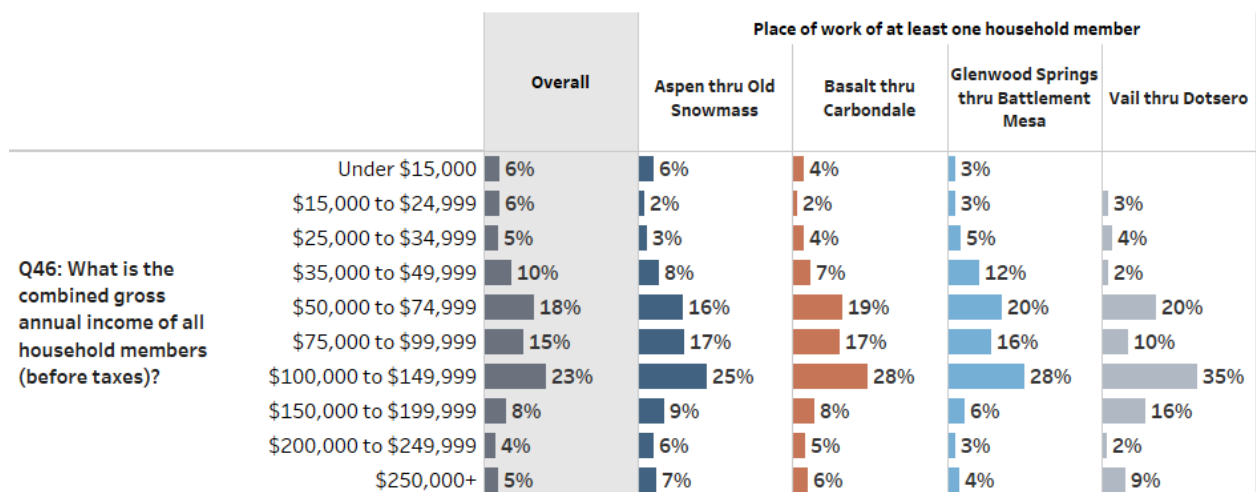
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Household Income

Income is a critical determinant of demand for housing and it is central to developing policies and regulations. The survey provides a number of measures that permit household incomes to be explored. The graph below breaks incomes down by sub areas of residence. It is followed by a graph that portrays income by the locations of employment. The survey shows the dominance of middle-income households throughout the region. And, perhaps surprising is the finding that reported gross household incomes show fairly strong similarities across the region. While there are differences area to area, and within individual communities, the overall distributions are generally similar.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Open-Ended Comments

The Household Survey contained a large number of “open-ended” questions that permitted respondents to comment or expand upon a quantitative response. Taken together, these comments represent over 300 pages of input. In an effort to make these results readily available the consultant team has provided several different summaries of the results. Described below are summaries of selected questions. Various “themes” emerge from written comments and they are categorized into various sub-categories. Additionally, a listing of verbatim comments from several of the key open-ended questions are presented as an Appendix to this report. The Appendix comments are sorted alphabetically, then grouped by community.

Finally, a Comments Tool has been provided. It provides a means for self-exploration of the comments using an Excel based tool. With this feature, a reader can investigate comments by community and can also get a feel for the range of suggestions and the total number of individual responses received in response to each survey question. The tool has been provided under separate cover and it can be shared with interested individuals upon request.

A Summary of Selected Comments Organized by Question Number

Q6: If planning on leaving the area in three years or less, why are you likely to leave the area?

- Repeated themes include cost of living and affordability, desire to own a home and few (expensive) options locally, changing communities and retirement.

Q10: If somewhat dissatisfied or very dissatisfied with your residence or community can you briefly describe why?

At the end of the survey, the respondents were asked to provide any other comments or suggestions regarding local housing issues. In total, 454 respondents provided comments which were organized into five general categories: free-market housing issues, affordable housing issues, the role of government in affordable housing, cost of living issues, and general sentiments about housing issues. For each category, common themes and examples are provided below. A full listing of these comments is presented in the Appendix.

Affordable Housing Issues. As may be expected, residents expressed a wide variety of concerns related to affordable housing options in the Greater Roaring Fork Region. Overall the most prominent theme in this category was a need for more subsidized senior housing options; numerous comments that plainly point to the issue, such as “*we need more affordable senior housing in our area*” and “***I hope through this survey that action will be taken to provide long term affordable housing especially for those nearing retirement age,***” express a clear concern for an aging segment of the population in the Greater Roaring Fork

Region. The frequency of these comments is followed closely by concerns for affordable housing rates still being too high, coupled with poor living conditions and maintenance, and often an expressed desire or intention to leave.

"I can barely afford my 'Affordable Housing' rent with 2 jobs (1 full-time, 1 part-time). I don't have many bills or debt, so I'm not living beyond my means, but I have no money because everything goes towards rent. I have no cable because I can't afford it. My apartment is so poorly insulated, and we have electric heat, my bill in winter is ridiculous, even with me turning my heat down to 50 degrees when I leave. It's absurd we can't get cable or other utilities included in rent, which goes up every year!!! I can barely take a real shower because my hot water runs out so quickly. So, also, since I can never seem to get ahead financially because I'm putting everything towards rent and electric, how am I supposed to come up with \$2000 to put down towards a house if I win the lottery? I have been here 14 years and see no real housing in my future. I have been here 14 years and see no real housing in my future. I'm moving to Denver."

"New 'affordable' housing is aimed at 80% of median. Already paying more than 50% of net income for rent and do not make median income. Off seasons I just make rent, forget anything else. Do not want to leave, but it is no longer possible to stay."

Other issues with affordable housing included needs for alternative housing assistance such as down payment and deposit assistance, as well as a common interest in prioritizing affordable housing for long-term residents of the area.

Free-market Housing Issues. Overwhelmingly, residents discussed the need for lower-cost market-level homes. Many of these comments specifically addressed the existence of a substantial gap between maximum earnings for housing assistance, and the cost of appropriate housing on the free market. Many other comments cited concerns for HOA fees driving up the cost of housing. The most common theme within these concerns was related to affordable homes that were appropriate for families, while other themes addressed starter homes and affordable market options for young adults.

"I am in the process of purchasing a new home with my partner. Together, we represent a good financial means/middle class. We both have homes that went under contract within 3 days each (Carbondale and New Castle). We had trouble finding a home to work for our future (family, size of home, garage, location to each of our work places). The one takeaway I found in our search is that attainable housing exists for us, but with very steep HOA dues (RVR, Iron Bridge... \$400/month!). The next generation of homeowners is very likely matching our demographic and not willing to subsidize golf courses. Otherwise, we could integrate into those neighborhoods and communities."

"We've been looking to buy for 3 years. The market has only gotten worse for people like us. Small to average homes, or fixer uppers that we would be looking to buy are usually well over \$400K. This is going to be a problem for those

looking to put down a root in this town. Average first-time home owners around the country are looking to pay half that. The housing lotto only pops up once every few months and 60+ families vie for a home that would be considered average price elsewhere around the country.”

“Housing is extremely difficult to find. I don't even qualify for affordable housing because I apparently make too much, which is insane to me. I shouldn't have to living pay check to pay check in order to pay for housing. I'm in one of the few professions who live in the Greater Roaring Fork Region year-round, architecture. I have a college degree and work more than 40+ hours a week. It's stupid how restrictive housing is here.”

“It is heart breaking to know our children will not be able to afford to live in this beautiful community. We were lucky to build our home when we did - my husband has worked for the resort for 30+ years and at his current salary we could not afford to purchase our home. The turn-over of core employees such as teachers and police/fire officers is greatly impacted by the lack of 'decent' affordable housing. Many of the deed-restricted developments have become slums - yet still too expensive. I would not want my children living there. We could sell our home for a lot of money but we wouldn't be able to replace it in the valley. Pay (all 3 have college degrees) versus cost of living don't add up.”

“Build housing to support young professionals. We don't need 4/5-bedroom golf communities. We need more inventory in the 2/1 1000-1200 sf range so that young people can afford housing to start families and not be burdened by deed restrictions or rent stipulations.”

Aside from these issues, commenters also frequently voiced concerns over short term rentals, vacation homes, and rent-by-owner services (AirBnB, VRBO, etc.

“The Airbnb vacation rentals have decimated the available rental market for new employees in C'dale and G'wood area.”

“I am concerned that the housing prices are too high for people to get out of renting and the renting inventory is being pinched by units being taken off the rental market and being put into platforms like air B&B, further hurting people trying to get a home. If people can't live in their town, the town will cease to be a community.”

The Role of Government in Affordable Housing. Regarding how city and county governments should be involved in affordable housing initiatives, the respondents were split between two different positions. Many respondents argued that governments should not be involved in housing at all and to eliminate development barriers to better serve a free-market, while many others called for the creation of a regional housing authority, increased regulation of the housing market (particularly to regulate rent-by-owner programs, like AirBnB), and more effort into planning and zoning for new developments to regulate traffic flow and water usage.

“The Greater Roaring Fork Region needs an active regional housing authority that governs or makes recommendations with teeth to local municipal and county governments about housing placement. County/municipal governments must work together so that the Hwy 82 corridor does not over-reach its carrying capacity. Inter-county planning is a must. Municipal infill is also a must to avoid sprawl. The GRFR needs affordable options for senior housing and so forth but mainly coordinated planning efforts. The amount of water available for housing must also be taken into consideration since studies have shown that the state's population will increase beyond water capacity very soon.”

“The problem with housing is one of excessive zoning and regulation. Take these barriers of the free market away and there would be affordable housing in Aspen. The studies are clear. Please read the studies before enacting another government scheme that will de-facto zone out and exclude minorities and the poor. Look at results, not intentions as a guide to your actions. Free up the marketplace and the housing shortage will quickly disappear, and the local economy will get a boost when more efficient builders who were excluded from the market due to cronyism enter and flourish...”

Cost of Living Issues. By far, the most common theme related to cost of living was a concern for low wages. One commenter explains **“Housing costs compared to incomes are horrifying. I have zero savings because of the rental market. I have little recreation time because I work so much for so little, and I have a masters degree,”** while another argues **“We don't have a housing problem, we have a wage problem. Our family's income is less than 12 years ago for same type of work, while expenses have increased.”** Aside from wages, common themes included cost of health insurance and child care.

4. Employer Survey Results

Introduction and Methodology

The primary purpose of the Employer Survey was to understand local housing and employment issues from the perspective of employers. The survey collected a variety of data on employment patterns, the impact of housing availability on retaining/recruiting employees and business operations, employer opinions and activities regarding local workforce housing, and related issues. The survey was fielded in August through October, 2018 utilizing a variety of techniques, as follows:

- A survey form with accompanying cover letter and return envelope was mailed to a random sample of 600 employers throughout the study area, with a deliberate oversampling of larger employers (which account for a disproportionate share of employment). Employers were given the option of completing the survey using either the paper form or online.
- Invitations to an online survey were emailed to a random sample of 842 employers located throughout the region, using an email list purchased from a commercial list vendor, again with an oversampling of larger employers. An additional 41 employers were contacted via email based on a business directory posted on the Town of New Castle website.
- Invitations to an online survey were emailed by the Glenwood Springs Chamber Resort Association and Carbondale Arts to their respective memberships. Additionally, the Aspen/Pitkin County Housing Authority emailed survey invitations to business licensees of the City of Aspen.
- Finally, personalized outreach was made to selected large employers in the region to encourage response, given the significant number of employees they have.

Altogether, a total of 300 employer surveys were received. A first draft report was prepared for discussions in October. That report was based on 230 responses. It was updated in December to include responses from an additional 70 employers. The responding employers represent a diverse range of sizes, locations, and industry sectors. Altogether, responding employers account for 14,485 total peak-season employees (taking the maximum of winter employment and summer employment for each employer), an appreciable share of total employment in the region.

The 95% confidence interval for a sample of 300 is +/-5.7 percentage points (larger for subgroups of respondents and questions with smaller sample sizes).

Included in the appendices to this report are the survey form and cover letter, verbatim responses to the survey's open-ended questions, and statistical tables summarizing the survey results.

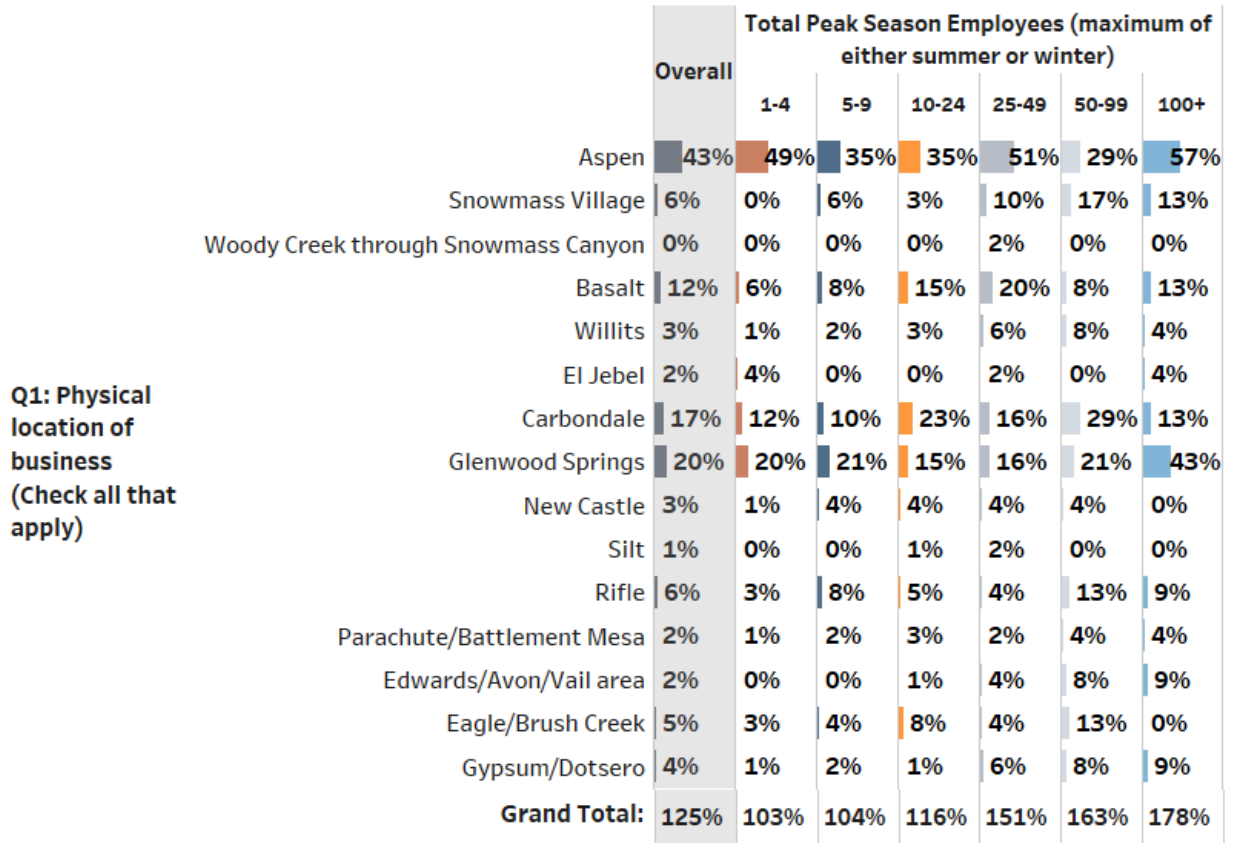
The discussion to follow focuses on the overall results as well as breakouts by employer size (i.e. number of employees).

Employer Demographics

The survey contained a series of questions designed to characterize employers on the basis of location, industry sector, square footage, and other functional characteristics.

Employer location

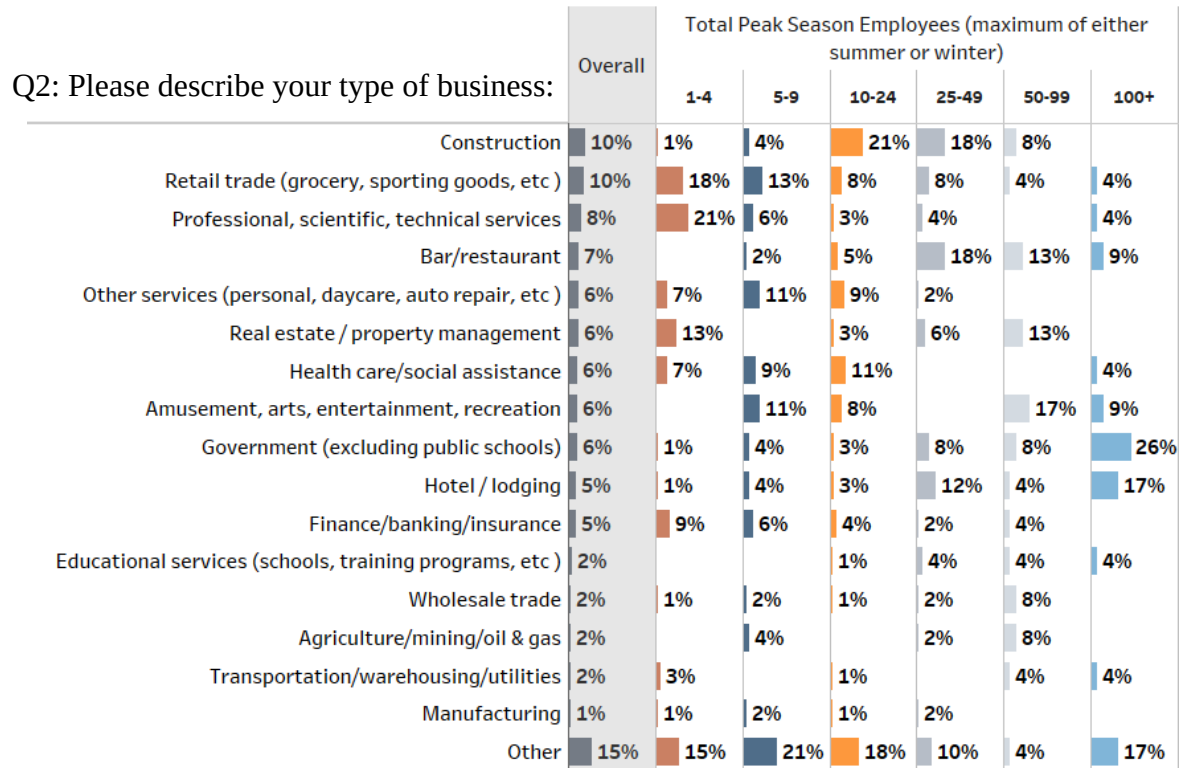
The survey obtained responses from employers throughout the region, with the greatest representation in the employment centers of Aspen (43%) and Glenwood Springs (20%). Employers could check all the locations where they had a presence; altogether, employers averaged 1.25 locations (as reflected in the "Grand Total" row). While most small employers with nine or fewer employees had just one location, larger employers were more likely to have multiple locations – with the largest employers (100+ employees) averaging 1.78 locations in the region.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Industry sector

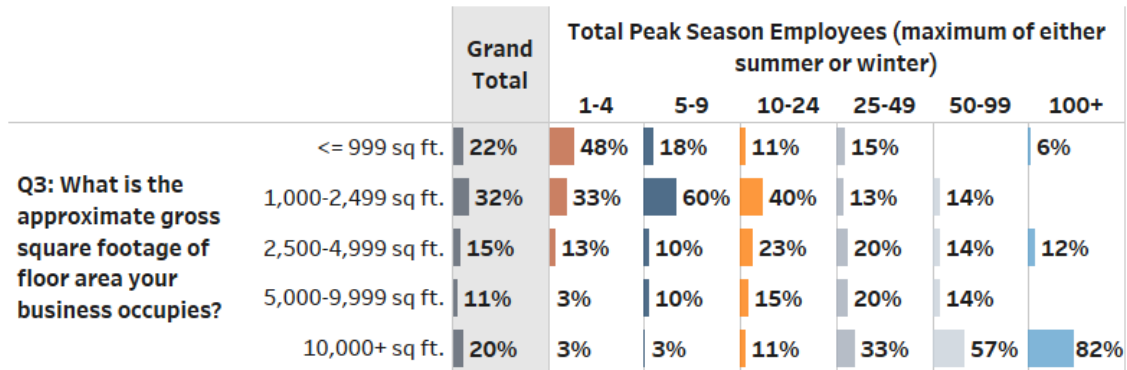
Survey respondents were distributed across a broad variety of industry sectors, led by construction (10% of respondents), retail trade (10%), professional/scientific/technical services (8%), and bar/restaurant (7%).



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Square footage

Employers occupied a diverse range of spaces, with 22% occupying less than 1000 square feet (square feet), 32% occupying 1000 – 2499 square feet, 15% occupying 2500 – 4999 square feet, 11% occupying 5000 – 9999 square feet, and 20% occupying 10,000+ square feet. The median space occupied was 2200 square feet, and the average (pulled up by very large employers) was 19,251 square feet.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Employment Patterns

Employment characteristics were probed in depth, in order to understand the profile of the workforce, the degree to which employers are adequately staffed, the impact of housing availability on staffing, and related issues.

Number of employees

Employers were asked to state the number of people they employ in both the summer season (June – September) and winter season (December – March). As shown in the table below, responding employers had a range of sizes. In summer, 24% of respondents employed 1-4 workers; 17% employed 5-9 workers; 27% employed 10-24 workers; 17% employed 25-49 workers; 8% employed 50-99 workers; and 7% employed 100+ workers. Generally similar patterns are apparent in winter. As such, the bulk of respondents were small to medium sized employers. *(Note: The universe of all employers in the region includes a higher share of small establishments with under 10 employees. As noted previously, the employer survey deliberately oversampled larger employers, in recognition of the fact that larger employers account for comparatively greater employment.)*

	Share of Employers - by Number of Employees, by Season		
No. of employees	Employees in Summer	Employees in Winter	Maximum of either summer or winter
1- 4	24%	28%	24%
5- 9	17%	18%	16%
10- 24	27%	25%	26%
25- 49	17%	16%	17%
50- 99	8%	7%	8%
<u>100+</u>	<u>7%</u>	<u>7%</u>	<u>8%</u>
Total	100%	100%	100%
Average employees	39.3	46.8	50.3
Median employees	12.0	11.0	12.0
Survey responses	287	272	288

Employees by job status

Employers were asked to report their total number of year-round full-time, year-round part-time, seasonal full-time, and seasonal part-time employees, in both the summer and winter seasons. Following is a summary of the major findings.

- Year-round vs. seasonal job status: At responding employers, most jobs are held by year-round employees in both summer (80% of employees) and to a lesser degree winter (69%). A significant share of employees are seasonal in summer (20%) and to a higher degree in winter (31%).
- Full-time / part-time job status: Most persons employed by responding employers are full-time workers (32 or more hours per week), while a minority are part-time (under 32 hours/week). Specifically, 82% of summer employees at responding employers are full-time, as are 78% of winter employees. The remaining 18 – 22% of employees in each season are part-time employees.

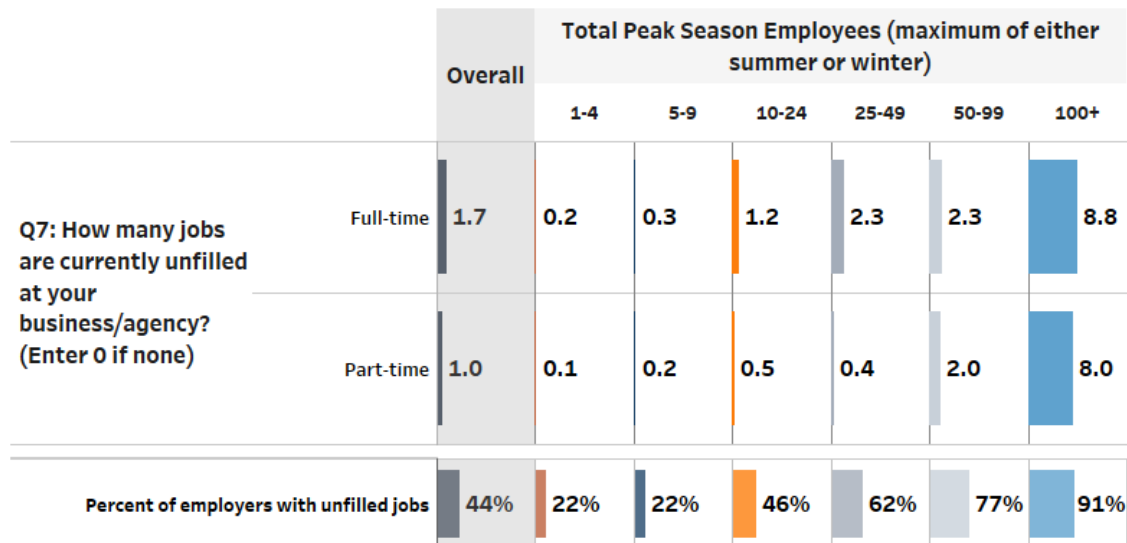
Employee type*	Employees in summer		Employees in winter	
	Average # employees	Percent of employees	Average # employees	Percent of employees
Year-round, full-time	27.6	70%	28.0	60%
Year-round, part-time	4.0	10%	4.2	9%
Seasonal, full-time	4.8	12%	8.6	18%
Seasonal, part-time	2.9	7%	6.0	13%
Total	39.3	100 %	46.8	100 %
Total year-round	31.6	80%	32.2	69%
Total seasonal	7.8	20%	14.6	31%
Total	39.3	100 %	46.8	100 %
Total full-time	32.4	82%	36.6	78%
Total part-time	7.0	18%	10.2	22%
Total	39.3	100 %	46.8	100 %

*Note: Full-time jobs are defined as 32 or more hours/week; part time jobs as <32 hours/week.

Unfilled jobs at the present time

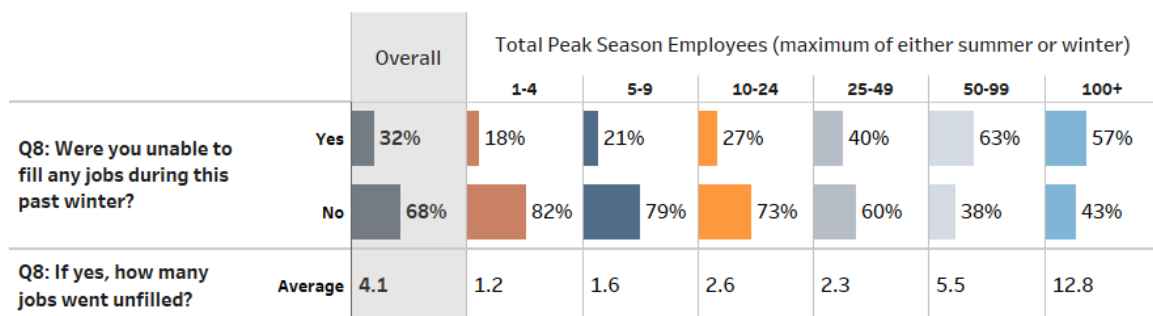
Fully 45% of responding employers said they had unfilled jobs at the present time, including 37% with unfilled full-time jobs and 19% with unfilled part-time jobs. As might be expected, the larger the employer, the greater the likelihood of having unfilled jobs. Specifically, the share of employers with unfilled jobs rises steadily from 22% among the smallest employers with 1-9 jobs, to 91% among employers with 100+ jobs.

Altogether (including both employers understaffed and fully staffed), employers averaged 2.7 unfilled jobs, which is equivalent to 7% of summer season employment at these employers. (Stated another way, at the time of the survey, staffing at responding employers was about 7% short of their full needs.)



Unfilled jobs this past winter

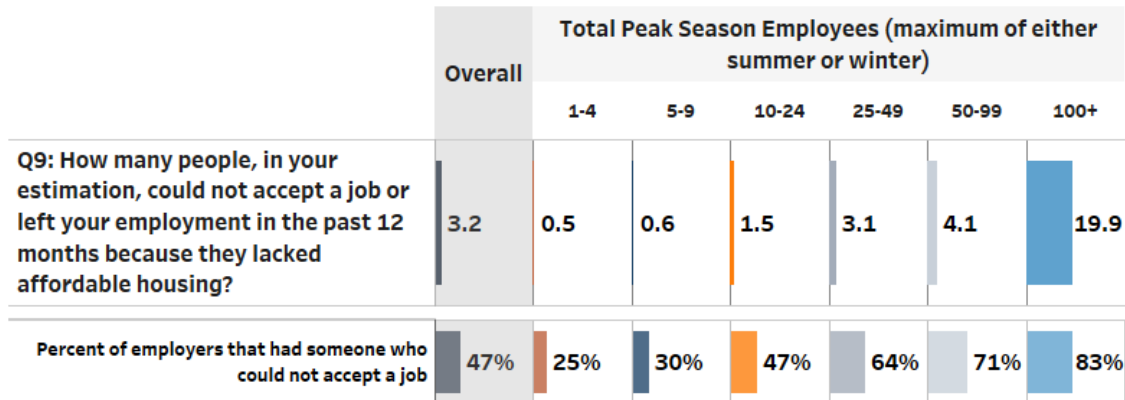
This past winter (2017/18 season), 32% of responding employers had jobs they were unable to fill. The share of employers with unfilled jobs varied from 18% at employers with 1-4 workers to 60% at employers with 50+ workers. Altogether, including respondents both fully staffed and understaffed, employers were on average understaffed by 2.8% this past winter.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

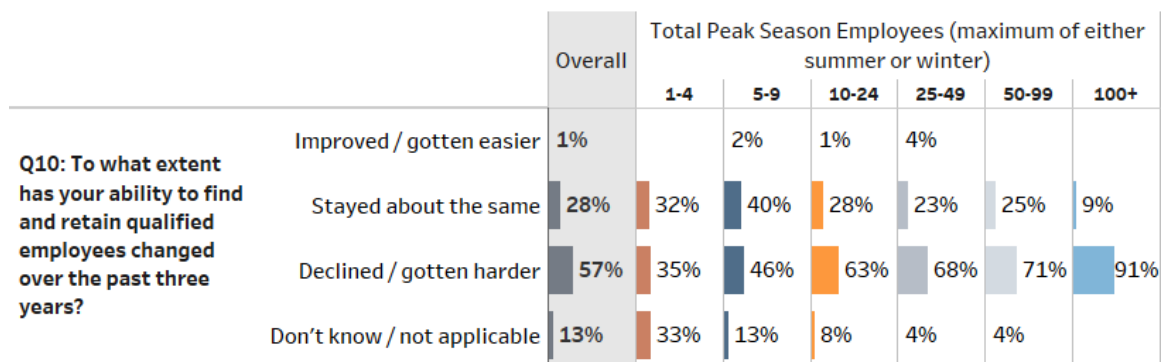
Persons unable to accept a job or who left employment because they lacked affordable housing

In the past 12 months, 47% of responding employers had workers decline a job or leave their employment due to a lack of affordable housing. The share of employers experiencing this situation rose from 25% among the smallest employers with 1-4 employees to 83% among the largest employers with 100+ employees. Altogether, employers had an average of 3.2 job candidates or employees in this situation, which is equivalent to 6.3% of their peak season employment.



Ease of finding and retaining qualified employees

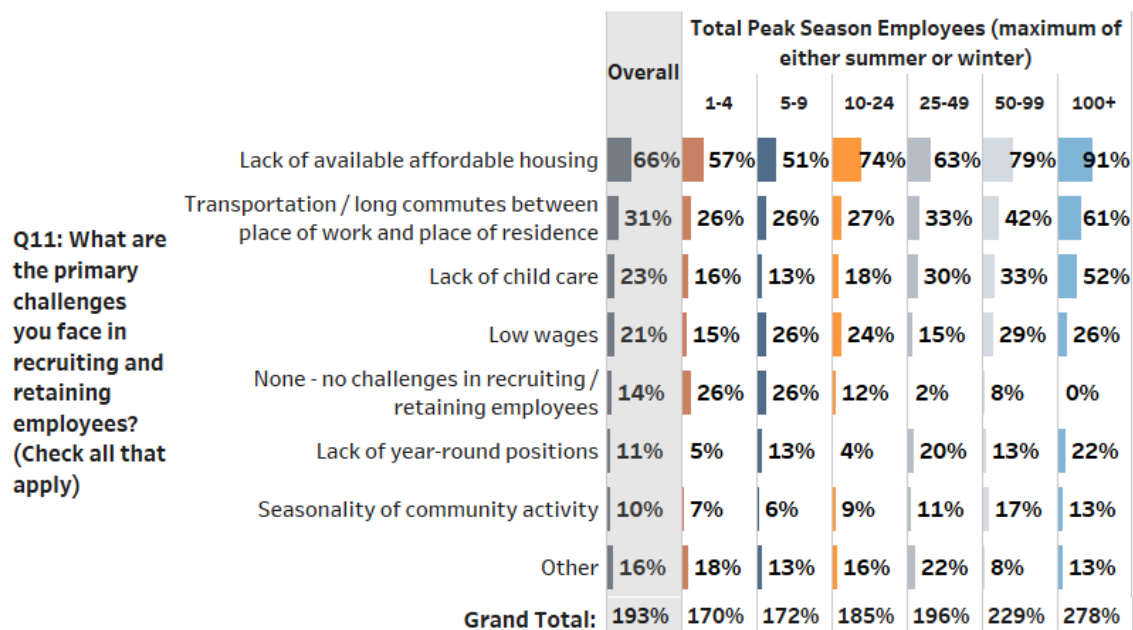
Most employers (57%) say it has gotten harder to find and retain qualified employees over the past three years, while 28% say it has stayed about the same, and just 1% say it has gotten easier (13% don't know). The share of employers saying it has gotten harder to find/retain employees increases from 35% at the smallest employers to 91% at the largest.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Primary challenges in recruiting and retaining employees

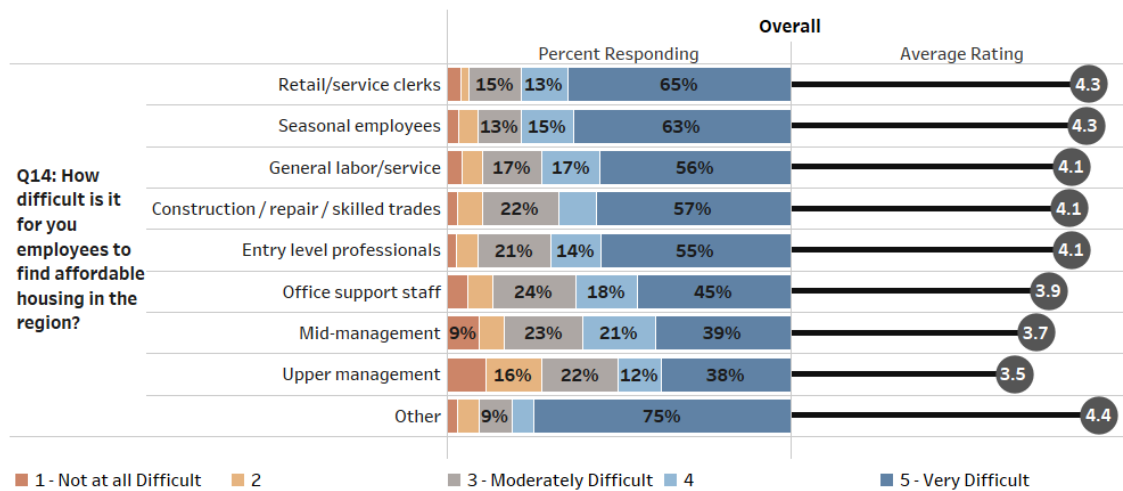
Fully 86% of responding employees say they have challenges in recruiting and retaining employees, including 74% of the smallest employers and 100% of the largest. The biggest challenge by far is a lack of affordable housing, cited by 66% of employers. Other factors cited by lesser numbers of employers include long commutes (31%), lack of child care (23%), low wages (21%), and various other issues. Large employers tend to identify more challenges than smaller employers.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

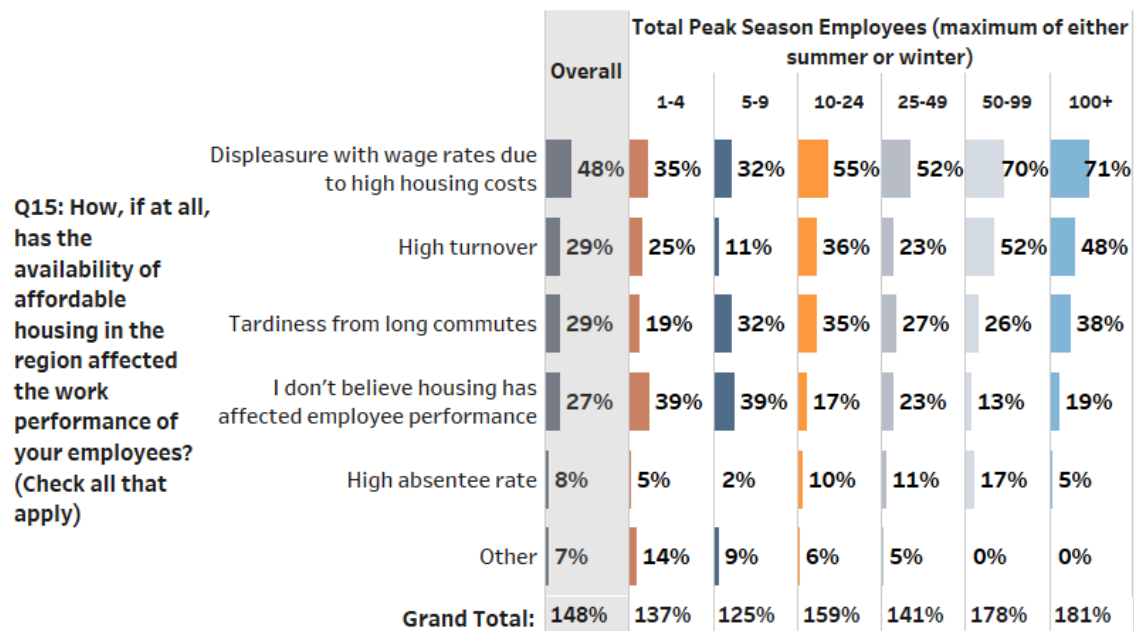
How difficult is it for your employees to find affordable housing?

Employers were asked to rate how difficult it is for various employee groups to find affordable housing in the region, using a scale where 1=not at all difficult and 5=very difficult. As shown below, a majority of employers believe it is “5-very difficult” for the following groups of employees to find affordable housing: retail/service clerks (65%), seasonal employees (63%), general labor/service (56%), construction/repair/skilled trades (57%), and entry level professionals (55%). A significant but smaller share of employers say that finding affordable housing is very difficult for office support staff (45%), mid-management (39%), and upper management (38%).



Impact of housing availability on work performance of employees

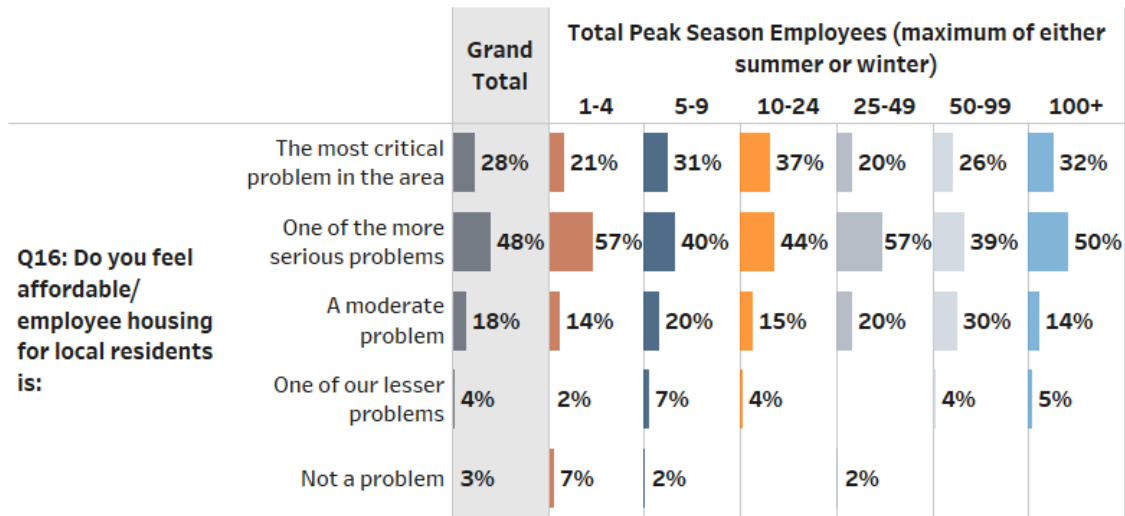
Almost three-quarters of employers (73%) feel that the availability of affordable housing has impacted the work performance of their employees, rising from 61% of the smallest employers to 81% of the largest. Impacts include displeasure with wage rates due to high housing costs (48%), high turnover (29%), tardiness from long commutes (29%), high absentee rates (8%), and other issues (7%, e.g. fatigue from long commutes, inability to expand business, etc.). Larger employers are more likely to experience several of these impacts than smaller employers.



