



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
APRIL 17, 2025
101 W. 8TH STREET
6:15 p.m.

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.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us.

Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

TIME	ITEM	WORK SESSION	ACTION
5:15	Dias Electronic Equipment Training		
5:30	Dinner		

ZOOM INSTRUCTIONS

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84199933813>

Join via audio:

+1 719 359 4580 US +1 346 248 7799 US (Houston) +1 669 444 9171 US

To raise hand to speak if joining without video by phone, dial*9 .

Webinar ID: 841 9993 3813

REGULAR SESSION

1. Roll Call
2. Agenda Changes
3. Disclosure of any Councilor conflicts of interest
4. Council Announcements
5. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)
6. Council Response to Citizen Comments
7. Consent Agenda Discussion and/or Action
 - A. March 20, 2025 Council Minutes
 - B. April 3, 2025 Council Minutes
 - C. Housing Commission Appointment
 - D. Parks and Recreation Commission Appointments
 - E. Award Requested for Fleet Department Fire Sprinkler System Installation
 - F. Award Request for Proposal (RFP) 2025-08P Water Treatment Plant Flocculator Replacement Project
 - G. Award Request For Proposal (RFP) 2025-16P Red Mountain North Phase 2 Construction
 - H. Resolution 2025-11; Intergovernmental Agreement (IGA) with Colorado Department of Transportation for United States Highway 6 Devolution

- I. Ordinance 2025-12; Parking Citation Enforcement. Second Reading
 - J. Ordinance 2025-13; Amendment to Section 050.040.070 Suspension and Revocation of Contractor License. Second Reading
 - K. Ordinance 2025-08; Modify 020.020.020 to Remove Certain Requirements for the Composition of the Tourism Management Board. Second Reading
 - 8. Proclamation for Tyler Hesse and Amanda Madden regarding Civic Engagement and Academic Achievement Presentation
 - 9. Proclamation for Parkinson's Awareness Month Presentation
 - 10. Comments from outgoing Councilor members Information Only
 - 11. Recess
 - 12. Swearing in of new Council members Presentation
 - 13. Selection of a Mayor and Mayor Pro Tem Discussion and/or Action
- ACTIONS AND/OR PRESENTATIONS**
- 14. Disclosure of Councilor Conflicts of Interest Information
 - 15. Project Update Information/Discussion
 - A. South Bridge Update
 - B. Micro-Transit Update
 - 16. Tax Incentive Request for Lodging at the Meadows Discussion and/or Action
 - 17. Council Comments
 - 18. Report from City Administration
 - A. City Manager
 - B. City Attorney
 - C. Correspondence Incoming/Outgoing
 - 19. Social Event Announcement
 - 20. Adjournment

View the City of Glenwood Springs Accessibility Policy at cogs.us/ADA. - Ver el Póliza de Accesibilidad de la Ciudad de Glenwood Springs en www.cogs.us/ADA



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: March 20, 2025 Council Minutes
Action Requested: March 20, 2025 City Council Minutes
Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
MARCH 20, 2025
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 5. 7:37 Roll Call

Present: Councilor Simms, Councilor Schachter, Councilor Weimer, Mayor Pro Tem Dehm, Councilor Zalinski, Councilor Godes. **Absent:** Mayor Wussow.

Staff Present: Also present were City Manager Steve Boyd; City Clerk Ryan Muse; City Attorney Karl Hanlon, Finance Director Yvette Gustad, Director of Economic and Community Development Hannah Klausman, Director of Public Works Matthew Langhorst, and City Engineer Ryan Gordon, and City Planner Watkins Fulk Grey.

Item 6. 7:52 Agenda Changes & Conflicts

Item 14 will be moved to item 13.

Item 7. 8:11 Disclosure of Conflicts of Interest

There were none.

Item 8. 8:20 Council Announcements

There were none.

Item 9. 8:27 Citizens Appearing Before Council (for items not on the agenda - comments limited to 3 minutes)

Kelsey Vollmer, Jus Smith, and Joe Urnise spoke on behalf of the Grizzly Hockey Team and requested more ice time as their time was cut from 11 hours a week to 4 hours a week. Councilor Godes and Mayor Pro Tem Dehm responded to the request and outlined that the process this request should go through with the Parks and Rec department.

Laurie Chase of Cowdin Drive informed the council of a line-of-sight issue at the intersection of Cowdin Drive and 8th Street.

Item 10. 20:09 Consent Agenda

Councilor Zalinski moved to approve the consent agenda. Councilor Schachter seconded the motion, and it passed unanimously.

Item 11. 20:35 Arbor Day Proclamation

Heather Listerman, the City Arborist, and Parks and Recreation Director Rod Tarullo, were presented with the proclamation by Mayor Pro Tem Dehm.

Item 12. 23:30 South Bridge Update

City Engineer Ryan Gordon presented on the South Bridge Update. He also updated the Council on the devolution of 6 & 24 and notifying them of future tasks for the project. He also let the Council know that Phase 2 of the Blake Ave Project received a DOLA grant for approximately \$759,000.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

Item 13. 25:51 Micro transit update

City Engineer Ryan Gordon updated Council on the May 1 launch of the micro transit program, Ride Glenwood On Demand. An update will be given every two weeks until the launch.

Councilors Weimer, Godes, and Zalinski made comments.

Mayor Pro Tem Dehm opened the floor for public comment.

An unnamed woman who lives in West Glenwood asked if this service is available in South and West Glenwood, which it is. Todd Hurst, Glenwood Springs resident, also asked about locations that are outside of city limits and if they would be serviced by this program, and the answer was also yes.

Mayor Pro Tem Dehm closed the floor to public comment.

Item 14. 38:26 Tax Incentive Requests for Meadows

Hannah Klausman, Director of Community Development, presented the tax incentive request to Council. Glenwood Meadows developer Steve Shoflick of Miller Weingarten Realty also presented and answered questions from Council.

Councilors Godes, Schachter, Zalinski, Mayor Pro Tem Dehm, and Councilor Weimer asked questions.

Mayor Pro Tem Dehm opened the floor for public comment.

The floor was opened to the public. James Parsons, Glenwood Springs resident, Katie Hake, resident and Alpen Glow Book Store Owner, Lori Chase, resident, Dave Meritt, resident, Deb Williams, resident, Spencer Chu, Alpen Glow Books Owner, Mikaela Richardson and Todd Hurst made comments about the equity of the tax incentive, how this affects local businesses and the nature of the city as a whole.

Mayor Pro Tem Dehm closed the floor to public comment.

Councilor Godes made a motion to deny the request. Councilor Zalinski seconded.

Councilors Zalinski, Godes, Schachter, Weimer, and Mayor Pro Tem made comments.

The motion passed unanimously.

Item 15. 2:23:18 Ordinance 2025-09 Code Amendment, Title 070, Duplexes and Triplexes

Councilor Zalinski moved to continue this item to the next meeting so that Mayor Wussow can be involved in the discussion. Councilor Godes seconded, and the motion passed 5-1 with Councilor Weimer voting no.

Item 16. 2:25:00 Ordinance 2025-10; Code amendment to Section 040.020.170 Economic incentives; sales tax rebate

Economic and Community Development Director, Hannah Klausman presented.

Councilor Zalinski moved to approve Ordinance 2025-10; Code amendment to Section 040.020.170 Economic incentives; sales tax rebate as presented. Councilor Schachter seconded the motion, and it passed unanimously.

Item 17. Ordinance 2025-11; Code Amendment Title 070 regarding Allowed Uses, Definitions, Natural Medicine Businesses, Shopping Centers and other Code Changes.

Community Development Director, Hannah Klausman presented.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

Councilor Weimer moved to approve action item number one of Ordinance 2025-11, regarding Natural Medicine Businesses, as presented by staff. Councilor Zalinski seconded the motion, and it passed unanimously.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

Councilor Zalinski moved to approve action item number two of Ordinance 2025-11 regarding shopping centers as presented by staff. Councilor Weimer seconded the motion, and it passed unanimously.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

Councilor Zalinski moved to approve Ordinance 2025-11 including the amendments regarding shopping centers and natural medicine businesses. Councilor Weimer seconded the motion, and it passed unanimously.

Item 18. 3:08:32 Resolution 2025-08 Temporary Use/Service Pilot Program Extension

Jim Hardcastle, Long Range Principal Planner, presented.

Councilor Weimer moved to approve Resolution 2025-08 Temporary Use/Service Pilot Program Extension as presented. Councilor Simms seconded the motion, and it passed unanimously.

Item 19. 3:14:10 Resolution 2025-06; Fee in Lieu for Housing Variety

Economic and Community Development Director, Hannah Klausman presented.

Mayor Pro Tem Dehm opened the floor for public comment.

There was none.

Mayor Pro Tem Dehm closed the floor to public comment.

Councilor Schachter moved to approve Resolution 2025-06; Fee in Lieu for Housing Variety as presented. Councilor Simms seconded the motion, and it passed unanimously.

Item 20. 3:33:56 Council Comments

Councilor Zalinski announced the reappointments of the River Commissioners included on the Consent Agenda.

Councilor Godes congratulated Councilor Schachter on being named the Glenwood Springs Citizen of the year.

Councilor Simms noted that he was happy to see so many people at the meeting today.

Item 21. 3:36:00 Report from City Administration

City Manager Steve Boyd reported on the Employee Service Awards celebrated by the City on March 19th.

City Attorney Karl Hanlon reported on the situation on Mitchell Creek and Mitchell Cooper ongoing litigation.

Item 20. 3:50:22 Social Event Announcement

No social event will take place after the meeting.

Item 21. 3:50:33 Adjournment

Councilor Simms moved to adjourn the meeting. Councilor Weimer seconded, and the motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: April 3, 2025 Council Minutes
Action Requested: April 3, 2025 City Council Minutes
Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
APRIL 3, 2025
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

1. Roll Call 1:41

Present: Councilor Schachter, Councilor Weimer, Mayor Wussow, Mayor Pro Tem Dehm, Councilor Zalinski, Councilor Godes.

Absent: Councilor Simms

Staff Present: Also present were City Manager Steve Boyd; City Clerk Ryan Muse; City Attorney Karl Hanlon, Finance Director Yvette Gustad, Director of Public Works Matthew Langhorst, City Engineer Ryan Gordon, and Senior Planner Watkins Fulk Grey.

2. Agenda Changes 1:53

Mayor Pro Tem Dehm pulled Item E off of the consent agenda and move it to the April 17, 2025 City Council meeting.

3. Disclosure of any Councilor conflicts of interest 2:17

None were noted.

4. Council Announcements 2:24

Councilor Zalinski thanked Commissioners Riccio and Causey of the River Commission for applying to the commission for an additional term. There will be a ribbon cutting in May for the 3 Mile restoration project. There is also a river clean up planned for April 26, 2025, and Councilor Zalinski shared information on how to register for that event. She also gave a report on the Airport Board.

Councilor Schachter announced the Coffee with a Cop event happening this weekend. He also noted the spring cleanup events that are coming up and recommends people look at the website for more details. Councilor Godes also mentioned the upcoming hazardous waste drop off event, the opening of the yard waste drop off site, and a tree give away in honor of Arbor Day.

5. Citizens Appearing Before Council (for items not on the agenda - comments limited to 3 minutes) 7:20

There were none.

6. Council Response to Citizen Comment 7:22

There were none.

7. Consent Agenda 7:49

Mayor Pro Tem Dehm made a motion to approve the consent agenda with Item E removed. Councilor Zalinski seconded the motion, and it passed unanimously.

8. Ordinance 2025-12; Parking Citation Enforcement Discussion and/or Action 8:12

City Attorney Karl Hanlon presented the Ordinance.

Mayor Wussow opened the floor to public comment.

There were no public comments made.

Mayor Wussow closed the floor to public comment.

Councilor Schachter moved to approve the Ordinance as presented. Councilor Zalinski seconded the motion, and it passed unanimously.

9. Planning File #01-25 and #05-25, Major Site/Architectural Plan and 1041 Review for Canyon Vista at 51993 Highway 6 10:03

Senior Planner Watkins Fulk-Gray presented. Nicholas Emenhiser, Development Director, Cohen-Esrey presented. Kyle Malar KTG Architects also answered some questions.

Mayor Wussow opened the floor to public comment.

Bart Victor, a local resident, business owner, and Board member for Mitchell Cooper Water District made comments regarding the current agreement between Mitchell Cooper and the City of Glenwood Springs. Monica Wolny, owner of the Hanging Lake Inn and shareholder for Mitchell Cooper also made comments about the current agreement between Mitchell Cooper and the City of Glenwood Springs. Art Rothman, president of the Mitchell Cooper Board also made comments.

Stuart Sloat, resident of Colorado Springs and former owner of the Affordable Inn, also made comments regarding the issue.

Mayor Wussow closed the floor to public comment.

Councilor Schachter moved to approve Planning File #01-25 with the findings on page 3 and 4 and the conditions on page 5 of the staff report. Mayor Pro Tem Dehm seconded the motion, and it passed unanimously.

Councilor Schachter moved to approve Planning File #05-25 for the 1041 review with the findings on page 4 and 5 and the conditions on page 5 of the staff report. Mayor Pro Tem Dehm seconded the motion, and it passed unanimously.

10. Ordinance 2025-06; Code Amendment, Title 070, Duplexes and Triplexes 1:16:09.

Senior Planner Watkins Fulk-Gray presented.

Councilor Schachter moved to deny approving Ordinance 2025-06; Code Amendment, Title 070, Duplexes and Triplexes. Councilor Zalinski seconded the motion.

Mayor Wussow opened the floor to public comment.

There were no public comments made.

Mayor Wussow closed the floor to public comment.

The motion passed 5 to 1 with Councilor Weimer voting against.

Councilor Godes moved that within the next three months the council has a joint work session with the Planning and Zoning Commission and the Housing Commission to discuss this topic and others with the new council.

The motion died due to a lack of second.

11. Ordinance 2025-13; Amendment to Section 050.040.070
Suspension and Revocation of Contractor License 1:39:02

City Attorney Karl Hanlon presented.

Mayor Pro Tem Dehm moved to approve Ordinance 2025-13; Amendment to Section 050.040.070 Suspension and Revocation of Contractor License as presented. Councilor Zalinski seconded the motion.

Mayor Wussow opened the floor to public comment.

There were no public comments made.

Mayor Wussow closed the floor to public comment.

The motion passed 5-1 with Councilor Godes voting against.

12. Ordinance 2025-08; Modify 020.020.020 to Remove Certain
Requirements for the Composition of the Tourism Management Board

Mayor Wussow opened the floor to public comment.

There were no public comments made.

Mayor Wussow closed the floor to public comment.

Councilor Godes moved to approve 2025-08; Modify 020.020.020 to Remove Certain Requirements for the Composition of the Tourism Management Board as presented. Councilor Zalinski seconded the motion, and it passed unanimously.

13. Council Comments 1:53:05

Mayor Wussow and Mayor Pro Tem Dehm gave a shout out to Amanda Madden the Parks and Rec Youth Representative, and Tyler Hesse, Art and Culture Board Youth Representative, who were awarded a prestigious scholarship.

Mayor Wussow asked Public Works Director Matthew Langhorst about the requirement of a cover for vehicles, commercial and private, that are delivering trash to the South Canyon Landfill. Langhorst confirms that it is a requirement and there is a fine for those that do not have a cover. Mayor Wussow would like the city to monitor this and see how many people do not comply and determine if the fine should be increased.