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Seriousness of the issue of affordable/employee housing for local residents

Most employers feel that affordable/employee housing is a serious issue, with 28% rating it as “the most critical problem in the area,” and 48% rating it as “one of the more serious problems.” Smaller shares responded that it is “a moderate problem” (18%), “one of our lesser problems” (4%), or “not a problem” (3%). A large majority of employers in all size categories feel that housing is a “critical” or “serious” problem (65-82%).



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Future hiring plans

Most responding employers either plan to increase their number of employees in the next five years (45%) or stay about the same (46%), while just 1% plan to reduce their number of employees. Employers of all sizes tend to have a similar split of opinions, except for the largest employers, which are much more likely to say they will stay about the same (83%) than increase employment (17%).

		Overall	Total Peak Season Employees (maximum of either summer or winter)					
			1-4	5-9	10-24	25-49	50-99	100+
Q12: During the next five years, do you plan to:	Increase your number of employees - by how many?	45%	52%	40%	48%	49%	42%	17%
	Stay about the same	46%	39%	54%	41%	45%	46%	83%
	Reduce your number of employees - by how many?	1%	2%	2%	1%		4%	
	Don't know	7%	8%	4%	10%	6%	8%	
	If increase, by how many employees?: Average	4.9	2.1	2.1	4.2	7.8	11.4	20.7
	If reduce, by how many employees?: Average	2.0		2.0				

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Employer Actions

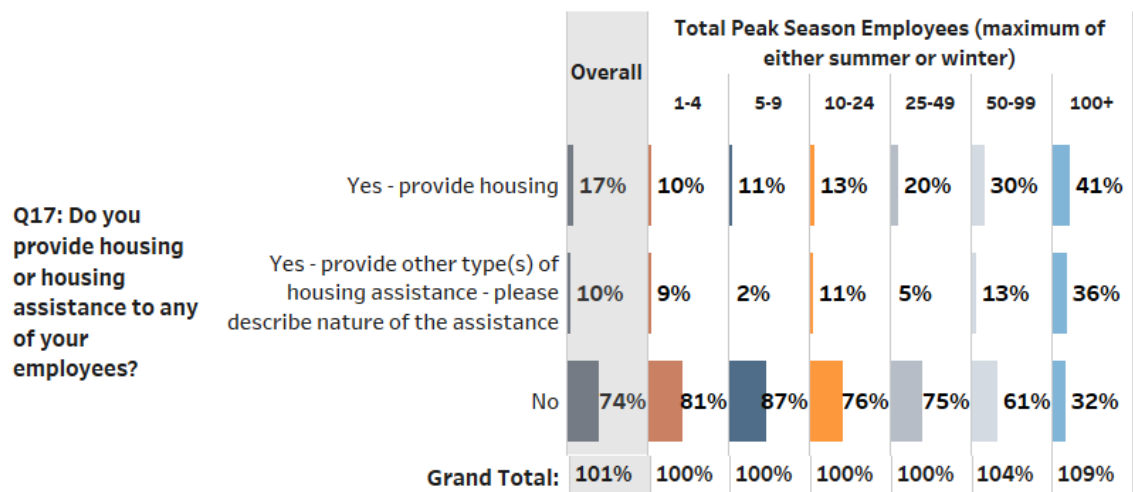
The survey probed specific actions currently being undertaken by employers to address housing needs, as well as their potential willingness to assist in the future.

Provision of housing and housing assistance to employees

A significant share of employers – and especially the largest employers – provide some type of housing assistance to their employees. Specifically, 17% of respondents provide housing (including 10% of the smallest employers, increasing to 41% of the largest). Additionally, 10% of employers provide other types of housing assistance, including 2-13% of small to medium employers and 36% of the largest. As indicated by comments, the most common types of “other housing assistance” are housing stipends/allowances (e.g. rolled into base wages), housing subsidies, and master leasing units for employees. Additionally, some employers provide down payment assistance, help/loans for security deposits, referrals, and other types of assistance.

Altogether, responding employers provide housing to 1,030 employees in summer and 1,055 employees in winter – roughly equivalent to 9% of their summer employees and 8% of their winter employees. Slightly over half of the employees housed are seasonal employees (53% of employees housed in summer, 54% in winter), while 46-47% of those housed are year-round employees.

Additionally, responding employers provide other types of housing assistance to 275 employees in summer and 260 employees in ski season – roughly equivalent to 2% of their summer and winter employees. Most of those assisted are year-round employees (76% of employees assisted in summer, 80% in winter).



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

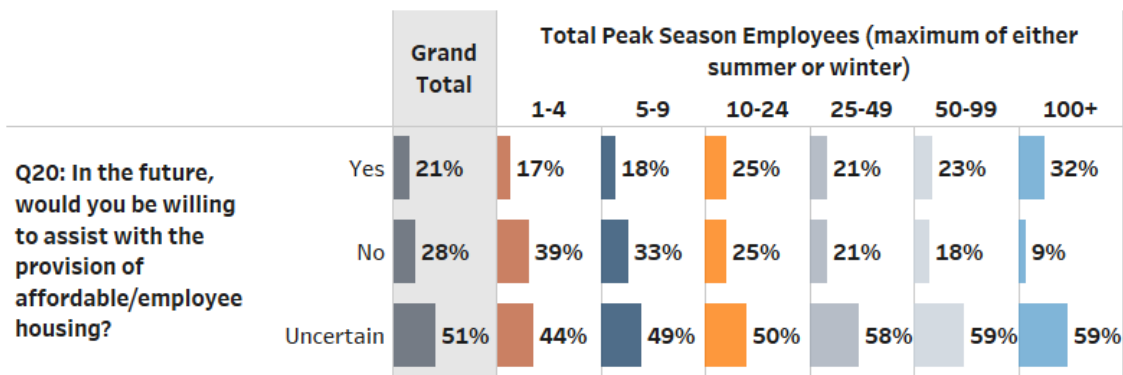
Share of Employees Housed or Receiving Other Housing Assistance from Employer by Season



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Willingness to assist with provision of affordable housing in the future

About one in five employers (21%) stated they would be willing to assist with the provision of affordable housing in the future, while 28% are unwilling, and fully half (51%) are uncertain. The high level of uncertainty may imply a potential openness to assisting, subject to the details of what that might entail.



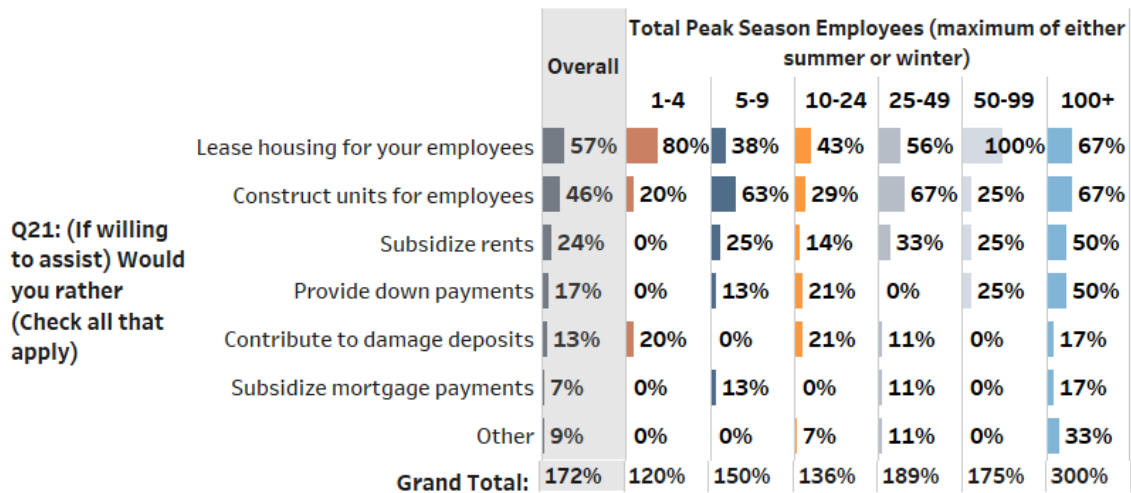
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

(If willing to assist) Preferred type(s) of assistance

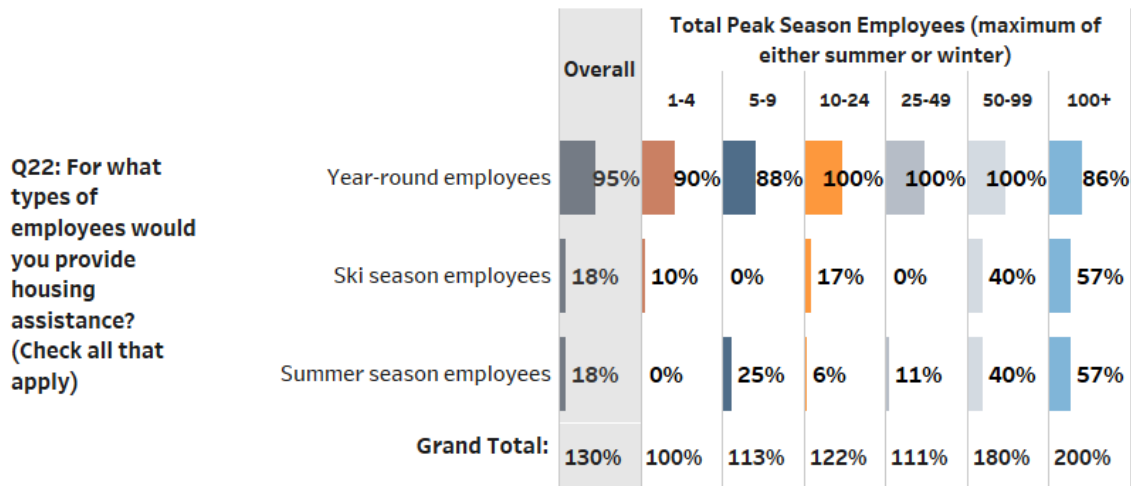
Among employers who expressed a willingness to assist, the most preferred types of assistance are leasing housing for employees (57%) and constructing units for employees (46%). Lesser shares cite subsidizing rents (24%), providing down payments (17%), contributing to damage deposits (13%), and other approaches.

(If willing to assist) Type(s) of employees you would assist

Among employers who expressed a willingness to assist, a strong preference is apparent for assisting year-round employees (95% of employers would assist), with much lower shares willing to assist ski season employees (18%) or summer season employees (18%).



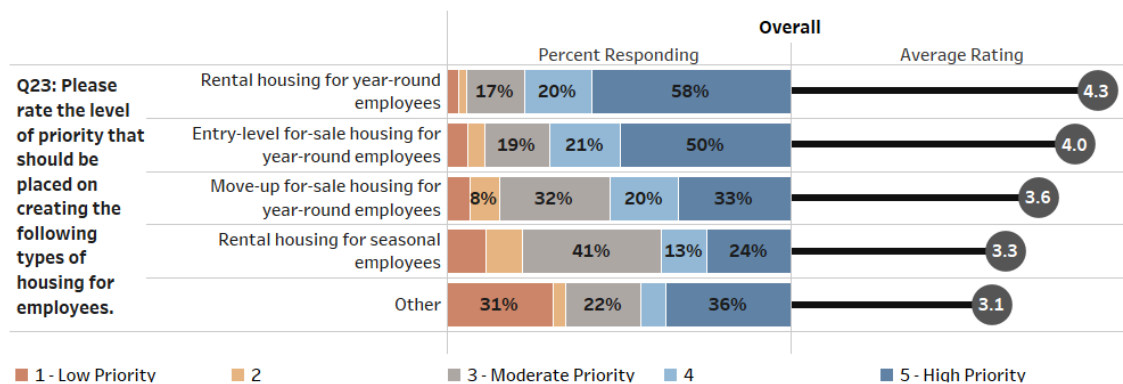
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Employer Survey

Level of priority that should be placed on types of housing for employees

On a scale where 1 = “low priority,” 3 = “moderate priority,” and 5 = “high priority,” employers placed the highest priority on rental housing for year-round employees (58% responding “5 – high priority”). Following in priority were entry-level for-sale housing for year-round employees (50% “5”), move-up for-sale housing for year-round employees (33%), and rental housing for seasonal employees (24%).



Open-ended Comments and Suggestions

The Employer Survey included several opportunities for open-ended comments. A complete listing of these comments is presented in an Appendix to this report, while selected key findings regarding the comment feedback are summarized below.

Q24: Do you have any other comments or suggestions regarding affordable housing for employees in the region?

At the end of the employer survey, respondents were asked to provide any other comments or suggestions regarding affordable housing for employees in the region. In total, 87 employers provided comments. These responses have been organized into five general categories related to affordable housing needs/concerns, general support for or opposition to employee housing, the role of government in affordable housing, and general comments about living in the area. For each category, common themes and examples are provided below.

Affordable Housing Concerns

The most common theme in this category was obstacles; many respondents discussed how there are a number of obstacles that contribute to the problem of finding affordable housing in the region. These obstacles including a lack of information about the issue, a risk of misrepresentation in eligibility for assistance, qualifications that are too restrictive, and a lack of general community buy-in to addressing the issues. In one example, a respondent emphasized a concern with a lack of community buy-in by explaining as follows:

“There's a lot of 'talk' about affordable and workforce-level housing in this valley, but when decent developments are presented to councils/town halls, etc. they always seem to be denied because of neighbor disapproval. The community needs to be willing to accept some amount of workforce housing, even if it's not exactly in the ideal location for each individual in this valley.”

Another common theme was found among respondents who used this opportunity to express specific needs for the community, including affordable family-oriented homes, housing for emergency services personnel, long-term supportive housing, seasonal housing, and upkeep/maintenance of existing homes.

Support vs. Opposition to Employee Housing

Overall, responses related to employer sponsored housing were mixed. Many commenters said that the lack of availability of affordable housing negatively impacts the local economy.

“As a small business owner in Eagle County, for over 20 years, the lack of affordable housing has limited my selection of qualified applicants.”

“From a resort Standpoint -As a luxury, high end destination we are losing our ability to service our guests. From a Community Standpoint - we are losing the demographic that has school age children, losing our doctors and nurses, our teachers, our backbones of a sustainable community.”

However, a number of other employer respondents emphasized reasons they are opposed to employer sponsored housing, such as high property taxes, high cost of upkeep, and an inability for the program to address other issues that contribute to the housing economy and living conditions in the area.

“Simply increasing the number of affordable housing units is a very limited approach. Each new job creates the need for additional services in the community resulting in the need for more employees and more housing units, etc. There is no current method for building our way out of the lack of housing and affordability. Our current approach to housing leads to reductions in the quality of life in the communities and increased stresses. A primary focus should be on infrastructure like real multi-modal transportation corridors/options. Multi-family units linked to these multi-modal transportation corridors would have long range benefits for our communities that are currently undervalued.”

The Role of Government in Affordable Housing

Many respondents offered suggestions and opinions regarding the involvement of local and county-level governments in solving the problem of affordable housing. Themes within these comments emphasized the government's responsibility to provide regulation, to incentivize new developments, and to focus on issues that contribute to the housing market. Other comments called for better collaboration between counties, implementing a housing authority or similar dedicated division of government, and developing city-owned land for affordable housing.

"Offer tax incentive to employer to offer employee housing assistance."

"Very complicated issue. Very little incentive for developers to build new housing stock that matches the price point that makes economic sense for the working people of the area. Perhaps a housing authority could be formed."

"I hate adding to government size but to have an in-house affordable construction division would be a good way for the housing department to control additions, code issues, costs, etc. and to a certain extent keep better tabs on having legitimate owners."

"Eagle, Garfield and Pitkin Counties need to learn to work together to help each other as the cost of housing problem and being able to attract hires from out of area or even in is only going to worsen. It is in the best interest for all, (the mountain communities) to allow families to for example live in Pitkin County housing but work in Eagle County and vice versa. The County lines in the valley are a problem in more ways than one."

Other Themes and Comments

Other themes included an emphasis on using local resources to complete housing developments. One respondent commented;

"I would be happy to talk about constructing employee housing with other small businesses so we can pull our resources and start to handle this extremely important issue. Or anything really, it is a huge problem for the health of my businesses, it is the number 1 problem in all my businesses. I am open to doing everything I can to help fix it."



Appendix:
Household Survey with
Glenwood Springs Breakout

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence				
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero
Q1: How many months per year do you typically reside in the area?	Less than 3 months/year	0%	0%	0%		0%	
	3 to 6 months/year	0%	1%		0%	0%	1%
	7 to 11 months/year	2%	5%	3%	3%	0%	2%
	All year - 12 months	97%	94%	97%	97%	99%	97%
Q3: Do you own or rent the residence where you currently live?	Own	68%	59%	68%	59%	70%	87%
	Rent	30%	39%	30%	38%	27%	13%
	Other	1%	1%	1%	2%	2%	
	Currently don't have housing	0%	1%	0%	1%	1%	
Q3.1: (If own) Do you own...	A free-market unit	83%	36%	92%	98%	92%	92%
	A deed-restricted unit	17%	64%	8%	2%	8%	8%
Q3.2: (If rent) Do you rent...	A free market unit	71%	41%	74%	83%	88%	92%
	A unit with employment or income qualifications	29%	59%	26%	17%	12%	8%
Q4: Does your current employer provide subsidized housing?	Yes	15%	28%	22%	10%	4%	14%
	No	79%	65%	72%	86%	91%	78%
	Uncertain	6%	7%	6%	4%	5%	8%
Q5: How long have you lived in your current residence?	Less than 6 months	5%	7%	8%	4%	5%	
	6 months up to 1 year	10%	11%	11%	11%	8%	8%
	1 up to 3 years	20%	21%	20%	18%	21%	17%
	3 up to 5 years	13%	15%	12%	12%	12%	12%
	5 up to 10 years	15%	13%	13%	18%	16%	13%
	10 up to 20 years	22%	15%	23%	20%	22%	33%
	More than 20 years	16%	17%	14%	17%	15%	17%
Q5.0: How long have you lived in the area (Pitkin/Garfield/Eagle Counties)?	Less than 6 months	1%	1%	2%	1%	1%	
	6 months up to 1 year	3%	2%	4%	3%	2%	3%
	1 up to 3 years	8%	9%	8%	11%	7%	5%
	3 up to 5 years	7%	7%	8%	6%	8%	6%
	5 up to 10 years	14%	15%	12%	14%	16%	15%
	10 up to 20 years	20%	21%	19%	20%	22%	16%
	More than 20 years	47%	44%	47%	46%	45%	55%
Q5.2: How much longer do you plan on living in the area?	Less than 6 months	1%	1%	1%	1%	1%	1%
	6 months up to 1 year	1%	2%	1%	3%	1%	1%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence				
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero
Q5.2: How much longer do you plan on living in the area?	1 up to 3 years	6%	5%	4%	7%	10%	3%
	3 up to 5 years	7%	7%	5%	7%	9%	6%
	5 up to 10 years	12%	11%	17%	13%	11%	8%
	10 up to 20 years	20%	16%	22%	21%	20%	23%
	More than 20 years	51%	58%	50%	48%	47%	59%
Q7: In what type of residence do you live?	Single-family home/cabin	56%	28%	58%	58%	65%	70%
	Townhouse/duplex	12%	12%	15%	9%	11%	13%
	Apartment	16%	33%	13%	19%	9%	6%
	Condo	9%	20%	8%	9%	2%	6%
	Mobile home	5%	5%	3%	1%	9%	2%
	Motel	0%	0%		1%		
	Staying with friends	0%	0%	0%	0%	1%	
	Tent/camper/truck/van	0%	1%	1%	1%	0%	
	Other	2%	1%	1%	3%	1%	3%
Q7.0: (If mobile home) Is your mobile home on...	Owned land	43%	82%	18%		42%	
	Rented lot	57%	18%	82%	100%	58%	100%
Q8: How many of the following are in your home?	Bedrooms: Average	2.8	2.2	2.8	2.7	2.9	3.2
	Bathrooms: Average	2.2	1.9	2.4	2.1	2.1	2.8
Q11: Do you feel the availability of housing for the workforce in the region is ...	The most critical problem in the region	23%	35%	28%	21%	15%	18%
	One of the more serious problems	53%	51%	53%	53%	51%	59%
	A moderate problem	17%	10%	14%	18%	23%	17%
	One of the regions lesser problems	4%	2%	3%	6%	5%	4%
	Not a problem	3%	2%	2%	1%	6%	2%
Q12: Do you live within town limits of an incorporated town?	Yes	68%	73%	61%	70%	61%	84%
	No	27%	20%	36%	24%	32%	11%
	Uncertain	6%	7%	4%	6%	6%	5%
Q13: Where do you live now (closest community)?	Aspen	13%	66%				
	Glenwood Springs	16%			100%		
	Carbondale	12%		57%			
	Snowmass	4%	21%				
	Rifle	12%				42%	

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence				
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero
Q13: Where do you live now (closest community)?	Basalt	5%		22%			
	Eagle/Brush Creek	7%					55%
	Gypsum	6%					44%
	El Jebel	3%		12%			
	Willits	2%		7%			
	New Castle	7%				22%	
	Silt	5%				16%	
	Parachute/Battlement Mesa	6%				20%	
	Dotsero	0%					1%
	Woody Creek	1%	6%				
	Old Snowmass	1%	7%				
	Other	1%	0%	2%		0%	
Q14: If you rent, caretake, or otherwise do not own your residence: Within the next three years, do you want to:	Buy a home	68%	73%	76%	68%	59%	59%
	Continue to rent/caretake/other	32%	27%	24%	32%	41%	41%
Q15: Which of the following best describes your household?	Couple, no child(ren)	30%	27%	30%	29%	33%	30%
	Couple with child(ren)	28%	21%	31%	22%	28%	39%
	Adult living alone	24%	31%	22%	31%	22%	16%
	Unrelated roommates	5%	10%	7%	5%	2%	3%
	Immediate and extended family members	5%	3%	3%	5%	7%	6%
	Single parent with child(ren)	5%	5%	4%	5%	6%	2%
	Family members and unrelated roommates	2%	2%	2%	2%	2%	5%
	Other	1%	1%	1%	1%	1%	
Q16.1: How many people live in your household and are in the following age groups? (Include yourself—insert 0 if none)	Under 18: Average	0.6	0.4	0.6	0.5	0.6	0.8
	18 to 25: Average	0.2	0.2	0.2	0.2	0.2	0.1
	26 to 45: Average	0.8	0.8	0.8	0.7	0.7	0.6
	46 to 65: Average	0.6	0.5	0.7	0.6	0.6	0.9
	Over 65: Average	0.3	0.3	0.3	0.4	0.4	0.4
	Total number of people in household: Average	2.5	2.2	2.5	2.3	2.5	2.8
Q16.1: If children under 18 in the household, please enter the number of children in each age group (If no children, skip to next question)	Under 5: Average	0.5	0.5	0.4	0.5	0.5	0.6
	5 to 11: Average	0.6	0.7	0.7	0.6	0.7	0.5
	11 to 17: Average	0.6	0.5	0.6	0.6	0.6	0.8

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Area of residence					
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Q18: If you own your home, how do you expect to be using it five years from now? (Check all that apply)	As a primary residence for my household	70%	82%	76%	67%	63%	67%
	Other	1%	0%	0%			3%
	I intend to use home as my retirement residence	14%	13%	15%	13%	14%	15%
	I intend to sell my home within the next five years but stay in the area	10%	11%	9%	10%	10%	8%
	I intend to sell my home in the next five years and relocate outside the area	8%	4%	6%	12%	12%	6%
	Rented long term to local resident	7%	3%	6%	7%	8%	7%
	Vacation rental to visitors/tourists	3%	4%	4%	5%	1%	1%
	A vacation home for owner or guests of owner	1%	1%	2%	2%	0%	3%
	Don't know/uncertain	9%	5%	9%	8%	11%	11%
Q19: If you are aged 50 or older, when do you plan to retire?	Less than 2 years	5%	4%	3%	6%	7%	3%
	In 2 to 3 years	6%	3%	7%	10%	4%	5%
	In 4 to 6 years	13%	15%	16%	9%	10%	18%
	In 7 to 10 years	13%	15%	16%	12%	10%	16%
	More than 10 years from now	27%	39%	31%	24%	22%	24%
	I am already retired	36%	24%	27%	38%	46%	35%
Q21: Including yourself, how many adults (age 18 and over) in your household are in the following categories?	Unemployed and looking for work: Average	0.0%	0.0%	0.0%	0.0%	0.1	0.0%
	Employed: Average	1.5	1.6	1.6	1.4	1.3	1.6
	Not employed by choice (e.g., homemaker, student, volunteer, prefer not to work): Ave..	0.1	0.1	0.1	0.1	0.1	0.1
	Retired: Average	0.3	0.2	0.2	0.4	0.5	0.4
Q22: How many jobs do the employed adults (age 18 and over) in your household currently work?	OTHER ADULT (#2): Full-time jobs (> 30 hrs/week): Average	0.9	0.9	0.9	0.9	0.9	1.0
	OTHER ADULT (#2): Part-time jobs (< 30 hrs/week): Average	0.3	0.4	0.3	0.3	0.2	0.2
	OTHER ADULT (#2): TOTAL JOBS: Average	1.2	1.3	1.2	1.2	1.1	1.2
	OTHER ADULT (#3): Full-time jobs (> 30 hrs/week): Average	0.7	0.7	0.7	0.6	0.6	0.7
	OTHER ADULT (#3): Part-time jobs (< 30 hrs/week): Average	0.4	0.6	0.4	0.6	0.3	0.3
	OTHER ADULT (#3): TOTAL JOBS: Average	1.1	1.2	1.2	1.2	1.0	1.0
	YOU (ADULT #1): Full-time jobs (> 30 hrs/week): Average	0.9	0.9	0.9	0.9	0.9	0.9
	YOU (ADULT #1): Part-time jobs (< 30 hrs/week): Average	0.3	0.4	0.3	0.4	0.2	0.3
	YOU (ADULT #1): TOTAL JOBS: Average	1.3	1.4	1.3	1.3	1.1	1.3
Q23: How would you describe your employment? (Check all that apply)	I work as much as I want to work	26%	26%	30%	23%	26%	27%
	I work primarily or exclusively out of my home	22%	19%	24%	22%	22%	22%
	I am primarily self-employed	20%	18%	25%	18%	16%	24%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence					
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Q23: How would you describe your employment? (Check all that apply)	I am under-employed and need additional work	5%	5%	5%	6%	7%	4%	
	I am retired or not employed by choice	3%	0%	1%	5%	4%	3%	
	None of the above	36%	40%	34%	37%	38%	26%	
Q24: If self-employed or work primarily from home, does your business serve:	Customers mostly in region	61%	58%	67%	61%	62%	53%	
	Customers mostly outside region	18%	12%	13%	16%	25%	24%	
	Both about equally	21%	30%	20%	23%	13%	22%	
Q25: Please indicate your current occupation and that of other workers in your household: YOU	Management, professional, legal, banking, accounting, architecture, real estate	23%	28%	31%	22%	14%	20%	
	Government (town, county, state, federal, special district employee)	17%	8%	10%	15%	31%	21%	
	Other occupation	17%	18%	18%	18%	16%	12%	
	Health care and emergency services (police officer, firefighter, nurse, doctor)	11%	6%	9%	17%	13%	16%	
	Recreation/entertainment/ski area	10%	22%	14%	5%	4%	5%	
	Education and child care (teacher, day care provider)	10%	4%	12%	12%	13%	12%	
	Construction, maintenance, repair services	9%	7%	10%	7%	9%	13%	
	Retail sales	6%	9%	4%	6%	5%	5%	
	Hotel/lodge front desk or management	5%	11%	6%	5%	1%	3%	
	Bar, restaurant	4%	8%	4%	4%	1%	4%	
	Retired or not employed by choice	3%	2%	1%	3%	5%	4%	
	Housekeeping for hotel/lodge/home properties	0%	1%	0%	0%	0%	1%	
	Q25: Please indicate your current occupation and that of other workers in your household: OTHER ADULT #2	Management, professional, legal, banking, accounting, architecture, real estate	16%	22%	19%	16%	7%	17%
		Government (town, county, state, federal, special district employee)	10%	6%	7%	12%	13%	12%
		Other occupation	19%	19%	21%	18%	20%	17%
Health care and emergency services (police officer, firefighter, nurse, doctor)		9%	7%	7%	8%	11%	10%	
Recreation/entertainment/ski area		10%	18%	10%	11%	3%	12%	
Education and child care (teacher, day care provider)		9%	3%	12%	13%	9%	9%	
Construction, maintenance, repair services		17%	7%	15%	14%	26%	15%	
Retail sales		7%	7%	5%	6%	7%	9%	
Hotel/lodge front desk or management		3%	8%	4%	2%	1%	3%	
Bar, restaurant		6%	14%	6%	5%	5%	1%	
Retired or not employed by choice		3%	1%	2%	3%	4%	2%	
Housekeeping for hotel/lodge/home properties		1%	1%	1%	2%	1%	1%	
Q25: Please indicate your current occupation and that of other		Management, professional, legal, banking, accounting, architecture, real estate	8%	11%	12%	8%	6%	5%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Area of residence					
		Overall	Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero
Q25: Please indicate your current occupation and that of other workers in your household: OTHER ADULT #3	Government (town, county, state, federal, special district employee)	9%	15%	5%	5%	17%	5%
	Other occupation	19%	11%	23%	18%	21%	15%
	Health care and emergency services (police officer, firefighter, nurse, doctor)	7%	5%	6%	19%	7%	
	Recreation/entertainment/ski area	15%	9%	19%	10%	12%	22%
	Education and child care (teacher, day care provider)	8%	8%	8%	10%	8%	7%
	Construction, maintenance, repair services	11%	6%	8%	5%	8%	26%
	Retail sales	10%	10%	10%	8%	12%	7%
	Hotel/lodge front desk or management	5%	16%	3%	12%		5%
	Bar, restaurant	16%	31%	13%	13%	12%	17%
	Retired or not employed by choice	5%		3%	8%	11%	
	Housekeeping for hotel/lodge/home properties	4%	6%	3%	6%	3%	5%
Q26: Where do you and other adults in your household work? WHERE OTHER ADULTS WORK (#1)	Aspen	28%	81%	34%	14%	13%	
	Glenwood Springs	24%	3%	17%	65%	35%	5%
	Carbondale	14%	3%	35%	18%	10%	
	Edwards/Avon/Vail area	10%	0%	0%	2%	3%	49%
	Snowmass	11%	21%	15%	10%	5%	2%
	Rifle	11%	0%	2%	5%	37%	
	Basalt	9%	5%	24%	4%	5%	2%
	Eagle/Brush Creek	7%		1%	1%	3%	34%
	Gypsum	6%		0%	1%	4%	26%
	Other location	5%	3%	2%	6%	7%	7%
	Outside the region/telecommute	4%	3%	6%	2%	5%	2%
	El Jebel	4%	2%	7%	4%	5%	
	Willits	3%	2%	6%	2%	3%	
	New Castle	3%	0%	1%	2%	9%	
	Silt	3%		1%	3%	9%	0%
	Parachute/Battlement Mesa	2%		0%	1%	7%	0%
	Dotsero	1%			1%	1%	5%
Q26: Where do you and other adults in your household work? WHERE OTHER ADULTS WORK (#2)	Aspen	27%	90%	33%	11%	1%	
	Glenwood Springs	25%		8%	64%	31%	37%
	Carbondale	16%		39%	11%	5%	

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence					
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero	
Q26: Where do you and other adults in your household work? WHERE OTHER ADULTS WORK (#2)	Edwards/Avon/Vail area	2%		1%			18%	
	Snowmass	6%	12%	6%	8%	2%		
	Rifle	5%			3%	17%		
	Basalt	4%		8%	5%	3%		
	Eagle/Brush Creek	1%		2%				
	Gypsum	3%					29%	
	Other location	16%	2%	9%	8%	32%	34%	
	Outside the region/telecommute	3%		2%	2%	7%		
	El Jebel	3%		8%	2%			
	Willits	3%		8%	2%			
	New Castle	1%		2%		2%		
	Silt	2%			5%	2%		
	Parachute/Battlement Mesa	5%		2%		18%		
	Q26: Where do you and other adults in your household work? WHERE YOU WORK	Aspen	33%	81%	54%	10%	4%	2%
Glenwood Springs		27%	2%	15%	74%	39%	10%	
Carbondale		13%	4%	33%	14%	6%	4%	
Edwards/Avon/Vail area		6%	0%	1%	1%	2%	40%	
Snowmass		10%	22%	15%	7%	3%	1%	
Rifle		13%	0%	3%	6%	44%	1%	
Basalt		10%	10%	26%	9%	4%		
Eagle/Brush Creek		6%		1%	1%	1%	37%	
Gypsum		4%		1%	1%	1%	24%	
Other location		4%	2%	3%	2%	5%	9%	
Outside the region/telecommute		2%	1%	2%	3%	2%	3%	
El Jebel		4%	2%	9%	3%	3%		
Willits		3%	2%	8%	4%	1%		
New Castle		5%	0%	2%	6%	12%		
Silt		4%	0%	2%	4%	9%		
Parachute/Battlement Mesa		3%	0%	1%	2%	9%	0%	
Dotsero		0%				1%	2%	
Q27: If you commute more than 5 miles one way between work and		Price of housing; cannot afford to live where I work	62%	53%	64%	48%	71%	63%

Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing | By Area of Residence

		Overall	Area of residence				
			Aspen thru Old Snowmass	Basalt thru Carbondale	Glenwood Springs	New Castle thru Battlement Mesa	Eagle thru Dotsero
Q27: If you commute more than 5 miles one way between work and home, why do you commute rather than live and work in the same community? (Check all that apply)	Community character; prefer where I now live	26%	22%	37%	22%	20%	25%
	Type of home I want is not available in community where I work	25%	23%	28%	18%	20%	37%
	Don't mind the commute	23%	18%	22%	19%	20%	41%
	Like the climate where I live (altitude, weather)	17%	10%	18%	11%	10%	38%
	Work in other communities also	13%	11%	13%	14%	12%	15%
	Location where spouse/partner works	10%	8%	11%	15%	6%	15%
	Other	9%	17%	6%	15%	6%	12%
	Can't find a place that will take dogs/cats	10%	12%	12%	6%	12%	4%
Deed restrictions are unacceptable to me	7%	4%	10%	5%	3%	15%	
Q28: How many days per week do you typically use the following modes of transportation to get to work? Enter number of days as applicable	Drive alone: Average	3.3	2.3	3.1	3.1	4.1	4.1
	Walk or bike: Average	0.7	1.5	0.6	0.8	0.2	0.3
	Bus: Average	0.4	1.0	0.7	0.3	0.1	0.9
	Carpool (2-4 people): Average	0.3	0.3	0.4	0.4	0.4	0.2
	Work at home/telecommute: Average	0.2	0.1	0.2	0.3	0.1	0.4
	Vanpool (5+ people): Average	0.0%	0.0%	0.1	0.0%	0.0%	0.0%
Q29: Does your employer provide/subsidize your transportation?	Yes	24%	31%	38%	13%	20%	12%
	No	76%	69%	62%	87%	80%	88%
Q30: Please indicate how important the following factors are to you when looking for a place to live. Use a scale where 1 = "not at all important" and 5 = "extremely important."	Cost of housing to buy/rent	37%	37%	42%	36%	40%	24%
	Proximity to my place of employment	20%	27%	14%	18%	22%	19%
	Community character (family oriented, neighborhood 'look and feel', etc.)	8%	4%	10%	10%	5%	16%
	Quality of schools	8%	9%	7%	4%	8%	8%
	Pets allowed	6%	4%	7%	6%	5%	7%
	Type of residence (single-family, duplex, condominium, etc.)	5%	4%	6%	8%	4%	5%
	Community amenities (recreation, parks, libraries, etc.)	4%	4%	4%	4%	3%	9%
	Proximity to commercial services (shopping, dining, etc.)	5%	3%	3%	6%	7%	4%
	Proximity to places of employment for other members of my household	2%	2%	2%	2%	2%	1%
	Proximity to alpine skiing	2%	3%	1%	1%	1%	2%
	Energy efficient heat/appliances	1%	0%	1%	1%	2%	1%
	Washer/dryer in unit	1%	1%	2%	1%	0%	
	Proximity to daycare	1%	0%	0%	1%		2%
	Proximity to bus/shuttle service	0%	0%		2%	1%	

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Roaring Fork Housing | By Area of Residence

			Overall	Area of residence				
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Q30: Please indicate how important the following factors are to you when looking for a place to live. Use a scale where 1 = "not at all important" and 5 = "extremely important."	First Rank	Availability of day care	0%	0%	0%		0%	
		Cost of housing to buy/rent	15%	16%	16%	16%	15%	15%
		Proximity to my place of employment	13%	19%	15%	15%	9%	8%
		Community character (family oriented, neighborhood 'look and feel', etc.)	10%	5%	12%	13%	8%	16%
		Quality of schools	6%	6%	6%	3%	7%	10%
		Pets allowed	9%	8%	8%	8%	13%	8%
		Type of residence (single-family, duplex, condominium, etc.)	10%	7%	10%	9%	14%	9%
		Community amenities (recreation, parks, libraries, etc.)	9%	6%	10%	8%	10%	13%
	Second Rank	Proximity to commercial services (shopping, dining, etc.)	5%	5%	5%	7%	5%	3%
		Proximity to places of employment for other members of my household	7%	6%	5%	8%	8%	4%
		Proximity to alpine skiing	2%	6%	4%	1%	0%	1%
		Energy efficient heat/appliances	1%	1%	0%	1%	1%	3%
		Washer/dryer in unit	4%	4%	2%	2%	4%	6%
		Proximity to daycare	1%	1%	1%	0%	2%	
		Proximity to bus/shuttle service	2%	5%	3%	3%	1%	
		Availability of day care	1%	0%	0%	1%	1%	3%
		Exterior storage/locker	1%	2%	1%	2%	1%	3%
		Third Rank	Cost of housing to buy/rent	8%	8%	6%	9%	7%
	Proximity to my place of employment		9%	8%	12%	10%	9%	4%
	Community character (family oriented, neighborhood 'look and feel', etc.)		11%	8%	8%	11%	15%	14%
	Quality of schools		6%	4%	5%	4%	7%	9%
	Pets allowed		11%	10%	8%	10%	13%	12%
	Type of residence (single-family, duplex, condominium, etc.)		9%	5%	11%	8%	9%	14%
	Community amenities (recreation, parks, libraries, etc.)		9%	9%	11%	11%	9%	4%
	Proximity to commercial services (shopping, dining, etc.)		7%	5%	8%	11%	6%	8%
	Proximity to places of employment for other members of my household		4%	3%	4%	4%	5%	2%
	Proximity to alpine skiing		3%	8%	3%	3%	0%	2%
	Energy efficient heat/appliances		4%	4%	3%	3%	5%	5%
	Washer/dryer in unit		9%	12%	9%	6%	9%	7%
	Proximity to daycare		1%	0%	1%	0%	2%	1%
	Proximity to bus/shuttle service		3%	7%	4%	3%	1%	

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How important are the following factors to you when looking for a place to live. Use a scale where 1 = "not at all important" and 5 = "extremely important."	Third Rank	Availability of day care	1%	1%	1%	0%		
		Exterior storage/locker	2%	3%	2%	1%	2%	1%
Q31: If housing were available that you could afford, would you consider moving within the next five years for reasons of convenience, economics, or quality of life?		Yes, if I could BUY a home	46%	53%	51%	45%	44%	34%
		Yes, if I could BUY OR RENT a home	17%	20%	19%	17%	18%	10%
		Yes, if I could RENT a home	2%	2%	1%	1%	4%	2%
		No	35%	25%	29%	37%	34%	55%
Q31.1: Why would you not consider moving within the next 5 years?		I prefer to live in my present community/residence	90%	92%	91%	92%	86%	93%
		My current residence is closer to the workplace of others in my household	3%	5%	2%	1%	4%	5%
		Other reason:	6%	3%	7%	8%	10%	2%
Q32: (If you would consider moving) Given the size of your household now and planned for the next 5 years, what number of the following do you need?		Bedrooms: Average	2.6	2.3	2.6	2.5	2.9	2.9
		Bathrooms: Average	2.1	2.0	2.1	1.9	2.1	2.5
		Garage spaces: Average	1.6	1.4	1.6	1.6	1.7	2.2
	Bathrooms	0	0%				0%	
		1	17%	22%	18%	24%	8%	2%
		2	63%	60%	55%	63%	74%	46%
		3	18%	17%	24%	12%	15%	51%
		4						
		4+	2%	1%	3%	2%	3%	
	Bedrooms	0	0%				0%	
		1	10%	16%	13%	10%	2%	2%
		2	35%	43%	33%	42%	26%	19%
		3	42%	33%	39%	34%	54%	61%
		4	12%	7%	12%	11%	16%	18%
		5+	2%	1%	3%	2%	2%	
	Garage spaces	0	5%	9%	2%	5%	4%	
		1	41%	50%	40%	39%	37%	28%
		2	47%	37%	52%	51%	50%	37%
3		7%	4%	5%	6%	9%	25%	
4+		1%		1%	0%	1%	10%	
Q33: Using a 1, 2 and 3, where "1" is your first choice, please rank your top three housing preferences to rent:	First Rank	Single-family detached house	52%	30%	53%	52%	72%	37%
		Townhouse/duplex	20%	23%	23%	11%	15%	46%
		Apartment	18%	34%	13%	16%	10%	17%

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Q33: Using a 1, 2 and 3, where “1” is your first choice, please rank your top three housing preferences to rent:	First Rank	Other	1%			6%	1%	
		Condominium	5%	11%	4%	5%	2%	
		Caretaker unit	1%		4%			
		Dormitory with efficiency kitchen	1%	1%	0%	1%		
		Mobile home	1%			9%		
		Private room and bath, shared kitchen & living room	0%	1%				
		Room without kitchen	1%		2%			
	Second Rank	Single-family detached house	7%	7%	8%	15%	5%	
		Townhouse/duplex	37%	28%	39%	40%	47%	8%
		Apartment	9%	12%	9%	8%	9%	
		Other	1%		2%			
		Condominium	27%	41%	35%	25%	10%	33%
		Caretaker unit	5%	2%	4%		6%	18%
		Dormitory with efficiency kitchen	1%	5%				
		Mobile home	9%	1%	2%	7%	15%	29%
		Private room and bath, shared kitchen & living room	0%			2%		
		Room without kitchen	1%	3%				
	Third Rank	Single-family detached house	7%	9%	6%	6%	4%	17%
		Townhouse/duplex	17%	22%	15%	12%	17%	11%
		Apartment	26%	26%	28%	28%	22%	42%
		Other	5%	1%	2%	12%	7%	
		Condominium	22%	16%	33%	23%	22%	
		Caretaker unit	3%	2%	6%	8%	0%	
		Dormitory with efficiency kitchen	1%	3%	1%		1%	
		Mobile home	6%	2%	7%	5%	10%	
		Private room and bath, shared kitchen & living room	5%	10%		2%	5%	18%
		Room without kitchen	0%	1%				
		First Rank	Duplex	2%	2%	2%	1%	2%
Single-family detached house	83%		75%	83%	84%	87%	86%	
Other	2%		0%	2%	2%	4%	3%	
Condominium	5%		9%	5%	6%	3%		

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Q35: Using a 1, 2 and 3, where "1" is your first choice, please rank your top three housing preferences to buy:	First Rank	Mobile home	1%	1%	0%	2%	1%	
		Townhouse	7%	11%	8%	6%	2%	7%
	Second Rank	Duplex	27%	29%	28%	26%	25%	31%
		Single-family detached house	5%	2%	4%	7%	7%	7%
		Other	3%	1%	4%	4%	4%	2%
		Condominium	9%	12%	9%	10%	6%	4%
		Mobile home	5%	3%	2%	5%	9%	3%
		Townhouse	42%	49%	47%	38%	36%	34%
	Third Rank	Duplex	20%	23%	21%	18%	16%	23%
		Single-family detached house	4%	8%	4%	4%	2%	
		Other	3%	1%	3%	3%	5%	
		Condominium	27%	35%	31%	29%	16%	25%
		Mobile home	6%	2%	4%	6%	11%	
		Townhouse	29%	24%	29%	27%	33%	26%
Q36: Why would you consider buying a new or different home?		Other	9%	11%	9%	11%	8%	8%
		Prefer home ownership to renting	44%	52%	42%	54%	39%	36%
		To find a less expensive home	37%	35%	41%	35%	35%	40%
		To be closer to work	31%	24%	32%	21%	42%	26%
		To find a larger home	32%	48%	28%	27%	29%	23%
		To live closer to city/town services	24%	30%	19%	16%	29%	23%
		To live in a different community	21%	16%	14%	20%	31%	20%
		To live in a more rural setting	22%	13%	24%	25%	29%	17%
		To find a smaller home (for example, one floor with no stairs)	21%	9%	23%	26%	25%	25%
Q38: Would you be very likely to pay 20% or more to achieve any of the categories listed above?	Yes		18%	26%	18%	19%	15%	11%
	No		82%	74%	82%	81%	85%	89%
Q38.1: Please select the categories for which you would be very likely to pay 20% or more per month		Have the ability to walk and/or bike to work	60%	76%	54%	67%	54%	
		Have the ability to walk and/or bike to shops/restaurants/entertainment	57%	67%	51%	54%	46%	68%
		Cut your commute time in half	50%	37%	60%	40%	59%	66%
		Have higher quality schools	37%	21%	34%	35%	55%	62%
		Live near transit (RFTA or other) bus/shuttle service	19%	32%	14%	19%	12%	
		Live near daycare or childcare facilities	11%	9%	6%	10%	19%	14%

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Q39: In addition to your current mortgage or rent, how much more per month would you be willing to pay to have some combination of most of the characteristics listed above?	Less than \$100	43%	39%	44%	40%	46%	43%	
	\$100 - \$199	26%	21%	24%	31%	26%	34%	
	\$200 - \$299	15%	16%	15%	15%	16%	7%	
	\$300 - \$399	6%	9%	5%	4%	6%	4%	
	\$400 - \$499	4%	4%	4%	3%	2%	7%	
	\$500 - \$600	4%	5%	5%	3%	2%	3%	
	More than \$600	3%	6%	3%	5%	1%	2%	
Q40: If you want to buy a home, would you consider purchasing a deed-restricted residence (a residence that would be priced b..	Yes	68%	83%	67%	64%	67%	51%	
	No - why not?	32%	17%	33%	36%	33%	49%	
Q41: If you want to buy a home, how much do you have available for a down payment? (Include the portion of home equity you could spend on a down payment if you were to sell a home you now own)	None	12%	5%	12%	12%	16%	14%	
	Under \$10,000	18%	11%	17%	19%	25%	7%	
	\$10,000 to \$14,999	8%	9%	5%	8%	11%	4%	
	\$15,000 to \$25,999	9%	14%	7%	14%	4%	6%	
	\$25,000 to \$34,999	13%	17%	11%	13%	10%	21%	
	\$35,000 to \$49,999	8%	12%	7%	5%	5%	14%	
	\$50,000 to \$74,999	4%	7%	4%	4%	3%		
	\$75,000 to \$99,999	10%	12%	6%	7%	14%	7%	
	\$100,000 to \$149,999	4%	3%	4%	1%	4%	7%	
	\$150,000 to \$199,999	4%	2%	9%	4%	1%	5%	
	\$250,000+	12%	10%	18%	13%	6%	16%	
	If you want to buy a home, how much do you have available for a down payment?: Average	86,838.6	86,877.4	113,676.4	80,962.0	60,604.1	108,249.6	
Q42: Are you registered to vote in Colorado?	Yes	94%	91%	95%	96%	94%	96%	
	No, but registered in another state (what state?)	2%	3%	1%	1%	1%	2%	
	No, not registered	4%	7%	4%	2%	5%	2%	
Q43.1: What is your household's current total monthly RENT and/or MORTGAGE PAYMENT?	No, do not pay rent or mortgage	4%	3%	4%	7%	4%	4%	
	No, mortgage is paid off	13%	16%	12%	15%	12%	13%	
	Yes, paying a rent or mortgage	82%	81%	83%	78%	83%	84%	
Q43: What is your household's current total monthly RENT and/..	Rent or mortgage per month: What is your household's current total monthly RENT and..	1,304.4	1,464.1	1,561.6	1,145.0	977.5	1,550.1	
Q44: What are your monthly homeowners' association (HOA) ..	What are your monthly homeowners' association (HOA) fees?: Average	73.8	152.6	101.9	48.1	20.8	62.7	
Q44.1: HOA status	I don't pay HOA fees	60%	50%	52%	71%	75%	45%	
	I pay monthly HOA fees	40%	50%	48%	29%	25%	55%	

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Q45: What is the approximate average monthly cost of househo..	What is the approximate average monthly cost of household utilities, including gas, ele..	257.6	229.5	237.7	303.8	248.6	292.4	
Q45.1: Are utilities included in rent?	Yes	11%	16%	10%	15%	6%	11%	
	No	89%	84%	90%	85%	94%	89%	
Q46: What is the combined gross annual income of all household members (before taxes)?	Under \$15,000	6%	7%	8%	6%	6%		
	\$15,000 to \$24,999	6%	5%	5%	7%	8%	2%	
	\$25,000 to \$34,999	5%	4%	4%	7%	7%	3%	
	\$35,000 to \$49,999	10%	11%	7%	15%	13%	4%	
	\$50,000 to \$74,999	18%	21%	16%	15%	19%	21%	
	\$75,000 to \$99,999	15%	13%	18%	16%	15%	10%	
	\$100,000 to \$149,999	23%	17%	23%	18%	24%	33%	
	\$150,000 to \$199,999	8%	9%	8%	8%	4%	15%	
	\$250,000+	5%	8%	5%	4%	2%	10%	
	\$200,000 to \$249,999	4%	6%	7%	4%	2%	2%	
What is the combined gross annual income of all household members (before taxes)?: Aver..		101,507.3	111,046.7	101,318.9	84,775.0	80,134.1	152,744.1	
Q47: Do you have:	Auto loan payments?	Yes	44%	35%	42%	40%	51%	49%
		No	56%	65%	58%	60%	49%	51%
	Health insurance paid for (through work, Medic..	Yes	90%	91%	90%	87%	87%	95%
		No	10%	9%	10%	13%	13%	5%
	Student loan payments?	Yes	25%	22%	24%	26%	29%	20%
		No	75%	78%	76%	74%	71%	80%
Q13: Where in the region would you most like to live if you could afford the cost of housing?	Aspen	18%	70%	15%	4%	1%		
	Glenwood Springs	17%		2%	63%	22%	3%	
	Carbondale	16%	1%	44%	21%	8%		
	Edwards/Avon/Vail area	2%				1%	14%	
	Snowmass	5%	18%	4%	2%	0%		
	Rifle	7%				23%		
	Basalt	6%	2%	19%	4%	1%		
	Eagle/Brush Creek	7%				1%	52%	
	First Rank							
	Gypsum	4%			0%	2%	25%	
	El Jebel	1%		4%	1%	1%		
	Willits	2%	0%	6%	0%	1%		

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First Rank		New Castle	5%		0%	1%	17%	3%		
		Silt	3%				9%	1%		
		Parachute/Battlement Mesa	3%				10%			
		Other	3%	1%	3%	2%	4%	2%		
		Woody Creek	1%	3%	1%	0%	0%			
		Old Snowmass	2%	4%	2%	2%	1%	1%		
	Q13: Where in the region would you most like to live if you could afford the cost of housing?		Aspen	4%	13%	6%	1%	1%	1%	
		Glenwood Springs	10%	1%	7%	21%	15%	8%		
		Carbondale	13%	8%	16%	25%	10%	9%		
		Edwards/Avon/Vail area	3%	0%	0%	1%	1%	19%		
		Snowmass	9%	33%	10%	2%	1%			
		Rifle	5%		0%	1%	16%	1%		
		Basalt	8%	9%	19%	5%	4%	1%		
		Eagle/Brush Creek	3%		0%	2%	1%	21%		
		Gypsum	3%		0%	1%	1%	18%		
Second Rank			El Jebel	2%	1%	4%	2%	2%		
			Willits	4%	6%	7%	5%	1%		
			New Castle	7%		1%	9%	18%		
			Silt	2%	0%	0%		8%		
			Parachute/Battlement Mesa	1%		0%		4%		
			Dotsero	0%			0%	1%	1%	
			Other	3%	1%	3%	3%	4%	1%	
			Woody Creek	3%	10%	4%	2%	0%		
			Old Snowmass	3%	8%	6%	2%	1%		
		Q26: Where do you and other adults in your household work? Share of households which have at least one member working in the following communities:		Aspen	38%	86%	61%	16%	12%	2%
				Glenwood Springs	35%	4%	25%	84%	51%	14%
	Carbondale		19%	5%	47%	21%	12%	4%		
	Snowmass		15%	27%	22%	11%	7%	2%		
	Rifle		17%	0%	4%	7%	54%	1%		
	Basalt		15%	12%	37%	11%	7%	1%		
	Gypsum		6%		1%	1%	4%	36%		

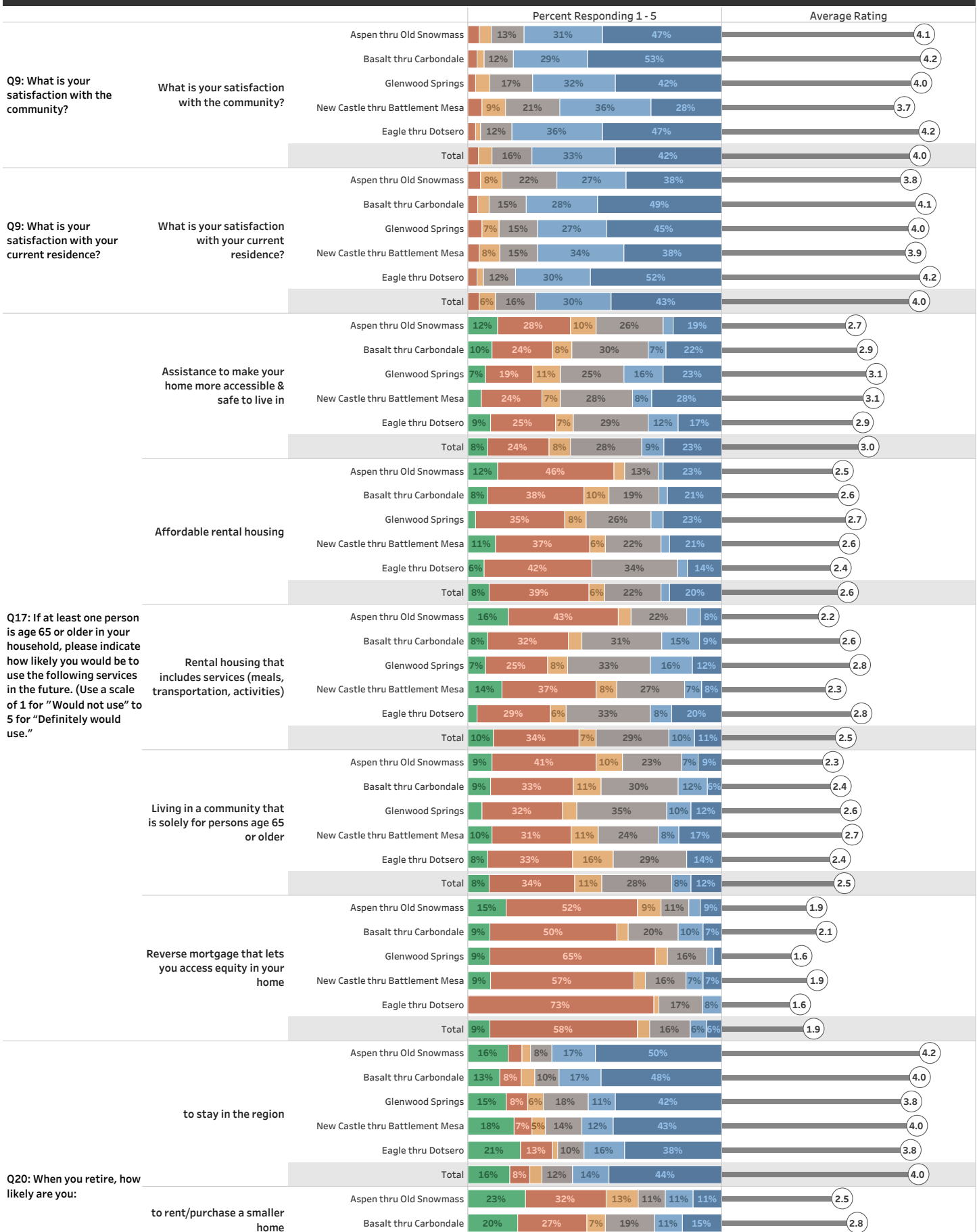
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		Overall	Area of residence				
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Q26: Where do you and other adults in your household work? Share of households which have at least one member working in the following communities:	Other location	8%	3%	6%	6%	12%	11%
	El Jebel	6%	3%	14%	5%	6%	
	Willits	5%	3%	12%	5%	3%	
	New Castle	6%	0%	3%	7%	16%	
	Silt	5%	0%	2%	6%	13%	0%
	Dotsero	1%			0%	1%	6%
	Eagle / Brush Creek	8%		2%	1%	3%	49%
	Edwards / Avon / Vail area	10%	0%	1%	2%	4%	62%
	Outside the region / telecommute	5%	2%	7%	4%	6%	5%
	Parachute / Battlement Mesa	4%	0%	1%	2%	12%	0%

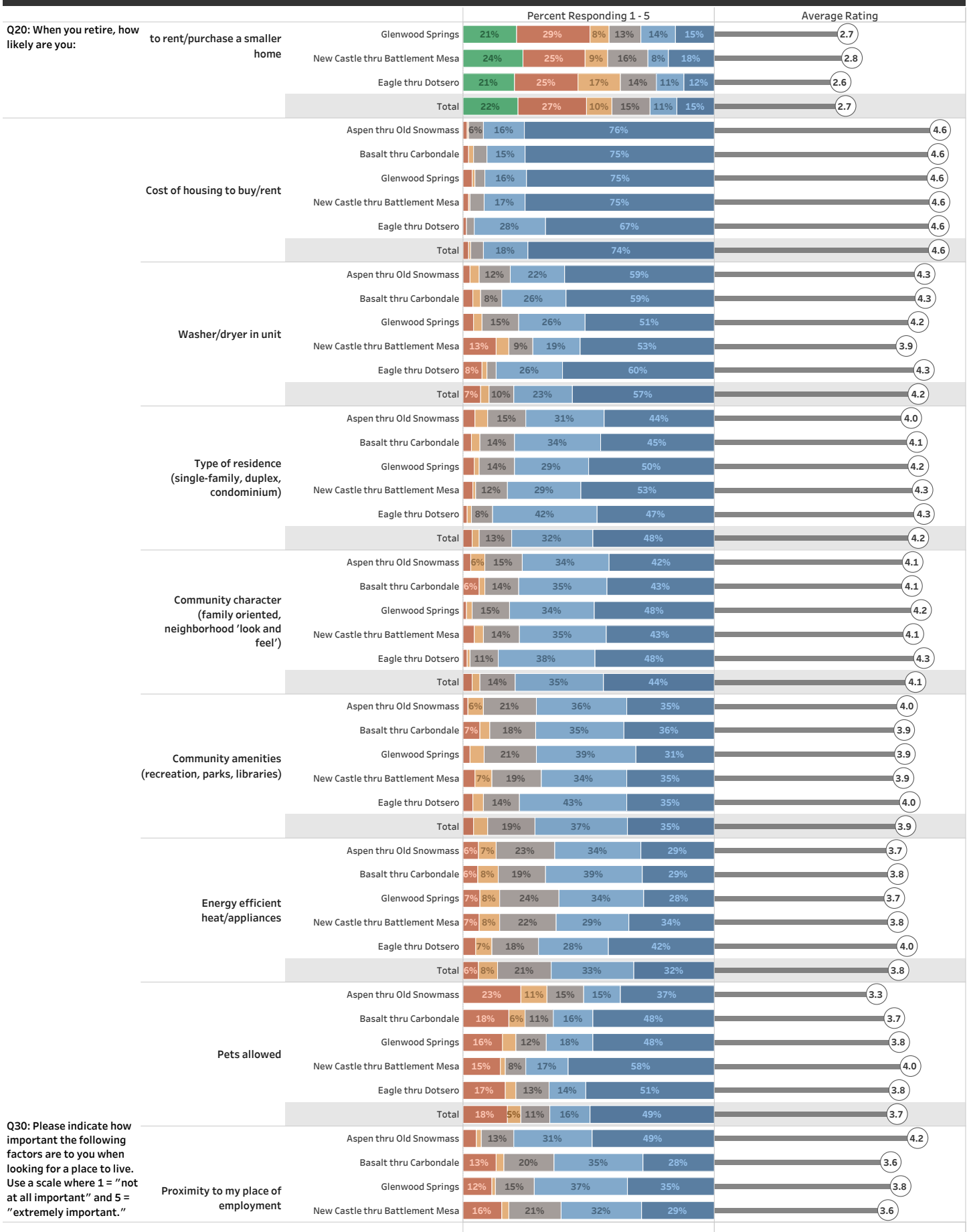
Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing Ratings | By Area of Residence



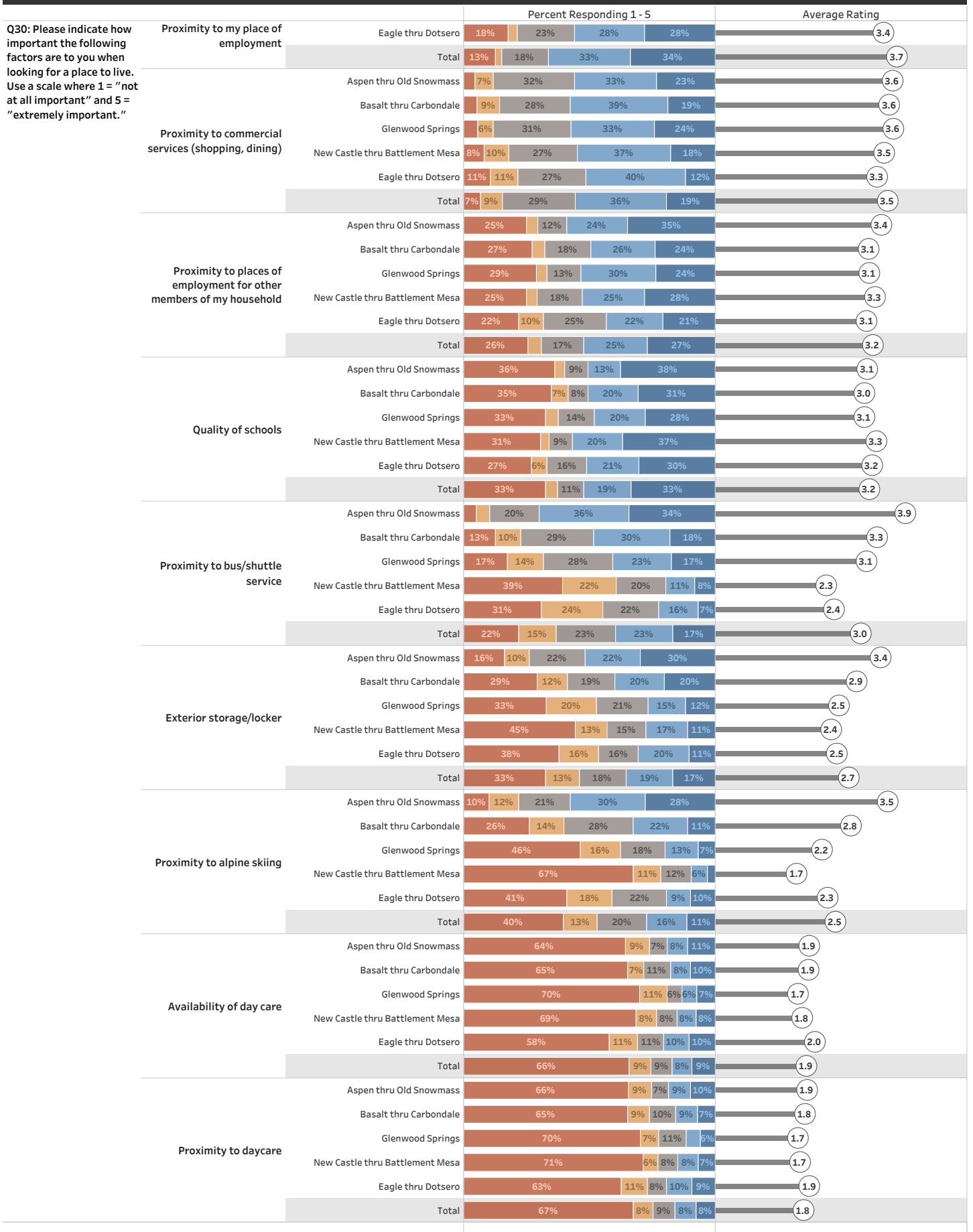
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Roaring Fork Housing Ratings | By Area of Residence



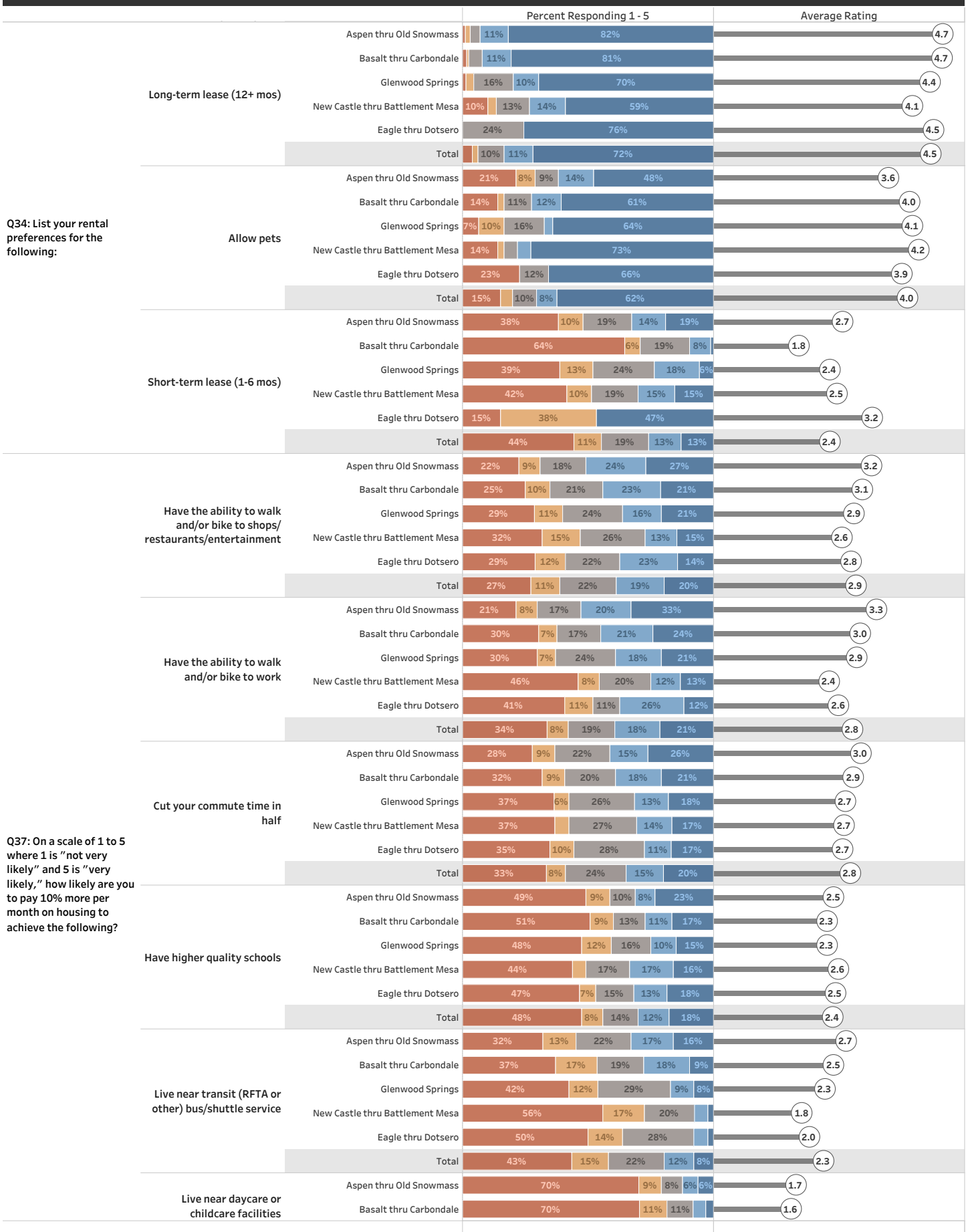
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Roaring Fork Housing Ratings | By Area of Residence



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing Ratings | By Area of Residence

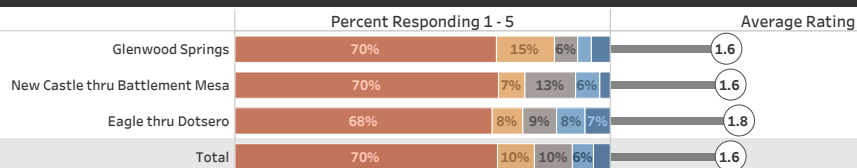


Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Roaring Fork Housing Ratings | By Area of Residence

Q37: On a scale of 1 to 5 where 1 is "not very likely" and 5 is "very likely," how likely are you to pay 10% more per month on housing to achieve the following?

Live near daycare or childcare facilities



Source: 2018 Roaring Fork / Colorado River Valley / Eagle County Household Survey

Housing Construction Summary 2016 to Current

Unit type	Certificate of Occupancy Issued by Year							
	2016		2017		2018		2019	
	# by Type	# Units Created	# by Type	# Units Created	# by Type	# Units Created	# by Type	# Units Created
Single Family	2	2	1	1	2	2		
Single Family w/ ADU (# units)	1	2						
ADU only			4	4	5	5	2	2
Duplex (# units)	1	2	2	4				
Multi family (# units)					5	21	4	197
TOTAL		6		9		28		199
								242 TOTAL UNITS

Housing Units Approved

Approved & Under Construction		
Lofts Phase 2	97 multifamily units in 3 buildings	Completion expected February 2020
62 CR 135	13 multifamily condominium units	
Cardiff Lots 95&96	29 multifamily townhouse units	
Approved-Not Constructed		
Glenwood Multifamily LLC/Bell		
Rippy	79 multifamily units	Not constructed
Moltea 175-185 CR 135	13 multifamily units	Not constructed
Markley - Lot 13 West Glenwood		
Estates	4 units (2 duplexes)	Not constructed
Iron Mountain Hot Springs	19 multifamily units	
Lofts Phase 3	89 multifamily units	
TOTAL	343	



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Right of Way Landscaping Maintenance Costs

Action Requested: For discussion at the work session. A decision is requested in the evening regular session.

Department: Parks & Recreation

Presented By: Terri Partch, City Engineer
Brian Smith, Recreation Director

Background Info: In the last ten years, the City has made many large scale improvements to the City infrastructure. These projects include:

Rebuilding streets, utilities and drainage:

- Last phase of the Donegan Reconstruction
- 29th and Sopris Avenue
- Vista Drive and Fairview Drive
- Cedar Crest Subdivision (Cedar Crest, Cardinal, Ptarmigan, Tannager and Rock Ledge. Will be constructed this season)

Large scale chip and seal projects across the City

Midland Culvert Replacement and Mount Sopris Pedestrian Bridge

7th Street Reconstruction, including landscaping, utilities and drainage

6th and Laurel Landscaping

27th Street Bridge Reconstruction and Intersection Improvements

14th Street Pedestrian Bridge

West Midland Bridge and Trail Connection

Two Rivers Park Boat Ramp and River Walk Trail

Of the large scale projects above, the ones that have included a landscaping and or a pedestrian element have really driven positive public comment, and have seemed to improve the overall livability of the City.

Other benefits of landscaping in public projects include:

- Aesthetic softening of the asphalt and concrete
- Reduction of heat from the hard surfaces
- Definition of travel lanes in roundabouts in particular
- Opportunities to enhance the community character, appealing to residents and tourists alike, and driving economic development
- Overall stormwater volume reduction and water quality benefits

The installation of irrigation and landscaping in most of these projects is a very small percentage of the overall budget. However, landscaping once installed must be maintained. The Parks Department has really stretched to accommodate the landscaping elements that have been installed to date. However, new projects with landscaping are coming on line this spring and a number of others are in design now.

New projects that will be completed this spring include:

- Roundabout and adjacent screening landscaping at 27th and South Grand
- 6th and Laurel roundabout and median landscaping
- Two Rivers Park -Lower Trail and Boat Ramp Improvements

Projects that are currently under design with landscaping include:

- South Midland -Roundabout at Four Mile Road
- South Bridge - Five foot landscaping strips separating 8' wide pedestrian paths on either side of the roadway from the intersection of Airport Road and Four Mile to the tunnel under the airport, and then on the east side of the bridge to SH 82.

These projects add approximately 204,062 linear feet of pathway maintenance and snow removal and 1,054,266 sq. ft. of landscaping maintenance area.

The International City County Managers Association's (ICMA) data indicates a ratio of 1 FTE (full time employee) per 18 acres of maintained landscaping and green space as a general standard for parks maintenance, with the best practice as a 12 to 1 ratio. Operational expenditures per maintained acre is \$7,965 which is in line with the National Parks and Recreation Association (NRPA) Field Report on Agency Performance Benchmarks. The report shows that typical park and recreation agencies serving a jurisdiction with less than 20,000 people spends a median of \$7,644 per acre of park and non-park sites.

An approximate maintenance cost increase for all projects listed above is calculated at \$192,773 supporting staff hours, equipment and supplies.

Issues:

The addition of these landscaping areas has stretched the personnel resources of the Parks Department. Some existing landscape areas that we currently maintain have not been maintained to acceptable standards. Provisions for providing maintenance of additional improvements need to be considered and planned for.

Staff is seeking direction from Council on their vision for beautification and philosophy on landscaping in association with these construction projects.

Staff Recommendation:

At the evening session, staff requests that the Council decide whether landscaping has public benefit and should be included in future large scale projects. Staff also requests that the Council consider adding maintenance staff to the Parks Department in the 2021 budget cycle should we move forward with landscaping in these projects.





LEGEND

MAPLE TREE

OAK TREE

ELM TREE

HACKBERRY TREE

COLORADO SPRUCE

JAPANESE TREE LILAC

RED TWIG DOGWOOD

BLUE AVENA GRASS

PERENNIAL FLOWERS

SOD

SEEDED GRASSES

COLORADO BUFF BOULDERS

CAST IN PLACE STAMPED CONCRETE

METAL EDGE: Sheet L1.3

METAL EDGE TREE RING

ROOT BARRIER: Sheet L1.5

DWARF MONTGOMERY SPRUCE

LANDSCAPE ARCHITECT:
SHANNON MURPHY LANDSCAPE ARCHITECTS
231 MIDLAND AVENUE STE 206
BASALT, CO 81621
970-927-2889

Stamp

Client Information:
CITY OF GLENWOOD SPRINGS
GLENWOOD_SPRINGS_DDA

GLENWOOD_SPRINGS

ROUNDABOUT 6TH AND LAUREL

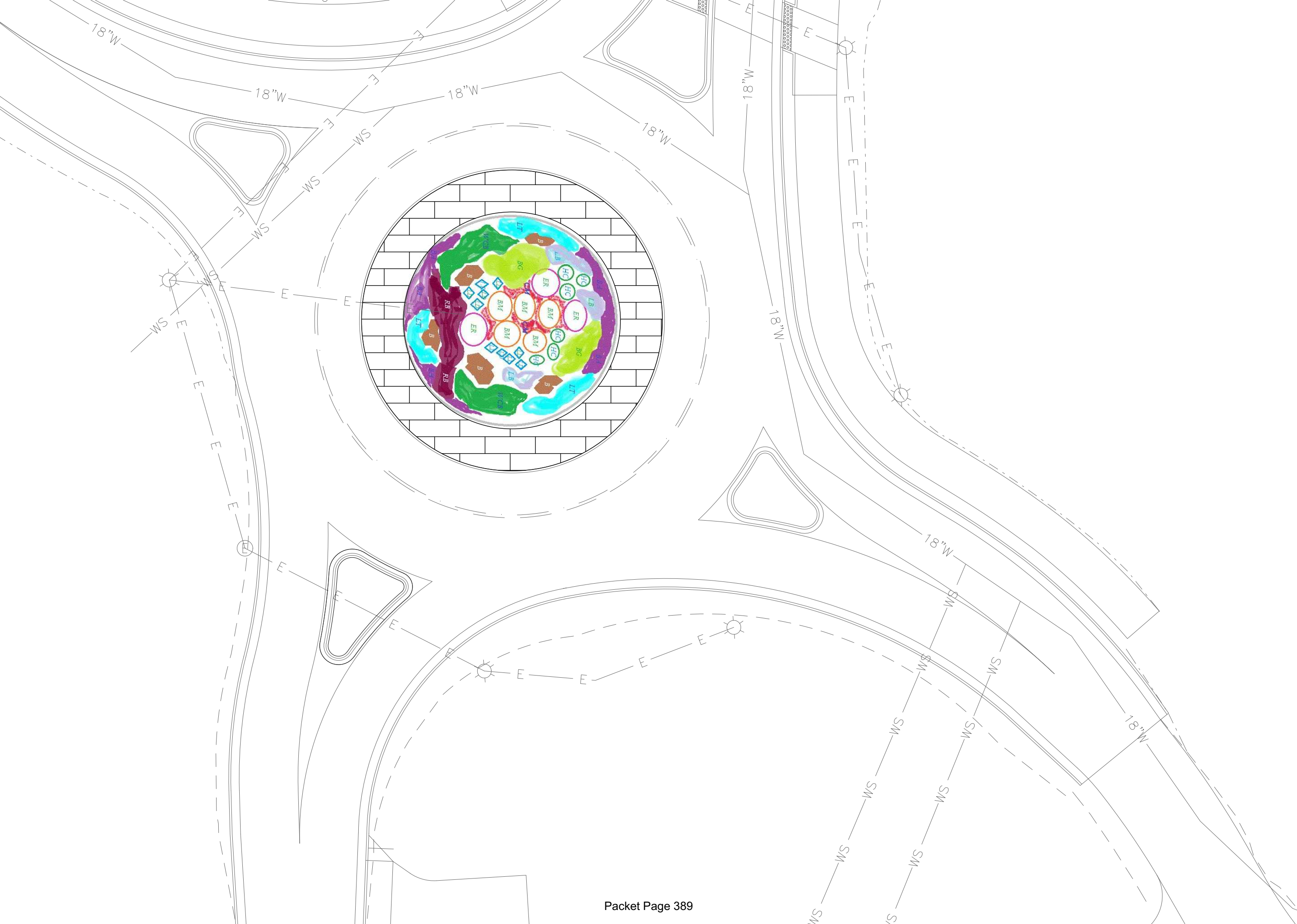
TREE PLAN

No.	Date	Revision	By
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REVISION#2			
REVISION#3			
REVISION#4			
REVISION#5			
REVISION#6			
REVISION#7			
REVISION#8			
REVISION#9			

PROJECT NO:
GWS_ROUNDABOUT
FILE NAME:
ROUNDABOUT_LANDSCAPE
Designer:
SM/EA
Checker:
EG
Date:
6.30.19

Sheet

L1.0.1



South Midland Roundabout Landscape ~ Draft

2,000 sq. ft.