Councilor Godes wanted to touch on the triplex item discussed earlier in the meeting. He also wanted to express his gratitude to his fellow Councilors prior to his next meeting, which will be his final one. Mayor Wussow also thanked each Councilor.

14. Report from City Administration 2:04:48

City Manager Steve Boyd introduced the new Director of Operations, Tim Berman, to Council. He also announced that Yvette Gustad, Finance Director, won a Certificate for Achievement for Financial Reporting in regard to the 2023 audit.

Mr. Boyd also mentioned the old Youth Zone building and that it needs some work done, so he may approach Council for an appropriation to cover those costs.

The Councilor Handbook has been updated, and the website will be updated with councilor contact information unless requested to do otherwise.

The new set up for the Airport seems to be running very well.

15. Social Event Announcement 2:06:00

Mayor Pro Tem Dehm announced the social event will take place at Doc Holliday's following the Council meeting.

15. Adjournment 2:08:25

Mayor Pro Tem Dehm moved to adjourn. Councilor Weimer seconded the motion, and it passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Housing Commission Appointment

Action Requested: Approval of Dan Hurley as a new Housing Commissioner.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: **Councilor Schachter's Recommendation**
Appoint Dan Hurley to a 2-year term beginning immediately and ending in April 2027.

Composition of the Housing Commission

Eight (8) citizens, at least six (6) who are residents of the City; one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City; and one (1) youth who is in the ninth—twelfth grade in the City and who shall serve a one-year term. Membership should reflect a broad representation of organizations and other entities which are related to housing, including, but not limited to, the financial community, the building and development community, the real estate industry, and organizations which support low-income residents of the community.

Powers and Duties of the Housing Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); (k) Powers and duties of Housing Commission.

The powers and duties of the Glenwood Springs Housing Commission shall be:

- (1)
To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).
- (2)
To assist City Council in defining the nature and scope of housing opportunities in the City.
- (3)
To meet with the City Council on an annual basis to identify which housing issues require priority attention.
- (4)
To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.
- (5)
To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.
- (6)
To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff defers to City Council.

From: noreply@civicplus.com
To: [Volunteer](#); [Watkins Fulk-Gray](#)
Subject: Online Form Submittal: Housing Commission Application
Date: Sunday, March 23, 2025 12:12:39 PM

Housing Commission Application

Housing Commission Application
City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Watkins Fulk-Gray; Senior Planner
watkins.fulkgray@cogs.us
970-384-6428

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications	Resident of Glenwood Springs within city limits.
---------------------------	--

Please select today's date	3/23/2025
----------------------------	-----------

(Section Break)

Personal Information

First Name	Daniel
------------	--------

Last Name	Hurley
-----------	--------

Occupation	Aviation
------------	----------

Home Address	
--------------	-------------

City	Glenwood Springs
------	------------------

State	Co
-------	----

Zip Code	81601
----------	-------

Mobile Phone Number	
---------------------	-------------

Email Address	
---------------	-------------

Field not completed.

Home Phone Number

Work Phone Number *Field not completed.*

Mailing Address (If different than home address) *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip Code *Field not completed.*

(Section Break)

Personal and Professional Interests

Why are you interested in serving on the Housing Commission? I am currently pursuing a master's degree in urban and rural planning and looking for a way to gain real-world experience related to my studies. I believe getting involved in the Housing Commission will allow me to gain vital experience in urban planning through its powers and duties to foster my growth in the field.

What do you view as the role of a Housing Commission member? I view the role as a commission member is aimed at researching and understanding the issues the City is facing for housing and providing solutions to alleviate as many of the issues as possible. While striking a balance between the needs of the city and the needs of the community, your goal is to create housing solutions that benefit both the city, plus the entire community of Glenwood Springs.

What personal or professional experience do you have relative to the mission of the Housing Commission (see Powers and Duties at the end). I have a working knowledge of grant allocation and funding through my current position from my prior job at the airport in Portland, Maine, and my current job with Pitkin County at Aspen/Pitkin County Airport. Furthermore, both my previous and current positions require me to be able to know and interpret federal regulations to monitor and record all activities present on the airfield. I think these skills, while not directly related, will allow me to perform Duties #4 and #5 without issue.

Have you previously served in any policy advisory capacity relative to housing? If so, state your role. No

What do you see as the role that housing plays in the character Housing's

and function of the
Glenwood Springs
community?

Can you separate
yourself from your
personal opinions and
represent the City's
goals, policies, plans
and the Glenwood
Springs Municipal
Code in an equitable
fashion?

Yes

Do you have any
existing time
commitments that will
hamper your ability to
serve?

My work schedule is bid every 6 months based on seniority.
currently no scheduling conflict, but depending on how the bid
goes, a scheduling conflict may occur. My employer (Pitkin
County) also provides 16 hours of Volunteer service leave per
year which could be used to attend and serve if a scheduling
issue arises.

What experience do
you have working with
people on a board,
commission, or
committee?

With my previous employer, I was one of the liaisons for the
airport and its Noise Abatement Committee. We process all noise
complaints and sit in on the meetings to respond to complaints
and answer questions regarding noise abatement procedures
present at the airport.

Have you previously
served on the Housing
Commission?

No

(Section Break)

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you
should be reappointed?

Field not completed.

Have you served two
full successive terms
on the Housing
Commission?

Field not completed.

(Section Break)

Powers and Duties of the Housing Commission

*(as defined in Title 020 of the Glenwood Springs Municipal Code) (k) Powers and
duties of Housing Commission.*

The powers and duties of the Housing Commission shall be:

1. To investigate, study and report to the City Council any and all matters concerning housing issues which directly affect the City, including the preparation of a Comprehensive Housing Affordability Strategy (CHAS).
2. To assist City Council in defining the nature and scope of housing opportunities in the City.
3. To meet with the City Council on an annual basis to identify which housing issues require priority attention.
4. To investigate, study and report to the City Council on grants, donations and other forms of funding to assist in meeting the housing needs of the City.
5. To perform functions concerning oversight of housing issues or functions as delegated by the City Council, including monitoring the implementation of activities as described in the CHAS.
6. To appoint subcommittees as necessary to carry out the foregoing functions subject to the approval of the City Council.

(Section Break)

Appointment, Removal, Term, and Vacancies of Boards and Commissions
(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:
Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.
2. March:
Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;

River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Email not displaying correctly? [View it in your browser.](#)



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Parks and Recreation Commission Appointments

Action Requested: Approve recommended appointments.

Department: Parks & Recreation

Presented By: Rod Tarullo

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: **Mayor Wussow's Recommendations**

Rick Bradley applied for and is eligible for a seat on the Parks and Recreation Commission. Rick was interviewed on April 2, 2025. If approved, Rick will serve a three-year term expiring on March 2, 2028. Mayor Wussow recommends his appointment.

Clay Hesse applied for and is eligible for the Youth Representative seat on the Parks and Recreation Commission. Clay was interviewed on April 2, 2025. If approved, Clay will serve a one-year term starting on June 1, 2025 and expiring on May 31, 2026. Mayor Wussow recommends his appointment.

Composition of the Parks and Recreation Commission

- Seven (7) citizens, at least six (6) who are residents of the City, one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City, and one (1) youth in the 9th – 12th grade in the City who shall serve a one-year term.

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); (e) Powers and duties of Parks and Recreation Commission.

The powers and duties of the Parks and Recreation Commission shall be:

1. To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
2. To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
3. To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
4. To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
5. To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.
6. To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
7. To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.

8. To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
9. To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff defers to City Council.

Print

Parks and Recreation Commission Application - Submission #3002

Date Submitted: 2/6/2025

Parks and Recreation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Karstin Moser; Parks Administrator
karstin.moser@cogs.us
970-384-6305



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

Please Note: The Youth Representative term is a one-year term from June 1 to May 31 of the following year.

- ☒ Resident of Glenwood Springs within city limits.
- ☐ Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- ☐ Owner of real property or a business within Glenwood Springs city limits.
- ☐ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits..

Please select today's date*

2/6/2025

Personal Information

First Name*

Rick

Last Name*

Bradley

Occupation*

Exercise Physiologist

Home Address*

City*

State*

Zip Code*

Mobile Phone Number*

Email Address*

rickb617070@yahoo.com

Home Phone Number

9167431539

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Parks and Recreation Commission?*

I want to be more involved with my community, and especially as it relates to the areas my family uses the most, the multiuse trails, parks, and the community center.

What do you view as the role of a Parks and Recreation Commission member?*

The role of a commission member is to be involved in matters related to city parks, trail ways, the community center, and the cemeteries; and to work collaboratively with other members to affect policy that will hopefully positively influence these entities.

What experience and/or interest do you have in programming, planning, and being a part of community meetings?*

I served as a clinical exercise programming manager for Valley View hospital from 2014-2021, and in that time I collaborated with the hospital foundation and its board members to foster public membership and local businesses support.

Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs?*

With our growing population, and use of the city multiuse trails, I think we will be in need of more formal trail-use ettiquette and user guidelines that will help improve safety and efficiency.

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes, I am very happy with the current status of all the represented entities of the commission position, and do not hold any strong convictions that will interfere with my objective duties.

Can you describe an experience making a decision that made people unhappy?*

In my position as clinical exercise programming manager I often had to make efficiency decisions that would serve the longterm goals of the program despite being controversial in the short term. Members paid for their programming individually as needed and not as part of a greater set of guidelines. Members favored the habit over the big picture, which required me to be steadfast in my decision despite the sometimes heated opposition, knowing it would favor all in the end.

Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.)*

I do not have any current time conflicts.

What experience do you have working with people on a board, commission, or committee?*

I worked with the Valley View Hospital Foundation board for three years. The board consisted of hospital employees, hospital administration, and community members.

Have you previously served on the Parks and Recreation Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Parks and Recreation Commission?

-- Select One --

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); (e) Powers and duties of Parks and Recreation Commission.

The powers and duties of the Parks and Recreation Commission shall be:

1. To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
 2. To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
 3. To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
 4. To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
 5. To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.
 6. To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
 7. To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.
 8. To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
 9. To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

Parks and Recreation Commission Application - Submission #3077

Date Submitted: 3/22/2025

Parks and Recreation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

Karstin Moser; Parks Administrator
karstin.moser@cogs.us
970-384-6305



Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

Please Note: The Youth Representative term is a one-year term from June 1 to May 31 of the following year.

- ☒ Resident of Glenwood Springs within city limits.
- ☐ Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- ☐ Owner of real property or a business within Glenwood Springs city limits.
- ☒ Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits..

Please select today's date*

3/22/2025

Personal Information

First Name*

Clay

Last Name*

Hesse

Occupation*

Student

Home Address*

City*

State*

Zip Code*

Mobile Phone Number*

Email Address*

Home Phone Number

Work Phone Number

Mailing Address (If different than home address)

City

State

Zip Code

Personal and Professional Interests

Why are you interested in serving on the Parks and Recreation Commission?*

I am very interested in serving on the Glenwood Springs Park and Recreation Commission. Growing up in Glenwood Springs, I have always enjoyed using the community center, parks, and trails. By being on this commission, I could contribute to keeping parks and recreation areas accessible and fun for all. I also think that as a younger person, I could provide a unique perspective on certain issues.

What do you view as the role of a Parks and Recreation Commission member?*

I view the role of a Parks and Recreation Commission member as assisting in making funding, resource, and staffing decisions for the parks and recreational activities of Glenwood Springs in any way deemed in the best interest for the city.

What experience and/or interest do you have in programming, planning, and being a part of community meetings?*

Although I do not yet have much experience in programming, planning, or being part of community meetings, I am eager to gain knowledge and continue to develop these skills. I am a member of clubs and sports teams at my high school and I participate actively in meetings and practices.

Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs?*

I believe that I could bring a valuable youth perspective to the Glenwood Springs Parks and Recreation Commission. I have grown up using and enjoying a wide variety of Glenwood Springs parks and recreation facilities, both as a young child and now as a teenager. I would be honored to help to improve and keep these valuable resources accessible for all.

Can you separate yourself from your personal opinions and represent the City’s goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes. My intention if I serve on this board is to contribute to my community while staying impartial.

Can you describe an experience making a decision that made people unhappy?*

During my 2024 soccer season, I was team captain and it was my job to help make sure everyone was doing what they were supposed to do on the field. Most kids really wanted to play offense, but as team captain I knew that having a strong defense was also important. Although initially no one wanted to play defense, I worked to communicate with and persuade some of my teammates to stay back on defense. This ultimately ensured that we had a strong defense and were therefore much more successful. I believe that in cases where I have to make a decision, it is important to listen and communicate to come up with the best possible solution.

Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.)*

No. I have no existing time commitments that will hamper my ability to serve.

What experience do you have working with people on a board, commission, or committee?*

I have not yet had an opportunity to serve on a board or commission, but I will very much appreciate the opportunity to gain this experience. I do, however, serve as the secretary for my 4-H club. This has provided me valuable leadership experience.

Have you previously served on the Parks and Recreation Commission?*

No

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

Have you served two full successive terms on the Parks and Recreation Commission?

-- Select One --

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); (e) Powers and duties of Parks and Recreation Commission.

The powers and duties of the Parks and Recreation Commission shall be:

1. To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
 2. To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
 3. To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
 4. To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
 5. To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.
 6. To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
 7. To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.
 8. To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
 9. To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.
-

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:

Planning and Zoning Commission;
Finance Advisory Board;
Tourism Management Board;
Building Board of Appeals.

2. March:

Transportation Commission;
Arts and Culture Board;
Parks and Recreation Commission;
Airport Board;
River Commission.

3. April:

Local Liquor Licensing Authority;
Victim's Witnesses Assistance and Law Enforcement Board;
Historic Preservation Commission;
Workforce Housing Fund Advisory Board;
Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Award Requested for Fleet Department Fire Sprinkler System Installation
Action Requested:	Award Request for Fleet Department Fire Sprinkler System Installation to Assurance Fire Systems for \$61,400.
Department:	Public Works
Presented By:	Matthew Langhorst
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The city went out for a Request for Proposal (RFP) for this project and only received one bid. The bid was well over budget at \$78,705 and staff had issues with the language within the bid and exceptions taken in the bid. So staff did not accept the bid and moved forward with looking at other companies that could provide the services required within the bid package. Assurance Fire Systems was contacted, and they provided a bid that is \$17,305 less than the RFP bid and has acceptable language within the bid, will provide a 2-year warranty, will provide and test the backflow device, includes a fire department connection to the system and can complete the work this spring/summer for the lesser price. City staff installed a 4-inch fire supply line in this building last fall, and now that fire line will be connected to the new fire sprinkler system.
Issues:	None at this time.
Fiscal Impact:	The proposal is above the 2025 budget. Due to the life-safety nature of this work, money will be appropriated to cover the overage.
Legal Review:	None at this time.
Staff Recommendation:	Staff is Recommending Council Award the Fleet Department Fire Sprinkler System Installation to Assurance Fire Systems for \$61,400.

March 26, 2025



City of Glenwood Springs

Attn: Brian Mitchell

Phone:

Ref.: City of Glenwood Fleet Building
Gypsum, CO.