North

Trees

1. Bigtooth Maple - BM
2. Eastern Redbud - ER

Shrubs

1. Hillside Creeper Pine - HC
2. Little Devil Ninebark - LD

Perennials

1. Bronze Ajuga - BA
2. Redleaf Bergenia - RB
3. White Coral Bells - WCB
4. Creeping Mahonia - CM
5. Little Trudy Camint - LT

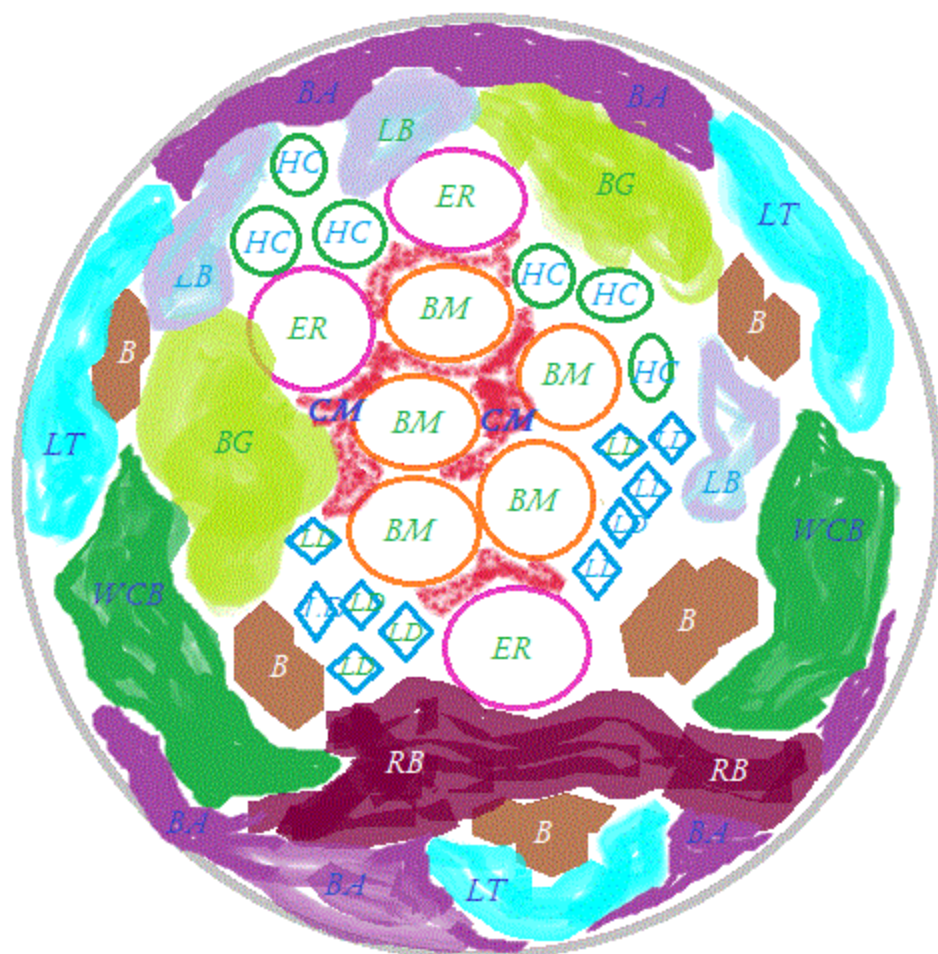
Ornamental Grasses

1. Blue Grama Grass - BG
2. Little Bluestem - LB

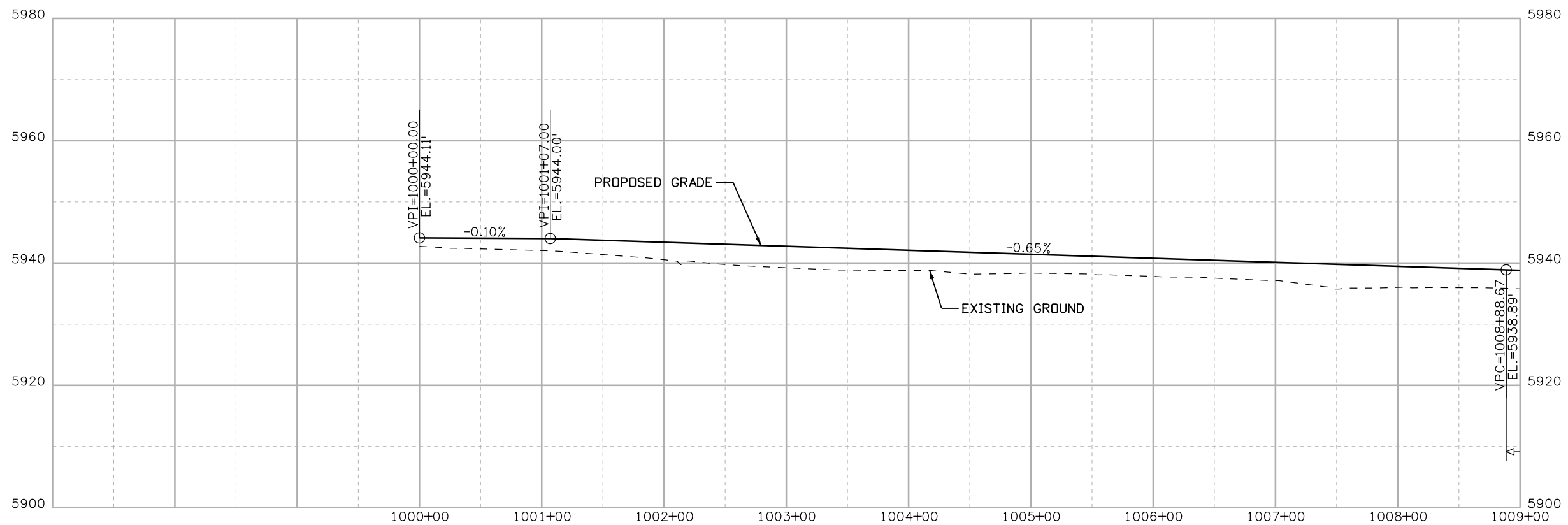
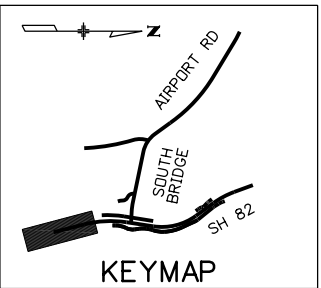
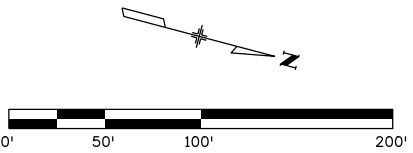
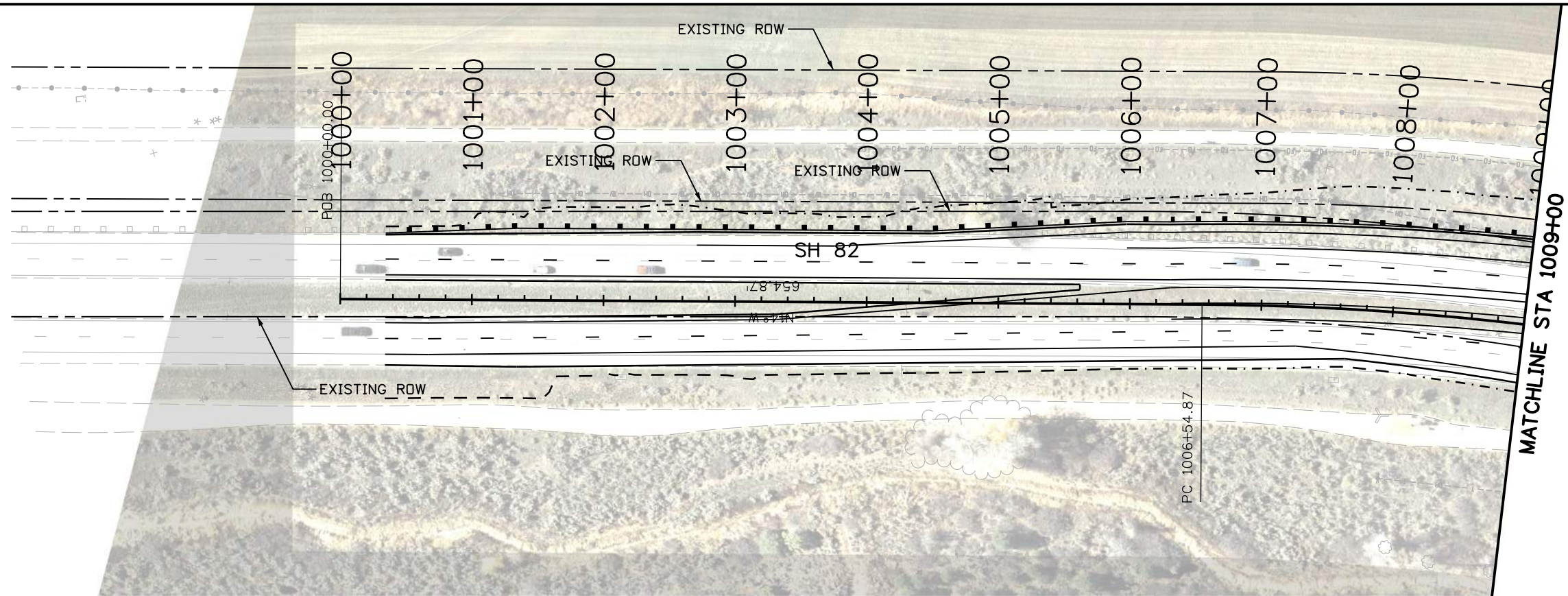
Boulders - B

Irrigation

1. PGP or PGJ rotors for perimeter
2. Rain Bird's 1806 Series for trees - 3' from trunk - Qty. 16
3. Back flow assembly 4. Quick connect 3/4 inch



Lisa DiNardo, District Lead
Arborist Downtown 2-16-20



Know what's below.
Call before you dig.

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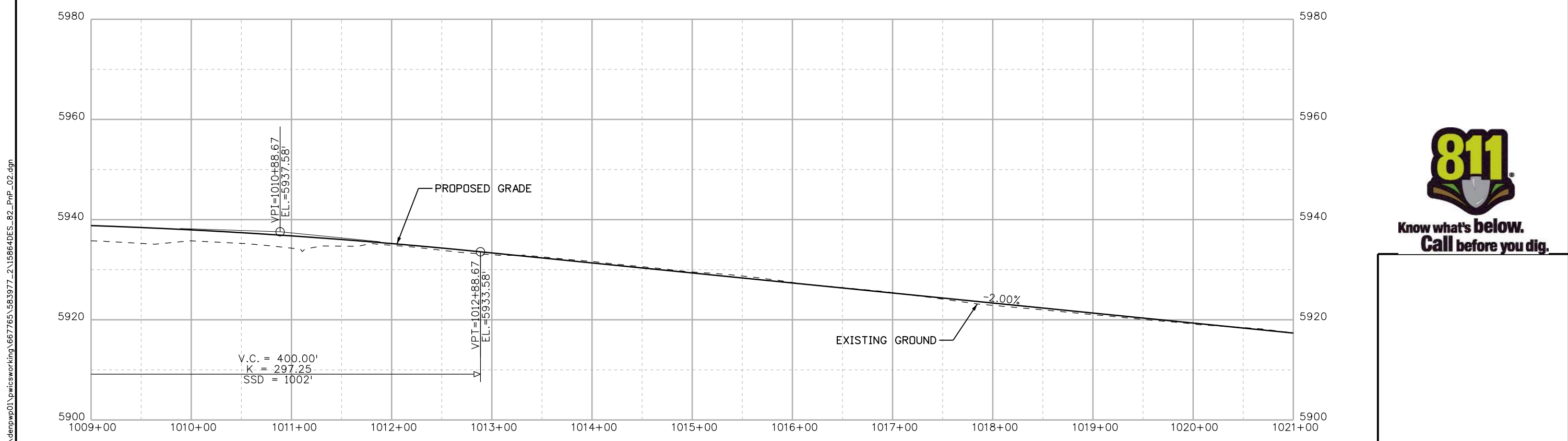
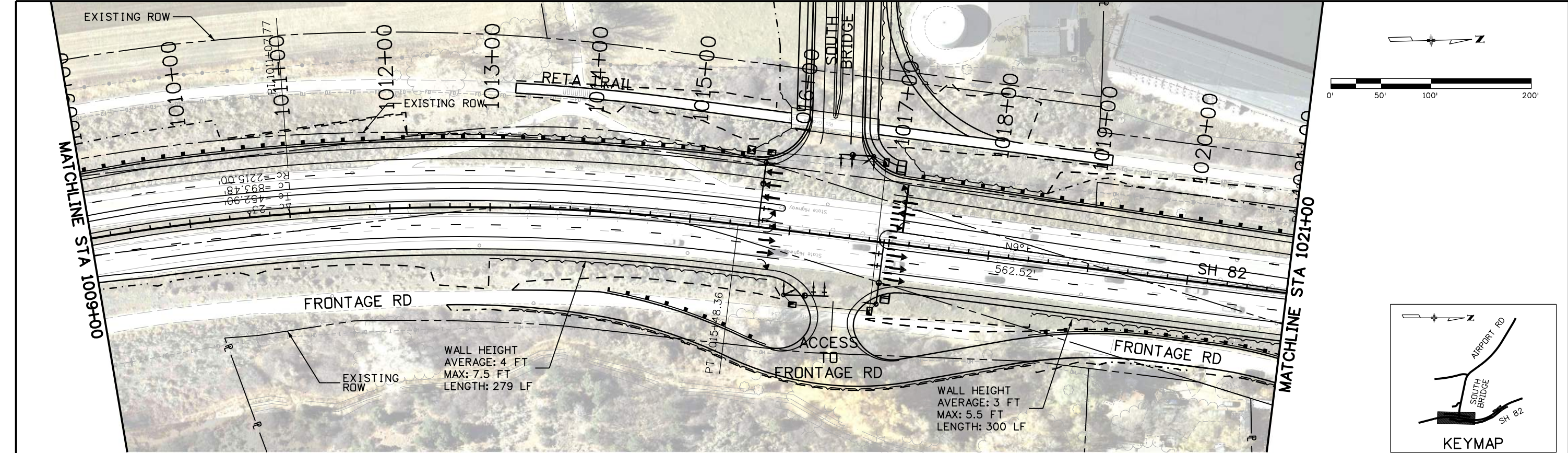


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101 West 8th Street
Glenwood Springs, CO 81601

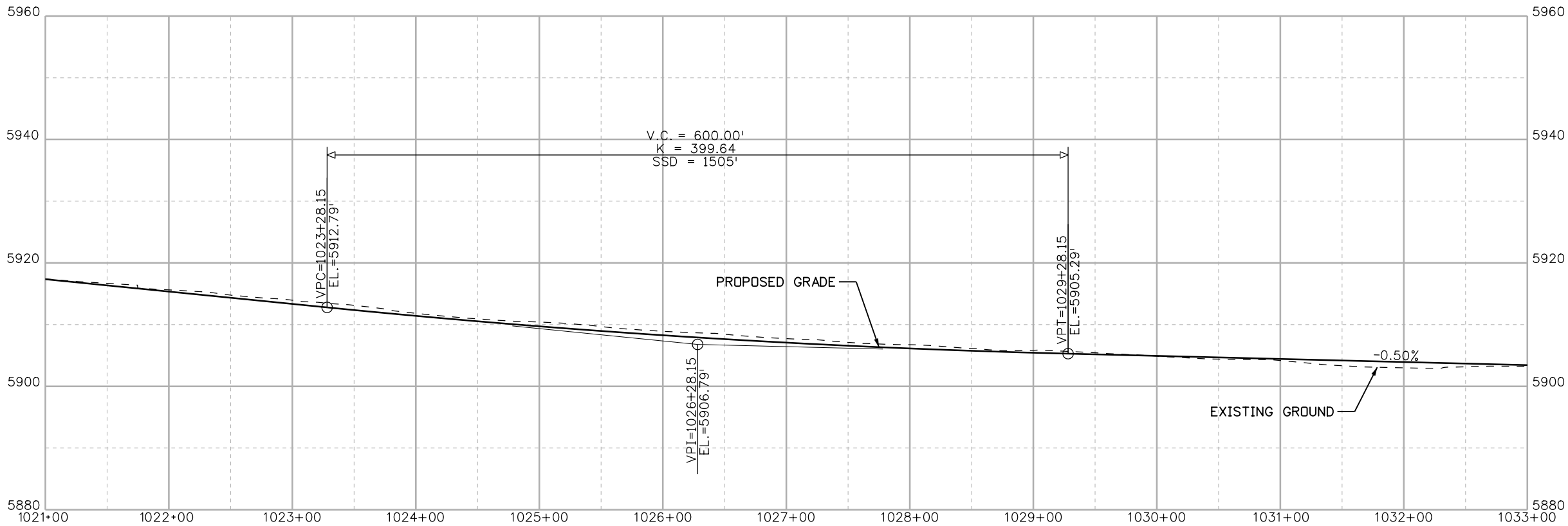
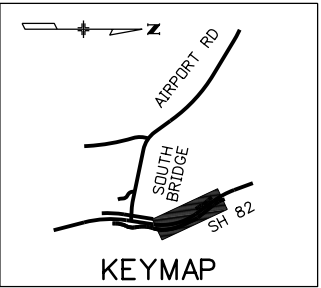
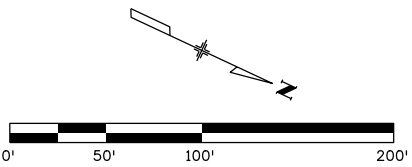
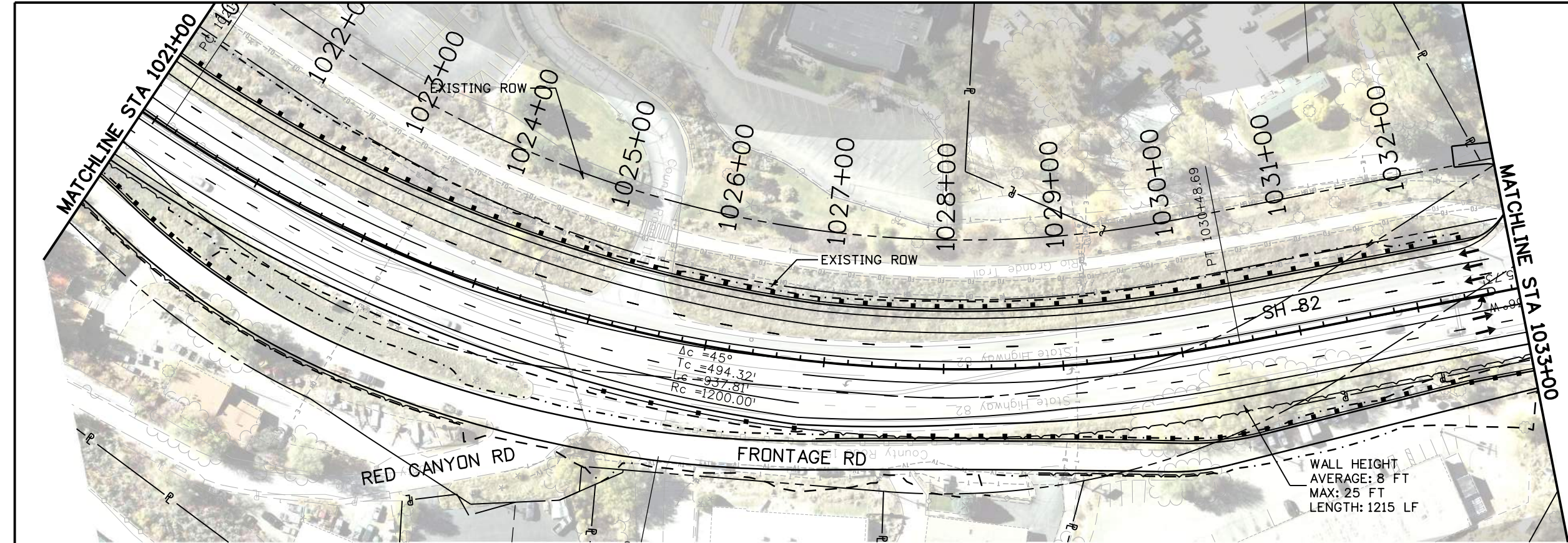
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Sheet Number

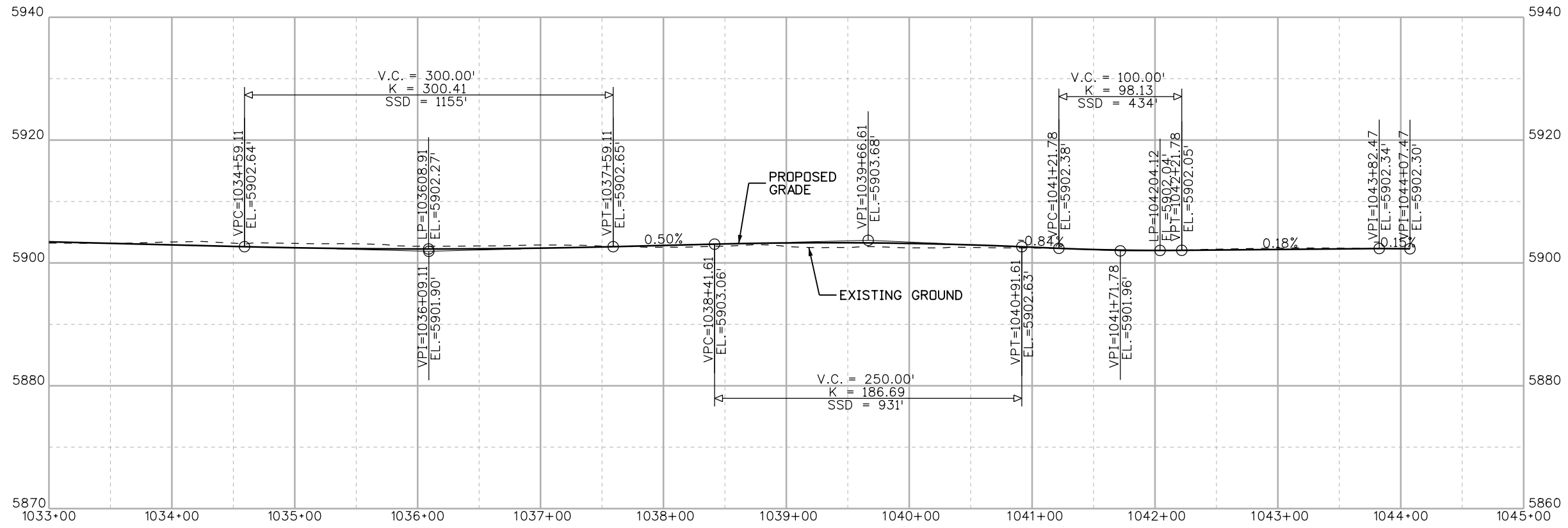
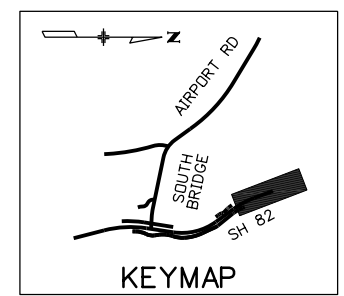
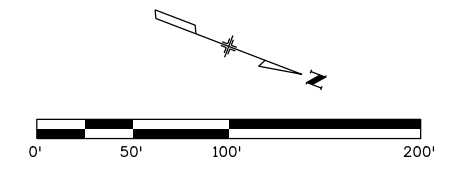
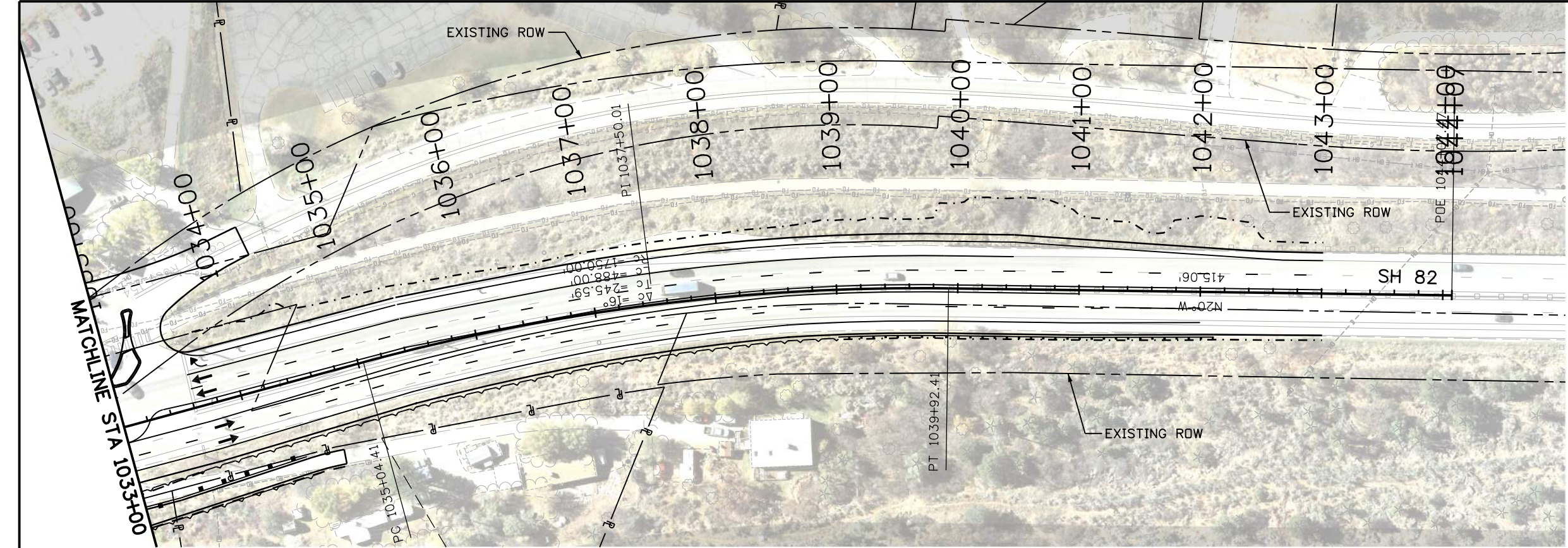


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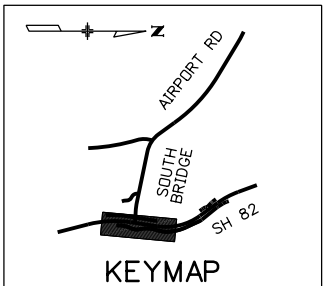
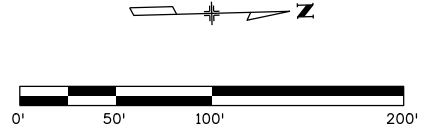
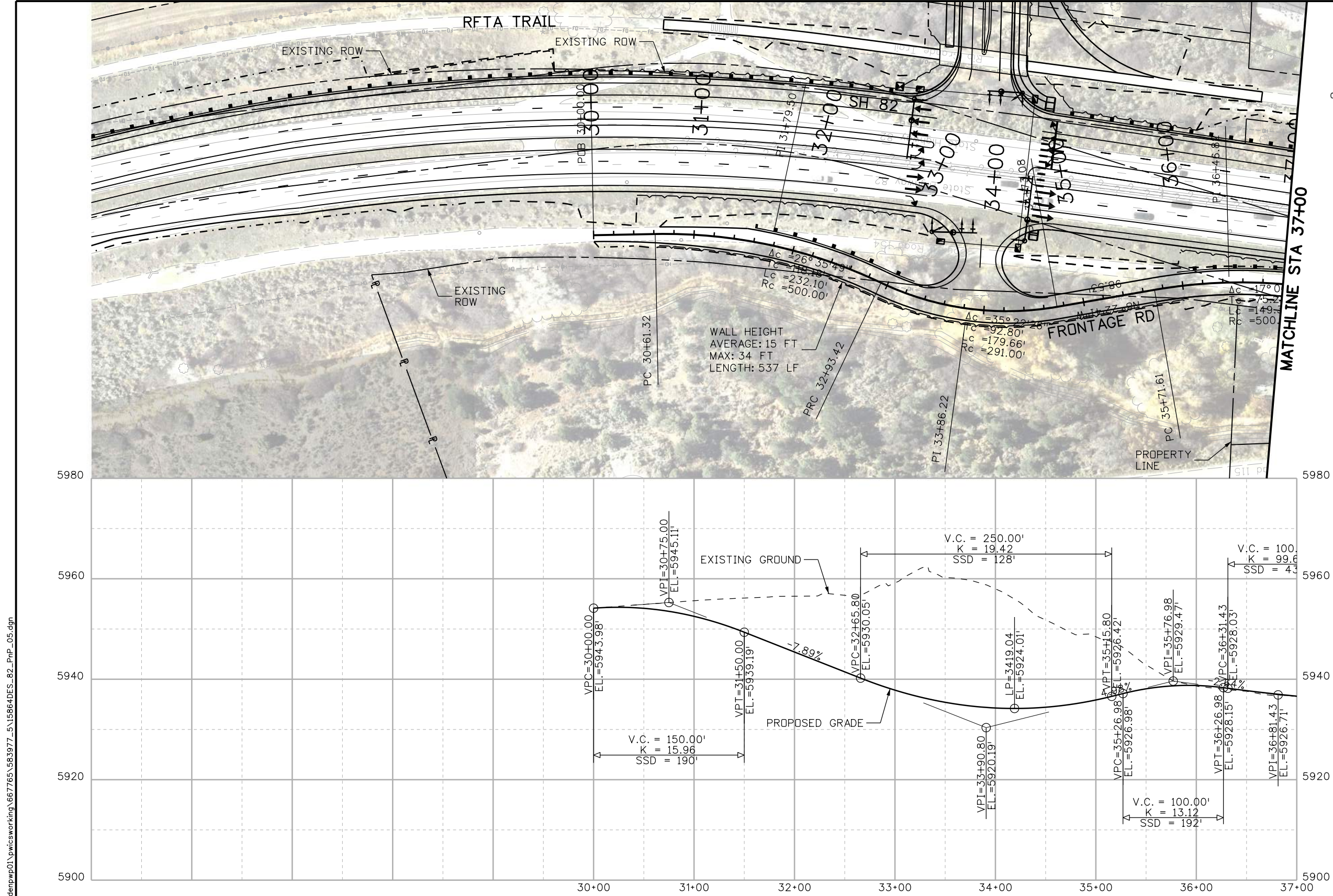


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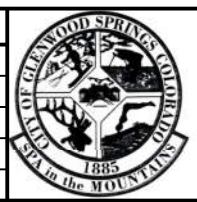


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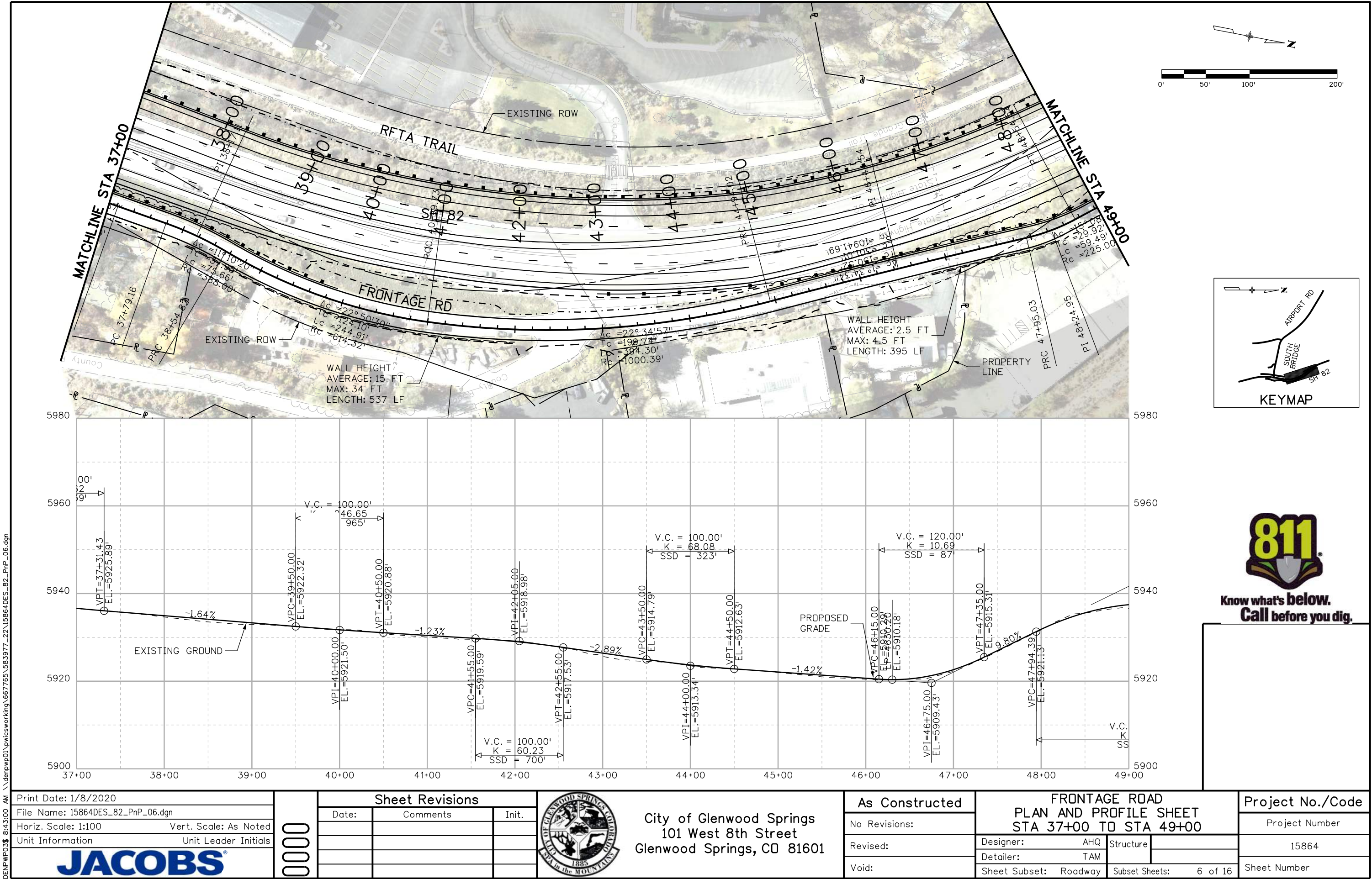


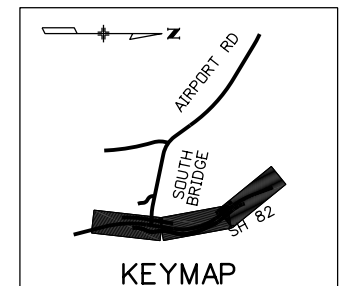
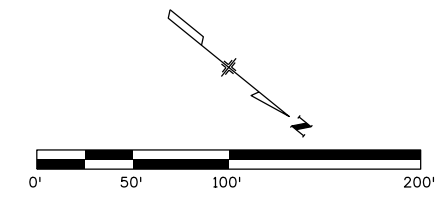
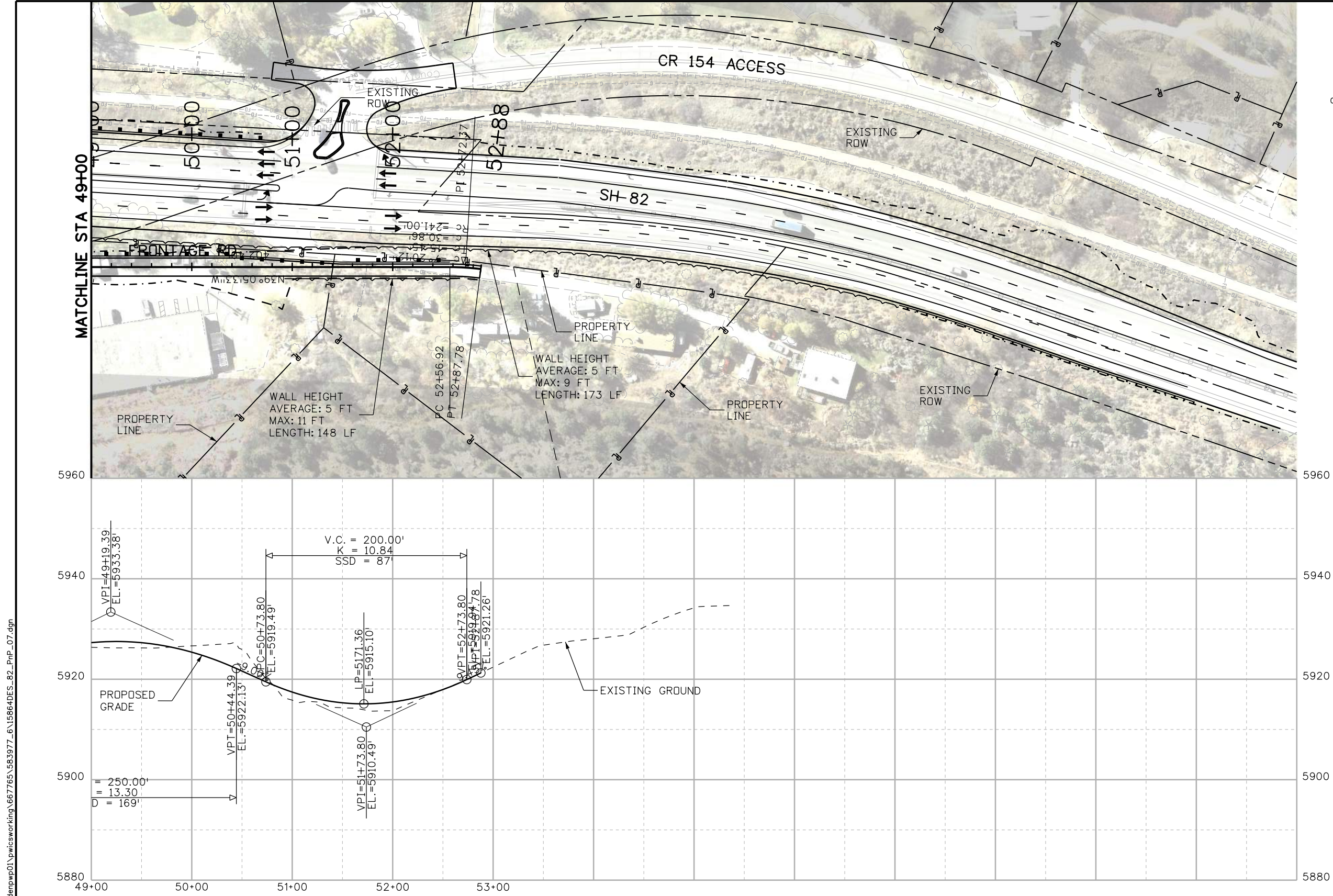
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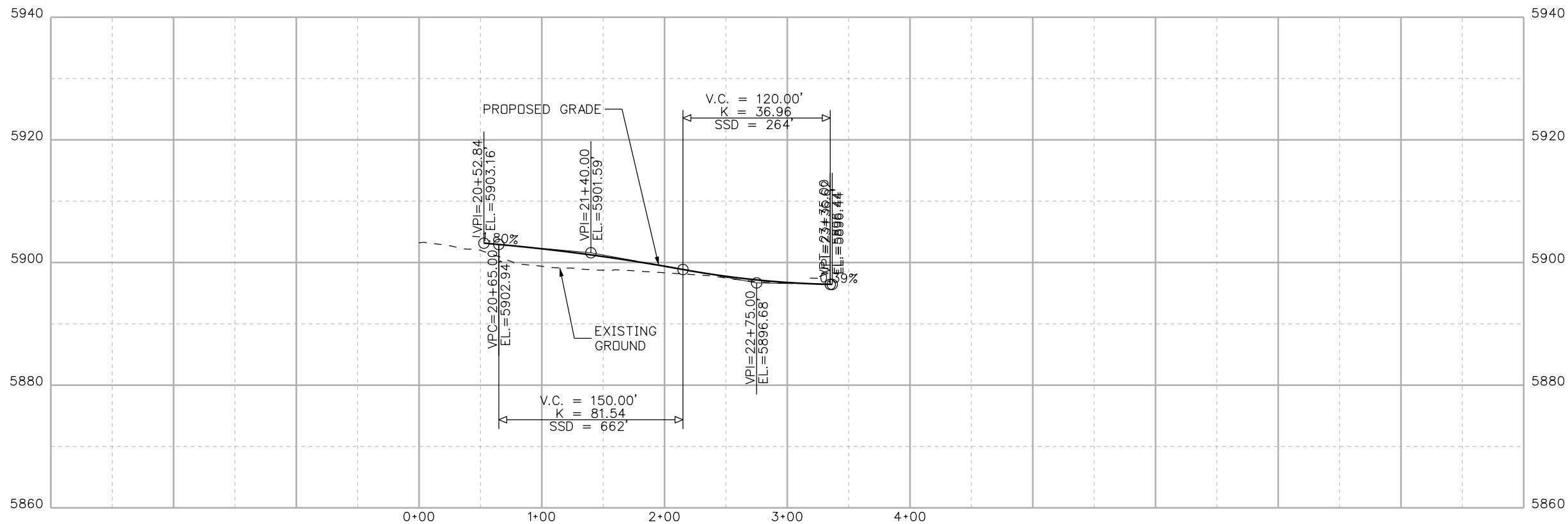
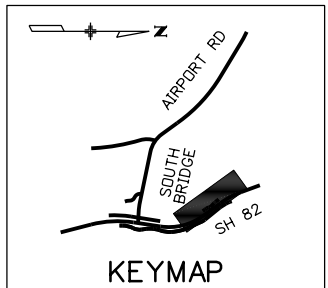
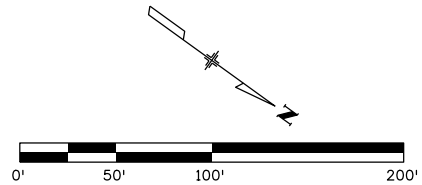
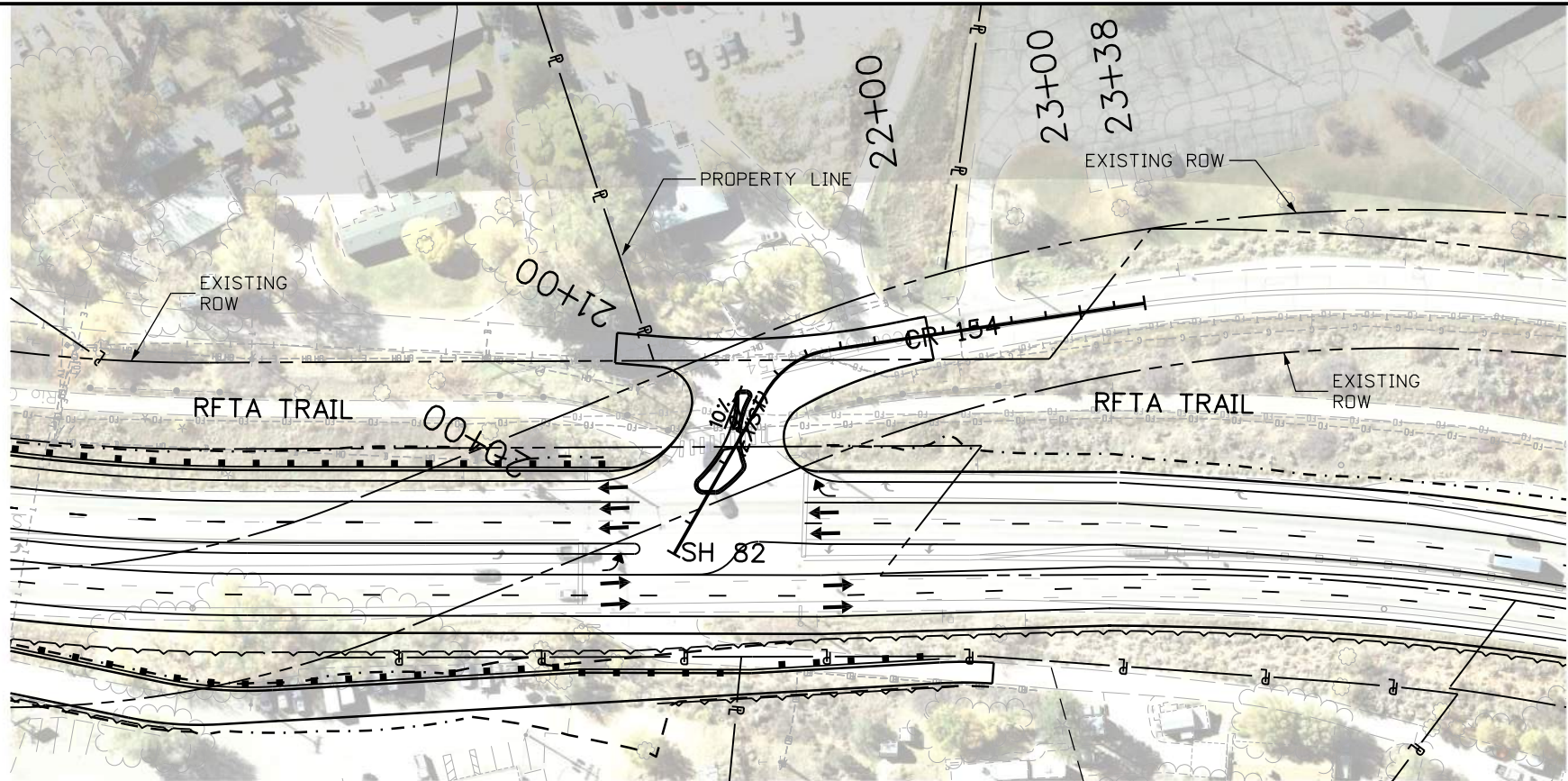
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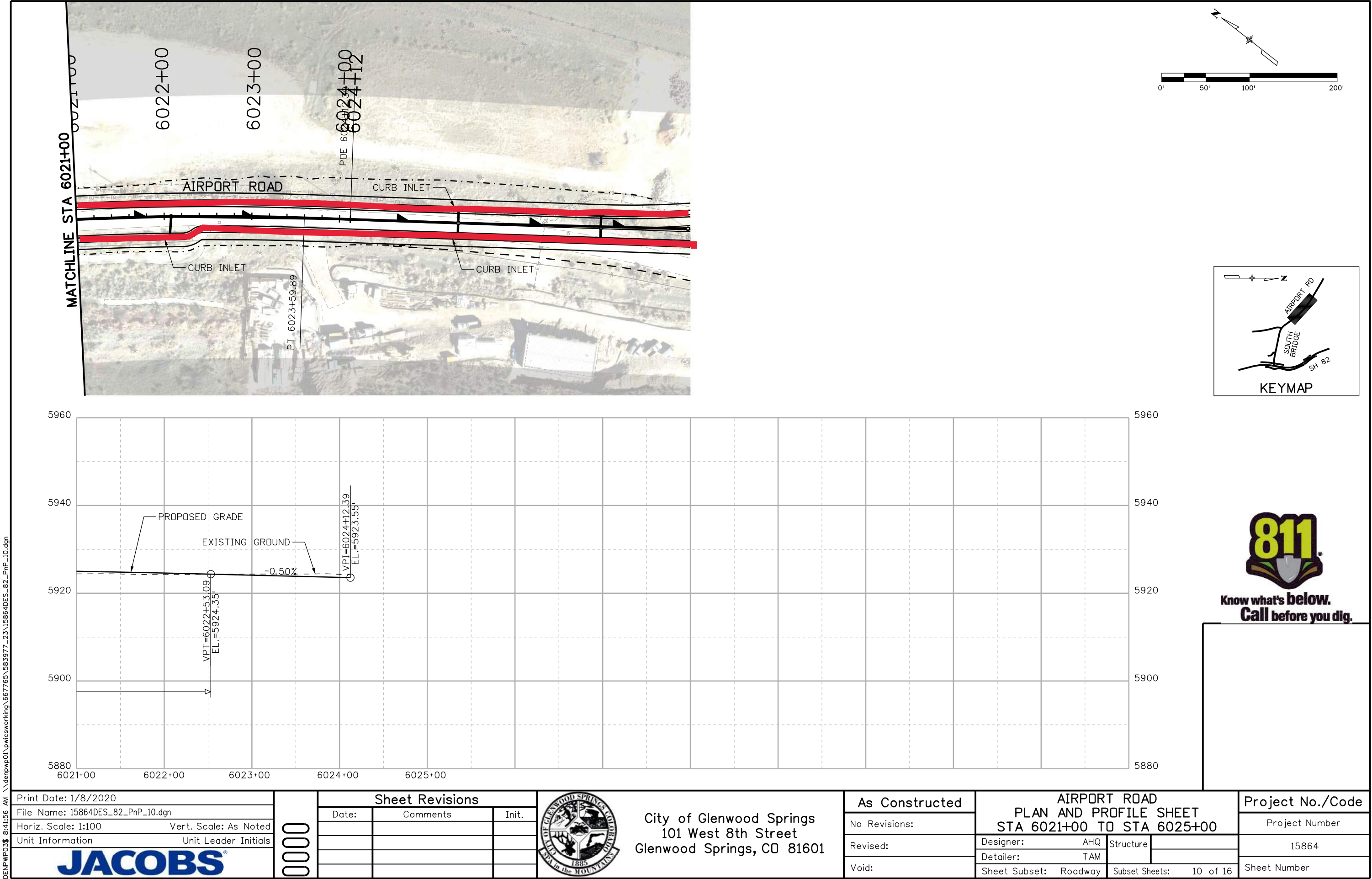
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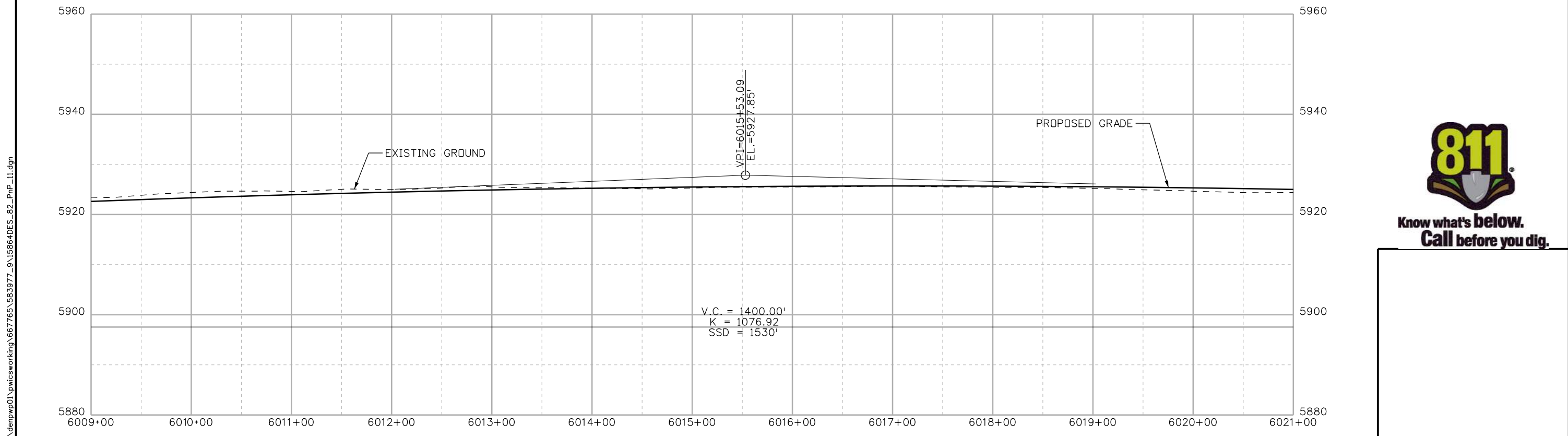
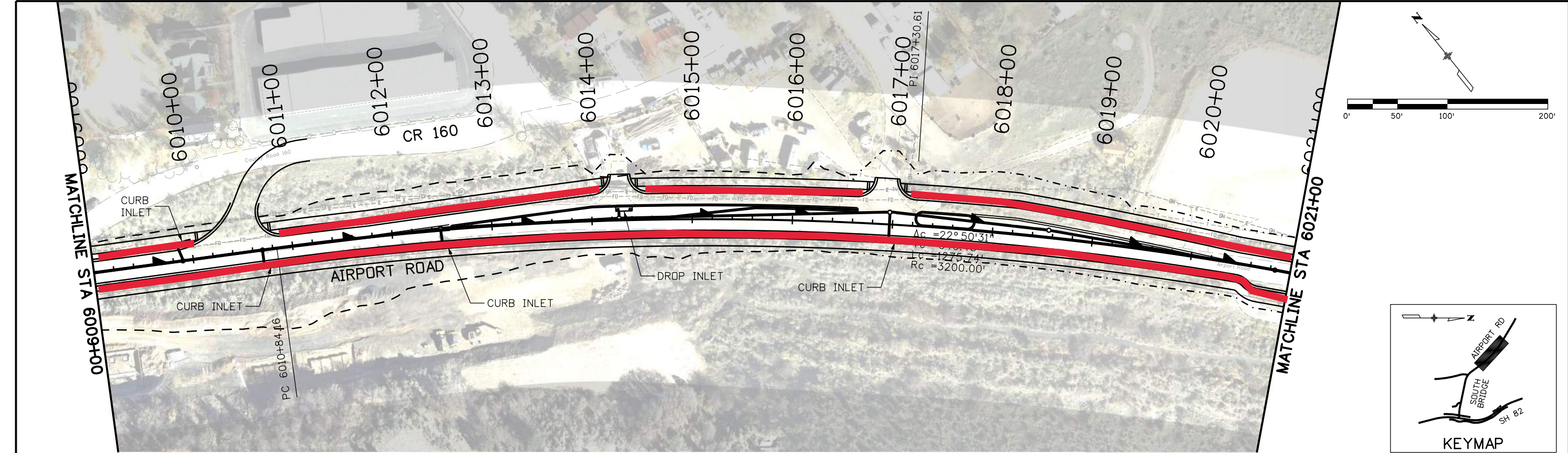
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City of Glenwood Springs

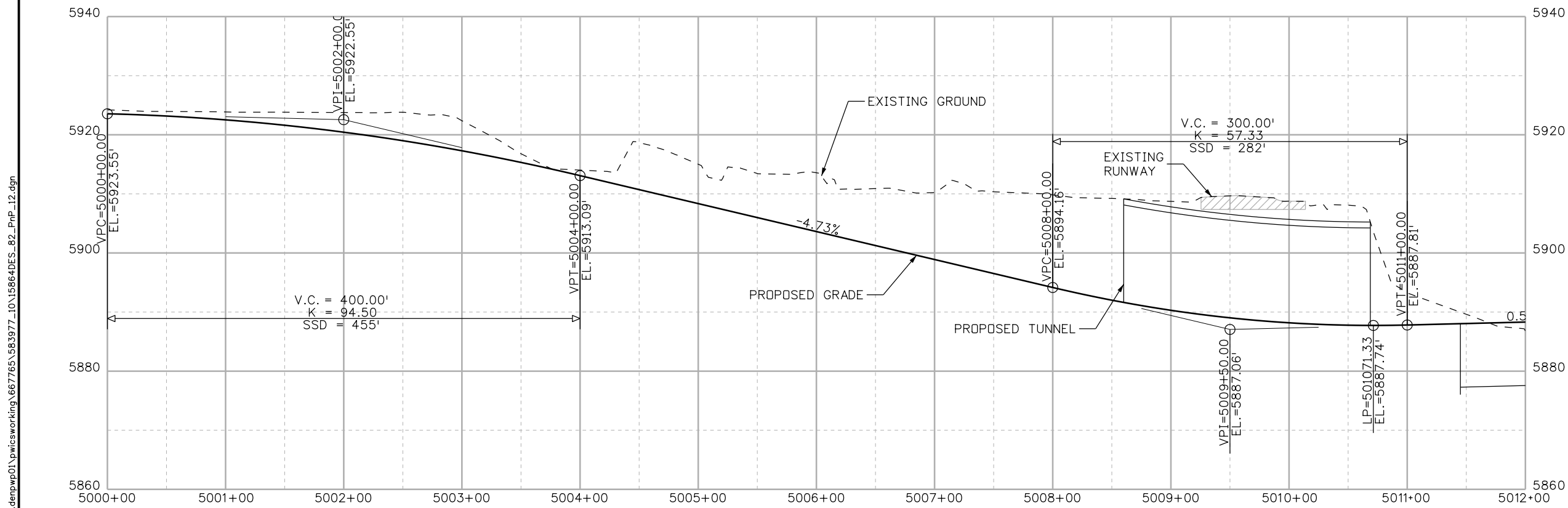
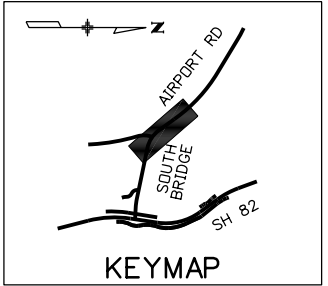
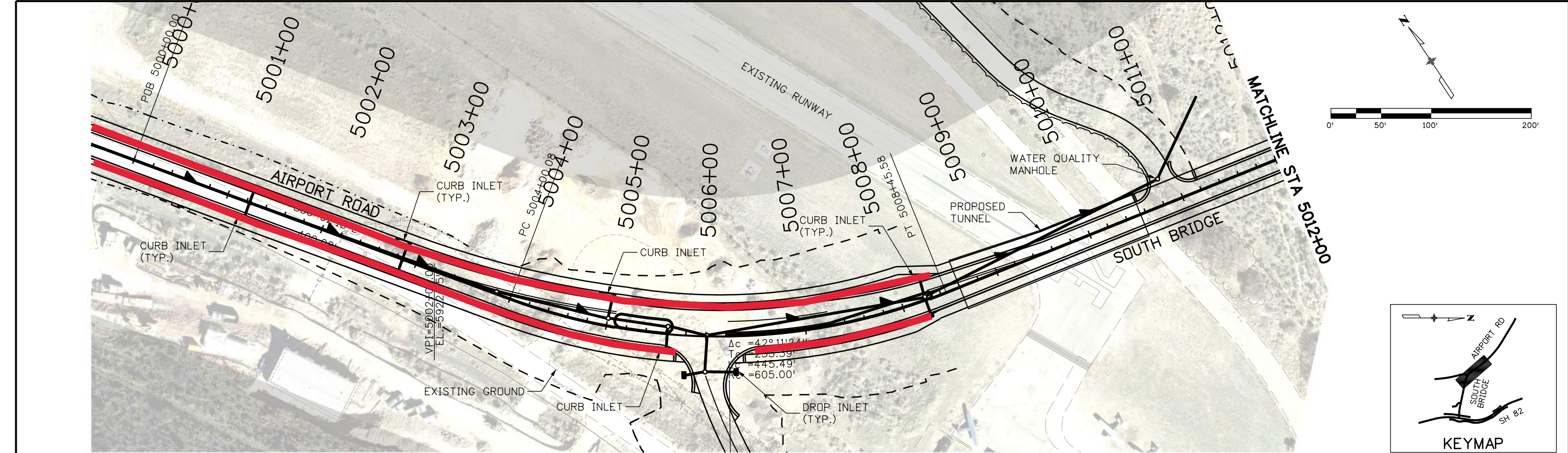
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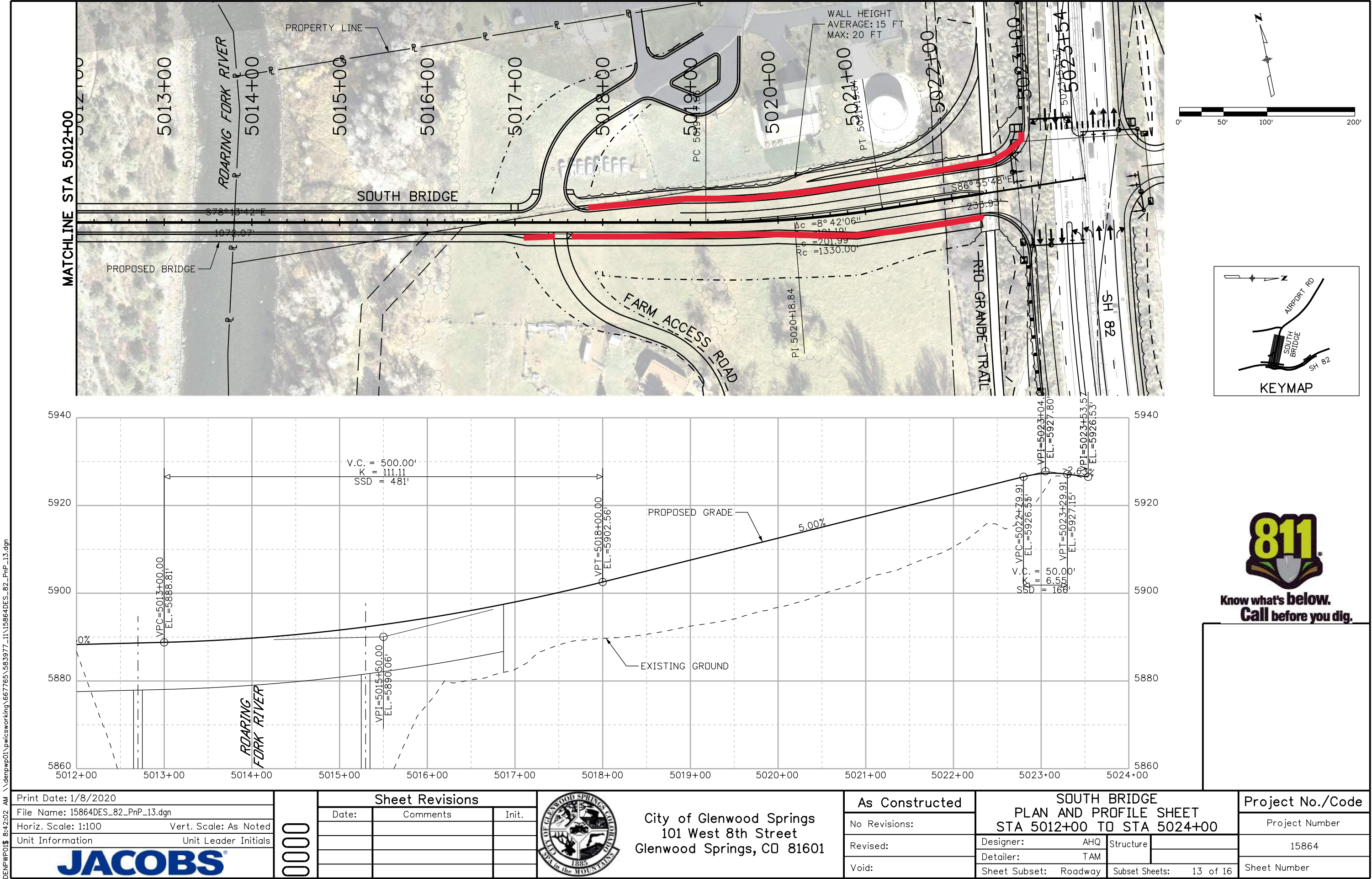
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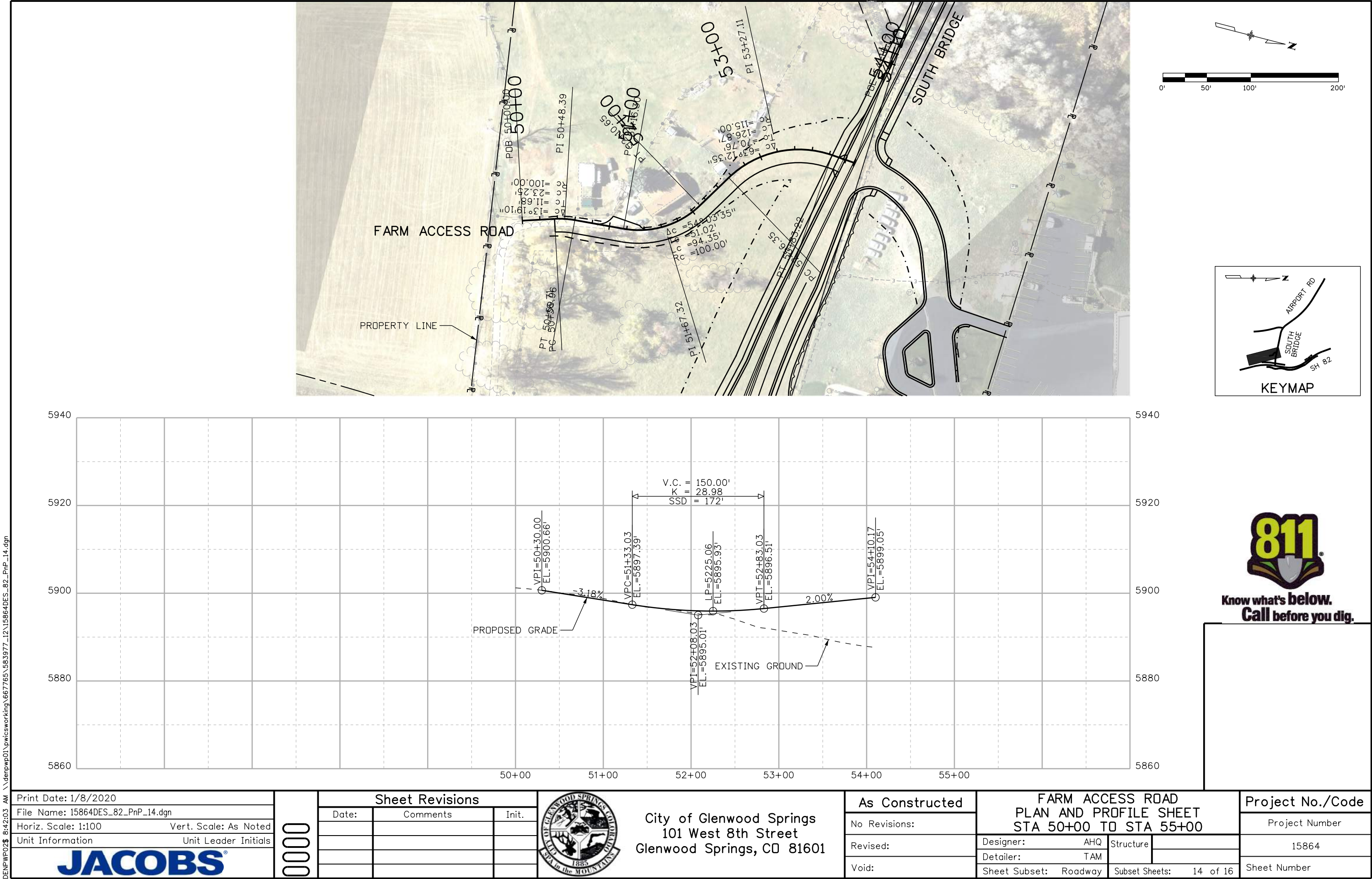
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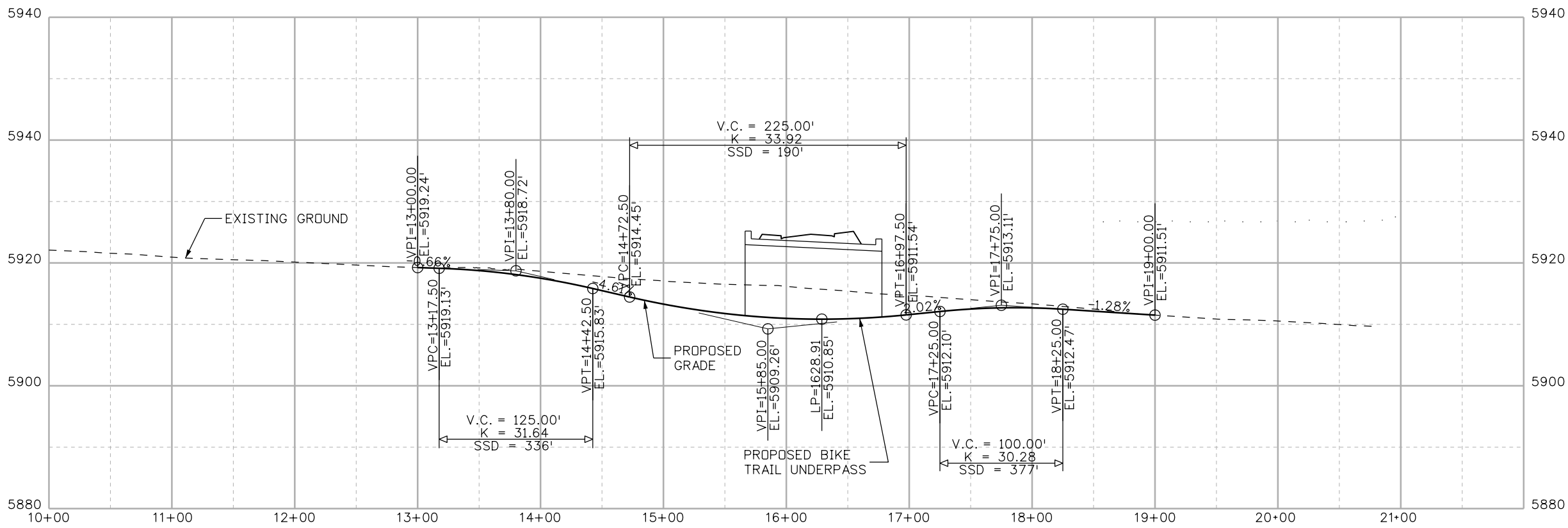
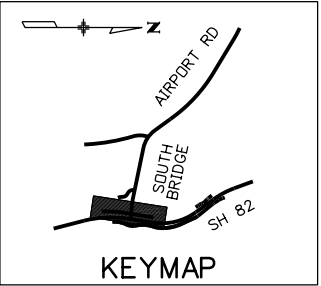
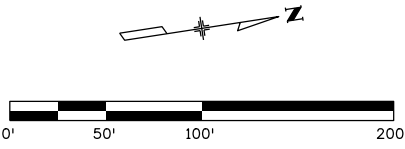
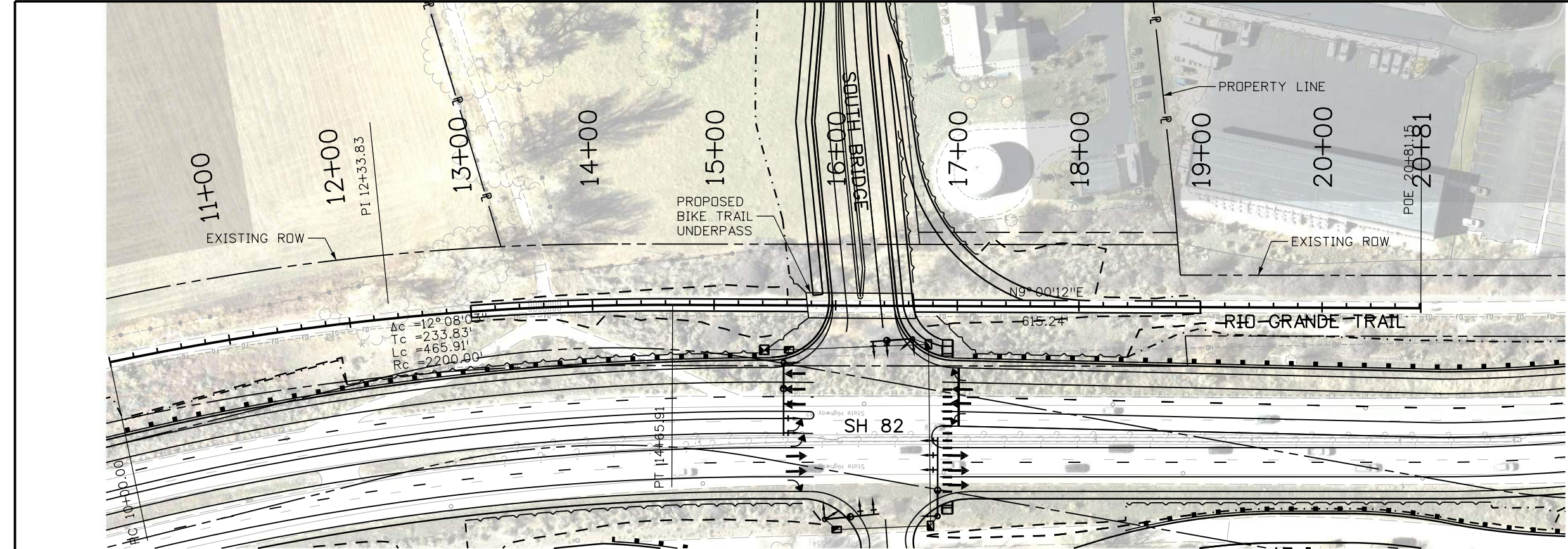


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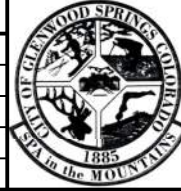
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File Name: 15864DES_82_PnP_14.dgn					Date:	Comments	Init.			No Revisions:		Designer: AHQ Detailer: TAM			Project Number	
Horiz. Scale: 1:100 Vert. Scale: As Noted										Revised:					15864	
Unit Information										Void:		Sheet Subset: Roadway Subset Sheets: 14 of 16		Sheet Number		
Unit Leader Initials																
JACOBS																



Print Date: 1/8/2020
File Name: 15864DES_82_PnP_16.dgn
Horiz. Scale: 1:100 Vert. Scale: As Noted
Unit Information Unit Leader Initials

JACOBS

Sheet Revisions		
Date:	Comments	Init.



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

As Constructed
No Revisions:
Revised:
Void:

RIO GRANDE TRAIL PLAN AND PROFILE SHEET STA 10+00 TO STA 21+00			
Designer:	AHQ	Structure	
Detailer:	TAM		
Sheet Subset:	Roadway	Subset Sheets:	16 of 16

Project No./Code
Project Number
15864
Sheet Number



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Resolution 2020-10; A Resolution of the City Council of the City of Glenwood Springs, Colorado, Amending Resolution 2018-60, relating to the creation of the Glenwood Springs Urban Renewal Authority

Action Requested: Approve Resolution 2020-10 following receipt of a lease agreement between Ross Stores and Centerpointe Development, LLC

Department: Attorney

Presented By:

Background Info: Resolution 2018-60 created the Glenwood Springs Urban Renewal Authority (GURA) and authorized it to to exercise all powers of an urban renewal authority as provided in the Urban Renewal Law. The Settlement Agreement between the City, the GURA, Ross Stores, Inc. and Centerpointe Development, LLC provides that upon receipt of a lease agreement between Ross and Centerpointe, the City will amend Resolution 2018-60 to eliminate GURA's authority to exercise eminent domain in the urban renewal area. Resolution 2020-10 amends Resolution 2018-60 as required by the settlement agreement.

Issues:

Staff Recommendation:

RESOLUTION 2020-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO AMENDING RESOLUTION 2018-60, RELATING TO THE CREATION OF THE GLENWOOD SPRINGS URBAN RENEWAL AUTHORITY

WHEREAS, Resolution 2018-60 found that one or more blighted areas exist in the City of Glenwood Springs and the need for the redevelopment and rehabilitation of such areas in accordance with the Colorado Urban Renewal Law; declared it to be in the best interest that the Glenwood Springs Urban Renewal Authority (GURA) exercise the powers provided by the Colorado Urban Renewal Law, Sections 31-25-101, *et seq.*, of the Colorado Revised Statutes (the “Act”); and designated the City Council and representatives of affected taxing bodies as the Urban Renewal Authority; and

WHEREAS, Resolution 2018-61 approved the West Glenwood Springs Urban Renewal Plan (the “Plan”), and Resolution 2020-9 approved the Amended West Glenwood Springs Urban Renewal Plan (the “Amended Plan”); and

WHEREAS, the Amended Plan removes and eliminates the GURA’s authority to exercise eminent domain to acquire any property interests within the Urban Renewal Area identified in the Plan and Amended Plan.

WHEREAS, pursuant to the Amended Plan, City Council desires to amend Resolution 2018-60 to remove and eliminate the GURA’s authority to exercise eminent domain to acquire any property interests within the Urban Renewal Area identified in the Plan and Amended Plan.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. A public hearing on the Amended Plan has been held by the City Council and a full opportunity to be heard has been granted to all residents and taxpayers of the City and all other interested persons.

Section 2. Pursuant to the Amended Plan, the City Council finds and declares that GURA’s rights and powers do not currently include the authority to exercise eminent domain to acquire any property interests within the Urban Renewal Area. GURA continues to have all other rights and powers under the Act.

Section 3. Resolution 2018-61 is hereby amended consistent with the findings herein.

Section 4. This Resolution shall take legal effect upon the sale and transfer of the Glenwood Springs Mall, located at 51027 Hwy 6 and 24, Glenwood Springs, Colorado, to Centerpointe Development, LLC.

INTRODUCED, READ AND PASSED THIS 5TH DAY OF MARCH 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Resolution 2020-9; A Resolution of the City of Glenwood Springs, Colorado Amending Resolution 2018-61 and Approving the Amended West Glenwood Springs Urban Renewal Plan

Action Requested: Approve Resolution 2020-9 following receipt of a lease agreement between Ross Stores and Centerpointe Development, LLC

Department: Attorney

Presented By:

Background Info: Resolution 2018-61 approved the Glenwood Springs Urban Renewal Plan. The Settlement Agreement between the City, the GURA, Ross Stores, Inc. and Centerpointe Development, LLC provides that upon receipt of a lease agreement between Ross and Centerpointe, the City will amend Resolution 2018-61 to eliminate GURA's authority to exercise eminent domain in the urban renewal area. Resolution 2020-9 amends Resolution 2018-61 and approves an Amended Urban Renewal Plan as required by the settlement agreement

Issues:

Staff Recommendation:

RESOLUTION 2020-9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO AMENDING RESOLUTION 2018-61 AND APPROVING THE AMENDED WEST GLENWOOD SPRINGS URBAN RENEWAL PLAN

WHEREAS, Resolution 2018-61 approved the West Glenwood Springs Urban Renewal Plan (the “Plan”); and

WHEREAS, the City Council of the City of Glenwood Springs desires to approve an Amended West Glenwood Springs Urban Renewal Plan, which is attached to and made a part hereof as Exhibit A (the “Amended Plan”); and

WHEREAS, the Amended Plan is a matter of public record in the custody of the City Clerk and is available for public inspection during business hours of the City; and

WHEREAS, the Amended Plan removes the authority of the Glenwood Springs Urban Renewal Authority (“GURA”) to exercise eminent domain as a means to acquire property in the Urban Renewal Area defined in the Plan and Amended Plan;

WHEREAS, on March 5, 2020, the City Council conducted a public hearing and reviewed the Amended Plan pursuant to the procedural and notice requirements of the Act; and

WHEREAS, in compliance with the Colorado Urban Renewal Law, Sections 31-25-101, et seq., of the Colorado Revised Statutes (the “Act”), notice of the time, date, place, and purpose of the public hearing on the Amended Plan was published at least 30 days prior to the public hearing; a detailed written description of the proposed amendments and notice of the time and date of the public hearing was provided to each taxing entity that levies taxes on property within the Urban Renewal Area at least 30 days prior to the public hearing; and a reasonable attempt was made to provide mailing notice of the public hearing to all property owners, residents and owners of business concerns located in the Urban Renewal Area at their last known address of record at least 30 days prior to the public hearing.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. Notice of the time, date, place, and purpose of the public hearing on the Amended Plan was published as required by Section 31-25-107(3)(a), C.R.S., at least 30 days prior to the public hearing.