We hereby propose the following necessary design, materials, and labor for the project as stated above as follows:

1) **Clarifications (Inclusions):**

- **System:** Automatic wet-pipe sprinkler systems for above named project.
- **Design:** Designed to meet NFPA 13, state and local codes. System to be designed per ordinary hazard group 2
- **Documents:** This quotation is based upon Cadfish Architecture drawings dated 10/28/19.
- **Others:**
 - ✓ Our work will start at a level flange in the riser room of the building.
 - ✓ Building to be one zone
 - ✓ Exposed upright protection of Shop areas
 - ✓ Semi-recessed sprinklers in finished ceilings
 - ✓ Design, taxes and permit with Glenwood Fire Department

2) **Proposed Materials:** Schedule 7 and schedule 30 black steel pipe, ductile iron fittings, grooved fittings and couplings, exposed upright sprinklers and sidewall sprinkler heads

3) **Proposed Price:**

- **Base Bid:** **\$61,400.00**
SIXTY-ONE THOUSAND FOUR HUNDRED DOLLARS

4) EXCLUSIONS:

- Painting or patching.
- Cost of bond
- Fire Extinguishers and Cabinets
- Responsibility for heat to prevent freezing including heat for testing
- Fire Hydrants or underground piping of any type including testing and flushing
- Rack system or storage above 12'
- Seismic Bracing
- Fire pump or inadequate water supply
- Overtime or premium time labor.
- Electrical or Fire Alarm.
- CAD Files for the design

Thank you for the opportunity to provide this proposal, this proposal is valid for 30 days. Please contact me if you have any questions.

Respectfully,

Jeremy Craig
Assurance Fire Systems
jcraig@assurancefiresystems.com
970-393-3242

City of Glenwood Springs





City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Award Request for Proposal (RFP) 2025-08P Water Treatment Plant Flocculator Replacement Project
Action Requested:	Council Approval to Award the Request for Proposal (RFP) 2025-08P Water Treatment Plant Flocculator Replacement Project to Myers and Son for \$1,141,500.
Department:	Public Works
Presented By:	Matthew Langhorst, Warren Hays
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The City water department put out a RFP for replacement of the flocculation system that exists within the water plant on Red Mountain. Four proposals were received for the project.
Issues:	None at this time.
Fiscal Impact:	The project is \$141,500 over the 2025 budgeted amount, but the water/wastewater is sufficiently under its overall budget this year thanks to the new Street and Infrastructure Tax paying for infrastructure within the Right of Way (ROW).
Legal Review:	Legal will review the contract language.
Staff Recommendation:	Staff is recommending an award the Request for Proposal (RFP) 2025-08P Water Treatment Plant Flocculator Replacement Project to Myers and Son for \$1,141,500 being the lowest qualified bid that was received.



proposal for RFP NO. 2025-07P

Water Treatment Plant Flocculator Replacement Project

March 21, 2025

Submitted to:



City of Glenwood Procurement Division

Attn: Ryan Muse
101 West 8th Street
Glenwood Springs, CO 81601

Submitted by:



Myers & Sons Construction, LLC
12700 East 168th Avenue
Brighton, CO 80601

Water Treatment Plant Flocculator Replacement Project

TABLE OF CONTENTS

Table of Contents	i
1. Cover Letter	1
General Contractor Information	1
Project Approach	2
2. Bid Schedule	3
a. Lump Sum	3
b. Add Alternates	3
3. Project Timeline	4
4. Selected Flocculator Equipment Quote	5
5. Applicable Warranty Information	8
6. Reference Projects	9
Casper Wastewater Treatment Plant Major Upgrades and Bypass Pumping, City of Casper	9
Persigo Wastewater Treatment Plant Large Repairs, City of Grand Junction	10
San Juan Water District WTP	11
Additional Project Reference	12
7. Exceptions	13
8. Surety Letter	13



Water Treatment Plant Flocculator Replacement Project

1. Cover Letter

March 21, 2025

Attention: Ryan Muse

City of Glenwood Springs Procurement Division

101 West 8th Street, Glenwood Springs, CO 81601

With this proposal, Myers & Sons Construction, LLC (Myers) expresses its interest in selection as the Contractor to deliver **RFP NO. 2025-07P, Water Treatment Plant Flocculator Replacement**. Our team is prepared to mobilize to replace the Flocculators at the Water Treatment Plant including the replacement of the motors and coordinating electrical and controls integrations. Myers offers the City of Glenwood Springs significant value through our qualifications, including:

- ▶ **Proven experience** planning, mobilizing, flexibly scheduling delivery of similar projects, including the Casper Wastewater Treatment Plant Major Upgrades and Bypass Pumping, City of Grand Junction Persigo Wastewater Treatment Plant Large Repairs, and San Juan Water District WTP.
- ▶ **Proactive planning, collaboration, and communication** with the City, stakeholder agencies, subcontractors, and vendors to ensure on-time, within budget project delivery.
- ▶ **Experienced leadership team** who have worked together to deliver projects in Glenwood Springs.

General Contractor Information

With roots beginning in 1977 under C.C. Myers, Inc., Myers & Sons Construction, LLC was established in 2010. Myers specializes in schedule-critical heavy civil infrastructure projects. **Myers has one simple goal: to deliver on the impossible.** We deliver projects on time and within budget through our dedication to transparency, collaboration, and innovation.

Our success is based on our experience, can-do attitude, expertise, and successful methodologies designed to achieve project goals in challenging construction environments. Our core values are innovation, quality, best value, and safety. Myers' relevant services include:

- ▶ Water and Wastewater construction
- ▶ Heavy civil construction
- ▶ New bridge construction
- ▶ Specialty concrete (polyester and rapid set)
- ▶ Concrete Rehabilitation
- ▶ Emergency response
- ▶ Alternative delivery

Myers offers the following relevant project experience delivered in the past five years:

- ▶ 29 Colorado projects valued at \$47.4M
- ▶ 38 bridge projects totaling \$72.5M
- ▶ 65 roadway projects valued \$122.1M
- ▶ 12 channel projects valued at \$13.9M

Years in business:

Total - 14

Colorado - 10

Ownership details:

Limited Liability Company

Firm size:

250 firm-wide

55 in Colorado

Offices:

12700 East 168th Ave.
Brighton, CO 80601

5777 W. Century Blvd., Ste. 600
Los Angeles, CA 90045

45 Morrison Ave.
Sacramento, CA 95838

Primary contact information:

Bill Fox, Rocky Mountain
Regional Manager
12700 East 168th Ave.
Brighton, CO 80601
Office: (303) 802-5834
Mobile: (916) 704-7365
bfox@myers-sons.com



Water Treatment Plant Flocculator Replacement Project

Project Approach

The Myers Team has identified several key components in our approach to the replacement of the Flocculators. The largest challenge for this project will be receiving the replacement flocculators while still having enough time left to install them during the Shutdown window provided (October 1, 2025-April 1, 2026). Our attached project schedule assumes the worst-case scenario for both the delivery of submittals to the City by our chosen vendor, MRI, of 12 weeks along with a worst case scenario delivery of 20 weeks from approved submittals. To expedite the review of the submittals and get release of the flocculators as soon as possible, the Myers team is proposing a submittal review call shortly after their submission so that teams can walk through comments or concerns, agree to a solution so that we ultimately only have one revision of the submittal. We have chosen to show the worst case for deliveries to demonstrate that we will be capable of completing the installation of the flocculators in 4 months and that the Myers team is committed to installing the flocculators within the time and shutdown constraints of the City. We would like to note the only exception we've taken to the bid is per the exception list in the attached MRI scope. Myers has decided to carry the MRI price despite this exception as there is a significant price increase if we were to use the JMS flocculators.

To meet this schedule, the Myers team will plan to have multiple crews working in different areas of the basins. If the need arises, we will also commit to working night shifts and weekends. To set up our shutdown work for success, the Myers team will setup multiple meetings with the owner to ensure that on the first day of the shutdown, all teams know their respective roles and that we are able to minimize the shutdown durations as much as possible.

Our previous work in the City of Glenwood Springs including our 27th Street Pedestrian Bridge Underpass Project completed in October 2024 highlights our track record of successful projects completion and completing projects on time.

"The team at Myers and Sons finished this project on budget and early without compromising construction quality or integrity. The professionalism, communication, and knowledge shown by the team was exceptional and I cannot compliment them enough for their efforts to help complete a long-awaited project for our community. Myers and Sons is an outstanding construction contractor..." – Ben Ludlow, Capital Projects Interim Director.

We acknowledge the receipt of Addendum # 1 (No date or file attached), Addendum #2 (February 25, 2025), Addendum #3 (February 25, 2025), and Addendum #4 (February 25, 2025) and appreciate the opportunity to submit this proposal and continue to build upon our relationship with the City. We look forward to discussing our qualifications and approach in greater detail.

Sincerely,



Myers & Sons Construction, LLC

Clinton Myers, President/Principal-in-Charge

(Signatory to any contract documents)



Water Treatment Plant Flocculator Replacement Project

2. Bid Schedule

a. Lump Sum

Below is our lump sum pricing for the replacement of the Flocculators:

Description	Quantity	Unit Price	Extended Price
Flocculator Replacement	1 LS	\$1,128,000.00	\$1,128,000.00

b. Add Alternates

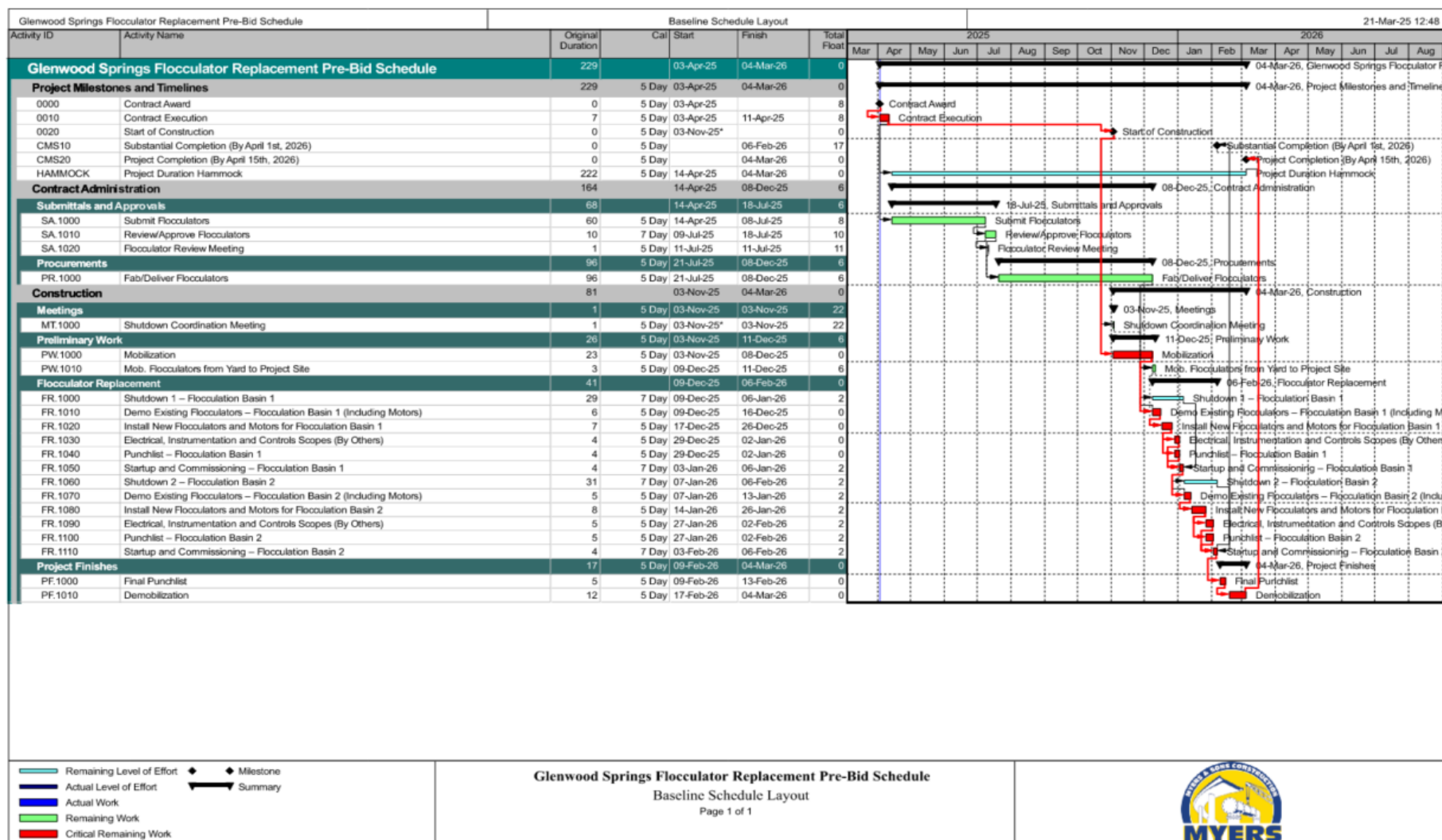
The table below presents our pricing based on 100LF of leak repair in the Flocculation Basins:

Description	Quantity	Unit Price	Extended Price
Leak Repair in Flocculation Basins	100 LF	\$135.00	\$13,500.00

Water Treatment Plant Flocculator Replacement Project

3. Project Timeline

Myers will adjust our mobilization date as early as possible based on the actual delivery schedule of the flocculators, the delivery shown below assumes the worst case of 12 weeks for submittals and 20 weeks for delivery of flocculator (vendor has given range of 10-12 weeks for submittals and 16-20 weeks for delivery per quote below).



Water Treatment Plant Flocculator Replacement Project

4. Selected Flocculator Equipment Quote



16133 W. 45th Dr.
Golden, Colorado 80403
Tel (303) 279-8373
Fax (303) 279-8429

SCOPE OF SUPPLY FOR Horizontal Flocculators - Section 46_41_31

DATE: March 14, 2025
TO: Bidding Contractors
PROJECT: Red Mountain WTP – Glenwood Springs, CO
BID DATE: March 21, 2025
REPRESENTATIVE: Brian Dieke – EES

The following items will be provided for the above referenced project per specifications Inclined Plate Settler - **Section 46_41_31**. Meurer Research, a Parkson Brand, will provide all equipment as specified, unless otherwise noted. We acknowledge all addendums.

46_41_31: A 3-stage horizontal flocculator for (2) basins will be provided per Specification Section 46_41_31. The system will include the items listed below. All equipment is to be 316 stainless steel, unless specified otherwise. Quantities listed are total.

Included (Horizontal Flocculator):

Qty	Description	Material	Weight (each)
6	Drive assembly w/drive sprocket	316 S.S.	1.2k lbs.
6	Low-voltage Drive Motors	--	--
6	Shaft assembly w/driven sprocket	316 S.S.	--
18	Paddle assembly	316 S.S.	--
6	Shaft bearing assembly	316 S.S.	--
6	Drive chain assembly	400 S.S.	--
1 lot	Spare parts	--	--
1 lot	All fasteners and anchors required for complete install	316 S.S.	--

TIMETABLE GUIDELINE:

Within ten (10) business days of receiving a written Purchase Order in Meurer Research's office, if necessary, Meurer Research will submit a written Request for Additional Information requesting items including, but not limited to, full-scale drawings, specification sections, amendments and other documents necessary for Meurer Research to begin work on this Project. No work can be done on this Project until all Additional Information is received by Meurer Research, thus beginning the Submittal Phase. If you do not receive such a Request for Additional Information within the stated ten (10) business days, then the Submittal Phase will begin on the eleventh (11th) business day following receipt of the written Purchase Order in Meurer Research's office. The Shipment Phase is thereafter contingent upon your final approval of all submitted Approval Drawings. Once said final approval is received in Meurer Research's offices, the Shipment Phase will begin.