Section 2. A detailed written description of the proposed amendments and notice of the time and date of the public hearing was provided to each taxing entity that levies taxes on property within the Urban Renewal Area at least 30 days prior to the public hearing.

Section 3. Written notice of the time, date, place, and purpose of the public hearing was mailed to all property owners, residents and owners of business concerns located in the Urban Renewal

Area at their last known address of record informing them of the public hearing at least thirty (30) days prior to the public hearing.

Section 4. The City Council finds that the Amended Plan is in conformity with the Comprehensive Plan, which is the general plan of the City as a whole.

Section 5. The Amended Plan removes and eliminates the GURA's authority to exercise eminent domain to acquire any property interest within the Urban Renewal Area identified in the Plan and Amended Plan.

Section 6. The Amended Plan has been duly reviewed and considered and is hereby approved.

Section 7. This Resolution shall take legal effect upon the sale and transfer of the Glenwood Springs Mall, located at 51027 Hwy 6 and 24, Glenwood Springs, Colorado, to Centerpointe Development, LLC.

INTRODUCED, READ AND PASSED THIS 5TH DAY OF MARCH 2020.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Catherine Mythen Fletcher, City Clerk

Amended West Glenwood Springs Urban Renewal Plan

Glenwood Springs, Colorado

The Amended West Glenwood Springs Urban Renewal Plan will go into effect upon the effective passage of amendments to Resolutions 2018-60 and 2018-61 that will be considered at the public hearing before the Glenwood Springs City Council on March 5, 2020.

Prepared for:

Glenwood Springs City Council
Glenwood Springs, Colorado

Original Plan Prepared by:



Ricker Cunningham
10959 Ashurst Way
Littleton, CO 80130-6967
303.458.5800 Ph
www.rickercunningham.com

Amended by:

Karp Neu Hanlon, P.C.
201 14th Street, Suite 200
Glenwood Springs, CO 81601
970.945.2261 Ph
www.mountainlawfirm.com

Amended West Glenwood Springs Urban Renewal Plan

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Figure 1 West Glenwood Springs Urban Renewal Plan Area Map

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Appendix A: 2011 Glenwood Springs Comprehensive Plan References

Appendix B: Original and Amended West Glenwood Springs Urban Renewal Plan
Area Legal Description

Amended West Glenwood Springs Urban Renewal Plan

City of Glenwood Springs, Colorado

1.0 Introduction

1.1 Preface

This Amended West Glenwood Springs Urban Renewal Plan (herein referred to as the "**Amended Plan**" or "Amended **Urban Renewal Plan**") has been prepared for the City of Glenwood Springs (herein referred to as the "**City**"), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (herein referred to as the "**Act**" or "**Law**"). Its administration and implementation will be carried out by the Glenwood Springs Urban Renewal Authority (herein referred to as the "**Authority**").

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an **Urban Renewal Project**. In order for the **Authority** to exercise its powers within an area, the municipality's board or council must find that the presence of blight, as defined by the **Act**, "substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare."

The West Glenwood Springs Urban Renewal Conditions Survey (herein referred to as the "**Survey**"), prepared by Ricker|Cunningham in September 2018, and presented to the **Authority** under separate cover, demonstrates that the West Glenwood Springs Urban Renewal Plan Area (herein referred to as the "**Urban Renewal Plan Area**" or "**Plan Area**"), qualifies as a blighted area under the **Act**. Specifically, the **Survey** concluded that ten (10) of the 11 total possible factors are present at varying degrees of intensity, but all at levels considered significantly adverse. A list of statutory factors either observed or identified, along with a characterization of the same, is presented below in Section 4.0.

1.3 Urban Renewal Area Boundaries

The boundaries of the **Urban Renewal Plan Area**, as illustrated in **Figure 1** and set forth in **Appendix B**, includes two (2) legal parcels comprising approximately 20 acres and adjacent rights-of-way, collectively located in western Glenwood Springs. Its borders may generally be defined as the Interstate 70 (I-70) frontage road or U.S. Highway 6 on the south, Storm King Road on the west, and the Glenwood Springs Mall property lines on the north and east.

1.4 Zoning Classifications

Properties within **Plan Area** boundaries are currently zoned **PUD Planned Unit Development by the city of Glenwood Springs**. A description of this zoning classification is provided below as defined in the Glenwood Springs Development Code (effective August 16, 2018), Title 70 of the Municipal Code.

070.020.180 Planned Unit Development (PUD) District

(a) Purpose

Planned unit developments (PUDs) are intended to allow for greater flexibility in the application of zoning and development standards than would otherwise be achieved through a base zoning district in exchange for greater benefit to the city of Glenwood Springs.

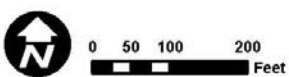
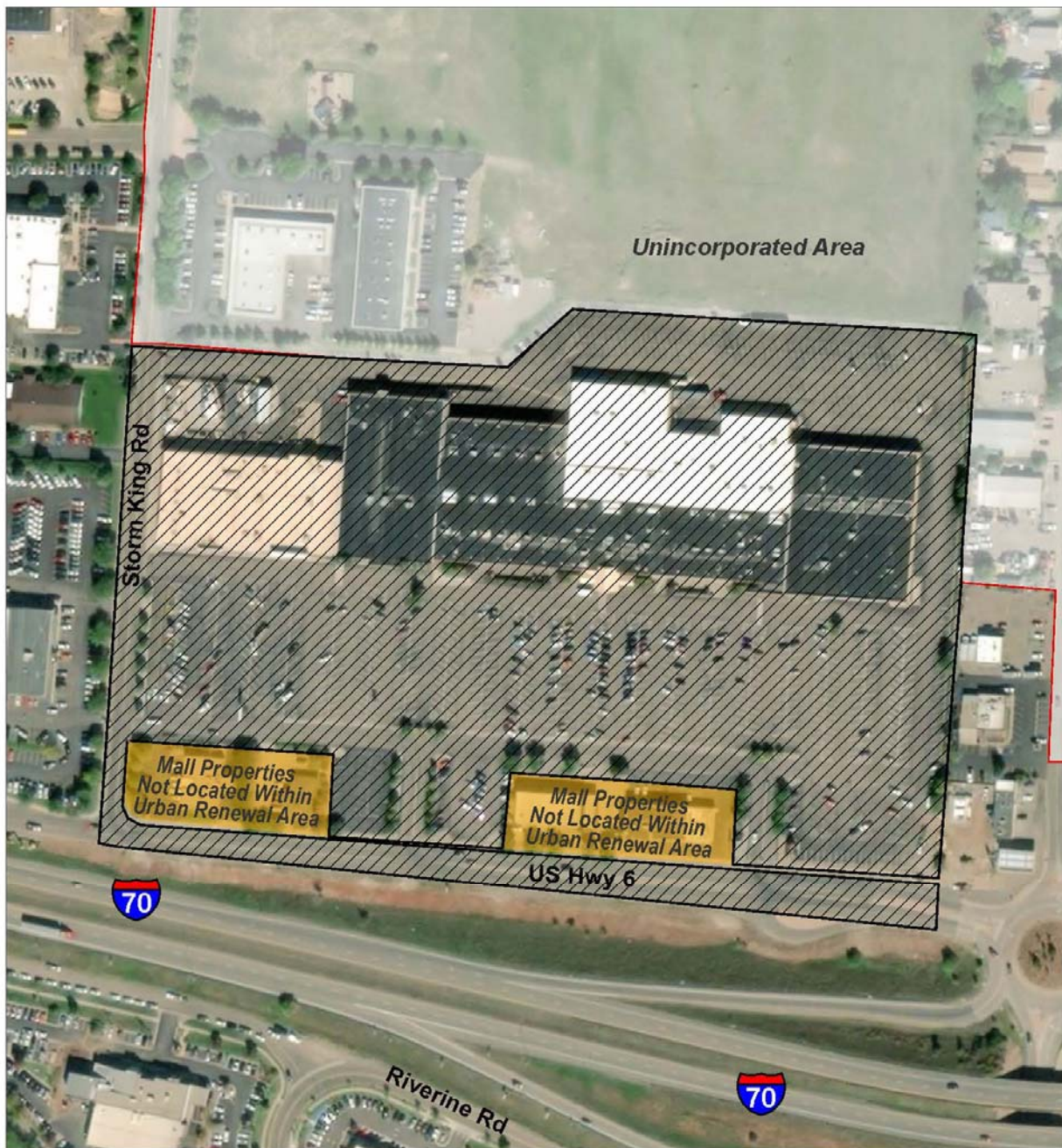
(b) Establishment of a PUD District

PUD districts shall be established pursuant to the rezoning to PUD procedures set out in Section 070.060.040(b). Development in a PUD district shall be subject to the standards included in and / or referenced in an approved PUD plan.

(c) Applicability of Development Standards

- 1) Unless specifically modified by the PUD plan during the rezoning to PUD, the PUD shall comply with all standards in this Code.
- 2) Where the PUD standards conflict with the standards in this Code, the regulations of the approved PUD plan shall control.
- 3) PUDs shall provide common open space as required by relevant sections of the Code.

Figure No. 1: West Glenwood Springs Urban Renewal Plan Area



SOURCE: U.S. Census, Glenwood Springs, CO, and ESRI
Date: Thursday, November 01, 2018

-  West Glenwood Springs Urban Renewal Area
-  Glenwood Springs Municipal Boundary



1.5 Future Land Use Designations

Future land uses desired by the city inside its municipal boundaries are illustrated in its Future Land Use Map. In addition to preferred use categories, the Future Land Use Map reflects the intentions of the **Comprehensive Plan** as it relates to the location of targeted public and private investment that should occur as properties transition over the next 10 to 20 years. Therein, the **Plan Area** is designated as a Secondary Commercial Center, and properties are identified as Mixed-Use. Both of these classifications suggest a location that is believed to be "ripe for redevelopment and in need of its own sub-area plan." A general description of each label is provided below as defined in the **Comprehensive Plan**.

Mixed-Use – The mixed-use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment and multi-family housing, co-existing and integrated in either a horizontal or vertical fashion.

Secondary Commercial Centers - Within the city's future commercial nodes, the **Comprehensive Plan** encourages mixed-use redevelopment projects, informed by detailed market-supportable sub-area plans.

1.6 Statutory Compliance

In compliance with the **Act**, a notice describing the public hearing at which the **Original Plan** was considered; including its time, date, location, purpose and area being considered for an urban renewal designation, along with the general scope of the urban renewal project under consideration; appeared in the Glenwood Springs Post Independent, the community's designated legal newspaper of general circulation at least 30 days prior to the public hearing. Further, a reasonable attempt was made to provide mailing notice of the hearing to all property owners, residents (if any) and owners of business concerns located in the **Area** at their last-known address of record at least 30 days prior to the public hearing.

The **City**, negating the need to quantify and document potential impacts, provided a copy of the **Original Plan** to the Garfield County Board of Commissioners at least 30 days prior to the public hearing. In addition, official meetings required by the **Act** were scheduled, noticed and conducted,

including with the Planning and Zoning Commission on Tuesday, October 23, 2018, which determined it to be consistent with the **Comprehensive Plan**; and the Glenwood Springs City Council (herein referred to as the "**City Council**") when they considered accepting findings of blight documented in the **Survey**, and adoption of the **Original Plan**.

In compliance with the Act, a notice of the public hearing at which the **Amended Plan** will be considered appeared in the Glenwood Springs Post Independent, the community's designated legal newspaper of general circulation, at least 30 days prior to the public hearing, and a detailed written description of the proposed amendments and a notice of the date and time of the public hearing was provided to each taxing entity that levies taxes on property located within the **Urban Renewal Plan Area** at least 30 days prior to the public hearing. Further, a reasonable attempt was made to provide mailing notice of the hearing to consider the **Amended Plan** to all property owners, residents (if any) and owners of business concerns located in the **Area** at their last-known address of record at least 30 days prior to the public hearing.

2.0 Definitions and Inclusion of Appendices and Survey

Unless otherwise stated, all capitalized and bolded terms herein shall have the same meaning as set forth in the **Act**. All the **Appendices** and the **Survey** are incorporated in and made a part of this **Plan**.

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

Amended Urban Renewal Plan, Amended Plan or Plan – means this Amended West Glenwood Springs Urban Renewal Plan.

Authority – means the **City Glenwood Springs Urban Renewal Authority**.

Base Amount – in the context of this **Amended Plan** means that portion of municipal sales tax revenues collected within the boundaries of the **Plan Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Amended Plan**.

Bonds – shall have the same meaning as defined in the **Act**.

City – means the City of Glenwood Springs.

City Council – means the City of Glenwood Springs City Council.

Comprehensive Plan – means the 2011 Glenwood Springs Comprehensive Plan.

Cooperation Agreement – means any agreement between the **Authority** and **City**, respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** under this **Plan**.

C.R.S. – means the Colorado Revised Statutes, as in effect on the effective date of the **Plan**.

Lessee – means the Glenwood Springs Mall anchor tenant, Ross Dress for Less, Inc.

Lessor – means the owner of commercial properties within the **Plan Area**, Glenwood Springs Mall, LLC.

Original Plan or **Original Urban Renewal Plan** – means the Original West Glenwood Springs Urban Renewal Plan.

Plan Area– means the West Glenwood Springs Urban Renewal Plan Area as depicted in **Figure 1** and defined in **Appendix B**. The Plan Area is the same in the Original Plan and this Amended Plan

Project – (or **Urban Renewal Project**) means any and all undertakings and activities authorized by an urban renewal plan and the **Act**, for the purpose of eliminating blighting conditions; as well as designing and constructing public and private improvements necessary to serve properties in the proposed Urban Renewal Area, including those located within and outside the plan area.

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and -- developers, property owners, business interests, individuals, or entities; as may be determined to be necessary or desirable to carry out the purpose of the **Amended Plan**.

Special Fund – shall have the same meaning as defined in the **Act**.

Survey – means the West Glenwood Springs Conditions Survey, prepared by Ricker/Cunningham, dated September, 2018 and presented to the **City Council** under separate cover.

Tax Increment – that portion of incremental revenues in excess of a **Base Amount** as set forth in Section 7.3.1 of this **Amended Plan**, allocated to and when collected, paid into the **Special Fund**.

Tax Increment Finance (or Financing) (TIF) – for this **Plan**, means a financing mechanism which uses future sales tax incremental revenues resulting from private investment within an established area, as well as other resources obtained by the **Authority**, to fund improvements authorized by the **Act**.

Urban Renewal Law – means the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. See definition of **Act** above.

Urban Renewal Project – shall have the same meaning as defined in the **Act**.

3.0 Amended Plan Intentions

With an urban renewal designation, the **Plan Area** will be eligible for one or more activities and undertakings, authorized by the **Act** and advanced by the **Authority**. Because powers conferred by the **Act** include facilitating the completion of improvements for which public money may be expended, the intentions of this **Plan** are considered to be necessary in the public interest as a matter of legislative determination by the **City Council**.

3.1 Purpose

As explained in the **Act**, all urban renewal plans, including this Amended West Glenwood Urban Renewal Plan, are consistent with the powers of the administering authority and adopted to, “assist the municipality in the preparation of a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and blighted areas, and to encourage needed urban rehabilitation.” Additionally, they are created to implement community priorities identified in adopted community plans and other policy documents, and complete or assist in completing necessary improvements.

For this reason, the purpose of this Amended West Glenwood Springs Urban Renewal Plan is to reduce and remove blighting conditions adversely impacting properties and businesses in the **Plan Area** described in the **Survey**. Specifically, as it relates to this **Area**, it is the **Authority's** intent to finance, install, construct, and reconstruct necessary improvements; and cooperate with others to accomplish the same, all in an effort to further economic growth in the community and throughout the region; and in so doing, to advance objectives expressed in the **Comprehensive Plan** (herein referred to as the 2011 Glenwood Springs Comprehensive Plan.)

3.2 Approach

The approach to eliminating and preventing the spread of blighting conditions proposed herein may involve one or more of the following actions: completing and maintaining public and / or private improvements and infrastructure in the **Plan Area**; using financial resources and powers available to the **Authority** for the express purpose of the same; and actively promoting private investment and job creation. The approach to advancing local objectives will likely involve identification of specific priority projects which will effectively leverage private investment therein, and ensure alignment of this Amended West Glenwood Springs Urban Renewal Plan with other accepted and adopted community documents. As required by the **Act**, the **Amended Plan** will afford maximum opportunity, consistent with the sound needs of the City, for the rehabilitation and redevelopment of the **Plan Area** by private enterprise.

3.3 Implementation

While the **Authority** will be the **Amended Plan's** principal administrator, **City Council** will authorize and oversee its efforts. Therefore, the **Authority** will work in cooperation with the **City** to prioritize capital investments in the **Plan Area** (roadway, pedestrian, infrastructure, utility); ensuring they provide a public benefit to property owners and business interests within its boundaries and communitywide.

All new development activity will conform to existing municipal codes and ordinances, along with any site-specific regulations or policies in effect at the time. While the **Act** authorizes the **Authority** to regulate land uses, establish

maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Amended Plan**, the **Authority** anticipates these activities will remain the responsibility of the **City** in partnership with the **Authority**.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by a municipality, the proposed urban renewal area must be determined to be a "blighted area," which is defined in Section 31-25-103(2) of the **Act** as *"an area that, in its present condition and use and, by reason of the presence of at least four of the following factors substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."* Statutory factors include:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of

housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology used to prepare the **Survey** involved the following steps: (i) identification of parcels to be surveyed; (ii) collection of information about properties, infrastructure and other improvements within its boundaries; (iii) investigation of conditions through field reconnaissance; (iv) review of aerial photography; (v) discussions with representatives of various public agencies and municipal departments; and (iv) recordation of identified and observed conditions listed in the **Act**.

Among the 11 qualifying factors listed above, the **Survey** showed the presence of all ten (10) blight factors in the **Area** that is the subject of this **Amended Plan**.

- (a) Slum, deteriorated, or deteriorating structures
- (b) Predominance of defective or inadequate street layout;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) Existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy to live or work in
- (j) Environmental contamination of buildings or property; and
- (k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Amended Plan Relationship to Community Documents

5.1 Consistency with the Comprehensive Plan

Whereas this **Amended Plan's** purpose is to facilitate investment within its boundaries consistent with identified community's objectives, and since those objectives appear in the 2011 Glenwood Springs Comprehensive Plan; development within its boundaries will need to reflect the intentions expressed therein. As presented, future investment within the **Plan Area** will encourage and support the vision and directives presented below.

Key Directions of the Plan

Vision Statement

The city of Glenwood Springs desires to maintain its small-town character and preserve its cultural and natural resources by implementing a proactive plan to: achieve directed and balanced development, social and economic diversity; and address its transportation needs.

Community Goals

Community Goals of the 2011 Glenwood Springs Comprehensive Plan include:

- Promote long-term, sustainable, and diverse economic development;
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County;
- Preserve Glenwood Springs' small-town character, while maintaining its livability, increasing its vibrancy, and growing the commercial success of its downtown;
- Address transportation needs and provide multiple convenient travel choices;
- Direct development and encourage building forms that are cost-effective to serve;
- Provide housing for the entire community;
- Support social diversity;
- Preserve cultural resources; and
- Protect natural resources.

Specific references regarding how investment in the **Plan Area** will advance these and other communitywide intentions, as presented in the **Comprehensive Plan**, are summarized in **Appendix A**.

6.0 Authorized Authority Undertakings and Activities

While the **Act** allows for a wide range of activities to be used in the furtherance of goals set out in an urban renewal plan, in the context of this **Amended Plan**, the **Authority** intends to use only those necessary to mitigate or eliminate those conditions adversely impacting properties and businesses within its boundaries. Among those undertakings and activities that may be considered are partnerships and similar forms of cooperative arrangements with owners of private property.

Other powers conferred by the **Act**, and a likely component of the **Authority's** strategy for implementation of the Amended West Glenwood Springs Urban Renewal Plan, are described as follows.

6.1 Prepare and Modify Plans for the Plan Area

The **Authority** may work with public bodies, and retain consultants and other advisors to assist with the planning of properties in connection with redevelopment of the **Plan Area**. In addition, the **Authority** may propose, and the **City Council** may make modifications to the **Amended Plan**, provided they are consistent with adopted community plans and any subsequent updates. However, any such amendments made and otherwise contemplated, must be compliant with the **Act**. The **Authority** may also, in specific cases, allow non-substantive variations from the provisions of the **Amended Plan**, if it determines that a literal enforcement would constitute an unreasonable limitation beyond the intent and purpose stated therein.

6.2 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct and reconstruct public improvements in accordance with the **Act**, and necessary to promote the objectives stated herein. Whereas public improvements should, whenever possible, stimulate desired private sector investment, it is the intent of this **Amended Plan** that the combination of public and private investment that occurs within its boundaries will benefit properties within its boundaries, as well as throughout the community.

As explained in Section 4.0, ten (10) of the 11 qualifying conditions of blight as defined in Section 31-25-103(2) of the **Act**, were evident in the **Plan Area**. As the **Plan's** administrator, the **Authority** will seek to most effectively leverage available resources in the furtherance of desired private investment, while also eliminating the spread of blighting conditions described in the **Survey** and generally characterized below.

- (a) **Slum, deteriorated, or deteriorating structures** – assist in financing physical improvements to Mall properties that will ensure the health, safety and well-being of its employees and customers;
- (b) **Predominance of defective or inadequate street layout** – assist in financing roadway enhancements including accommodations to

ensure safe vehicular and non-vehicular mobility to and through the **Area**;

- (d) **Unsanitary or unsafe conditions** – assist in financing improvements between the Mall and adjacent properties to ensure the safety of visitors to, and users of, properties in the **Plan Area** including adequate fencing;
- (e) **Deterioration of site or other improvements** – see Factor (d).
- (f) **Unusual topography or inadequate public improvements or utilities** – assist in financing capital improvements (infrastructure and utility) necessary to support redevelopment and rehabilitation of private improvements;
- (g) **Defective or unusual conditions of title rendering the title nonmarketable** – assist in correcting conditions of title contributing to conditions of blight;
- (h) **Existence of conditions that endanger life or property by fire or other causes** – see Factor (a);
- (i) **Buildings that are unsafe or unhealthy to live or work in** – see Factor (a).
- (j) **Environmental contamination of buildings or property** – assist with financing improvements and / or infrastructure to protect properties from possible impacts associated with past or future contaminating incidents;
- (k5) **Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements** – assist with eliminating conditions adversely impacting the economic potential of commercial properties operating in the **Plan Area**.

While the **Survey** offers documentation supporting the presence of ten (10) of the 11 total possible factors; all were either observed or identified at varying levels, with the most impactful being those associated with Factors (g) and (k5).

As noted therein, inline space within the primary Mall building is approximately 90 percent vacant, compared to the citywide commercial vacancy rate of approximately 3 percent. The vacancy rate in the Mall building has not improved since the Original Plan was adopted. Given the health of commercial developments in other parts of the city, along with the limited number of comparable commercial tracts available for development, particularly in the rapidly growing western portion of the community; and finally, despite the subject properties' superior site attributes including access

and visibility from the region-serving I-70 corridor, the Glenwood Springs Mall should be operating at or above market averages.

6.3 Enter into Agreements

The **Authority** may enter into **Redevelopment and Development Agreements** and contracts with developers, property owners, individuals and other entities determined to be necessary to carry out the purposes of a plan. Such **Agreements**, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect, unless all parties to such **Agreements** agree otherwise.

In accordance with the **Act**, the **Authority** may also enter into one or more **Cooperation Agreements** with lawful entities for the purpose of financing, installing, constructing and / or reconstructing improvements considered eligible and necessary for implementation of the **Amended Plan**. In addition, it may, but is not required to, contract with a municipality or other organization for administrative support, including distribution of financial resources.

6.4 Adopt Standards

The **Authority** may work with public bodies, and retain consultants and other advisors to assist with zoning and rezoning properties in the **Plan Area**. As stated previously, while the **Act** allows for the adoption of standards and other requirements applicable to projects undertaken in an urban renewal area, in the context of this **Amended Plan**, it is the **Authority's** intention that these activities will be conducted in cooperation with the **City**. Further, it is the intent of the **Authority** that all development within its boundaries meet or exceed applicable rules, regulations, policies, requirements, and standards of the **City**, and any other governmental entity with jurisdiction.

6.5 Provide Relocation Assistance

The **Authority** will adopt a relocation plan in conformance with the **Act**, if relocation of individuals, families or business concerns is required because of acquisition activities of the **Authority**.

6.6 Incur Debt and Issue Bonds

This **Plan** authorizes the **Authority** to borrow money and apply for and accept advances, loans, grants and contributions from all lending sources, private and public, for purposes identified herein and authorized by the **Act**. The **Authority** may also loan or make monetary resources available for undertakings and activities deemed meritorious and consistent with the **Act** and **Amended Plan**. These resources may be derived through any and all methods authorized in the **Act**, including the issuance of **Bonds** and participation in reimbursement agreements to finance the activities and operations of the **Authority**.

Such **Bonds** may be special obligations of the **Authority** which, as to principal, interest and premiums (if any), are payable solely from and secured only by a pledge of income, proceeds, revenues or funds of the **Authority** derived in connection with its undertakings and activities, including grants or contributions of funds received by outside sources.

6.7 Sales Tax Increment Financing

As explained in Section 31-25-107 of the **Act**, an urban renewal plan may contain a provision for allocation of certain tax revenues in an urban renewal area; including incremental sales tax revenues of the municipality in excess of a **Base Amount** and when collected and deposited in a **Special Fund** of the **Authority** be used for a period not to exceed twenty-five (25) years after the effective date of the urban renewal plan, once approved, for the furtherance of its activities and undertakings.

The use of sales tax increment is hereby authorized by this **Amended Plan**, but shall be utilized by the **Authority** only following approval of an appropriate **Cooperation Agreement** by the board of the **Authority** and **City Council**.

7.0 Project Financing

7.1 Public Investment Objective

A critical component of any urban renewal initiative is participation by both the public and private sectors because no one entity typically has sufficient resources to overcome the financial hurdles frequently encountered in areas suffering from blight and deterioration. To this end, effectively leveraging multiple sources is often essential in order to advance initiatives necessary to attract private investment and grow jobs. Support for projects can take many forms including: monetary contributions, policy and regulatory reform, design support, and assistance with grant writing.

7.2 Financial Mechanisms

As explained above, the **Authority** may finance its undertakings pursuant to the **Amended Plan** by any method authorized under the **Act** or any other applicable law. In addition to incremental sales tax revenues, other financing vehicles available for urban renewal activities include, without limitation: issuance of notes, bonds, interim certificates, and certificates of indebtedness; along with other lawful obligations. The **Authority** may also borrow funds, access federal and state loans or grants, and earn interest income; as well as enter into reimbursement or annual appropriation agreements with public or private entities or any other lawful source; the principal, interest, costs and fees of which are paid for with available funds of the **Authority**.

7.3 Sales Tax Increment Revenues

It is the intent of the **City Council** in approving this **Amended Plan** that incremental property tax revenues will neither be collected nor used to further the objectives of the **Amended Plan**, or finance or refinancing, in whole or in part, the undertakings and activities of the **Authority**.

While this Amended West Glenwood Springs Urban Renewal Plan does not contemplate the use of *incremental* property tax revenues, the **City Council** may allocate incremental municipal sales tax revenues, if requested to do so, but only after receipt of a financing plan outlining the proposed amounts and purpose for which those resources are to be used and the approval of a

Cooperation Agreement by the **Authority Board** as described above and herein.

The approval of such **Cooperation Agreement** by the **City** and **Authority** will not constitute a substantial modification, or the addition of a new activity or undertaking. Finally, approval of such a **Cooperation Agreement** will not extend this **Amended Plan** or the duration of a specific **Urban Renewal Project** in the **Plan Area** which is presently twenty-five (25) years after the effective date of the **Plan's** adoption.

7.4 Other Financing Mechanisms and Structures

Although the **Authority** is authorized to finance implementation **Urban Renewal Projects** in the **Plan Area** by any method authorized by the **Act**, at the time this **Amended Plan** was prepared, **City Council** remained committed to being judicious in their use of monetary resources, and instead make programs and other mechanisms available that can be used independently or in various combinations. Given the obvious and well-documented obstacles often associated with redevelopment, particularly in challenging environments, the **Authority** recognizes the importance of making their offerings as comprehensive, flexible and creative as possible.

8.0 Severability

If any portion of this **Amended Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**. Further, if there is any conflict between the **Act** and this **Amended Plan**, the provisions of the **Act** shall prevail, and the language in the **Amended Plan** automatically deemed to conform to the **Law**.

Amended West Glenwood Springs Urban Renewal Plan

City of Glenwood Springs, Colorado

Appendix A:

2011 Glenwood Springs Comprehensive Plan References

2011 Glenwood Springs Comprehensive Plan References

Following are select references from the 2011 Glenwood Springs Comprehensive Plan that support the goals and objectives of this West Glenwood Springs Urban Renewal Plan.

Prologue / Executive Summary (taken largely verbatim)

The Evolution of a Community

Communities evolve over time. Glenwood Springs is different today than it was 20 years ago, and different than it will be 20 years into the future. The past 20 years of growth have brought new stores, bigger better schools, and a large hospital. Growth has also brought traffic congestion, different kinds of building styles, and higher taxes for services. The challenge of “change of course” is to have the positive impacts outweigh the negative ones. Surveys and public input conducted with this Plan update indicate that most people, on the whole, feel that Glenwood has gotten better since they’ve lived here.

The Comprehensive Plan is intended to help the city embrace its evolution by identifying key elements that need to be preserved and recommending or suggesting changes to those elements that need to be modified.

What makes a great, livable community? There are many interrelated factors—a “kit of parts.” Each part of the Comprehensive Plan addresses community issues in numerous ways. Each part, or element, of the Plan interacts with the others to achieve the preferred future. All of the parts have been considered for their individual functions, as well as how they operate as a whole.

Current Challenges

Specific current challenges for Glenwood Springs include:

Competition in the Role as a Regional Commercial Center of the County

Over the last decade Rifle has eclipsed Glenwood Springs in population, and has attracted major retailers, as well as businesses. The potential growth from New Castle to Parachute means that the western portion of Garfield County will continue to attract both retail and residential development.

Vitality

The need to grow to maintain vitality is compounded by a lack of land for the community to expand. This forces an introspective look at all opportunities for infill and redevelopment—growing inward and upward instead of outward.

Significant but Uncertain Impacts from Increased Energy Exploration/Development in Garfield County

A dramatic, decade-long buildup of energy-related workers living in Garfield County (including those working in Rio Blanco County) made it more difficult to attract employees to non-energy industry jobs. Due to the lack of available housing, energy workers were finding temporary housing in area hotels and motels, thereby reducing the available supply of rooms for the tourism industry. However, this was followed in 2008/9 by a sudden drop in energy prices, exploration, and the workforce. Revised projections indicate a period of slow growth before energy exploration expands significantly. Ultimately, energy-related jobs are expected to level off in Garfield County. This has spurred renewed interest in the diversification of the economy in order to lessen the impacts of a single industry decline.

The Lack of Affordable Housing for its Workforce, Both Rental and For-Sale Housing

The affordability and availability of housing is acknowledged to be a regional issue that requires a regional response. However, currently each community within the Roaring Fork and Colorado River Valleys are addressing their individual housing needs.

According to the 2004 Local and Regional Travel Patterns Study, of those working in Glenwood Springs, only 32% live in Glenwood Springs. Of those living in Glenwood Springs, 41% commute to work somewhere else. A 2005 housing study indicated that the city needs 2,885 additional dwelling units between 2005 in order to catch-up and keep up with the demand for housing. Similarly, the more recent Strategic Housing Plan, approved in 2010, recommended a goal of creating between 20 and 25 units per year between now and 2015, but went on to recognize that the current requirement or providing community housing is based on new residential development, and the city likely will not meet that target.

Increased Traffic and Congestion on Grand Avenue

State Highway 82 (SH 82) is the Roaring Fork River Valley's sole, regional commuter corridor. It is also Glenwood Springs' historic Downtown main street where it is four lanes wide and carrying daily traffic loads of 25,000 to 29,000 cars and trucks, on average. The 2004 Local and Regional Travel Pattern Study indicated that 35% of all work trips, and virtually all freight and goods delivery vehicle trips in the Roaring Fork Valley, traveled SH 82 in and through

West Glenwood Springs Urban Renewal Plan (11.13.2018)

Glenwood Springs. The amount of traffic carried by SH 82, and the highway's resulting impacts on the livability and survivability of Glenwood Springs' Downtown commercial core and nearby residential neighborhoods has been the topic of studies and discussions for decades. Recent projections show that SH 82 traffic volumes through Glenwood Springs will increase to between 47,900 and 52,000 vehicles per day by 2030.

Recent studies of traffic alternatives have increased the interest in, and concern about, a long-standing proposal for another alignment of SH 82 through Glenwood Springs, along the east side of the Roaring Fork River. This route has several possible alignments each of which has different cost implications, as well as impacts on the character of the community.

Community Character

As commercial development pressures increase, coupled with projections that the city needs to continue to grow and expand its workforce housing stock, how does Glenwood Springs maintain the small-town atmosphere that its residents and visitors prefer?

To Grow or Not to Grow

Consistent with regional growth policies, Glenwood Springs extended sewer services to developments south of the city along Four Mile Road, and entered into pre-annexation agreements that are still in-force. The county followed suit by designating these areas for urban development. Are those commitments, and that vision, still valid? If so, does it commit the city to extend its Urban Growth Boundary southward?

Finding Agreement on Complex Issues

Interrelatedness of Issues

Many of these issues are inter-related. Each part, or element, of the community interacts with the others, usually in multiple ways. For example, the location, density/intensity, mix/variety, and character/design of land uses dictate travel options and patterns. The location of school influences where utilities and roads are extended and where growth will follow. The alignment of an alternative route for SH 82 could impact the expansion of the Downtown to the west. Growing inward and upward allows continued vitality, but may change the character of the community. Land use decisions, how and where people live and businesses locate, profoundly influences behavior.

Regional Issues

Another factor adding to the complexity of issues in Glenwood Springs is the fact that many are regional issues. Glenwood Springs is not an island. Transportation, congestion,

commuting patterns, affordable housing, the location of jobs; and even the quality of air, water, and native habitat, are not isolated to political boundaries. What happens in one area affects another, despite local efforts to positively address any or all of these issues.

Diversity of Opinion

Though consensus is the goal sought for addressing the community's issues, the public input process has demonstrated that there is a wide diversity of opinion on many of the issues confronting the city: the relocation of SH 82, the treatment of Grand Avenue, the mass and scale of the Downtown, potential annexations to the south of town, and the future use of the airport are just a few. As a result, the direction of the Comprehensive Plan represents a combination of public input and professional judgment.

The 2011 Glenwood Springs Comprehensive Plan brings direction to many of the issues that have confronted the community for years, and presents the next steps of action for the city to take shape and do so in a sustainable manner.

Sustainability is a concept that has only reached the public consciousness in the last couple of decades. The term is used to mean many different things. The simplest definition of sustainability is the ability to meet the needs of the present without compromising the ability of future generations to meet their needs. This means utilizing resources in a way that allows future generations to use them, also. The concept of sustainability applies to the environment, fiscal actions, and social responsibility.

Environmental sustainability respects natural systems and resources. This means reducing unnecessary waste, pollutants and energy usage in order to protect the quality of water, air and soils. It also means protecting the river corridors and mountain landscape, preserving important ecosystems and habitat.

Fiscal sustainability is living within one's means—as an individual or a community. This means avoiding growth patterns that cost more to serve than the tax revenues they produce. Outward, "greenfield" growth requires new services and infrastructure, whereas inward growth (infill and redevelopment) takes advantage of existing services and infrastructure, usually in a fiscally efficient manner.

Social sustainability means taking care of the community to ensure opportunities for proper shelter, food, education, and a healthy lifestyle. It also means that community efforts are equitable, ensuring that the benefits of development are distributed fairly across society. Another aspect of social sustainability is preservation and respect of cultures and heritage.

The physical design of the community can make it either easier or more difficult for a community to be socially sustainable. Creating places for people to gather and interact, and creating a variety of transportation modes adds to a community's vibrancy.

Sustainability is a key foundation of the 2011 Glenwood Springs Comprehensive Plan. Many of the concepts presented work concurrently and collaboratively so that Glenwood Springs can evolve toward a sustainable future.

Chapter 3 Community Character and Form

Strategies and Actions to Promote Community Character and Form

1. Direct Development into a Compact Form: Infill and Redevelopment

The city will maintain a compact urban form by growing inward and upward. Due largely to topographic constraints, the city has few opportunities for outward expansion. Primary opportunities for additional growth include the Downtown and *secondary commercial centers* such as the Glenwood Springs Mall, Roaring Fork Marketplace, and Confluence Areas; as well as commercial districts on Grand Avenue in the vicinity of 14th Street and 20th Street, and along US Highway 6. Encouraging a compact urban form and directing development where infrastructure already exists will allow for the efficient delivery of services, preservation of its small-town character, and protection of its cultural and natural resources.

Secondary Commercial Centers - There are a number of secondary commercial centers located throughout the city that provide convenient access to retail goods and services. In several cases, grocery stores serve as the anchor, supported by service operators, small shops, and restaurants. Many are surrounded by neighborhoods, and most were developed years ago in a "strip mall" style of development with large parking lots between buildings and public rights-of-way. As property values and retailing trends have changed, the format of these secondary centers are becoming somewhat obsolete, and several are being repurposed into mixed-use neighborhoods with retail, office and housing uses. Examples of these centers include:

- Safeway Site (20th Street and Grand Avenue) Current use: local groceries and associated retail

- City Market Site (14th Street and Grand Avenue) Current use: local groceries and associated retail
- Roaring Fork Marketplace / Wal-Mart (3200 block of South Glen Avenue) Current use: regional big box and office retail / services
- **West Glenwood Springs Mall (51000 block Hwy 6) Current use: regional big box, local and regional shopping**
- Glenwood Meadows (Wulfsohn Road / Midland Drive) Current use: regional big-box retail, local and regional shopping

The **Comprehensive Plan** envisions properties in the Glenwood Springs Mall area, as well as those located immediately to the north, as an integrated and redeveloped multi-use community with a significant element of medium- to high-density residential uses, internal system of sidewalks and community spaces; collectively offering a gathering place for residents and visitors in the far west end of town.

2. Create Sub-Area Plans for Center Redevelopment

The city will work with willing property owners to develop sub-area plans for Downtown and secondary commercial centers, in an effort to understand the feasibility of different redevelopment programs, refine the vision accordingly, and assign resources necessary to incent redevelopment.

Chapter 4 Economic Development

Strategies and Actions to Promote Economic Development

1. Create Opportunity - Allocate Adequate Land

In addition to limited opportunities within the city limits to host new industries and businesses, the land that is available will require a new zoning classification to allow for easier development of businesses. To this end, the city should consider revising the zoning code to allow for more flexibility related to uses within structures and sites. Similarly, there is also an inadequate supply of attractive and accessible office space, and commercial space configured to accommodate evolving retail trends. To this end, the City should consider facilitating redevelopment of existing buildings, conducting an analysis of existing spaces, and investigating opportunities for new development located immediately adjacent to the city limits and within its Urban Growth Boundary. A sample location for these types of activities includes the area around and including the Glenwood Springs Mall in west Glenwood.