Water Treatment Plant Flocculator Replacement Project



16133 W. 45th Dr.
Golden, Colorado 80403
Tel (303) 279-8373
Fax (303) 279-8429

Submittal Phase: Approval drawings will be submitted 10-12 weeks from receipt of all requested Additional Information if necessary, or if not necessary, from the eleventh (11th) business day following receipt of a written Purchase Order in Meurer Research's office. More than two resubmittals may result in a change order process. MRI reserves the right to review pricing based on escalation if notice of approval of submittals extends 10-12 weeks beyond the above submission schedule.

Shipment Phase: **16-20 weeks** following receipt of final approval of all submitted Approval Drawings in Meurer Research's office.

If the Submittal Phase is waived, the Shipment Phase will begin on receipt of all requested Additional Information if necessary, or if not necessary, on the eleventh (11th) business day following receipt of a written Purchase Order in Meurer Research's offices.

CLARIFICATIONS AND EXCEPTIONS:

2.05 C6.2 - MRI will provide 316 S.S. solid shafting as this is our standard MOC for this type of application. 316 S.S. provides superior corrosion resistance. The heat-treated surface of 17-4 shafting is not required for this low RPM application.

TERMS AND CONDITIONS:

This quotation is governed by and subject to Meurer Research's Standard Conditions of Sale, which are incorporated by reference and accessible at: <http://www.meurerresearch.com/sales-conditions>

NOT INCLUDED IN SCOPE:

Liquidated Damages.
Valves.
Pumps.
Concrete and concrete design.
Piping not included as part of the assembled system.
Chemicals, chemical feed systems and instrumentation other than those detailed above.
Automatic samplers or other test equipment and performance test.
Unloading, uncrating, installation and installation supervision. Installation will, at minimum, require a forklift and possibly a crane/hoist.
Readiness of the Equipment before requesting start-up service. Non-readiness may incur additional charges.
Compatibility of Equipment materials of construction with process environment.
Electrical connection and interconnecting wiring.
Interconnecting piping.
Any other auxiliary equipment or service not detailed above.

START-UP ASSISTANCE AND TESTING:

Meurer Research, a Parkson Brand, will furnish one factory representative for 3 days during 1 trip to assist in installation inspection, start-up supervision, testing and operator training. Dates of service to be scheduled upon Buyer's written request.

\$6,000.00 added to include 2x 3 day trips per discussion with vendor

Water Treatment Plant Flocculator Replacement Project



16133 W. 45th Dr.
Golden, Colorado 80403
Tel (303) 279-8373
Fax (303) 279-8429

MECHANICAL WARRANTY:

Meurer Research, a Parkson Brand, will offer a 1-year mechanical warranty from date of beneficial use or 18 months from shipment, under the terms described in Section XVI of the Standard Conditions of Sale.

PURCHASE PRICE:

\$422,610.00

Equipment Bid \$ To Be Announced USD
F.O.B. Point of Manufacture, freight included, duty and taxes excluded.

VALIDITY:

Purchase Price is valid for thirty (30) calendar days from Quotation date, for shipment of equipment within the timetable stated below. Pricing subject to escalation per section II of MRI's standard terms of sales.

PAYMENT TERMS:

10% with PO, 15% with submittals, 75% shipment
Payment not to exceed 60 days after delivery

DELIVERABLES: Submittals/Engineering Services – 25%; Equipment Shipment – 75%

Issued By:

Meurer Research, a Parkson Brand
16133 W 45th Drive
Golden, CO 80403

Accepted By: (Herein called the Buyer)

Name: Chris Hanson
Title: Technical Sales Manager
Date: March 14, 2025

Name
Title
Date

Purchase Orders should be made out to:

Parkson Corporation dba Meurer Research
1401 West Cypress Creek Road #100
Fort Lauderdale, FL 33309

Attention: Chris Hanson / Andrew Singer
Phone: 720-937-3446/ 954-935-6212
Email: chanson@parkson.com / asinger@parkson.com

Water Treatment Plant Flocculator Replacement Project

5. Applicable Warranty Information

- a. Bidder acknowledges and agrees that (1) this RFP is a solicitation for proposal and is not a contract or an offer to contract and (2) the submission of a proposal by Bidder in response to this RFP will not create a contract between the City of Glenwood and Bidder.
- b. Bidder offers and agrees to furnish to the City of Glenwood with the products and/or services described in its proposal, at the prices quoted in the proposal, and to comply with all terms, conditions, and requirements set forth in the RFP documents and contained herein.
- c. Bidder represents and warrants that (1) Bidder is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions, and requirements of the RFP; (2) Bidder has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP; (3) Bidder is aware of, is fully informed about, and is in full compliance with all applicable federal, state, and local laws, rules, regulations, and ordinances; (4) Bidder understands the requirements and specifications set forth in this RFP and the terms and conditions set forth; and (5) all statements, information, and representations prepared and submitted in response to this RFP are current, complete, true, and accurate. Bidder acknowledges that the City of Glenwood will rely on such statements, information, and representations in selecting the successful Bidder. If selected by the City the Bidder will notify the City immediately of any material change in any matters with regard to which Bidder has made a statement or representation or provided information.
- d. Bidder agrees to be in compliance with all federal laws and regulations pertaining to Equal Employment Opportunities and Affirmative Action.
- e. In 2021, Colorado HB21-1110 strengthened the Colorado law for protection against discrimination against persons with disabilities; specifically, it requires the accessibility of all digital government information technology. To comply, all digital experiences provided by the contractor must meet all applicable Level A and AA success criteria of the current non-draft version of the Web Content Accessibility Guidelines (WCAG).
- f. Meurer Research, a Parkson Brand, will offer a 1-year mechanical warranty from date of beneficial use or 18 months from shipment, under the terms described in Section XVI of the Standard Conditions of Sale as is required per specification 46 41 31.



Water Treatment Plant Flocculator Replacement Project

6. Reference Projects

Casper Wastewater Treatment Plant Major Upgrades and Bypass Pumping, City of Casper



Description of Work: At the request of the City of Casper for Myers to bid on bid items that were descoped due to budget restrictions and Covid complications from the first project at the Sam Hobbs WWTP, Myers enthusiastically placed another bid with the City of Casper and was the lowest and most responsible bidder for this project. Work Item No. 1 included the replacement of all existing piping and appurtenances in the RAS Pump Station, additional replacement of section of piping in the adjacent Pipe Gallery and replacement of the piping in both the RAS Wet Well and the old RAS Well adjacent to the Secondary Gallery. Work Item No. 2 included replacement of existing 48- and 36- Inch Pipe along with four 36 Inch Isolation Valves in the Secondary Gallery and Blower Room. In order to accomplish this work, Myers worked with Rain For Rent to install Bypass Pumping to provide continuous treatment during the execution of all work items. Three different bypass pump systems were utilized to complete both work items flawlessly. The project was descoped after the bid award due to limited funding to complete the project. Myers worked with the City in a CMGC fashion to propose value engineering and give input on design to reduce costs. Once funding was secured, the scopes were re-added to the contract, hence the large increase of the original budget versus final cost. The project completion date was extended to accommodate the completion of these additional scopes. This project also highlights our experience working around an existing plant which must remain operational during construction.

Client Reference

Megan Lockwood, WWTP
Supervisor, City of Casper
(307) 258-1232,
mlockwood@casperwy.gov

Original Completion

July 2024

Actual Completion

January 2025

Original Budget

\$1M

Final Cost

\$5M

Water Treatment Plant Flocculator Replacement Project

Persigo Wastewater Treatment Plant Large Repairs, City of Grand Junction


Client Reference

Kirsten Armbruster, PE, Project Engineer, City of Grand Junction
(970) 462-2049,
kirstena@gjcity.org

Original Completion

July 2022

Actual Completion

January 2023

Original Budget

\$2.98M

Final Cost

\$3.1M

Description of Work: This work request is for repairs and modifications to the existing concrete and steel elements at the flow equalization basin interior walls, primary clarifiers, sludge processing building framing, and anaerobic digester panels for the Persigo Wastewater Treatment Plant. The repairs include removal and replacement of deteriorated concrete walls, new concrete coating and sealant joints, removal and possible salvage of the existing dome roofs, replacement of connections, clean and coat existing steel connections and repair of deteriorated concrete panel connections. All work is being performed inside an operating plant and requires close coordination with plant staff. In order to reduce the impact on operations, work was scheduled so that certain tasks were completed, and that portion of the plant was returned to service before beginning the next task. The project completion date was extended and a change order issued for additional scope requested by the owner.

Water Treatment Plant Flocculator Replacement Project

San Juan Water District WTP



Client Reference

Andrew Pierson, Associate
Engineer, San Juan Water District
(916) 791-6912, apierson@sjwd.org

Original Completion

May 2017

Actual Completion

February 2018

Original Budget

\$6.0M

Final Cost

\$6.1M

Description of Work: This project highlights our most comparable experience as we completed the replacement of existing flocculators at an existing facility which also had shutdown and work window constraints. This project also utilized an MRI Flocculation system (pictures above) with similar specifications to the Glenwood Springs project. Our scopes of work included the replacement of existing equipment in both the sedimentation and flocculation basins along with a new settled water channel for the Sedimentation Basins. The work in the flocculation basins included the removal and replacement of five flocculation systems in each Flocculation Basin, including new platforms, shaft support columns, and electrical and control systems. Work was also completed in the sedimentation basins including the removal and replacement of four sludge collection systems in each Sedimentation Basin, including new sludge valves and piping, and electrical and control systems. Further scopes of work included the construction of a new Settled Water Channel (serving the North Sedimentation Basin), including new L-shaped Overflow Structure, Sedimentation Basin launder connections, grating walkway, railings, lighting, piping, two sample pumps and a chlorine analyzer, two rectangular butterfly valves, improvements to the existing F-shaped Overflow Structure, piping, site work, and associated electrical and control system additions. Further modifications to the flocculation basins included the construction of redwood baffle walls at the end of the third zone of each Flocculation Basin, including adding doors and making attachments to the existing structures, removal and replacement of the existing redwood baffle walls at the ends of the first and second zones of each Flocculation Basin including adding doors and making attachments to the existing structures. The project completion date was pushed due to the requested additional scopes by the owner which also resulted in a change order.

Water Treatment Plant Flocculator Replacement Project

Additional Project Reference

27th Street Pedestrian Underpasses, City of Glenwood Springs

Client Reference

Ben Ludlow, RFTA Capital Projects Program Manager, (970) 384-4858, bludlow@rfta.com



Water Treatment Plant Flocculator Replacement Project

7. Exceptions

Myers & Sons takes the following exception per the scope of supply from MRI:

Specification 46 41 31 (Horizontal Flocculators) - 2.05 C6.2 - MRI will provide 316 S.S. solid shafting as this is our standard MOC for this type of application. 316 S.S. provides superior corrosion resistance. The heat-treated surface of 17-4 shafting is not required for this low RPM application.

We have selected MRI in lieu of JMS despite this exception as there was a significant price difference between the two listed vendors. If the City or Engineer rejects this exception, we are happy to work with the team to provide a price to meet the specified material under 2.05 C6.2.

8. Surety Letter

Although not requested, Myers & Sons has provided a surety letter for the project.





March 14, 2025

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

Re: Myers & Sons Construction, LLC
Letter for Water Treatment Plant Flocculator Replacement Project

To Whom It May Concern:

Nationwide Mutual Insurance Company has been privileged to act as surety for Myers & Sons Construction, LLC since 2020. Nationwide Mutual Insurance Company enjoys the A.M. Best's Guide Rating of A (Excellent) XV, Valuation Date November 7, 2024. Nationwide is licensed to transact surety business in all 50 States. Nationwide Mutual Insurance Company is currently Treasury listed and their NAIC number is 23787.

Nationwide Mutual Insurance Company has established a surety program for Myers & Sons Construction, LLC of \$200million single contract, subject to a \$500million aggregate. The current available bonding capacity is in excess of \$200million.

As always, Nationwide Mutual Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability to you or any other third parties if for any reason we do not execute such bonds.

Myers & Sons Construction, LLC's current Broker/Agent of Record is Alliant Insurance Services, Inc., located at 16000 N. Dallas Parkway, Suite 850, Dallas, TX 75248. If you need to speak with them on any matter in this letter, please contact their representative, Nicole Evans, at (469) 460-5334.

Very truly yours,

Autumn Stockton
Attorney in Fact



ONE WEST NATIONWIDE BLVD., 1-14-301, COLUMBUS, OH 43215 - 2220
PHONE: (866) 387-0457

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

AUTUMN STOCKTON; DIANA CERVANTES; S NICOLE EVANS; STEPHANIE GUNDERSON;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.

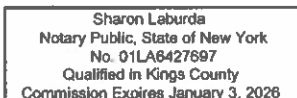


Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.




Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 14th day of

March, 2025


Assistant Secretary



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Award Request For Proposal (RFP) 2025-16P Red Mountain North Phase 2 Construction
Action Requested:	Council Approval to Award Request For Proposal (RFP) 2025-16P Red Mountain North Phase 2 to Johnson Construction per bid Amount of \$1,124,984.50.
Department:	Public Works
Presented By:	Matthew Langhorst, Ryan Gordon
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The city put out an RFP for Phase 2 construction work for Red Mountain North. The work includes water line replacement along West 10h Street and Red Mountain Drive, water and sewer service replacement within the city Right of Way (ROW), roadway removal and replacement along with new curb and gutter installation. Three bids were received for the project, ranging from \$1,499,934 down to the low bid of \$1,124,984.50. The low bid is within the budgeted amount that council approved with the 2025 budget.
Issues:	None at this time.
Fiscal Impact:	The project is under the approved 2025 budgets through the Street and Infrastructure Tax, the Water Department and Electric Department.
Legal Review:	Legal will review the contract language.
Staff Recommendation:	Staff is Recommending Approval to Award Request For Proposal (RFP) 2025-16P Red Mountain North Phase 2 to Johnson Construction per bid Amount of \$1,124,984.50.



April 7th, 2025

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

RE: Red Mountain North Phase 2

Please accept our proposal for the Red Mountain North Phase 2 2025-16P project. Addendums 1, 2, 3, & 4 are acknowledged.

Attached are the bid schedule, past project resumes, and a preliminary construction schedule.

Thank you for the opportunity to provide this bid proposal for the City of Glenwood Springs. We look forward to another successful project if selected as your contractor.

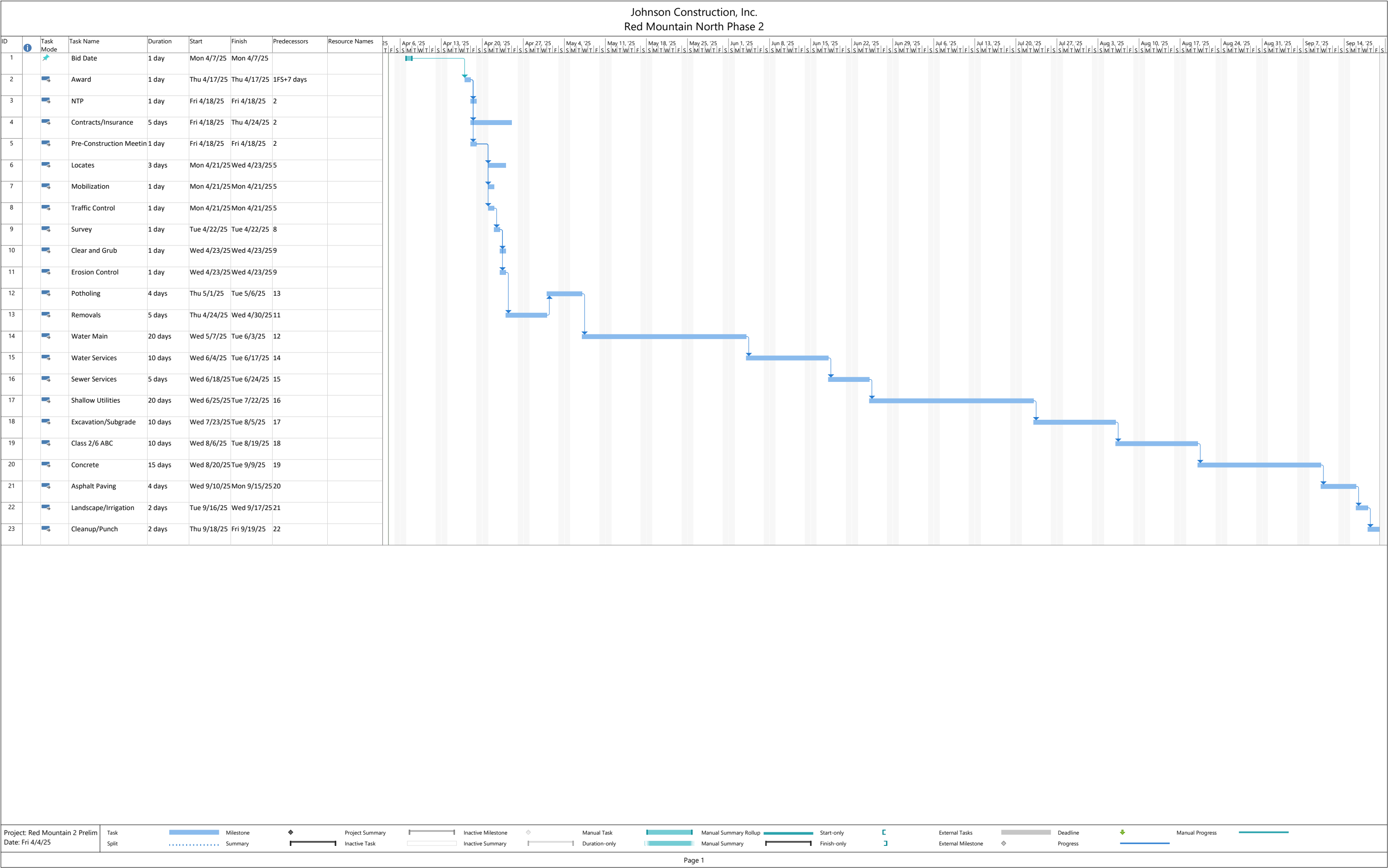
Sincerely,

Rob Bercher
Vice President

Johnson Construction, Inc.

RED MOUNTAIN NORTH-PHASE 2 2025 BID SCHEDULE					
Date: February 7, 2025		Johnson Construction, Inc.			
SE PROJECT # 13148					
Item No.	Description of Work	Unit	Estimated Quantity	Unit Price	Total Price
General:					
G1	Mobilization/Demobilization: Not to exceed 5% of subtotal for entire project.	JOB	LS	\$ 60,000.00	\$ 60,000.00
G2	Traffic Control: Including traffic control plan, press release, barricading, signage, public notifications in newspaper and radio, permitting, fees, materials, labor and equipment necessary for a completed project.	JOB	LS	\$ 6,000.00	\$ 6,000.00
G3	Clear and Grub: All clearing and grubbing for entire job, complete and in place per lump sum.	JOB	LS	\$ 5,500.00	\$ 5,500.00
G4	Erosion and Sediment Control: Including but not limited to permitting, fees, reporting, materials, labor and equipment necessary for a completed project.	JOB	LS	\$ 9,500.00	\$ 9,500.00
G5	Potholing of Existing Utilities	EA	5	\$ 420.00	\$ 2,100.00
G6	Project Coordination with Emergency Services and Property Owners: Contractor to communicate daily with emergency services as to status of construction and schedule and with the Property Owners.	JOB	LS	\$ 2,600.00	\$ 2,600.00
SUBTOTAL OF ITEMS G1-G6:					\$ 85,700.00
Site Demolition:					
D1	Removal of Asphalt Road and Driveways: Asphalt is to be removed from site and disposed of at an appropriate location, per square yard.	SY	2330	\$ 5.00	\$ 11,650.00
D2	Full Depth Asphalt Sawcut: Asphalt is to be sawcut and removed from the site, per lineal foot.	LF	305	\$ 5.00	\$ 1,525.00
D3	Sawcut and Remove Existing Concrete: Concrete is to be sawcut and removed from site and disposed of at an appropriate location, complete removal of per square yard.	SY	30	\$ 35.00	\$ 1,050.00
D4	Removal of Gravel Driveway: Remove existing gravel driveway from the back of the existing sidewalk, including disposal off site of unusable material, per square foot.	SF	1450	\$ 0.65	\$ 942.50
D5	Abandon Existing Water Main: Remove existing valves and plug cut ends of existing water main with concrete per Glenwood Springs water department recommendations, lump sum.	JOB	LS	\$ 12,000.00	\$ 12,000.00
D6	Remove Existing Fire Hydrant: Remove Fire Hydrant and return to City of Glenwood Springs Water Department, per each.	EA		\$ 3,000.00	\$ -
D7	Relocate Mailboxes: Relocate existing mailboxes as shown on plans. To be placed no more than 12" from top back of curb, complete and in place per lump sum.	JOB	LS	\$ 3,000.00	\$ 3,000.00
D8	Removal Existing Trees: Contractor to remove and dispose of existing trees that are with the disturbance lines of construction, to install new utilities and road sections, per each.	EA	4	\$ 1,150.00	\$ 4,600.00
D9	Removal and Replacement of Existing Landscape Wall at 610 W. 9th Place: Contractor to remove and replace in kind to facilitate installation of water main, hydrant and service.	JOB	LS	\$ 4,500.00	\$ 4,500.00
D10	Reset Street/Stop Signs: Remove, salvage and reset existing signs as noted, complete and in place per each.	EA	4	\$ 325.00	\$ 1,300.00
SUBTOTAL OF ITEMS D1-D10:					\$ 40,567.50
Street/Sidewalk/Site Improvements:					
S1	Excavation and Export: Excavation and export for all roads, curb and gutter, cross pans, sidewalks, curb return aprons, asphalt, and miscellaneous grading, including subgrade scarification and recompaction, complete and in place per cubic yard.	CY	1980	\$ 40.00	\$ 79,200.00
S2	Excavation of Unsuitable Material: Line item in place for anticipation of unsuitable material to be over-excavated and replaced with class 2, per cubic yard.	CY	150	\$ 120.00	\$ 18,000.00
S3	4" Thick Asphaltic Pavement: Furnish and install 4" asphaltic pavement, complete and in place per ton.	TONS	455	\$ 182.00	\$ 82,810.00
S4	3" Thick Asphaltic Driveway Pavement: Furnish and install 3" asphaltic pavement, complete and in place per ton.	TONS	65	\$ 182.00	\$ 11,830.00
S5	6" Concrete Driveway Replacement: Furnish and install 6" thick, 4500 psi concrete, class D with fiber mesh, furnished, complete and in place, per square foot.	SF	370	\$ 16.00	\$ 5,920.00
S6	Mountable Curb and Gutter: Furnish and install, 4500 psi concrete, class D curb with fiber mesh, furnished, complete and in place, per lineal foot.	LF	510	\$ 62.00	\$ 31,620.00
S7	Vertical Curb and Gutter: Furnish and install, 4500 psi concrete, class D curb and gutter with fiber mesh, furnished, complete and in place, per lineal foot.	LF	220	\$ 59.00	\$ 12,980.00
S8	Class 6 ABC for Gravel Driveway Replacement: Class 6 aggregate base course, including furnishing, hauling, placing and compacting, complete and in place, per cubic yard.	CY	20	\$ 130.00	\$ 2,600.00
S9	Subgrade Prep: Strip all topsoil and organics, scarify and recompact subgrade 1-foot beyond back of curb, complete and in place, per square yard.	SY	2875	\$ 3.00	\$ 8,625.00
S10	Class 2 ABC: Class 2 aggregate base course, including furnishing, hauling, placing and compacting beneath roads, concrete sidewalk, concrete curb and gutter, complete and in place, per cubic yard.	CY	760	\$ 97.00	\$ 73,720.00
S11	Class 6 ABC: Class 6 aggregate base course, including furnishing, hauling, placing and compacting beneath roads, concrete sidewalk, concrete curb and gutter, complete and in place, per cubic yard.	CY	740	\$ 120.00	\$ 88,800.00
S12	Replacement of Existing Landscaping/Irrigation: Revegetation of landscape and irrigation areas in kind, including, native reseeding, shrub revegetation, landscape retaining walls, fencing, complete and in place, allowance.	JOB	ALLOWANCE	\$ 15,000.00	\$ 15,000.00
SUBTOTAL OF ITEMS S1-S12:					\$ 431,105.00

RED MOUNTAIN NORTH-PHASE 2 2025 BID SCHEDULE					
Date: February 7, 2025		Johnson Construction, Inc.			
SE PROJECT # 13148					
Item No.	Description of Work	Unit	Estimated Quantity	Unit Price	Total Price
Utility Improvements:					
U1	4" Utility Trench: Including equipment, labor, excavation, bedding, class 6 aggregate base course backfill, compaction complete and in place per lineal foot.	LF	935	\$ 57.00	\$ 53,295.00
U2	3" Utility Trench: Including equipment, labor, excavation, bedding, class 6 aggregate base course backfill, compaction complete and in place per lineal foot	LF	565	\$ 42.00	\$ 23,730.00
U3	3" SCH 40 Conduits: Furnish and install, complete and in place per lineal foot (trench, bedding and backfill in items U1 and U2).	LF	1775	\$ 5.50	\$ 9,762.50
U4	2" SCH 40 Conduits: Furnish and install, complete and in place per lineal foot (trench, bedding and backfill in items U1 and U2).	LF	735	\$ 1.70	\$ 1,249.50
U5	Transformers: Coordinate with COGS Electrical department to excavate to install transformers including excavation and backfill, complete and in place per each. Transformers to be provided by COGS	EA	4	\$ 1,100.00	\$ 4,400.00
U6	Pull Vaults: Coordinate with COGS Electrical department to excavate to install pull vaults including excavation and backfill,complete and in place per each. Pull vaults to be provided by COGS.	EA	1	\$ 750.00	\$ 750.00
U7	Junction Box: Coordinate with COGS Electrical department to install new service junction box including excavation and backfill, complete and in place per each. Junction box provided by COGS.	EA	1	\$ 375.00	\$ 375.00
U8	Water Interconnection: Interconnection to existing water main including excavation, class 6 backfill, compaction, main, appurtenances and testing, complete and in place per each.	EA	2	\$ 8,600.00	\$ 17,200.00
U9	8" Water Main: 8"C900 Water main, including excavation, bedding, class 6 aggregate base course backfill, compaction, fittings, plugs, bends, thrust blocks, polywrap encasement, appurtenances, and disinfections and testing, trench to be closed at the end of each working day, complete and in place, per lineal foot	LF	1025	\$ 200.00	\$ 205,000.00
U10	8" Water Valves: 8" gate valve, valve box, thrust block and appurtenances, complete and in place, per eac	EA	5	\$ 3,150.00	\$ 15,750.00
U11	Replacement of 3/4" Water Services:Replacement of existing water service connections, 3/4" copper water services with appurtenances from main to curb stop, including trenching, new 3/4" line, corporation stop and saddle, curb stop and box, disinfections and testing, bedding, class 6 backfill, connect to existing water service, and compaction, complete and in place, per lineal foot.	LF	405	\$ 230.00	\$ 93,150.00
U12	Fire Hydrant Assembly: New fire hydrant assembly, including excavation, bedding, backfill, compaction, hydrant, 6" auxiliary valve, tee, hydrant, 6" C900, polywrap, lateral pipe, tie rods, thrust blocks, gravel drain, and testing, complete and in place, per each.	EA	3	\$ 12,000.00	\$ 36,000.00
U13	Slipline Existing Sewer Main: Contractor to slipline the existing sewer main, complete and in place per lineal foc	LF	272	\$ -	\$ -
U14	Replacement of 4" C900 Sewer Services:All work, materials, and testing necessary to replace existing sewer services from main line to 1-foot outside of right of way, including the installation of City supplied backflow preventer (11 total services).	LF	215	\$ 250.00	\$ 53,750.00
U15	Adjust Sewer Manhole Rims: Adjust rims of existing sewer manholes to finished grade, complete and in place per each	EA	4	\$ 425.00	\$ 1,700.00
SUBTOTAL OF ITEMS U1-U15:				\$	516,112.00
Construction Fee:					
C1	Construction Survey	JOB	LS	\$ 35,000.00	\$ 35,000.00
C2	Materials Testing (Compaction, concrete, asphalt)	JOB	LS	\$ 16,500.00	\$ 16,500.00
SUBTOTAL OF ITEMS C1-C2:				\$	51,500.00
TOTAL BID				\$	1,124,984.50





**Prime Contractor Specializing in Infrastructure, Road Building, Turn Key Projects,
Reclamation, Underground, and Water Rehabilitation.**

Johnson Construction Inc. is a local family owned company with 80 years of experience in all aspects of earthwork. Our local employee pool and knowledgeable staff is what makes Johnson Construction a quality contractor. We are able to manage all aspects of projects in varying size and scope in both the public and private sectors, while being able to meet the required time line and budget. Our well-maintained fleet of updated machinery consists of dozers, excavators, blades, backhoes, loaders, and the experienced personnel to capably handle all project needs.