2. Retain, Enhance and Expand the Long-Standing Tourist Market

Tourism has long been an important component of the Glenwood Springs economy. The city should continue efforts to support the tourism market, its agencies, amenities, and facilities including Vapor Caves, Doc Holliday Grave Site, Glenwood Caverns, and Glenwood Hot Springs Pool. To this end, the city should preserve and enhance recreational opportunities (river access, kayak park, parks, and trails) and other city-owned assets in an effort to attract more tourists and encourage them to stay longer. The city should also consider enhancing the Downtown by creating pedestrian-oriented amenities, encouraging special shops and restaurants, lodging and events, so that it is a place where people want to live and visit. The city should consciously retain lodging units in other areas of the city, as well, including West Glenwood, Glenwood Meadows, and the Hwy 6 corridor.

3. Maintain Glenwood Springs Role as a Regional Center

Glenwood Springs should retain regional businesses that are convenient to regional clients. One step in doing this is to retain automobile dealership, highway-oriented services, and big box retail centers that serve the region.

Amended West Glenwood Springs Urban Renewal Plan

City of Glenwood Springs, Colorado

Appendix B:

Original and Amended West Glenwood Springs Urban Renewal Plan Area Legal Description

West Glenwood Springs Urban Renewal Plan Area

Legal Description

A parcel of land situated in Lots 1 and 2 and in the North 1/2 of the Southeast 1/4 of Section 6 Township 6 South, Range 89 West of the Sixth Principal Meridian, City of Glenwood Springs, County of Garfield, State of Colorado, said parcel being more particularly described as follows:

Tracts E and F as shown on the plat of the Resubdivision of Glenwood Springs Mall Subdivision, Except Tracts A, B, C & D, recorded as Reception Number 336102, on January 18, 1983 in the office of the Garfield County, Colorado, Clerk and Recorded; together with that portion of the right-of-way of Storm King Road situated between the northerly and southerly boundary lines said Resubdivision of Glenwood Springs Mall Subdivision, Except Tracts A, B, C & D, extended westerly to the easterly boundary line of the Glenwood Auto Plaza Subdivision as shown on the plat recorded as Reception Number 396937, on November 18, 1988 in the office of said Garfield County, Colorado, Clerk and Recorded; together with the right-of-way of U.S. Highway 6 & 24 situated between the westerly and easterly boundary lines of said Resubdivision of Glenwood Springs Mall Subdivision, Except Tracts A, B, C & D, extended southerly.

Section: 6 Township: 6 Range: 89 Subdivision: GLENWOOD SPRINGS MALL Lot: TR F

Section: 6 Township: 6 Range: 89 Subdivision: GLENWOOD SPRINGS MALL Lot: E



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Parking Enforcement on Downtown Private Properties

Action Requested: Discussion of the existing ordinance and its ramifications for the City Police and Enforcement Officers.

Department: Public Works

Presented By: Matthew Langhorst, Public Works Director

Background Info: City Council adopted an ordinance back in 2002 that adjusted how the police department patrols private parking lots in the City. The section of the City Code that this change can be found under is "120.040.020 – Additions, deletions, or modifications to the Model Traffic Code, subsection 11". The revisions to the section within the ordinance read as such:

"Section 1204(10) Stopping, Standing, or Parking Prohibited in Specified Places.

"(b) In any private parking area within this municipality where signs are posted sufficient to inform the public of the parking restrictions thereon and the penalties for violation thereof, where the vehicles properly parking thereon are obviously marked as such in the front driver's side window, and where such signs and markings have first been approved in writing by the City's Chief of Police or his/her designee. The owner of the vehicle in violation of this provision is liable for the payment of the respective fine(s) unless he/she can furnish sufficient evidence that the vehicle was, at the time of the violation, in the care, custody or control of another person. To avoid liability for payment, the owner of the vehicle must provide, within three (3) days after receiving notification of the violation, the City Attorney with the name and address of the person who had care, custody or control of the vehicle at the time of the violation."

The ordinance states that the reason that the City Police/Enforcement Officers have been assigned the regulation and enforcement of private parking lots is due to the difficulty of the private land owners to monitor their facilities on a minute-by-minute basis and the alternative to the City monitoring of the parking lots is for those lots to potentially be gated off to the public on a permanent basis thus eliminating even after hours use of the parking lots.

The ordinance does not state what the limits or boundary of this enforcement area is, it does state the "downtown area" but it does not limit the enforcement to that area only stating "numerous private parking areas located within the City are currently being used on a regular basis by persons without the right and privilege to do so".

The issue with the way the ordinance is written is that any private parking lot owner in town that would like to have their parking lot patrolled and enforced by the Police Department could request it and the Police Department should abide by that request. Completing a small survey of the downtown private parking lots, I noted that all lots each had parking stall signage for who can park in their stall. Some of the parking lots have gone to the point of adding an overall parking sign at the entrance or entrances to that parking lot. Some of the overall parking sign text read: "No Public Parking At Any Time", "Bank and Tenant Parking – 6am to 6pm, Vaudeville Parking – 6pm to Midnight", "Parking Restricted to Patrons of Sunlight Ski and Bike and Goluba & Goluba PC", "Reserved Parking Only, All others will be towed or booted at owners expense CRS-42-4-1102" and "Reserved Parking by Permit Only per Glenwood Springs Municipal Code, Violators will be ticketed and/or towed at owners expense".

Most of the stalls within these parking lots have signs that designate the stall to a particular owner, client, tenant, etc. so there does not appear to be any lack of private parking lot signage and control over how these private parking lot owners handle people illegally parking in their lots. Thus it begs the question of why is the City Police Department a part of patrolling, ticketing or towing on private lots that appear to have the situation under control. One of the major lots in the downtown area does not allow Public Parking at any time, thus adding a gate would not change the situation in this lot anyhow. Other downtown parking lots have gone with gates and validated tickets or a parking fee to use the lot.

The police department is asking for removal of the ordinance from the City Code.

There would be no change to the following, allowing the Glenwood Springs Police Department to enforce traffic laws and violations that occur on Private property.

120.040.010 - Model Traffic Code adopted.

(a)

Adoption. Pursuant to C.R.S. Parts 1 and 2 of Article 16 of Title 31, as amended, and for the purposes of regulating vehicles and traffic within the City, there is hereby adopted by reference the 2010 edition of the "Model Traffic Code for Colorado Municipalities," promulgated and published as such by the Colorado Department of Transportation, Safety and Traffic Engineering Branch.

(b)

Application. This Article shall apply to every street, alley, sidewalk area, driveway, park and every other public way, public place or public parking area, either within or outside the corporate limits of the City, the use of which the City has jurisdiction and authority to regulate. The provisions of Sections 606, 1206, 1208, 1211, 1401, 1402, and 1413 and Part 16 of the adopted Model Traffic Code, respectively concerning unauthorized devices, unattended motor vehicles, parking privileges for persons with disabilities, limitations on backing, reckless driving, careless driving, and eluding police officers shall apply not only to public places and ways but also throughout the City. (A 2-11, §2)

The approved 2002 No.7 ordinance and the Model Traffic Code section 1204 have been included as attachments for Council review.

Issues:

None

Staff Recommendation:

Staff is looking for clarification on the Ordinance or removal of the Ordinance from the Municipal Code if Council sees fit.

EFFECTIVE

4/5/02

ORDINANCE NO. 7

Series of 2002

**AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS,
COLORADO, PROHIBITING VEHICLE TRESPASS ON PRIVATE
PARKING LOTS LOCATED WITHIN THE CITY; AND PROVIDING
PENALTIES FOR VIOLATION THEREOF.**

WHEREAS, the City has adopted the Model Traffic Code for Colorado Municipalities and amendments thereto in Article 120.040 of the Municipal Code; and

WHEREAS, the City currently enforces parking restrictions under various specified circumstances in and around the City; and

WHEREAS, parking areas, especially in the downtown area, are scarce and require constant monitoring by the City; and

WHEREAS, numerous private parking areas located within the City are currently being used on a regular basis by persons without the right and privilege to do so; and

WHEREAS, it is impossible for private parking owners to have trespassing vehicles towed from their lots or to monitor the areas on a minute-by-minute basis, such that a prosecutable complaint could be sworn; and

WHEREAS, unless an enforcement mechanism is put in place by the City, the parking areas are likely to be gated by the owners and, therefore, off-limits to the public during the overnight hours; and

WHEREAS, City Council hereby finds it in the best interest of the citizens of the City of Glenwood Springs to provide City enforcement of the private parking areas.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. Paragraph H of Section 120.040.020 of the Municipal Code is hereby amended by adding a new subparagraph (8) to read as follows:

“120.040.020. Additions, Deletions, or Modifications to Model Traffic Code.

*
*
*

H. Article 1, Part 12, Section 1204 is hereby amended by the addition of subsections (7) and (8) as follows:

Section 1204(7) and (8). Stopping, Standing, or Parking Prohibited in Specified Places.

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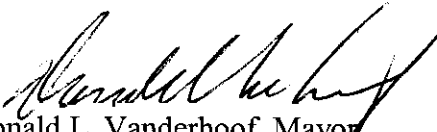
- (8) In any private parking area within this municipality where signs are posted sufficient to inform the public of the parking restrictions thereon and the penalties for violation thereof, where the vehicles properly parking thereon are obviously marked as such in the front driver's side window, and where such signs and markings have first been approved in writing by the City's Chief of Police or his/her designee. The owner of the vehicle in violation of this provision is liable for the payment of the respective fine(s) unless he/she can furnish sufficient evidence that the vehicle was, at the time of the violation, in the care, custody or control of another person. To avoid liability for payment, the owner of the vehicle must provide, within three (3) days after receiving notification of the violation, to furnish the City Attorney the name and address of the person who had care, custody or control of the vehicle at the time of the violation.

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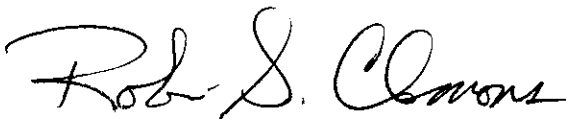
Section 2. Any ordinances or resolutions or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict only.

INTRODUCED, READ ON FIRST READING, PASSED, AND ORDERED
PUBLISHED IN FULL THIS 2nd DAY OF MARCH, 2002.

CITY OF GLENWOOD SPRINGS, COLORADO


Donald L. Vanderhoof, Mayor

ATTEST:


Robin S. Clemons, City Clerk

INTRODUCED, READ ON SECOND READING, APPROVED, AND ORDERED
PUBLISHED BY TITLE ONLY AND TO BE EFFECTIVE TEN DAYS FOLLOWING THE

DATE OF SECOND PUBLICATION THIS 21ST DAY OF MARCH,
2002.

CITY OF GLENWOOD SPRINGS, COLORADO

A handwritten signature in black ink, appearing to read "Rick Davis".

Rick Davis, Mayor Pro Tem

ATTEST:

A handwritten signature in black ink, appearing to read "Robin S. Clemons".

Robin S. Clemons, City Clerk

PART 12 PARKING

1201. Starting parked vehicle.

No person shall start a vehicle which is stopped, standing, or parked unless and until such movement can be made with reasonable safety. Any person who violates any provision of this section commits a class A traffic infraction.

1202. Parking or abandonment of vehicles.

(1) No person shall stop, park, or leave standing any vehicle, either attended or unattended, outside of a business or a residential district, upon the paved or improved and main-traveled part of the highway. Nothing contained in this section shall apply to the driver of any vehicle which is disabled while on the paved or improved and main-traveled portion of a highway in such manner and to such extent that it is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position, subject, when applicable, to the emergency lighting requirements set forth in section 230.

(2) Any person who violates any provision of this section commits a class B traffic infraction.

1203.

1204. Stopping, standing, or parking prohibited in specified places.

(1) Except as otherwise provided in subsection (4) of this section, no person shall stop, stand, or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or an official traffic control device, in any of the following places:

(a) On a sidewalk;

- (b) Within an intersection;
- (c) On a crosswalk;
- (d) Between a safety zone and the adjacent curb or within thirty feet of points on the curb immediately opposite the ends of a safety zone, unless the traffic authority indicates a different length by signs or markings;
- (e) Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
- (f) On the roadway side of any vehicle stopped or parked at the edge or curb of a street;
- (g) Upon any bridge or other elevated structure upon a highway or within a highway tunnel;
- (h) On any railroad tracks;
- (i) On any controlled-access highway;
- (j) In the area between roadways of a divided highway, including crossovers;
- (k) At any other place where official signs prohibit stopping.

(2) Except as otherwise provided in subsection (4) of this section, in addition to the restrictions specified in subsection (1) of this section, no person shall stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or an official traffic control device, in any of the following places:

- (a) Within five feet of a public or private driveway;
- (b) Within fifteen feet of a fire hydrant;
- (c) Within twenty feet of a crosswalk at an intersection;
- (d) Within thirty feet upon the approach to any flashing beacon or signal, stop sign, yield sign, or traffic control signal located at the side of a roadway;
- (e) Within twenty feet of the driveway entrance to any fire station or, on the side of a street opposite the entrance to any fire station, within seventy-five feet of said entrance when properly signposted;

(f) At any other place where official signs prohibit standing.

(3) In addition to the restrictions specified in subsections (1) and (2) of this section, no person shall park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device, in any of the following places:

(a) Within fifty feet of the nearest rail of a railroad crossing;

(b) At any other place where official signs prohibit parking.

(4) (a) Paragraph (a) of subsection (1) of this section shall not prohibit persons from parking bicycles or electrical assisted bicycles on sidewalks in accordance with the provisions of section 1412 (11) (a) and (11) (b).

(b) Paragraph (f) of subsection (1) of this section shall not prohibit persons from parking two or more bicycles or electrical assisted bicycles abreast in accordance with the provisions of section 1412 (11) (d).

(c) Paragraphs (a), (c), and (d) of subsection (2) of this section shall not apply to bicycles or electrical assisted bicycles parked on sidewalks in accordance with section 1412 (11) (a) and (11) (b).

(5) No person shall move a vehicle not lawfully under such person's control into any such prohibited area or away from a curb such distance as is unlawful.

(6) This local authority, with respect to highways under its jurisdiction, may place official traffic control devices prohibiting, limiting, or restricting the stopping, standing, or parking of vehicles on any highway where it is determined, upon the basis of a traffic investigation or study, that such stopping, standing, or parking is dangerous to those using the highway or where the stopping, standing, or parking of vehicles would unduly interfere with the free movement of traffic thereon. No person shall stop, stand, or park any vehicle in violation of the restrictions indicated by such devices.

(7) Any person who violates any provision of this section commits a class B traffic infraction.

(8) A political subdivision may not adopt or enforce an ordinance or regulation that prohibits the parking of more than one motorcycle within a space served by a single parking meter.

1205. Parking at curb or edge of roadway.

(1) Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.

(2) Except as otherwise provided by local ordinance, every vehicle stopped or parked upon a one-way roadway shall be so stopped or parked parallel to the curb or edge of the roadway in the direction of authorized traffic movement, with its right-hand wheels within twelve inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder or with its left-hand wheels within twelve inches of the left-hand curb or as close as practicable to the left edge of the left-hand shoulder.

(3) Local authorities may by ordinance permit angle parking on any roadway; except that angle parking shall not be permitted on any state highway unless the department of transportation has determined by resolution or order entered in its minutes that the roadway is of sufficient width to permit angle parking without interfering with the free movement of traffic.

(4) Any person who violates any provision of this section commits a class B traffic infraction.

1206. Unattended motor vehicle.

No person driving or in charge of a motor vehicle shall permit it to stand unattended without first stopping the engine, locking the ignition, removing the key from the ignition, and



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Consideration of Property Purchase at Halle Tract Minor Subdivision, Block 1, Lot 2, Reception #870126

Action Requested: Direct staff to enter purchase agreement.

Department: Fire Department

Presented By: Gary Tillotson, Fire Chief

Background Info: The City offered \$915,000 for a piece of property adjacent to Discount Tire that would be purchased by the Fire Equipment Replacement Fund. The seller's counter offer accepted the price and they would like to negotiate a cost sharing agreement and clean up several easements that exist. The final agreement may differ slightly from the attached draft as these issues are worked through but staff believes we can reach agreement.

Issues: The Fire Equipment Replacement Fund balance is \$2,138,000.

Staff Recommendation: Staff supports this agreement.

**Bullock & Hinkey Real Estate**

3110 A Blake Avenue Glenwood Springs, CO 81601

Kelly R. McKee Broker Associate krmckee@sopris.net

Ph: 970-618-0901

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(CBS4-5-19) (Mandatory 7-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE**(LAND)**☒ **Property with No Residences)**☐ **Property with Residences-Residential Addendum Attached)**Date: 12/20/2019**AGREEMENT**

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. Buyer, City of Glenwood Springs (Buyer) will take title to the Property described below as

☐ **Joint Tenants** ☐ **Tenants In Common** ☒ **Other**.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions.**

2.3. Seller. Halle Properties, LLC (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of

Garfield, Colorado:

Section: 5 Township: 6 Range: 89 Subdivision: HALLE TRACT MINOR Block: 1 Lot: 2 RECEPTION # 870126

known as No. TBD Highway 6 & 24, Glenwood Springs, CO 81601,

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:

n/a If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Personal Property -- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except n/a.

Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions): n/a

2.7. Water Rights, Well Rights, Water and Sewer Taps.

☐ **2.7.1. Deeded Water Rights.** The following legally described water rights:

n/a

Any deeded water rights will be conveyed by a good and sufficient n/a deed at Closing.

☐ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§

2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

☐ **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a
If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:
n/a

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	5 Days After MEC
Title			
2	§ 8.1, 8.4	Record Title Deadline	14 Days After MEC
3	§ 8.2, 8.4	Record Title Objection Deadline	30 Days After MEC
4	§ 8.3	Off-Record Title Deadline	14 Days After MEC
5	§ 8.3	Off-Record Title Objection Deadline	30 Days After MEC
6	§ 8.5	Title Resolution Deadline	33 Days After MEC
7	§ 8.6	Right of First Refusal Deadline	n/a
Owners' Association			
8	§ 7.2	Association Documents Deadline	n/a
9	§ 7.4	Association Documents Termination Deadline	n/a
Seller's Disclosures			
10	§ 10.1	Seller's Property Disclosure Deadline	10 Days After MEC
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	n/a
Loan and Credit			
12	§ 5.1	New Loan Application Deadline	n/a
13	§ 5.2	New Loan Termination Deadline	n/a
14	§ 5.3	Buyer's Credit Information Deadline	n/a
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	n/a
16	§ 5.4	Existing Loan Deadline	n/a
17	§ 5.4	Existing Loan Termination Deadline	n/a
18	§ 5.4	Loan Transfer Approval Deadline	n/a
19	§ 4.7	Seller or Private Financing Deadline	n/a
Appraisal			
20	§ 6.2	Appraisal Deadline	n/a
21	§ 6.2	Appraisal Objection Deadline	n/a
22	§ 6.2	Appraisal Resolution Deadline	n/a
Survey			
23	§ 9.1	New ILC or New Survey Deadline	25 Days After MEC
24	§ 9.3	New ILC or New Survey Objection Deadline	27 Days After MEC
25	§ 9.3	New ILC or New Survey Resolution Deadline	30 Days After MEC
Inspection and Due Diligence			
26	§ 10.3	Inspection Objection Deadline	30 Days After MEC
27	§ 10.3	Inspection Termination Deadline	33 Days After MEC
28	§ 10.3	Inspection Resolution Deadline	33 Days After MEC
29	§ 10.5	Property Insurance Termination Deadline	30 Days After MEC
30	§ 10.6	Due Diligence Documents Delivery Deadline	14 Days After MEC
31	§ 10.6	Due Diligence Documents Objection Deadline	30 Days After MEC
32	§ 10.6	Due Diligence Documents Resolution Deadline	33 Days After MEC
33	§ 10.6	Environmental Inspection Termination Deadline	n/a
34	§ 10.6	ADA Evaluation Termination Deadline	n/a

35	§ 10.7	Conditional Sale Deadline	<i>n/a</i>	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	<i>n/a</i>	
37	§ 11.1, 11.2	Estoppel Statements Deadline	<i>n/a</i>	
38	§ 11.3	Estoppel Statements Termination Deadline	<i>n/a</i>	
Closing and Possession				
39	§ 12.3	Closing Date	<i>35 Days After MEC</i>	
40	§ 17	Possession Date	<i>Immediately Following a Successful Closi</i>	
41	§ 17	Possession Time	<i>Immediately Following a Successfully Funded Closing</i>	
42	§ 28	Acceptance Deadline Date	<i>1/3/2020</i>	Friday
43	§ 28	Acceptance Deadline Time	<i>5:00 p.m. MT</i>	
44	<i>n/a</i>	<i>n/a</i>		
45	<i>n/a</i>	<i>n/a</i>		

3.2. Applicability of Terms. Any box checked in this Contract means the corresponding provision applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

4.1. Price and Terms. The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	<i>\$915,000.00</i>	
2	§ 4.3	Earnest Money		<i>\$10,000.00</i>
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	<i>n/a</i>	<i>n/a</i>		
8	<i>n/a</i>	<i>n/a</i>		
9	§ 4.4	Cash at Closing		<i>\$905,000.00</i>
10		TOTAL	<i>\$915,000.00</i>	<i>\$915,000.00</i>

4.2. Seller Concession. At Closing, Seller will credit to Buyer \$ *n/a* (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

4.3. Earnest Money. The Earnest Money set forth in this section, in the form of a *Good Funds payable*, will be payable to and held by *Seller's Choice of Title Company* (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

4.4. Form of Funds; Time of Payment; Available Funds.

4.4.1. Good Funds. All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good Funds).

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer represents that Buyer, as of the date of this Contract, ☒ **Does** ☐ **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan. (Omitted as inapplicable)

4.6. Assumption. (Omitted as inapplicable)

4.7. Seller or Private Financing. (Omitted as inapplicable)

TRANSACTION PROVISIONS

5. FINANCING CONDITIONS AND OBLIGATIONS. (Omitted as inapplicable)

5.3. Credit Information and Buyer's New Senior Loan. (Omitted as inapplicable)

5.4. Existing Loan Review. (Omitted as inapplicable)

6. APPRAISAL PROVISIONS.

6.1. Appraisal Definition. An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

6.2. Appraisal Condition. The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3, or if a cash transaction (i.e. no financing), § 6.2.1 applies.

6.2.1. Conventional/Other. Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**, notwithstanding § 8.3 or § 13:

6.2.1.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

6.2.1.2. Appraisal Objection. Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. Appraisal Resolution. If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, i.e., on or before expiration of **Appraisal Resolution Deadline**.

6.3. Lender Property Requirements. If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Requirements; (2) the Lender Requirements have been completed; or (3) the satisfaction of the Lender Requirements is waived in writing by Buyer.

6.4. Cost of Appraisal. Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐ **Buyer** ☐ **Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. OWNERS' ASSOCIATION. This Section is applicable if the Property is located within a Common

Interest Community and subject to the declaration (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer. Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1 and 7.3.2, collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

7.3.5. The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name of title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4 and 7.3.5, collectively, Financial Documents);

7.3.6. Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2 (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

7.4. Conditional on Buyer's Review. Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 25.1, on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 25.1 by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the provisions of § 8.6 (Right of First Refusal or Contract Approval).

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**8.1. Evidence of Record Title.**

☒ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☐ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.

If neither box in § 8.1.1 or § 8.1.2 is checked, § 8.1.1 applies.

8.1.3. Owner's Extended Coverage (OEC). The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☐ **Buyer** ☒ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** n/a.

Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.5 (Right to Object to Title, Resolution).

8.1.4. Title Documents. Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

8.1.5. Copies of Title Documents. Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

8.1.6. Existing Abstracts of Title. Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

8.2. Record Title. Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.5 (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2 (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.5 (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required by § 8.1 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

8.3. Off-Record Title. Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters (including, without limitation, rights of first refusal and options) not shown by public records, of which Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2 (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3 (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.5 (Right to Object to Title, Resolution). If Seller does not

receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

A tax certificate from the respective county treasurer listing any special taxing districts that effect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the Property is located within a special taxing district and such inclusion is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may object, on or before **Record Title Objection Deadline**. If the Tax Certificate shows that the Property is included in a special taxing district and is received by Buyer after the **Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to the Property's inclusion in a special taxing district as unsatisfactory to Buyer.

8.5. Right to Object to Title, Resolution. Buyer's right to object, in Buyer's sole subjective discretion, to any title matters includes those matters set forth in § 8.2 (Record Title), § 8.3 (Off-Record Title), § 8.4 (Special Taxing District) and § 13 (Transfer of Title). If Buyer objects to any title matter, on or before the applicable deadline, Buyer has the following options:

8.5.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2 (Record Title), § 8.3 (Off-Record Title) or § 8.4 (Special Taxing Districts), the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

8.5.2. Title Objection, Right to Terminate. Buyer may exercise the Right to Terminate under § 25.1, on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

8.6. Right of First Refusal or Contract Approval. If there is a right of first refusal on the Property or a right to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the holder of the right of first refusal exercises such right or the holder of a right to approve disapproves this Contract, this Contract will terminate. If the right of first refusal is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If expiration or waiver of the right of first refusal or approval of this Contract has not occurred on or before **Right of First Refusal Deadline**, this Contract will then terminate.

8.7. Title Advisory. The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property, and various laws and governmental regulations concerning land use, development and environmental matters.

8.7.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

8.7.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

8.7.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING FACILITIES.

8.7.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL

INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

8.7.5. Title Insurance Exclusions. Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

8.8. Consult an Attorney. Buyer is advised to timely consult legal counsel with respect to all such matters as there are strict time limits provided in this Contract (e.g., **Record Title Objection Deadline** and **Off-Record Title Objection Deadline**).

9. NEW ILC, NEW SURVEY.

9.1. New ILC or New Survey. If the box is checked, a: 1) ☐ **New Improvement Location Certificate (New ILC)**; or, 2) ☒ **New Survey** in the form of [Buyer's Choice of Type of Survey](#); is required and the following will apply:

9.1.1. Ordering of New ILC or New Survey. ☐ **Seller** ☒ **Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date after the date of this Contract.

9.1.2. Payment for New ILC or New Survey. The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐ **Seller** ☒ **Buyer** or [n/a](#)

9.1.3. Delivery of New ILC or New Survey. Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and [Buyer's Agents](#) will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

9.1.4. Certification of New ILC or New Survey. The New ILC or New Survey will be certified by the surveyor to all those who are to receive the New ILC or New Survey.

9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection. Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

9.3. New ILC or New Survey Objection. Buyer has the right to review and object to the **New ILC or New Survey**. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3 or § 13:

9.3.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

9.3.2. New ILC or New Survey Objection. Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

9.3.3. New ILC or New Survey Resolution. If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination, i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**.

DISCLOSURE, INSPECTION AND DUE DILIGENCE

10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE, AND SOURCE OF WATER.

10.1. Seller's Property Disclosure. On or before **Seller's Property Disclosure Deadline**, Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of this Contract.

10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition. Seller must disclose to Buyer any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "**As Is**" condition, "**Where Is**" and "**With All Faults**."

10.3. Inspection. Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its

effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

10.3.1. Inspection Objection. On or before the **Inspection Objection Deadline**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct; or

10.3.2. Terminate. On or before the **Inspection Termination Deadline**, notify Seller in writing, pursuant to § 25.1, that this Contract is terminated due to any unsatisfactory condition. **Inspection Termination Deadline will be on the earlier of Inspection Resolution Deadline or the date specified in § 3.1 for Inspection Termination Deadline.**

10.3.3. Inspection Resolution. If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination, i.e., on or before expiration of **Inspection Resolution Deadline**.

10.4. Damage, Liens and Indemnity. Buyer, except as otherwise provided in this Contract or other written agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the termination of this Contract. This § 10.4 does not apply to items performed pursuant to an Inspection Resolution.

10.5. Insurability. Buyer has the right to review and object to the availability, terms and conditions of and premium for property insurance (Property Insurance). Buyer has the Right to Terminate under § 25.1, on or before **Property Insurance Termination Deadline**, based on any unsatisfactory provision of the Property Insurance, in Buyer's sole subjective discretion.

10.6. Due Diligence.

10.6.1. Due Diligence Documents. If the respective box is checked, Seller agrees to deliver copies of the following documents and information pertaining to the Property (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline**:

☐ **10.6.1.1.** All contracts relating to the operation, maintenance and management of the Property;

☐ **10.6.1.2.** Property tax bills for the last n/ years;

☐ **10.6.1.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical, and structural systems, engineering reports, and permanent Certificates of Occupancy, to the extent now available;

☐ **10.6.1.4.** A list of all Inclusions to be conveyed to Buyer;

☐ **10.6.1.5.** Operating statements for the past n/a years;

☐ **10.6.1.6.** A rent roll accurate and correct to the date of this Contract;

☐ **10.6.1.7.** All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases): n/a

☐ **10.6.1.8.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet been completed and capital improvement work either scheduled or in process on the date of this Contract;

☐ **10.6.1.9.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past n/a years;

☐ **10.6.1.10.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3);

☐ **10.6.1.11.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;

☐ **10.6.1.12.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;

☐ **10.6.1.13.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and

☐ **10.6.1.14.** Other documents and information:

n/a

10.6.2. Due Diligence Documents Review and Objection. Buyer has the right to review and object to Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are

unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

10.6.2.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

10.6.2.2. Due Diligence Documents Objection. Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

10.6.2.3. Due Diligence Documents Resolution. If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination, i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**.

10.6.3. Zoning. Buyer has the Right to Terminate under § 25.1, on or before **Due Diligence Documents Objection Deadline**, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

10.6.4. Due Diligence – Environmental, ADA. Buyer has the right to obtain environmental inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable. ☐ Seller ☐ Buyer will order or provide ☐ **Phase I Environmental Site Assessment**, ☐ **Phase II Environmental Site Assessment** (compliant with most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or ☐ n/a, at the expense of ☐ Seller ☐ Buyer (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the **Environmental Inspection Termination Deadline** will be extended by n/ days (Extended Environmental Inspection Termination Deadline) and if such Extended Environmental Inspection Termination Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of time. In such event, ☐ Seller ☐ Buyer must pay the cost for such Phase II Environmental Site Assessment.

Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4, Buyer has the Right to Terminate under § 25.1, on or before **Environmental Inspection Termination Deadline**, or if applicable, the Extended Environmental Inspection Termination Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

Buyer has the Right to Terminate under § 25.1, on or before **ADA Evaluation Termination Deadline**, based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

10.7. Conditional Upon Sale of Property. This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as n/a. Buyer has the Right to Terminate under § 25.1 effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this provision.

10.8. Source of Potable Water (Residential Land and Residential Improvements Only).

Buyer ☐ Does ☒ Does Not acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for the Property. ☒ There is **No Well**. Buyer ☐ Does ☐ Does Not acknowledge receipt of a copy of the current well permit.

Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

10.9. Existing Leases; Modification of Existing Leases; New Leases. Seller states that none of the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

11. ESTOPPEL STATEMENTS.

11.1. Estoppel Statements Conditions. Buyer has the right to review and object to any Estoppel Statements. Seller must request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**, statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating:

11.1.1. The commencement date of the Lease and scheduled termination date of the Lease;

11.1.2. That said Lease is in full force and effect and that there have been no subsequent modifications or amendments;

11.1.3. The amount of any advance rentals paid, rent concessions given, and deposits paid to Seller;

11.1.4. The amount of monthly (or other applicable period) rental paid to Seller;

11.1.5. That there is no default under the terms of said Lease by landlord or occupant; and
11.1.6. That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.

11.2. **Seller Estoppel Statements.** In the event Seller does not receive from all tenants of the Property a completed signed Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents required §11.1 above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

11.3. **Estoppel Statements Termination.** Buyer has the Right to Terminate under § 25.1, on or before **Estoppel Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.

CLOSING PROVISIONS

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

12.1. **Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably-required documents at or before Closing.

12.2. **Closing Instructions.** Colorado Real Estate Commission's Closing Instructions ☐ Are ☒ Are Not executed with this Contract.

12.3. **Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. The hour and place of Closing will be as designated by Buyers.

12.4. **Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

13. **TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing:

☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ n/a deed. Seller, provided another deed is not selected, must execute and deliver a good and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in §30 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

14. **PAYMENT OF LIENS AND ENCUMBRANCES.** Unless agreed to by Buyer in writing, any amounts owed on any liens or encumbrances securing a monetary sum, including, but not limited to, any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not and previous years' taxes, will be paid at or before Closing by Seller from the proceeds of this transaction or from any other source.

15. CLOSING COSTS, CLOSING FEE, ASSOCIATION FEES AND TAXES.

15.1. **Closing Costs.** Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein.

15.2. **Closing Services Fee.** The fee for real estate closing services must be paid at Closing by ☐ Buyer ☐ Seller ☒ One-Half by Buyer and One-Half by Seller ☐ Other n/a

15.3. **Status Letter and Record Change Fees.** At least fourteen days prior to **Closing Date**, Seller agrees to promptly request the Association to deliver to Buyer a current Status Letter. Any fees incident to the issuance of Association's Status Letter must be paid by ☒ None ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller. Any Record Change Fee must be paid by ☒ None ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller.

15.4. **Local Transfer Tax.** ☐ The Local Transfer Tax of n/a % of the Purchase Price must be paid at Closing by ☒ None ☐ Buyer ☐ Seller ☐ One-Half by Buyer and One-Half by Seller.

15.5. **Private Transfer Fee.** Private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at

Closing by ☒None ☐Buyer ☐Seller ☐One-Half by Buyer and One-Half by Seller. The Private Transfer fee, whether one or more, is for the following association(s): n/a in the total amount of na% of the Purchase Price or \$.

15.6. Water Transfer Fees. The Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed \$100.00 for:

☐ Water Stock/Certificates ☐ Water District
☐ Augmentation Membership ☐ Small Domestic Water Company ☒ City of Glenwood Springs and must be paid at Closing by ☐None ☒Buyer ☐Seller ☐One-Half by Buyer and One-Half by Seller

15.7. Sales and Use Tax. Any sales and use tax that may accrue because of this transaction must be paid when due by ☒None ☐Buyer ☐Seller ☐One-Half by Buyer and One-Half by Seller.

15.8. FIRPTA and Colorado Withholding.

15.8.1. FIRPTA. The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐IS a foreign person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

15.8.2. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

16. PRORATIONS AND ASSOCIATION ASSESSMENTS. The following will be prorated to the **Closing Date**, except as otherwise provided:

16.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any and general real estate taxes for the year of Closing, based on ☐ Taxes for the Calendar Year Immediately Preceding Closing ☒ Most Recent Mill Levy and Most Recent Assessed Valuation, ☐ Other n/a.

16.2. Rents. Rents based on ☐ Rents Actually Received ☐ Accrued. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned, or any remainder after lawful deductions and notify all tenants in writing of such transfer and of the transferee's name and address. Seller must assign to Buyer all Leases in effect at Closing and Buyer must assume Seller's obligations under such Leases.

16.3. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐Buyer ☐Seller. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and None. Association Assessments are subject to change as provided in the Governing Documents.

16.4. Other Prorations. Water and sewer charges, propane, interest on continuing loan and Any and all that may apply including but not limited to property taxes.

16.5. Final Settlement. Unless otherwise agreed in writing, these prorations are final.

17. POSSESSION. Possession of the Property will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.7.

If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer for payment of \$ 150.00 per day (or any part of a day notwithstanding § 18.1) from **Possession Date** and **Possession Time** until possession is delivered.

GENERAL PROVISIONS

18. DAY; COMPUTATION OF PERIOD OF DAYS, DEADLINE.

18.1. Day. As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable).

18.2. Computation of Period of Days, Deadline. In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included. If any deadline

falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

19. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH. Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

19.1. Causes of Loss, Insurance. In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

19.2. Damage, Inclusions and Services. Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

19.3. Condemnation. In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions but such credit will not include relocation benefits or expenses, or exceed the Purchase Price.

19.4. Walk-Through and Verification of Condition. Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

19.5. Home Warranty. [Intentionally Deleted]

19.6. Risk of Loss -- Growing Crops The risk of loss for damage to growing crops by fire or other casualty will be borne by the party entitled to the growing crops as provided in § 2.8 and such party is entitled to such insurance proceeds or benefits for the growing crops.

20. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that the respective broker has advised that this Contract has important legal consequences and has recommended the examination of title and consultation with legal and tax or other counsel before signing this Contract.

21. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

21.1. If Buyer is in Default:

☐ **21.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty and the Parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

21.1.2. Liquidated Damages, Applicable. This § 21.1.2 applies unless the box in § 21.1.1. is

checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money specified in § 4.1 is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4, 22, 23 and 24), said payment of Earnest Money is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

21.2. If Seller is in Default: Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

22. LEGAL FEES, COST AND EXPENSES. Anything to the contrary herein notwithstanding, in the event of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses.

23. MEDIATION. If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that party's last known address (physical or electronic as provided in § 27). Nothing in this Section prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This Section will not alter any date in this Contract, unless otherwise agreed.

24. EARNEST MONEY DISPUTE. Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpleaded the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 23 (Mediation). This Section will survive cancellation or termination of this Contract.

25. TERMINATION.

25.1. Right to Terminate. If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision.

25.2. Effect of Termination. In the event this Contract is terminated, all Earnest Money received hereunder will be returned to Buyer and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

26. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS. This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

27. NOTICE, DELIVERY AND CHOICE OF LAW.

27.1. Physical Delivery and Notice. Any document, or notice to Buyer or Seller must be in writing, except as provided in § 27.2 and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

27.2. Electronic Notice. As an alternative to physical delivery, any notice, may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party,

Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or **CTM.**

27.3. Electronic Delivery. Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

27.4. Choice of Law. This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

28. NOTICE OF ACCEPTANCE, COUNTERPARTS. This proposal will expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 27 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

29. GOOD FAITH. Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations; Title Insurance, Record Title and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability, Due Diligence and Source of Water.**

ADDITIONAL PROVISIONS AND ATTACHMENTS

30. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

1. Buyer may terminate this contract without penalty pursuant to Paragraph 25 of the Contract if the Glenwood City Council does not ratify execution of the contract at the January 7, 2020 special meeting.

2. Buyer may terminate this contract without penalty pursuant to Paragraph 25 of the Contract if it determines in Buyer's sole discretion on or before the Inspection Objection Deadline that the Property will not meet the needs of the Buyer.

31. OTHER DOCUMENTS.

31.1. The following documents **are a part** of this Contract:

n/a

31.2. The following documents have been provided but are **not** a part of this Contract:

n/a

SIGNATURES

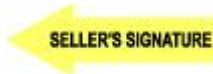
Steve Boyd, Chief Operating Officer

Date: 12/27/2019

Buyer: **City of Glenwood Springs**

By: Steve Boyd, Chief Operating Officer

[NOTE: If this offer is being countered or rejected, do not sign this document.]

	
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Seller: **Halle Properties, LLC****By: Pierre F. Smith, Esq., as Agent on behalf of Halle Properties, L.L.C.****END OF CONTRACT TO BUY AND SELL REAL ESTATE****32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

(To be completed by Broker working with Buyer)

Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a ☐ **Buyer's Agent** ☒ **Transaction-Broker** in this transaction. ☐ This is a **Change of Status**

☐ **Customer.** Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by ☒ **Listing Brokerage** ☐ **Buyer** ☐ **Other** *n/a*.