Contact Information:

Johnson Construction Inc.
124 W 2nd Street
PO BOX 1640
Rifle, CO 81650
mike@johnconinc.com
970-625-2251 main
Web Site www.johnconinc.com

Johnson Construction Inc. Project List

- | | |
|--|--|
| <p>➤ Sam Caudill Access
JCI Team – Chance Mackey, Omar Diaz
Project December 2024 – Present</p> <ul style="list-style-type: none">• Earthwork• Retaining Wall• Concrete drive• Paving | <p>Tyler Jacox
(970) 846-2100
Contract Amount \$ 432,850</p> |
| <p>➤ West Debris Mitigation Project
JCI Team – Chance Mackey, Michael McFarland
Project June 2024 – March 2025</p> <ul style="list-style-type: none">• Install debris flow ponds• Install Gabian Baskets | <p>Ryan Gordon
(970) 384-6413
Contract Amount \$ 4,565,080</p> |

- Install CBC
 - Mass Earthwork
 - Mass Export of unclass soils
- **Wheeler Gulch Solar Farm** Frank
 JCI Team – Chance Mackey, Shane Snyder (405) 704-1105
 Project March 2024 – May 2024 Contract Amount \$ 1,280,000
- Mass Earthwork for solar array
 - Gravel install for roadways
- **New Castle RAB (CDOT)** Josh Cullen
 JCI Team – Jacob Greenman, Michael McFarland (970) 384-3379
 Project March 2024 – May 2025 Contract Amount \$ 7,500,000
- Remove and Replace Roadway
 - Remove and Replace Curb, Gutter Sidewalk
 - Install Concrete Paving
 - Upgrade underground drainage
 - Traffic Control
 - Asphalt paving
- **Rifle Gateway Project** Craig Spaulding
 JCI Team – Chance Mackey, Michael McFarland (970) 665-6556
 Project November 2023 – April 2024 Contract Amount \$ 2,300,000
- Remove and Replace Roadway
 - Remove and Replace Curb, Gutter Sidewalk
 - Install Concrete Paving
 - Install 3 Traffic Signals
 - Upgrade underground drainage
- **Aspen Ski Company** Mak Keeling
 JCI Team – Jacob Greenman, Shane Snyder (970) 418-0233
 Project August 2023 – November 2023 Contract Amount \$ 600,000
- Earthwork to create new area on the mountain
 - Trenching for conduits
 - Sewer service
 - Storm Drainage Culverts
 - Prep for retaining walls
- **Meadows** Matt Langhorst
 JCI Team – Chance Mackey, Michael McFarland (970)-384-6435
 Project June 2022 – November 2023 Contract Amount \$ 2,785,000
- Remove and replace whole road section
 - Sub excavate for failing streets
 - Remove and replace curb gutter and sidewalks

- **Red Mountain Drive**
 JCI Team – Jacob Greenman, Casey Jones
 Project June 2022 – November 2023
 • Install new 8” Water Main
 • Install new 10” Sewer Main
 • Remove old street
 • Install new curb and gutter
 • Street Paving
 Matt Langhorst
 (970)-384-6435
 Contract Amount \$ 1,800,000
- **Snowmass Building 13 (Haselden)**
 JCI Team – Chance Mackey, Omar Diaz
 Project November 2022 – October 2024
 • Site Removals
 • Site Grading
 • Site Utilities
 • Concrete & Paving Prep
 Brian Hunt
 (303)-728-3734
 Contract Amount \$490,000
- **Vail Health (Haselden)**
 JCI Team – Jacob Greenman, Shane Snyder
 Project October 2022 - September 2024
 • Building Excavation
 • Building Earthwork
 • Site import and grading
 • Site Utilities
 • Storm Drain Containment Detention Center
 • Site prep for paving and concrete
 Tasha Haselden
 (303) 518-4036
 Contract Amount \$2,000,000
- **Right In Right Out**
 JCI Team – Michael Johnson, Michael McFarland
 Project April 2023 – June 2023
 • Reconfigure Hwy 6 to include a decel lane
 • Install concrete island with median cover
 • Paving for decel, accel lane
 • Earthwork, sub base install
 • Signage, striping, and seeding
 Colby Christoff
 (315) 382-1423
 Contract Amount \$ 480,000
- **Snowmass Building 12 (Haselden)**
 JCI Team – Chance Mackey, Omar Diaz
 Project June 2022 – October 2024
 • Building Excavation/Soil Nail Prep
 • Building earthwork screen and place
 • Site Utilities
 Brian Hunt
 (303)-728-3734
 Contract Amount \$3,000,000

- Storm Drainage
 - Prep for concrete/paving
 - Backfill underground parking garage
 - Install Earth tube system
 - Over excavation and structural fill placement
- **Hughes Net (Adolfson & Peterson Construction)** Chad Lanker
 JCI Team – Rob Bercher, Nate Grove (970) 445-8156
 Project June 2022 – November 2022 Contract Amount \$280,000
- Site work
 - Site Utilities
 - Generator Pad Prep
 - Tower Pad Prep
- **Eagle Valley Trail** Kevin Sharkey
 JCI Team – Rob Bercher, Shane Snyder (970) 328-3523
 Project July 2022 – April 2023 Contract Amount \$ 2,600,000
- Earthwork Import
 - Earthwork cut/Fill
 - Structural Excavation and Fill
 - MSE Wall
 - Trail Paving
- **Roaring Fork Pump Station** Matt Langhorst
 JCI Team – Chance Mackey, Michael McFarland (970)-384-6435
 Project March 2022 – December 2023 Contract Amount \$ 3,100,000
- Install 3000 feet of 24” DIP
 - Build a service vault
 - Upgrade pump vaults and structures at the pump station
 - Pavement Patching
 - Seeding/Restoration
- **Aspen Schools (Haselden)** Duke Soddy
 JCI Team – Chance Mackey, Shane Snyder (303) 551-5477
 Project June 2022 – July 2023 Contract Amount \$ 1,000,000
- Outdoor restoration of site
 - Remove and replace sidewalks
 - Remove and replace site walls
 - Add new bio pond
- **River Trail Wall** Dan Roper
 JCI Team – Mike Johnson, Michael McFarland (970) 384-6366

Project April 2022 – June 2022	Contract Amount \$ 199,000
• Remove Boulder Wall • Install MSE Wall	
➤ North Pastures Phase 7	John Savage
JCI Team – Chance Mackey, Shane Snyder	(970)-625-1470
Project March 2022 – June 2022	Contract Amount \$ 800,000
• 660 LF of 8” C900 • 700 LF of 8” Sewer Main • Site Grading • Paving • Site Concrete	
➤ 8th Street Improvements	Kevin Schorzman
JCI Team – Chance Mackey, Shane Snyder	(970) 618-2545
Project 2022 Complete	Contract Amount \$ 650,000.00
• Remove and install concrete streets • Remove and install curb, gutter and sidewalks • Install Storm Drain system	
➤ Rifle Gap Beach Road Repairs	Eric Blake
JCI Team – Chance Mackey, Shane Snyder	(970) 640-2807
Project January 2022 – March 2022	Contract Amount \$ 360,000.00
• Install Redi-Rock Block Wall • Install Drainage for roadway • Repair road • Stain block wall	
➤ Pitkin County Landfill Expansion	Tyler Carvell
JCI Team – Chance Mackey, Jake Shilling	(970)-429-3364
Project June 2021-December 2021	Contract Amount \$ 2,300,000
• Mass Excavation 96,000 CY • Clay Liner • Multi-Layer Liner System 680,000 SF • Leachate Collection & Pumping system • Protective Cover • Rock Excavation	
➤ DeBeque Pasture Reclaim	Curtis Conklin
JCI Team – Chance Mackey, JD Allmon	(970)-625-1213
Project October 2021-December 2021	Contract Amount \$ 450,000

- Mass Excavation & Export
- Import and Backfill
- Revegetation
- Fencing

➤ **Swinging Bridge Water Line**

JCI Team – Rob Bercher, Shane Snyder
Project June 2021- November 2021

Catherine Christoff
(970)-618-9597
Contract Amount \$ 800,000

- New Water Main
- New Water Services
- Earthwork
- Concrete and Paving Removal
- Prep for concrete and paving
- Curb & Gutter
- HBP Paving

➤ **Carbondale Sewer Line**

JCI Team – Chance Mackey, Casey Jones
Project May 2021 – July 2021

Kevin Schorzman
(970)-618-2545
Contract Amount \$ 430,000

- New Sewer Main
- New Sewer Services
- Earthwork
- Prep for concrete and paving
- Curb & Gutter
- HBP Paving

➤ **Snowmass Building 11 (Haselden)**

JCI Team – Chance Mackey, Casey Jones
Project Complete

Brandon Hern
(303)-728-3734
Contract Amount \$ 1,812,000

- Building Excavation/Soil Nail Prep
- Building earthwork screen and place
- Site Utilities
- Storm Drainage
- Prep for concrete/paving
- Backfill underground parking garage
- Install Earth tube system
- Over excavation and structural fill placement

➤ **The Village Lot 2**

JCI Team – Mike Johnson, Rodney Long
Project 2021

Yancy Nichol
(970) 701-0311
Contract Amount \$ 1,450,000

- Site Earthwork

- Site Utilities
- Storm Drainage
- Prep for concrete/paving
- Concrete Placement
- Asphalt Paving

➤ **The Village Phase 1**

JCI Team – Michael Johnson, Michael McFarland
Project Complete

Yancy Nichol
(970) 701-0311
Contract Amount \$ 775,700

- Install Water/Sewer to Site
- Install New Irrigation pump system
- Earthwork
- Site Utilities

➤ **Basalt Medical Office (Haselden)**

JCI Team – Chance Mackey, Casey Jones
Project September 2020-Present

Contract Amount \$ 500,000

- Building Excavation/Soil Nail Prep
- Site Utilities
- Storm Drainage
- Prep for concrete/paving
- Backfill underground parking garage

➤ **Silt Round-A-Bout**

JCI Team –Rob Bercher, Michael McFarland
Project August 2020-Present

Yancy Nichol
(970) 701-0311
Contract Amount \$1,400,000

- Earthwork/Embankment Fill
- Detour on Hwy 6
- Storm Drainage
- Paving
- Concrete
- Pedestrian Items

➤ **RFTA AMF Fuel Replacement**

JCI Team – Rob Bercher, Casey Jones
Project April 2020-November 2020

Nick Senn
(970) 384-4862
Contract Amount \$2,775,000

- Removal of structures

- Removal of underground tanks
 - Install new fuel system
 - Temp fuel station
 - New fuel canopy
 - Concrete and paving
-
- **Rifle Retail Ventures Phase 2**
 JCI Team – Rob Bercher
 Project February 2020-April 2020
- Mass Earthwork
 - Water & Sewer Mainline
 - Paving
 - Concrete
 - Signage
 - Drainage
- Nick Vollman
 (614) 207-7417
 Contract Amount \$250,000
-
- **Haymeadow Filing 1**
 JCI Team – Rob Bercher, Chance Mackey
 Project April 2019-August 2020
- 100,000 CY Mass Earthwork
 - Water & Sewer Mainline w/ Services
 - Construction of Trail
 - Landscaping and Drainage Installation
 - Paving
 - Concrete
 - Round-about construction
 - Storm Drain
 - Shallow Utilities
- Michael Hood
 (970) 331-4492
 Contract Amount \$7,900,000
-
- **City of Rifle Waterline 2019**
 JCI Team- Michael Johnson
 Project May 2019-January 2020
- Trenching
 - Waterline placement
 - Concrete and asphalt prep
 - 24” Water main
 - Curb & Gutter
 - CDOT Paving
 - Bore under Rail Road
- Craig Spaulding
 (970) 665-6556
 Contract Amount \$2,600,000
-
- **Golden Gate C-Store (Truck Stop)**
 Project July 2019-December 2019
- Trenching
- Jacob Park
 (208) 244-4594
 Contract Amount \$1,900,000

- Waterline placement
- Concrete and asphalt prep
- Paving
- Curb & Gutter
- Fuel Tank Excavation
- Dewatering
- Building Excavation
- Storm Drain
- CDOT Widening

➤ **Promontory**

AEI Naperplace LLC
(760) 207-9080
Contract Amount \$460,000

Project March 2019-June 2019

- Install Water & Sewer Services
- Paving
- Concrete

➤ **North Pastures Phase 6**

Savage Land Company
(970) 625-1470
Contract Amount \$600,000

Project October 2018-June 2019

- Install Water & Sewer Mains
- Construction of new sub-division
- Earthwork
- Paving
- Concrete

➤ **Redstone Coke Ovens Phase 2**

Pitkin County
(970) 920-5291
Contract Amount \$530,000

Project October 2018-June 2019

- Removal and Replacement of Warf Wall
- Construction of Trail
- Landscaping and Drainage Installation

➤ **Dollar General-Battlement Mesa**

AlTech Inc
(903) 832-7096
Contract Amount \$360,000

Project Jan 2019-June 2019

- Excavation and Subgrade Placement
- Utility Trenching
- Utility Placement
- Building Excavation
- Import Fill

- Storm Drain
- **City of Rifle Waterline Replacement** Brian Prunty
(970) 665-6554
Contract Amount \$739,000
- Project August 2018-September 2018
- Trenching
 - Waterline placement
 - Concrete and asphalt prep
 - Paving
 - Curb & Gutter
- **Town of Palisade Waterline Extension Cameo** Dave Kotz
(970) 379-9792
Contract Amount \$200,000
- Project July 2018 – August 2018
- Earthwork
 - Concrete Prep
 - Shelter Construction
 - Water line placement
- **Carbondale - Snowmass Trail** Kevin Schorzman
(970)510-1217
Contract Amount \$400,000
- Project June 2018 – August 2018
- Earthwork
 - Concrete Prep
 - Retaining Wall Construction
 - Dry Well
 - Paving
 - Utility Conduits
- **New Castle 4th & 5th street upgrades** John Wenzel
(970)989-0002
Contract Amount \$250,000
- Project June 2018 – July 2018
- Earthwork
 - Concrete Prep
 - Concrete Placement
 - Paving
 - Water line placement
- **Cameo Shooting Range – Colorado Parks and Wildlife** Gene Potter
(303)291-7315
Contract Amount \$2,100,000
- Project March 2018 – August 2018
- 100,000 CY Earthwork
 - Concrete Prep
 - Shelter Construction

- Water line placement
- Utility line placement

➤ **Lakota Ridge Senior Apartments**

Taylor Khors
(303) 928-1834
Contract Amount \$1,200,000

Project August 2017 – September 2018

- Infrastructure placement
- Water line
- Sewer line
- Concrete Prep
- Storm Drainage

➤ **RRV Subdivision Phase 1**

Nick Vollman
(614) 207-7417
Contract Amount \$500,000

Project March 2018 – September 2018

- Street Construction
- Concrete
- Asphalt Paving
- Concrete Sidewalk, Curb & Gutter
- Storm Drainage
- Class 6 Prep
- Signal Mast Arm Lighting

➤ **Rio Blanco Landfill Leachate Pond**

Rio Blanco County
(970) 878-9590
Contract Amount \$198,000

Project October 2017 – November 2017

- Excavation
- Liner placement
- Access Road Construction
- Storm Drainage

➤ **5th Street Reconstruction – City of Rifle**

Rick Barth
(970) 665-6559
Contract Amount \$700,000

Project April 2017 – June 2017

- Street Reconstruction
- Concrete
- Asphalt Paving

- Concrete Sidewalk, Curb & Gutter
- Storm Drainage
- Class 6 Prep
- Landscaping/Irrigation

➤ **South Bridge Waterline Replacement – City of Rifle**

Rick Barth
(970) 665-6559
Contract Amount \$1,800,000

Project June 2017 – April 2018

- 36” Auger/Hand Bore I-70 ramps
- 12” Water Main - Underground
- 16” Insulated Water Main – Bridge Hung
- Concrete Paving, Sidewalk, Curb & Gutter
- Removals
- Conduits
- Restorations

➤ **3rd Street Improvements – Town of Carbondale**

Kevin Schorzman
(970) 618-2545
Contract Amount \$500,000

Project April 2017 – June 2017

- Street Reconstruction
- Concrete
- Asphalt Paving
- Concrete Sidewalk, Curb & Gutter
- Storm Drainage
- Class 6 Prep
- Electrical/Lighting
- Landscaping/Irrigation

➤ **El Jebel Road Improvements – Eagle County/CDOT**

Yancy Nichol
(970) 701-0311
Contract Amount \$2,100,000

Project April 2017 – August 2017

- Roundabout Construction
- Concrete Paving
- Asphalt Paving
- Concrete Sidewalk, Curb & Gutter
- Storm Drainage
- Class 6 Prep
- Signage/Striping
- Electrical/Mast Arm