Brokerage Firm's Name: **Bullock & Hinkey Real Estate**Brokerage Firm's License #: **EC100000969**Date: **12/20/2019**Broker's Name: **Kelly R. McKee**Broker's License #: **EA40034457**Address: **3110 A Blake Avenue Glenwood Springs, CO 81601**Ph: **970-618-0901** Fax: Email Address: **krmckee@sopris.net**Broker's Name: **Robert Hinkey**BrokerLicense #: **EA1272165**Brokerage Firms Name: **Bullock & Hinkey Real Estate**Brokerage Firm's License #: **EC100000969**Address: **3110 A Blake Avenue Glenwood Springs CO 81601**Ph: **970-379-0492** Fax: Email: **b.hinkey@comcast.net****33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.**

(To be completed by Broker working with Seller)

Broker ☐ **Does** ☒ **Does Not** ☐ (n/a) acknowledge receipt of Earnest Money deposit. Broker agrees that if

Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a ☐ Seller's Agent ☒ Transaction-Broker ☐ (n/a) ☐ This is a **Change of Status**.

☐ **Customer**. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☒ Seller ☐ Buyer ☐ Other

Brokerage Firm's License #:

Broker's License #:

Brokerage Firm's Name: **Bullock & Hinkey Real Estate**

Broker's Name: **Kelly McKee Robert Hinkey**

Address: **3110 A Blake Avenue Glenwood Springs, CO 81601**

Ph: **970-384-2030** Fax: Email Address: **krmckee@sopris.net; b.hinkey@comcast.net**

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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**Bullock & Hinkey Real Estate**

3110 A Blake Avenue Glenwood Springs, CO 81601

Kelly R. McKee Broker Associate krmckee@sopris.net;

b.hinkey@comcast.net

Ph: 970-618-0901

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CP40-6-18) (Mandatory 1-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

COUNTERPROPOSALDate: 2/18/2020

1. This Counterproposal supersedes and replaces any previous counterproposal. This Counterproposal amends the proposed contract dated 12/20/2019 (Contract), between **Halle Properties, L.L.C.** (Seller), and **City of Glenwood Springs** (Buyer), relating to the sale and purchase of the following legally described real estate in the County of **Garfield**, Colorado:
Halle Tract Minor Subdivision, Block 1, Lot 2, Reception #870126
 known as No. **TBD Highway 6 & 24, Glenwood Springs, CO 81601** (Property).

NOTE: If the table is omitted, or if any item is left blank or is marked in the "No Change" column, it means no change to the corresponding provision of the Contract. If any item is marked in the "Deleted" column, it means that the corresponding provision of the Contract to which reference is made is deleted.

2. **§ 3.1 Dates and Deadlines.** [Omitted as inapplicable]

3. **§ 4. PURCHASE PRICE AND TERMS.** [Omitted as inapplicable]

4. **ATTACHMENTS.** The following are a part of this Counterproposal:

no change

Note: The following documents have been provided but are **not** a part of this Counterproposal:

no change

5. **OTHER CHANGES.**

A. Restrictions on Land. The Deed will contain the following restrictive covenants burdening the Property:

The Property shall not be used, leased or allowed to be used for, or in connection with, the sale of automobile and light truck tires, wheels and related services (the "Property Restrictive Covenant"). The Property Restrictive Covenant shall run with the land and shall bind Buyer and the heirs, representatives, successors, grantees and assignees of, and anyone who holds or possesses the Property by any kind of right or title through, Buyer. In the event of a violation, or breach, or threatened breach of the Property Restrictive Covenant, Seller, and Seller's successors and assigns, shall have the right to proceed at law or in equity to compel compliance with the Property Restrictive Covenant or to prevent its violation or breach, including a temporary restraining order, an injunction, specific performance, and any other relief that may be available from a court of competent jurisdiction without any requirement to prove actual damages or that monetary damages will not afford an adequate remedy. Buyer and the heirs, representatives, successors, grantees, assignees of and anyone who holds or possesses the Property by any kind of right or title through Buyer, at the time of such violation, breach or threatened breach, shall reimburse Seller (or Seller's successor or assigns, as the case may be) for all costs, including reasonable attorney's fees, incurred in enforcing the Property Restrictive Covenant. No failure of Seller or Seller's successors or assigns to enforce rights hereunder, nor delay in neither exercising, nor partial exercise of any rights or remedies hereunder, shall be construed to constitute a waiver thereof nor shall it preclude the exercise of any other right or remedy.

B. Paragraph 7 shall be changed as follows: 7. POSSESSION. Possession of the Property will

If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer for payment of \$100.00 per day (or any part of a day notwithstanding 18.1) from Possession Date and Possession Time until possession is delivered.

C. Seller is currently the owner of certain real estate locally known as 51537 US-6, Glenwood Springs, CO 81601 which is located immediately to the south of the subject Property. Access to and from the subject Property is only granted via an approximately 30 foot ingress/egress easement, a portion of which is located on Seller's real estate, which is to be confirmed during Buyer's due diligence by the Inspection Objection Deadline. Buyer and Seller shall reasonably cooperate with the neighboring property owners to enter into a Roadway Easement and Maintenance Agreement to confirm the rights of the respective parties along with provisions for maintenance and other obligations. The parties shall agree upon said terms of the Roadway Easement and Maintenance Agreement prior to the expiration of the Inspection Objection Deadline. Each party shall be responsible for their own costs and expenses relating to the negotiating and finalizing the easement agreement.

Date _____ Time _____

If accepted, the Contract, as amended by this Counterproposal, will become a contract between Seller and Buyer. All other terms and conditions of the Contract remain the same.

--

SELLER'S SIGNATURE

Seller: **Halle Properties, L.L.C.**
By: **Bridget Kautzky, Esq, as Agent on behalf of Halle Properties, L.L.C.**
Address:

Seller: _____ Date: _____

Address:

--

BUYER'S SIGNATURE

Buyer: **City of Glenwood Springs**
By: Steve Boyd, Chief Operating Officer
 Address:

Buyer: _____ Date: _____

Address:

- Note:** When this Counterproposal form is used, the Contract is **not** to be signed by the party initiating this
- 41 Counterproposal. Brokers must complete and sign the Broker's Acknowledgments and Compensation Disclosure portion of the Contract.

CP40-6-18. COUNTERPROPOSAL

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City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: CC4CA Membership Consideration

Action Requested: Discuss how to move forward with Colorado Communities for Climate Action (CC4CA).

Department: City Administration

Presented By: Debra Figueroa, City Manager

Background Info: Per the request of City Council, a presentation from CC4CA was made to Council at the January 16th, 2020 meeting. At that time, Council requested a followup work session to discuss CC4CA's policy positions. Since a work session time was not available at this meeting, staff was directed to place this on the evening agenda for discussion and potential approval.

The policy positions of CC4CA are attached to this item.

Issues: NA

Staff Recommendation: Staff defers to City Council.

CC4CA Policy Statement

Effective July 1, 2019

Colorado Communities for Climate Action is a coalition of local governments advocating for stronger state and federal climate policy. CC4CA's policy priorities for 2019-2020 reflect unanimous agreement among the coalition members on steps that should be taken at the state and federal level, often in partnership with local governments, to enable Colorado and its communities to lead in protecting the climate.

CC4CA generally focuses on legislative, regulatory, and administrative action, supporting efforts that advance the general policy principles and the detailed policy positions described below, and opposing efforts that would weaken or undermine these principles and positions.

General Policy Principles

The following general principles guide the specific policies that Colorado Communities for Climate Action advocates for:

Supports collaboration between state and federal government agencies and Colorado's local governments to advance local climate protection.

Supports state and federal programs to reduce carbon pollution, including adequate and ongoing funding of those programs.

Supports analyses, financial incentives, and enabling policies for the development and deployment of clean energy technologies.

Supports locally driven and designed programs to support communities impacted by the clean energy transformation.

Supports prioritizing policies that put people at the center of decision-making, do not exacerbate or create disparities in growing the green economy, and enhance equitable outcomes for all.

Policy Positions

Colorado Communities for Climate Action supports the following policy positions:

Statewide Climate Strategies

1. Reducing statewide carbon emissions consistent with or greater than the State of Colorado's 2019 codified goals.

Reducing greenhouse gas emissions is at the heart of CC4CA's policy positions. CC4CA supports the state's new goals for reducing emissions and regulatory actions that support or accelerate meaningful emission reductions.

CC4CA supports other actions by the Colorado Public Utilities Commission, the Colorado Department of Public Health and Environment, the Air Quality Control Commission, and other state agencies and entities to ensure that Colorado achieves or exceeds established emission reduction goals and timelines. CC4CA believes it essential that the state government provide an opportunity for meaningful, sustained collaboration with local governments in developing specific climate actions tied to meeting the state's goals.

2. Securing accurate, frequent greenhouse gas inventories and forecasts for Colorado.

CC4CA recognizes the importance of credible inventories and forecasts in assessing the effectiveness and cost-efficiency of various emissions reduction strategies. Updated sector-specific emission baselines and projections are vital in making strategic decisions about maintaining progress toward and improving the state's emissions reduction efforts. CC4CA supports the Colorado Department of Public Health and Environment's new requirements to conduct frequent and accurate greenhouse gas emissions inventories and forecasts. CC4CA also supports opportunities for local jurisdictions to access data from the ongoing updates, and the ability to engage in designing the reporting structure that is most useful for stakeholders.

3. Adopting a comprehensive market-based approach to reduce Colorado's greenhouse gas emissions.

Climate change is resulting in part from the failure of markets to put a price on climate pollution. Because there is no cost to emit heat-trapping gasses, producers have no incentive to eliminate them. Society bears the increasing cost of this pollution as climate change progresses. To overcome this market failure, CC4CA supports a market-based approach to reducing carbon emissions statewide, including policies to ensure the benefits of legislation accrue justly and equitably to impacted communities. A market-based approach could be undertaken at national,

regional, or state levels, and could take different forms. One approach is a fee or tax on climate pollution. Another is a cap-and-trade program that allows trading of limited emission rights that are sold and then could be traded to achieve economically efficient emission reductions. Examples include the Regional Greenhouse Gas Initiative covering 10 northeastern U.S. states and California's statewide cap-and-trade program.

4. Expanding the consideration of the environmental and health costs associated with the use of fossil fuels.

The social cost of carbon is a measure of the economic harm from the environmental and health impacts of emitting one ton of carbon dioxide into the atmosphere, expressed as the dollar value of the total damages. CC4CA supports the Public Utilities Commission's new requirements in SB19-236 to consider the social cost of carbon when making decisions related to electric utilities. CC4CA supports expanding the use of a social cost of carbon to other emissions modeling efforts, including to clean energy plans submitted by utilities to the Air Quality Control Commission. Additionally, CC4CA supports the use of a social cost of carbon in the decision-making processes associated with other emissions sectors such as heating and transportation.

Local Climate Strategies

5. Removing barriers and promoting opportunities that allow counties and municipalities to maximize the deployment of local clean energy and climate options.

The deployment of local energy generation and distributed technologies will continue to be a critical component of Colorado communities' climate efforts. In many cases, regulatory or legislative limitations exist that will need to be removed for communities to fully explore new local program options and technologies that can effectively reduce fossil fuel use, increase energy resilience, and support community values related to climate protection. For example, the integration of local renewable energy generation, storage technologies, and microgrids all support a local jurisdiction's ability to address the supply side of energy-related emissions. These strategies should be designed to ensure affordable, accessible, and equitable delivery of reliable clean energy for everyone.

6. Enabling local governments to obtain the energy use and other data they need to effectively address climate change.

Local governments need convenient and consistent access to data that is essential for developing and administering local programs related to greenhouse gas emissions. For example, access to uniform data from electric and gas utilities is critical for implementing building energy use disclosure and benchmarking programs designed to make sure building owners, tenants, and others are fully

informed about energy performance. Local governments also struggle to get consistent data regarding waste collection and disposal, oil and gas operations, and other sources of heat-trapping emissions. CC4CA supports state government actions and policies that lead to uniform systems for collection and distribution of data from investor-owned and public utilities that is easily accessible to local governments, while still protective of data privacy for residents and businesses.

7. Supporting a public process for evaluating retail energy choice options for local jurisdictions.

A growing number of cities and counties are establishing ambitious near-term energy goals, but there is currently no practical way to reach many of these goals because the jurisdictions have little choice or control over the energy sources used to produce their electricity. These communities, as well as businesses with energy or sustainability goals, deserve a solution that is timely and cost-effective. CC4CA does not advocate for any particular solution, but rather calls for an inclusive and transparent public process to evaluate all of the options. This process should be led by state level decision-makers and informed by a broad variety of stakeholders including local governments with energy goals, business interests, environmental and consumer advocates, utilities, independent power producers and marketers, and the general public.

8. Supporting policies that promote energy efficient buildings.

More than 40 percent of the energy consumed in the United States is tied to the use of buildings. Building codes, consequently, are among the most powerful tools available for reducing carbon pollution (and, not incidentally, saving money in both residential and commercial buildings). CC4CA supports the newly-adopted state law directing local code jurisdictions to adopt one of the three most recent energy codes, and also supports jurisdictions having the option to adopt “advanced” energy codes such as those that meet Net Zero standards.

However, the pace of improvements to energy performance in codes has stalled with the 2015 and 2018 versions of the International Energy Conservation Code. International Code Council processes allow local governments to vote on proposed provisions in pending codes. Building departments, fire authorities, sustainability departments, utilities and other similar groups are all eligible voting members. Through this policy position, CC4CA could encourage its members to participate in the voting process. This policy position recognizes the ability of local governments to influence energy codes “upstream” while retaining the ability of local governments to choose when to adopt codes and/or make local amendments.

9. Providing for equitable strategies to enable and accelerate beneficial electrification.

“Beneficial electrification” refers to replacing direct fossil fuel consumption (e.g., propane, natural gas, gasoline) with electricity in end uses like heating buildings, heating water, and transportation. While the ability to decarbonize fossil fuels is limited, electricity will continue getting cleaner (including Colorado’s goal for 100% renewable electricity by 2040), meaning that electrification will generally lower GHG emissions and has the potential to lower energy costs as well. Electrification of the US transportation, commercial, and residential sectors would reduce GHG emissions by 70%. Replacing natural gas heat with electric heat pumps is one example: heat pumps are over 200% efficient at capturing heat from the air, ground or waste sources. They also cool buildings, which will be especially important as climate change causes hotter summers.

Enabling policies would need to look at energy consumption holistically and across the economy. CC4CA supports policies, strategies and practices that accelerate locally-sensitive beneficial electrification targeting the most practical, high impact, and valuable fuel switching opportunities while saving money for consumers, reducing GHG emissions, improving quality of life, and making the electric grid more robust and resilient.

Energy Generation

10. Accelerating retirement of existing fossil fuel generation facilities and their replacement with cost-effective and reliable clean energy supplies, through means that protect both utilities and consumers.

Wind and solar energy is now cheaper than the energy generated by many aging coal plants and is increasingly cost competitive with natural gas power plants. Colorado is blessed with some of the best solar and wind resources in the country, which should allow for a quicker and a more affordable transition to clean energy. The key to unlocking emission reductions and electricity bill savings is developing a legal framework allowing utilities and their customers to equitably share the benefits and costs. CC4CA supports actions in Colorado to enable the early retirement of fossil fuel-based power plants and their replacement with clean energy sources, while protecting the economic interests of both the utilities owning the power plants and electricity customers. In Colorado, there is an opportunity to recover up to \$1.5 billion in undepreciated asset value by existing coal-plant owners to facilitate the voluntary phased retirement of the coal plants.

11. Expanding the ability of electric cooperatives to independently purchase local renewable electricity and take other steps to reduce carbon pollution.

Tri-State Generation and Transmission Association’s electric cooperative customers have faced the imposition of contractual limitations and steep fees when attempting

to expand their use of local renewable energy sources. CC4CA supports the ability of electric cooperatives to purchase non-polluting electricity without limitations like these.

12. Expanding distributed generation, energy storage, high levels of renewable energy generation (distributed and utility-scale), and appropriate technologies through grid modernization.

A wide array of grid modernization policies and actions are available to both communities and utilities that can reduce energy consumption, better align availability of electricity to demand, expand renewable energy generation, and collectively reduce carbon pollution from the power generation sector (while also improving reliability and reducing cost). CC4CA supports policies and funding that result in these types of grid modernization efforts in Colorado.

Energy Efficiency

13. Expanding demand side savings from efficiency and conservation for all energy types.

While the 2019 legislative session produced significant greenhouse gas emissions legislation, no new action was taken to update utility-level efficiency goals. As GHG and renewable energy goals ratchet up in coming years, a continued focus on least-cost energy efficiency is important to minimize ratepayer costs and ease the transition to more renewable sources. Governor Hickenlooper's Executive Order D 2017-015 set a new goal to achieve two percent per year energy efficiency by 2020, which is readily achievable and should be extended beyond that date. The state of Massachusetts, for example, had an electric energy efficiency target of 2.95% for 2018.

Moreover, no recent state actions have included energy efficiency targets for natural gas utilities or unregulated fuels such as propane. Establishing a two percent annual energy efficiency savings target for these utilities is one potential action. Such actions could also include encouraging municipal and cooperative utilities to adopt and achieve similar efficiency targets and exploring mechanisms for establishing similar goals for non-utility energy providers (e.g., propane sales).

14. Supporting ongoing and sustainable funding for weatherization and renewable energy assistance to low-income households so that all Coloradans have access to comfortable and affordable homes.

Reducing energy bills is a key component to home affordability, and low-income households are often forced to spend a disproportionately large percentage of their income on energy utility bills. Assisting families and seniors by increasing the safety and comfort of their homes while reducing their energy bills will allow all Coloradans greater choice in where they live while also improving energy efficiency.

Sources of existing funding for programs include the annual federal Weatherization Assistance Program allocation, supplemental funds from state severance tax dollars and utility allocated demand side management funds. CC4CA also supports expanding programs to assist these households with obtaining renewable energy, both onsite and as part of community solar gardens. Additionally, programs that assist communities in transition from coal-dominated economies should include these types of weatherization and renewable energy programs to assist those community members who need it most and to help build the local clean energy economy.

15. Providing counties and statutory cities and towns with the same authority held by home rule cities to implement local energy conservation policies and programs.

Unlike their home rule municipal peers, Colorado's counties and statutory cities and towns in many cases lack authority to adopt and implement many energy conservation policies and programs. For example, only Colorado home rule cities have statutory authorization to enact energy conservation ordinances despite how effective they are for improving the energy efficiency and performance of existing residential and commercial buildings. Enabling legislation is needed to provide Colorado's counties and statutory cities and towns with the authority necessary to enact policies and programs that can support and promote energy conservation within their jurisdictions.

Transportation

16. Ensuring effective implementation of Colorado's vehicle emissions standards and other regulatory activities designed to reduce carbon emissions from vehicles.

Transportation remains one of the largest sources of greenhouse gas emissions in Colorado, and strengthening emissions rules and expanding electric vehicle deployment are two central strategies for reducing transportation-related greenhouse gas emissions. To this end, CC4CA supports adoption of motor vehicle emission standards equal to or exceeding those already adopted by California, including requirements for zero-emission vehicles and collaborative efforts for effective implementation.

17. Implementing the 2018 Colorado Electric Vehicle Plan and other efforts to increase electrification of all motor vehicles.

The 2018 Colorado Electric Vehicle Plan provides a good roadmap for accelerating the purchase and use of electric vehicles, including a goal of having nearly one million on the road by 2030. One key component of an effective EV strategy is adequate public charging stations, including an abundance of DC fast charging stations, to increase general awareness and provide assurance of the ability to

charge vehicles on longer trips. This is especially true in rural areas and along highway corridors. Other important elements include incentive and grant programs, increased EV availability and model types, reduced barriers to expanding EV fleets and transit, and expanding EV education and outreach. Colorado should continue taking advantage of other opportunities to expand EV deployment as well. For instance, CC4CA supports the current plan to commit all of Colorado's remaining share of the Volkswagen emissions control violations settlement to the construction of electric vehicle charging infrastructure across the state and to the purchase of zero emission transit vehicles.

18. Increasing multimodal transportation funding.

Multi-modal options are expanding but access and availability are still limited in many areas. CC4CA supports increasing the proportion of multimodal funding in transportation plans across Colorado, assigning a significant amount of dedicated multi-modal funding with new funding sources and allocations, generally prioritizing expanding high-speed electric transit and bus rapid transit, employing transit-oriented design principles where appropriate, promoting transit alternatives over general purpose highway lane alternatives when feasible, and expanding accessible, bicycle, and pedestrian infrastructure.

19. Incentivizing and selecting mobility alternatives, including movement of both people and goods, based on energy efficiency and environmental costs and benefits.

Evaluating transportation alternatives in terms of their transportation efficiency—that is, the efficiency and environmental costs of moving people and goods—can be a powerful tool for reducing emissions from the transportation sector. CC4CA generally supports a range of strategies for improving transportation efficiency, including: promoting a mode-shift away from single-occupancy use of vehicles to shared and high-capacity vehicle use; comparing the efficiency of transportation alternatives based on energy consumption and carbon emissions per unit of payload delivery; employing Context Sensitive Solutions or similar processes to determine the local environmental and social impacts of all major transportation projects; including the full range of costs in the life-cycle analyses of competing transportation alternatives; supporting the use of Travel Demand Management strategies for all high-capacity highway corridors; incentives/fees designed to encourage ride-sharing or other strategies aimed at lowering per rider GHG emissions generated by operators of Transportation Network Companies like Lyft and Uber; and encouraging the deployment of connected vehicle technology.

Fossil Fuel Extraction Activities

20. Expanding monitoring of and reducing the full life cycle emissions from fossil fuel extractive industry activities.

The mining and extraction of fossil fuels can result in significant levels of direct carbon pollution. One primary culprit is methane. Methane has a shorter-lived but much more potent heat-trapping effect than carbon dioxide. Reducing methane emissions is consequently a highly effective way to buy time to implement more comprehensive actions to reduce industry-wide carbon dioxide emissions. SB19-181 directs the Colorado Department of Public Health and Environment to consider developing more stringent regulations to control the release of methane from the production and transportation of oil and natural gas. CC4CA supports actions like these to reduce greenhouse gas emissions throughout the entire extraction and transportation processes involving raw fossil fuels. CC4CA also supports expanded monitoring of the full life cycle emissions from these activities.

Solid Waste Reduction

21. Granting CDPHE the authority to implement a plan for meeting Colorado's statewide and regional solid waste diversion goals.

In August 2017, the Colorado Solid and Hazardous Waste Commission adopted new statewide and regional municipal solid waste diversion goals, including separate goals for 11 Front Range counties and for the remainder of the state for the years 2021, 2026, and 2036. CC4CA supports CDPHE having the authority it needs to meet these goals and supports increased data collection and reporting by the waste hauling industry, including statewide reporting standardization.

22. Reducing the use of disposable/single-use products and promoting the reuse of materials.

Existing protocols for emissions inventories do not include emissions associated with the use of resources other than landfill-related emissions. However, C40 Cities investigated the consumption-based emissions from 79 cities, focusing on the goods and services consumed and used by residents, and found that total consumption-based emissions were approximately 60% higher than the traditional energy sector-based inventories. Construction and demolition waste, for example, is an important contributor to emissions. CC4CA supports traditional recycling and composting initiatives, legislative efforts like eliminating the state's preemption of local authority to ban the use or sale of specific types of plastic materials or products or restrictions on containers for consumer products, and strategies to reduce the embodied emissions associated with the goods and services consumed.

23. Fostering infrastructure, policies, incentives, and programs for recycling and composting.

Zero waste strategies such as recycling, composting, reuse, and source reduction are proven solutions that reduce emissions of both carbon dioxide and methane and can be implemented immediately. Recycling 90% of our discards by 2030 would reduce U.S. greenhouse gas emissions by the equivalent of closing more than 80 U.S. coal-fired power plants. However, Colorado has a poor waste diversion rate of 12% compared with the national average of 35%. Not all recycling and compost solutions are created equal, so individual proposals and policies should be evaluated based on their potential to reduce emissions in both the short and long term

The largest climate benefit from recycling is the reduced energy and materials needed to manufacture new products. CC4CA supports a range of actions, including encouraging remanufacturing and market development for recycled products, including purchasing policies that include recycled-content standards.

For organic waste, composting is often an effective strategy. Forty percent of our waste is organic material, which not only produces methane when it breaks down anaerobically (e.g., in landfills), but can be a powerful climate solution when converted aerobically into compost. Research is just starting to quantify the carbon sequestration potential of this material. CC4CA supports food waste diversion and rescue efforts as well as purchasing policies that drive market development.

General

24. Promoting proactive programs and efforts that improve the resilience and adaptability of Colorado communities in the face of natural disasters and other major challenges associated with climate change.

Even under the best case greenhouse gas emissions scenarios, some degree of climate change and climate disruption will continue for years to come. CC4CA encourages and supports initiatives that increase community resilience (e.g., of community infrastructure) to climate-amplified economic challenges and that help communities prepare for human-caused and natural hazards through education, research, planning, design, construction, operation and maintenance. Emergency response planning can incorporate climate change science, for instance. Similarly, local jurisdictions can utilize comprehensive risk and vulnerability assessments that consider event likelihood and consequence, encourages mitigation strategies, monitors outcomes, and addresses recovery and return to service. This type of resilience planning should be routinely included in the planning/design process for infrastructure at all government levels.

25. Optimizing the potential for carbon sequestration through regenerative agriculture, improved soil health, and forest management.

The United Nations' 2018 report on limiting global warming emphasizes the importance of increasing land-based carbon sequestration. Sequestering a significant portion of the anthropogenic CO₂ already emitted into the atmosphere involves a range of strategies including carbon farming via regenerative agriculture, and afforestation and reforestation. Combined, these two sequestration strategies could capture and store an estimated 27 gigatons of CO₂/year globally.

Regenerative agriculture involves holistic land management practices that sequester carbon while improving soil health, crop yields, water resilience, and nutrient density – an immense opportunity to convert agriculture from a net source of CO₂ into a carbon sink. Forest management practices emphasizing carbon storage can occur at both the landscape and urban scale. CC4CA supports policies aimed at creating new mechanisms and opportunities that support Colorado's agricultural sector through land use policies and incentives that recognize the importance of healthy ecosystems on addressing climate change, in addition to policies, resources and strategies to optimize the carbon sequestration potential of Colorado's urban and natural forests.

26. Incorporating equity, accessibility, and just transition considerations into climate policies and actions.

Climate change impacts everyone, but certain communities (e.g., people of color, low-income communities, immigrants) stand to be disproportionately impacted due to deep-rooted systems (e.g., systemic racism, housing costs). Conversely, those who have contributed the most to climate change have much better capacity to protect themselves from its impacts. As the effects of climate change mount, so does the urgency of addressing this equity challenge. CC4CA supports approaching equity in a holistic manner, focusing on dividing the burden of responding to the threat of climate change and sharing the opportunities and benefits of climate action. CC4CA recognizes that equity challenges are presented both between and within our local jurisdictions and we support the need to identify and accelerate opportunities for enhanced synergies between climate action and development needs and priorities of communities and individuals.

CC4CA supports the type of just transition efforts proscribed by SB19-236 and HB19-1314, such as the creation of a new state Just Transition Office and requiring investor-owned utilities to incorporate workforce transition plans when proposing an electric generating facility retirement. CC4CA supports the expansion of the just transition requirement to all electric utilities to ensure Colorado communities and workers are protected and can access the benefits associated with the clean energy transition.

27. Encouraging investments that achieve climate-positive solutions.

Divesting assets of fossil fuel-related holdings is an increasingly utilized climate action strategy. CC4CA supports policies that encourage entities investing public dollars to consider partial or full divestment as part of their investment strategies.

28. Maintaining protections and authorities currently provided under environmental laws like the Clean Air Act and the Clean Water Act.

Protecting Colorado's air, water, and land is vital to its environment, economy, and people. The protections and authorities afforded by landmark federal laws such as the Clean Air Act and Clean Water Act are foundational to the fight against climate change. For example, the 2007 ruling by the U.S. Supreme Court that greenhouse gas emissions are air pollutants and thus subject to regulation under the Clean Air Act, and the subsequent 2009 U.S. Environmental Protection Agency endangerment finding that indeed, such emissions present a danger to public health, obligate our federal government to utilize the protections provided by the Clean Air Act to take action to limit emissions. Local governments rely on these protections and can be critical allies in this effort, as scores of communities across Colorado already are implementing a broad array of initiatives to advance climate protection at the local level, and often doing so in collaboration with the state and federal governments. CC4CA communities support the protections and authorities provided under the body of existing environmental law and will strongly oppose legislative, regulatory, and other efforts to roll back or diminish them.



Presentation to the Glenwood Springs City Council

Jacob Smith, Executive Director
January 16, 2020

A coalition of local governments advocating for effective climate action primarily at the state level.

- State Legislature
- Governor's office
- State Agencies/State Rulemaking
- Colorado Congressional Offices

CC4CA Members

- Aspen
- Avon
- Basalt
- Boulder
- Boulder County
- Breckenridge
- Broomfield
- Carbondale
- Clear Creek Cnty
- Crested Butte
- Dillon
- Eagle County
- Erie
- Fort Collins
- Fraser
- Frisco
- Golden
- Lafayette
- Longmont
- Louisville
- Lyons
- Mountain Village
- Nederland
- Northglenn
- Pitkin County
- Ridgway
- Salida
- San Miguel County
- Summit County
- Telluride
- Westminster
- Vail

Impacts to Local Communities

- Less water
- Less snow
- More extreme flooding and other extreme weather events
- Infrastructure damage
- Growing health risks
- More wildfires
- Threats to key Colorado industries (e.g., winter rec, ag)

2019-2020 Policy Statement

- Carbon pollution
- GHG inventories
- Barriers to local programs
- Electric co-ops and renewables
- Energy efficiency
- Vehicle emissions and EVs
- Drilling emissions
- Solid waste

Recent Highlights

- New methane emissions rules
- Secured passage of all 13 priority climate bills
- Led on the GHG inventory bill
- Secured adoption of LEV standards & proposed ZEV standards
- 40 CC4CA reps testified (legislative & rulemaking)
- Member trainings



Jacob Smith, Executive Director
jsmith@cc4ca.org



City Council
STAFF REPORT
City of Glenwood Springs
March 5, 2020

Agenda Item: Correspondence Incoming/Outgoing

Action Requested: Approve letter to Mary B. Neumayr, the Chair of the Council on Environmental Quality, to provide public comment on proposed changes to the National Environmental Policy Act (NEPA).

Department: City Administration

Presented By: Debra Figueroa, City Manager

Background Info: City Council requested that this letter be placed on the March 5th Agenda for discussion.

Issues: NA

Staff Recommendation: Staff recommends approving the letter.



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Mary B. Neumayr, Chair
Council on Environmental Quality
730 Jackson Place NW
Washington, DC 20503
Submitted via web portal: <https://www.regulations.gov/document?D=CEQ-2019-0003-0001>

Friday, February 28, 2020

Re: Update to the Regulations Implementing the National Environmental Policy Act, RIN 0331-AA03

Dear Chair Neumayr:

Thank you for this opportunity to comment on the Council Environmental Quality's (CEQ's) proposal to amend regulations implementing the National Environmental Policy Act (NEPA) for all agencies. The ability to provide public comment during rule changes is essential and must be preserved in any federal action, including NEPA. As a local governing body with 'Cooperating Agency' (CA) status provided for under NEPA, and an obligation to represent the best interests of our constituents and the jurisdiction we oversee, we ask that CEQ withdraw the proposal published in the Federal Register on January 10, 2020, due to concerns discussed herein.

The City of Glenwood Springs is surrounded by federal public land managed by the Forest Service (FS) and the Bureau of Land Management (BLM). These scenic lands are critical to the City's identity, economy, recreation amenities, clean water, and quality of life. We deeply value not only these landscapes but our productive partnership with the federal agency professionals with whom we work to protect and wisely manage these resources. Our cooperative efforts are encouraged and facilitated by the public process at the heart of NEPA, as well as our CA status conferred under the law.

NEPA has played a vital role in effective communication between Glenwood Springs and federal agencies for the last half-century, and in furthering our mutual understanding of the impacts and wisdom of federal agency actions. We value NEPA for its success in: (1) ensuring that federal agencies 'look before they leap' by using the best available science to disclose the environmental impacts of, and alternatives to, their proposed actions; (2) informing the public of agency plans, and including the public in agency decision-making by seeking and responding to its input; and (3) maintaining our voice in the process as a CA, to work side-by-side with the lead agency to identify important issues, determine what scientific data are needed for analysis, help to form alternatives, analyze impacts of the alternatives, and give input on selecting the final alternative.

We are therefore deeply concerned that CEQ has proposed to fundamentally weaken NEPA regulations in a manner that will impose arbitrary timeframes and deadlines for data gathering and analysis, limit the scope of possible project alternatives and impact analysis of each alternative, and reduce the disclosure of environmental impacts and the effectiveness of, and opportunities for, the public to participate in federal agency decisions.

While CEQ has proposed dozens of changes that will fundamentally alter the NEPA process, we focus on seven significant aspects of the proposed revisions herein.

Ignoring all but the most direct environmental consequences. Current NEPA regulations require federal agencies to disclose the direct, indirect and cumulative impacts of a proposed action, thus ensuring that decision-makers and the public understand the full range of a project's effects. The proposed rule would eliminate an agency's duty to disclose "cumulative" impacts and apparently allow agencies to ignore "indirect" impacts as well. Analysis would be limited to those deemed to have "a reasonably close causal relationship to the proposed action," with no analysis of indirect or cumulative effects that are considered to be "remote in time, geographically remote, or the product of a lengthy causal chain." Proposed 40 C.F.R. § 1508.1(g). The City of Glenwood Springs opposes this approach for at least two reasons.

First, eliminating federal agency consideration of cumulative impacts appears designed to end all disclosure of an action's potential to worsen climate change. Climate change is, by its nature, the product of cumulative actions, with thousands of individual and governmental decisions making small contributions, which add up to a massive global threat. That threat is already causing damage in western Colorado. Temperatures in our state have risen in recent decades, leading to a longer fire season, longer and more sustained insect infestations in nearby forests, and threatening the stability and volume of water that supplies our homes and supports local business.

The City of Glenwood Springs is committed to doing its part to create a sustainable future. Last year, we became the seventh city in the U.S. to be powered entirely by renewable energy. Federal agencies must do their part, too. Turning a blind eye to the climate pollution impacts of decisions about energy and transportation infrastructure, and fossil-fuel development on federal public lands in Colorado could undermine our local and state policy goals and harm residents. We oppose what is effectively climate denial.

Second, the proposal to ignore indirect and cumulative effects will eliminate the disclosure of more "conventional" environmental impacts as well. For example, the BLM is currently evaluating a proposal to greatly expand a limestone quarry just outside the city, including a proposal to drill test wells to evaluate the area's hydrology. The City and many of our residents have expressed concerns that drilling could impact our town's namesake mineral hot springs, which fuel our economy and are a key part of our city's identity. Under the proposed new regulations, BLM could conceivably decide that any impacts to the springs would be "remote in time, geographically remote, or the product of a lengthy causal chain," and so it would not need to disclose such impacts at all. Proposed 40 C.F.R. § 1508.1(g). This demonstrates the dangerous ignorance that CEQ's proposal could permit.

Setting arbitrary deadlines for the completion of environmental reviews. The proposed rules generally require that agencies complete an Environmental Impact Statement (EIS) within two years, and an Environmental Assessment (EA) within one year, regardless of project size, complexity, or controversy. Proposed 40 C.F.R. § 1501.10(b). Such timelines may make it impossible for agencies to gather necessary site-specific information about potential impacts, particularly where values important to consider – stream levels, the presence of wildlife or rare plants – may vary from year to year. Compressed timelines also make it more likely that agencies will not have time to carefully consider public and local government input, and change course to reflect that input, resulting in less responsive decision-making.

We appreciate that a primary goal of CEQ's draft rule is to speed agency reviews. We understand that a primary limitation on the speed with which agencies can analyze and prepare projects is not NEPA regulations, but federal fiscal constraints. We fully support adequate federal funding for staff and budgets to facilitate the analysis and outreach required to ensure that project decision-making reflects NEPA's fundamental principles.

We do not believe that restricting public – and local government – involvement by curtailing consideration of sound science and environmental impacts on a compressed schedule is a sound way to build support for, and to effectively complete, important projects.

Restricting the scope of projects subject to environmental disclosure. The draft rules allow agencies to avoid preparing NEPA reviews altogether by claiming that they are providing “minimal” funding for or have “minimal” involvement in a private development proposal. Proposed 40 C.F.R. §§ 1501.1(a)(1) & 1508.1(q). The proposed rules would allow an agency to claim that complying with NEPA would be inconsistent with Congress’ intent under another statute or that an entirely different process designated to satisfy other goals can serve as a substitute for environmental analysis and public review under NEPA. Those decisions could be made on a case-by-case basis (i.e., behind closed doors with the project proponent). Proposed 40 C.F.R. §§ 1501.1(a)(4)-(5) & (b). For example, BLM could attempt to argue that it need not analyze a proposed mining operation with the potential to leach pollution into a nearby river because the operation would be situated mostly on nearby private land. Restricting the scope of NEPA reviews will reduce the public’s ability to understand the potential threats to their water, air, and communities.

Discouraging comprehensive review. Where NEPA would apply, the draft regulations encourage agencies to undertake the bare-minimum level of analysis. Detailed environmental impact statements would only be prepared as a last resort, and the likelihood that a proposed action would impact irreplaceable archaeological resources, parks, wilderness, endangered species, or other sensitive resources would no longer be a factor in considering whether detailed analysis is necessary. Proposed 40 C.F.R. §§ 1501.3, 1501.4, 1501.5, 1501.10.

Raising private over public interests. In the rare instance that a proposal would need to go through full environmental review, the draft regulations would authorize a project proponent (e.g., a mining, drilling, logging, or highway-building firm) to define the project’s “purpose and need” to fit only what the company wants. Proposed 40 C.F.R. § 1502.13. Then, the only “alternatives” to the proposed action the agency must consider would need to accomplish that proponent’s purpose and would have to be “economically and technologically feasible” for the company. Proposed 40 C.F.R. §§ 1502.14, 1508.1(z). In other words, the proposed rules would permit agencies to ignore alternative courses of action proposed by members of the public that meet public, rather than private, goals. For example, a land management agency could decline to consider an alternative pipeline or road alignment that protected a critical municipal watershed or important Tribal cultural sites because the project proponent considered spending more money to avoid those resources to be economically “infeasible.” Federal agencies should serve the people, not just private interests who may value their own bottom-line above the public interest.

Imposing barriers to public participation and accountability. The proposed regulations allow an agency to ignore public comments that it asserts are not “specific” enough or do not include reference to data sources and scientific methodologies. Proposed 40 C.F.R. §§ 1500.3(b), 1503.3(a), 1503.4. Comments that are not submitted within the agency’s strictly imposed time limits would be rejected out of hand. Proposed 40 C.F.R. §§ 1500.3(b), 1501.10, 1503.3(b), 1503.4. Further, if aggrieved communities or individuals seek to hold an agency accountable for failing to comply with the law, they may be precluded from doing so if they do not meet strict new “exhaustion” requirements. One of the cornerstones of our democracy is that no one is above the law, including federal agencies. Restricting the public’s ability to participate in agency decision-making and to challenge unlawful behavior undercuts that democratic principle.

Risking conflicts of interest in preparation of environmental reviews. Under proposed rule 40 C.F.R. § 1506.5(c), companies would be allowed to write environmental impact statements on their own projects, and federal contractors would no longer need to disclose conflicts of interests or financial stakes in the projects they are reviewing. This would increase the potential for the analysis to be skewed to minimize a project’s damage, and

would decrease public confidence in the impartiality of the analysis. NEPA should improve, not diminish, the transparency of federal decisions.

The current NEPA regulations are not perfect, but they have largely achieved the twin goals of requiring agencies to look before they leap and of permitting the public a voice in decisions that impact their communities, their air, their water, and wildlife. We believe that the proposed regulations undermine both goals. We therefore request that the CEQ withdraw the proposed rulemaking.

Sincerely,

Jonathan Godes
Mayor