➤ **RFTA West Glenwood Park and Ride – Phase 2**

Joseph Bair

Project April 2017 – June 2017

(970) 384-4978

Contract Amount \$850,000

- Earthwork
- Steel Stair Structure
- Fencing/Gate/Electronic/Sensor
- Lighting
- Parking lot prep
- Paving
- Striping

➤ **RFTA West Glenwood Park and Ride**

Nick Senn

(970) 384-4862

Contract Amount \$1,500,000

Project July 2016 – Nov 2016

- Earthwork
- MSE Wall
- Parking lot prep
- Double Bathroom
- Paving
- Concrete

➤ **RFTA New Castle Park and Ride**

Nick Senn

(970) 384-4862

Contract Amount \$600,000

Project April 2016 – Aug 2016

- Earthwork
- Storm Drain
- Parking lot prep
- Landscaping
- Paving
- Concrete

➤ **Cattle Creek Accel and Decel Lanes Garfield county**

Project June 2016-August 2016

Jeff Nelson

(970) 379-5162

Contract Amount \$750,000

- Box Culvert
- Paving
- Earthwork
- Structural Fill
- Storm Drainage

➤ **Town of New Castle, Main Street Streetscape Improvements 5th and 6th Street**

Project September 2015 – May 2016

Dave Gray
(970)984-0669
Contract Amount \$530,000

- Reconstruct sidewalks
- Retaining walls
- Electrical snow melt
- Irrigation systems
- Paving
- Sidewalks and Pavers
- Planters

➤ **RFTA Carbondale Park and Ride**

Nick Senn
(970) 384-4862
Contract Amount \$800,000

Project Aug 2015 – April 2016

- Earthwork
- 15' deep dry wells
- Parking lot prep
- Double Bathroom
- Paving
- Concrete

➤ **Whiteriver Ave Ped Trail (City of Rifle)**

Rick Barth
(970) 665-6559
Contract Amount \$600,000

Project May 2015-Aug 2015

- Retaining Wall
- Street Reconstruction
- Storm Sewer
- Concrete
- Paving

➤ **Pioneers Medical Center – Haselden Construction**

Shawn Morrison
(720) 341-7948
Contract Amount \$2,500,000

Project March 2014-June 2015

- 130,000 cubic yards mass excavation
- Onsite Utilities
- Water main, sewer main installation
- Muck excavation
- Building pad prep



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Resolution 2025-11; Intergovernmental Agreement (IGA) with Colorado Department of Transportation for United States Highway 6 Devolution
Action Requested:	Council Approval of Resolution 2025-11 Approving the Intergovernmental Agreement Between the Colorado Department of Transportation (CDOT) and the City of Glenwood Springs for the Devolution of Highway 6 and a Portion of the I-70 Exit 116 Interchange System.
Department:	Public Works
Presented By:	Matthew Langhorst, Ryan Gordon
Strategic Goals:	Preserve and Improve Infrastructure Ensure Public Safety
Background Info:	The City of Glenwood Springs and Colorado Department of Transportation (CDOT) have been in discussion for a year pertaining to the possible devolution of US-6 and a portion of the 116 interchange, as shown on the attached right of way (ROW) exhibit. This devolution would allow the city more accessibility and control over the ROW section in question and will relinquish the maintenance of the area from CDOT. This stretch of road is utilized mainly as a city street in its current condition, and with the US6 roadway and bike path planning that is currently under way, ownership of the roadway and ROW would benefit the city through simpler permitting process and grant application processes. If council approves this resolution of support, CDOT staff will bring the ROW exhibit and the resolution in front of the State Transportation Commission for their approval to move the process forward. CDOT has increased their lump sump payment from \$196,909 to \$350,000 for the takeover and 20-year planned maintenance of the roadway.
Issues:	None at this time.
Fiscal Impact:	The devolution process will increase the city maintenance responsibilities along the corridor, but it will also decrease the engineering and design costs associated with the corridor planning. Grant applications will also be simpler due to ownership of the corridor, versus having to be co-applicants with CDOT.
Legal Review:	Legal has reviewed the IGA and Resolution.
Staff Recommendation:	Staff is Recommending Approval of Resolution 2025-11 Approving the Intergovernmental Agreement Between the Colorado Department of Transportation (CDOT) and the City of Glenwood Springs for the Devolution of Highway 6 and a Portion of the I-70 Exit 116 Interchange System.

RESOLUTION 2025-11

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION AND THE CITY OF GLENWOOD SPRINGS FOR THE DEVOLUTION OF A PORTION OF US HIGHWAY 6 IN GLENWOOD SPRINGS.

WHEREAS, CRS 43-2-106(1)(a) provides that the Transportation Commission may determine that a state highway, or portion thereof, no longer functions as a state highway with the agreement of each affected county or municipality that the state highway, or a portion thereof, is abandoned; and

WHEREAS, the policy of CDOT is to encourage voluntary local ownership of certain state highways that no longer meet the intent of the state highway system and to strive to balance local needs with the state transportation standards through COT and local agency coordination; and

WHEREAS, the City of Glenwood Springs has engaged with the Colorado Department of Transportation (CDOT) regarding the devolution of a portion of the CDOT owned and maintained US Highway 6 (Hwy 6) in Glenwood Springs, from just west of the Donegan Road interchange to 6th Street between Laurel and Maple Streets including the roundabout and portions of the interchange with I-70 as shown on Exhibit A F.A.P. 145-A and Exhibit A EA-1 Parcel , attached; and

WHEREAS, the State Transportation Commission passed Resolution #2250305 relinquishing all the Right of Way to the north and east of Hwy 6 between Devereux Road and the Donegan Road interchange as generally depicted on Exhibit A F.A.P. 145-A and Exhibit A EA-1 Parcel.

WHEREAS, the City of Glenwood Springs accepts ownership through the Intergovernmental Agreement (IGA); and

WHEREAS, CDOT has internally invested funding to support construction and maintenance services estimated at a value of \$350,000.00. and

WHEREAS, the City of Glenwood Springs has completed a survey of Hwy 6, defining the boundary of the Right of Way to be transferred from CDOT to the City of Glenwood Springs upon execution of the IGA by both parties. These limits would include US Highway 6 from just west of the Donegan Road interchange to 6th Street between Laurel and Maple Streets, and including the roundabout and portions of the interchange with I-70; and

WHEREAS, the City understands that the devolution of the Frontage Road from CDOT means that all future maintenance will be conducted at the expense of the City.; and

WHEREAS, the transfer of US Highway 6 will allow the City to maintain minor road maintenance issues that adversely affect the businesses and their patrons having to access this roadway. The devolution, as described, will also provide the city the ability to maintain Hwy 6 in an attractive, safe and function way for the community with minimal immediate future expense to the City.

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

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City of Glenwood Springs agrees that the portion of Hwy 6 depicted on the attached exhibits no longer serves the ongoing purposes of the State highway system and desires to accept and assume ownership of Hwy 6 as depicted on the attached exhibits.

Section 3. The City of Glenwood Springs hereby approves the Intergovernmental Agreement between the State of Colorado Department of Transportation and the City of Glenwood Springs for the devolution of a portion of US Highway 6 in Glenwood Springs and authorizes the Mayor to execute the Agreement.

INTRODUCED, READ, AND PASSED THIS ____ DAY OF _____ 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

- Exhibit A -

State Highway 6

A tract of land situated in Section 4, 5, and 9, Township 6 South, Range 89 West of the 6th Principal Meridian being more particularly described as follows:

BEGINNING at the Southerly most corner of Parcel RW-2A Rev1 of CDOT Project No. FBR 0821-094, described in that Warranty Deed recorded as Reception No. 871909 also being a point on the Westerly boundary of Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113, whence the North ¼ corner of Section 9 being a 5" x 8" limestone in a mound of stone 4' x 4' marked 1/4 on South Face, bears N 13°38'09"W a distance of 1867.12 feet;

THENCE along the common boundary of said Parcel RW-2A Rev1 and the Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113 the following two courses:

- 1. N 45°42'50" E a distance of 6.00 feet;
- 2. 34.70 feet along a non-tangent curve to the left, having a radius of 20.00 feet, a central angle of 99°24'11", the chord of which bears N 03°59'03" W a distance of 30.51 feet to a point common to the Easterly boundary of said Parcel RW-2 Rev1, the Westerly Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113, and the Westerly Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A;

THENCE along the common boundary of the Westerly Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113 and the Westerly Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A 57.91 feet along a non-tangent curve to the left, having a radius of 348.31 feet, a central angle of 09°31'31", the chord of which bears S 59°39'39" E a distance of 57.84 feet to a point on the boundary common to Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113, Right of Way for Department of Highways State of Colorado U.S.P.W Project No. NRM-145-A, and Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A;

THENCE leaving the boundary of Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A along the common boundary of Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113 and Right of Way for Department of Highways State of Colorado U.S.P.W Project No. NRM-145-A the following two courses:

- 1. S 02°43'16" W a distance of 34.55 feet;
- 2. S 87°16'44" E a distance of 205.10 feet to the Southwest corner of that Parcel X of CDOT Project No. S 0130 (2), described in that Quitclaim Deed recorded as Reception No. 916429;

THENCE N 02°43'20" E along the Western boundary of said Parcel X a distance of 75.00 feet to a point the Northern boundary of Right of Way for Department of Highways State of Colorado U.S.P.W Project No. NRM-145-A;

THENCE N 87°16'44" W along said Right of Way a distance of 101.94 feet to the Southeast corner of Parcel No. 102 described in that Warranty Deed recorded as Reception No. 875813;

THENCE along the Northerly boundary of said Parcel No. 102 the following 3 courses:

- 1. N 51°01'48" W a distance of 26.99 feet;
- 2. N 12°30'50" W a distance of 5.38 feet;
- 3. S 02°43'16" W a distance of 21.15 feet to a point the Northern boundary of Right of Way for Department of Highways State of Colorado U.S.P.W Project No. NRM-145-A;

THENCE along said Right of Way the following 2 courses:

- 1. N 87°16'44" W a distance of 10.86 feet;
- 2. 74.08 feet along a non-tangent curve to the right, having a radius of 288.57 feet, a central angle of 14°42'31", the chord of which bears N 66°38'33" W a distance of 73.88 feet to the Southeast corner of Parcel RW-4 of CDOT Project No. FBR 0821-094, described in that Warranty Deed recorded as Reception No. 874041;

THENCE along the Northerly boundary of said Parcel RW-4 the following 3 courses:

- 1. N 02°43'16" E a distance of 40.20;
- 2. S 62°57'13" W a distance of 33.26 feet;
- 3. 33.76 feet along a non-tangent curve to the right, having a radius of 81.50 feet, a central angle of 23°44'08", the chord of which bears N 57°04'29" W a distance of 33.52 feet to a point on the Easterly boundary of that parcel described in that Warranty Deed recorded as Reception No. 97306;

I:\2023\2023-293-COGS6thSt\001-Surv\Exhibit\H-Dwgs\Surv\Drawings\6thStDevolution.dwg

- Exhibit A -

THENCE along Easterly boundary of said parcel the following 2 courses:

- 1. 92.07 feet along a non-tangent curve to the right, having a radius of 288.31 feet, a central angle of 18°17'48", the chord of which bears N 36°03'11" W a distance of 91.68 feet;
- 2. N 26°54'11" W a distance of 347.64 feet to the Southeast corner of the first parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE N 26°54'11" W along the Easterly boundary of said first parcel a distance of 329.10 feet to the Southeast corner of that parcel described in that Warranty Deed recorded as Reception No. 97223;

THENCE N 26°54'11" W along the Easterly boundary of said parcel, a distance of 158.50 feet to the Southeast corner of the second parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE along the Easterly boundary of said second parcel the following two courses:

- 1. N 26°54'11" W a distance of 245.50 feet;
- 2. 189.69 feet along a non-tangent curve to the left, having a radius of 602.96 feet, a central angle of 18°01'31", the chord of which bears N 35°55'11" W a distance of 188.91 feet to the Southeast corner of the third parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE along the Easterly boundary of said parcel 103.21 feet along a non-tangent curve to the left, having a radius of 602.96 feet, a central angle of 09°48'25", the chord of which bears N 49°50'22" W a distance of 103.08 feet to the Southeast corner of that parcel described in that Deed recorded as Reception No. 344199;

THENCE along the Westerly boundary of said parcel the following 5 courses:

- 1. N 30°15'25" W a distance of 84.12 feet;
- 2. N 63°50'55" W a distance of 60.00;
- 3. 54.90 feet along a non-tangent curve to the left, having a radius of 35.00 feet, a central angle of 89°52'21", the chord of which bears N 18°30'55" W a distance of 49.44 feet;
- 4. N 63°50'55" W a distance of 912.00 feet;
- 5. N 63°13'55" W a distance of 246.40 feet to the Easterly most corner of parcel 60-A Rev. 2 of CDOT Project No. I-70-1(8) 113 Sec. 2, described in that Special Warranty Deed recorded as Reception No. 241872;

THENCE along the Western boundary of said Parcel 60A the following 5 courses:

- 1. S 26°11'19" W a distance of 95.30 feet;
- 2. N 66°58'41" W a distance of 107.80 feet;
- 3. 229.10 feet along a non-tangent curve to the right, having a radius of 818.60 feet, a central angle of 16°02'07", the chord of which bears N 51°57'41" W a distance of 228.35 feet;
- 4. N 36°56'41" W a distance of 299.60 feet;
- 5. N 33°26'41" W a distance of 352.03 feet to a point on the Eastern Boundary of Parcel 60 of CDOT Project No. I-70-1(8) 113 Sec. 2,described in that Deed recorded as Reception No. 240295;

THENCE S 09°18'11" E along said Parcel 60 a distance of 76.00 feet to a point on the Western boundary of that third parcel described in that Warranty Deed recorded at Reception No. 97534;

THENCE along the Western boundary of that third parcel the following five course:

- 1. S 33°22'19" E a distance of 505.77 feet;
- 2. 271.86 feet along a non-tangent curve to the left, having a radius of 602.96 feet, a central angle of 25°50'00", the chord of which bears S 46°16'19" E a distance of 269.56 feet;
- 3. S 59°10'19" E a distance of 42.29 feet;
- 4. 241.21 feet along a non-tangent curve to the left, having a radius of 1175.92 feet, a central angle of 11°45'09", the chord of which bears S 65°02'45" E a distance of 240.78 feet;
- 5. S 70°55'19" E a distance of 45.80 feet to the Southwest corner of the second parcel described in that Warranty Deed recorded at Reception No. 97534;

THENCE along the Western boundary of said second parcel the following three courses:

- 1. S 70°45'17" E a distance of 333.01 feet;
- 2. 184.40 feet along a non-tangent curve to the right, having a radius of 542.96 feet, a central angle of 19°27'30", the chord of which bears S 61°02'17" E a distance of 183.51 feet;
- 3. S 51°19'17" E a distance of 51.51 feet;

I:\2023\2023-293-COGS6thSt\001-Surv\Exhibit\H-Dwgs\Surv\Drawings\BaseMaps\6thStDevolution.dwg

- Exhibit A -

THENCE S 56°55'30" E a distance of 191.29 feet to the Southwest corner of the third parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE along the Western boundary of said third parcel the following three courses:

- 1. 20.63 feet along a non-tangent curve to the left, having a radius of 984.93 feet, a central angle of 01°12'00", the chord of which bears S 63°41'11" E a distance of 20.63 feet;
- 2. S 63°45'10" E a distance of 290.53 feet;
- 3. 178.48 feet along a non-tangent curve to the right, having a radius of 542.96 feet, a central angle of 18°50'02", the chord of which bears S 54°21'11" E a distance of 177.68 feet to the Northwest corner of the second parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE along the Western boundary of said second parcel the following two courses:

- 1. 170.81 feet along a non-tangent curve to the right, having a radius of 542.96 feet, a central angle of 18°01'30", the chord of which bears S 35°55'11" E a distance of 170.11 feet;
- 2. S 26°54'11" E a distance of 245.50 feet to the Northwest corner of that parcel described in that Warranty Deed recorded as Reception No. 97223;

THENCE S 26°54'11" E along the Western boundary of said parcel a distance of 158.50 feet to the Northwest corner of the first parcel described in that Warranty Deed recorded as Reception No. 97220;

THENCE S 26°54'11" E along the Western boundary of said first parcel a distance of 329.10 feet to the Northwestern corner of that parcel described in that Warranty Deed recorded as Reception No. 97306;

THENCE along the Western boundary of said parcel the following two courses:

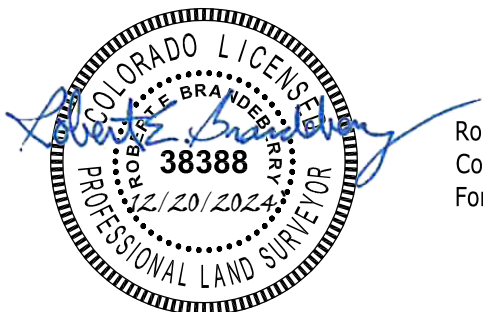
- 1. S 26°54'11" E a distance of 347.56 feet;
- 2. 85.92 feet along a non-tangent curve to the left, having a radius of 348.31 feet, a central angle of 14°07'58", the chord of which bears S 33°53'32" E a distance of 85.70 feet to the Northerly most corner of Parcel RW-2 Rev1 of CDOT Project No. FBR 0821-094, described in that Warranty Deed recorded as Reception No. 871909;

THENCE along the Westerly boundary of said Parcel RW-2A Rev1, the following 4 courses:

- 1. S 48°58'28" W a distance of 6.68 feet;
- 2. S 43°28'35" E a distance of 87.16 feet
- 3. S 11°24'33" W a distance of 15.05 feet
- 4. S 44°17'10" E a distance of 12.00 feet to the Southerly most corner of Parcel RW-2 Rev1, the POINT OF BEGINNING.

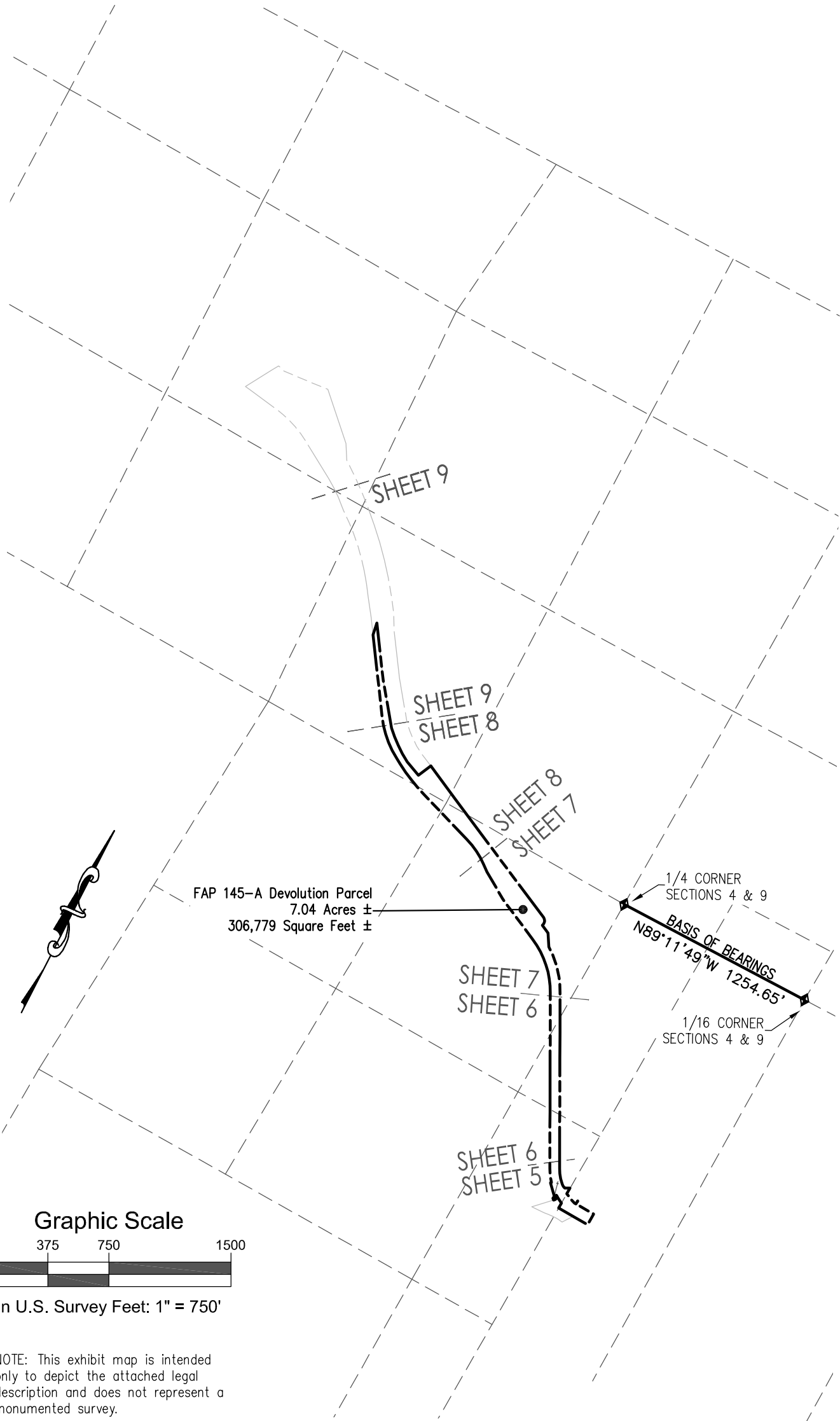
The above described parcel contains 306,779 square feet or 7.04 acres, more or less.

All bearings recited hereon are relative to a bearing of N 89°11'49"W between the East Sixteenth Corner of Section 4 and Section 9, being a chiseled "X" on top of a 6' x 2' x 2' limestone boulder in place, to the North Quarter Corner of said Section 9 being a 5' x 8" limestone in a mound of stone 4' x 4' marked ¼ on South face.



Robert E. Brandeberry
Colorado PLS # 38388
For, and on behalf of SGM

- Exhibit A -



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

6th Street Devolution
F.A.P. 145-A
Situated In Sections 4, 5, & 9 T. 6 S., R. 89 W., 6th P.M.
Glenwood Springs, Garfield County, Colorado

Job No.	2023-293.002
Drawn by:	JCE
Date:	240606
Approved:	REB
File:	6thStDevolution

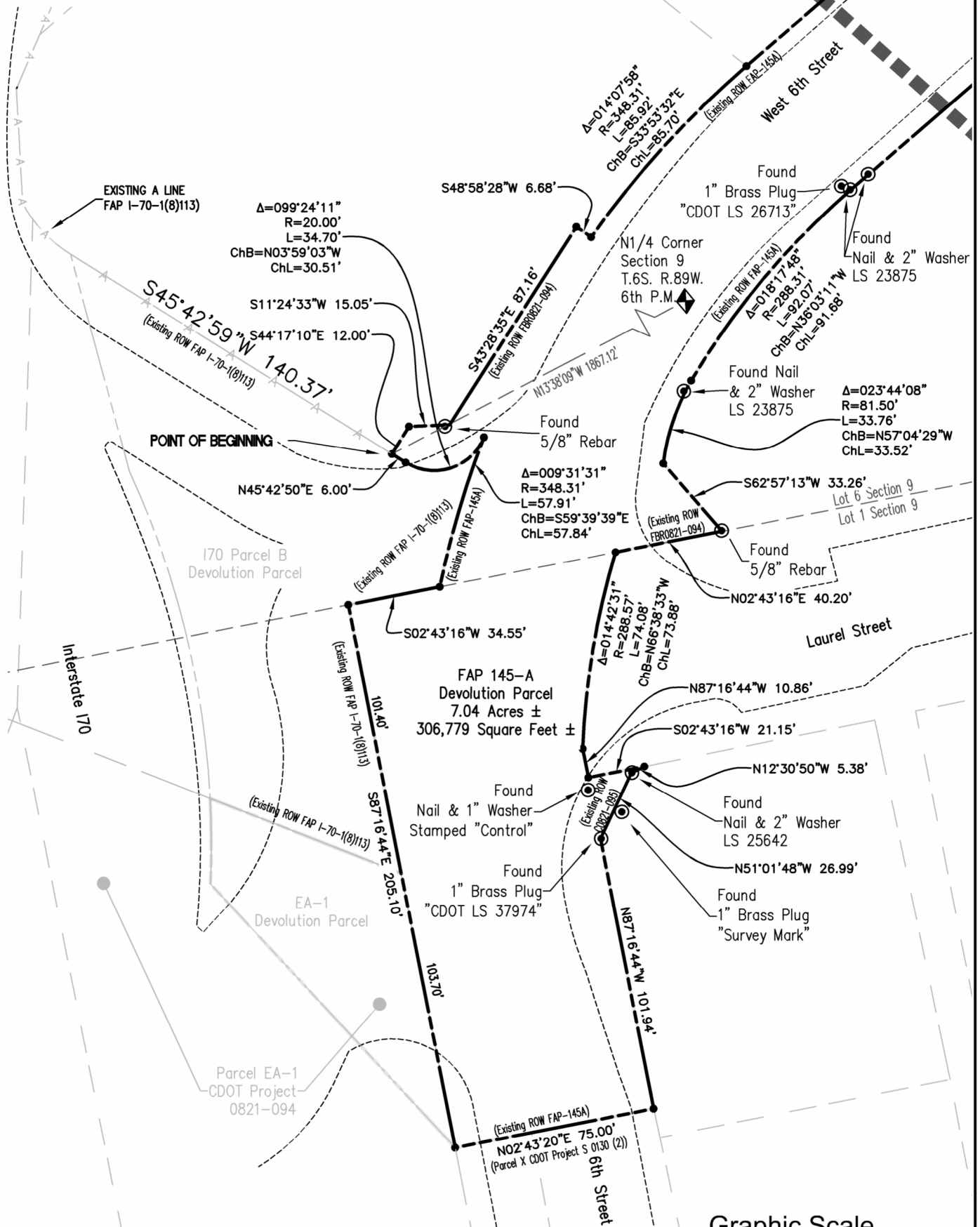
Exhibit Map

Page No.
4
of 9

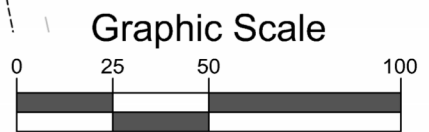
- Exhibit A -

- LEGEND -

- – Found Monument as described
 ● – PI in Described Parcel
- Right-of-Way Line
 —▲—▲—▲—▲— Access Control Line
 ———— Adjoining Parcel
 - - - - - Pavement Edge
 - - - - - Section Lines

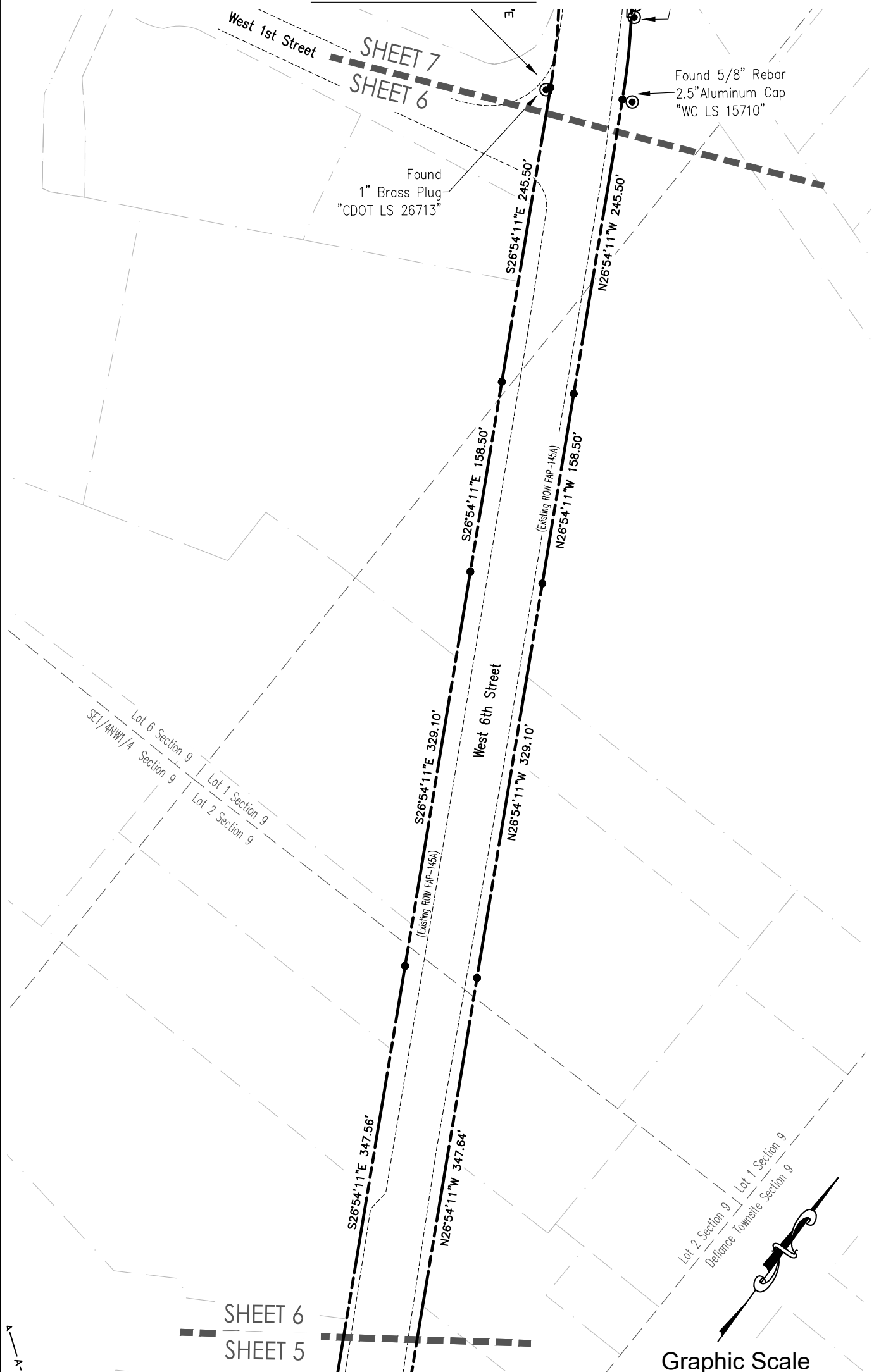


NOTE: This exhibit map is intended only to depict the attached legal description and does not represent a monumented survey.

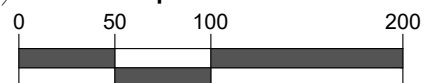


In U.S. Survey Feet: 1" = 50'

- Exhibit A -

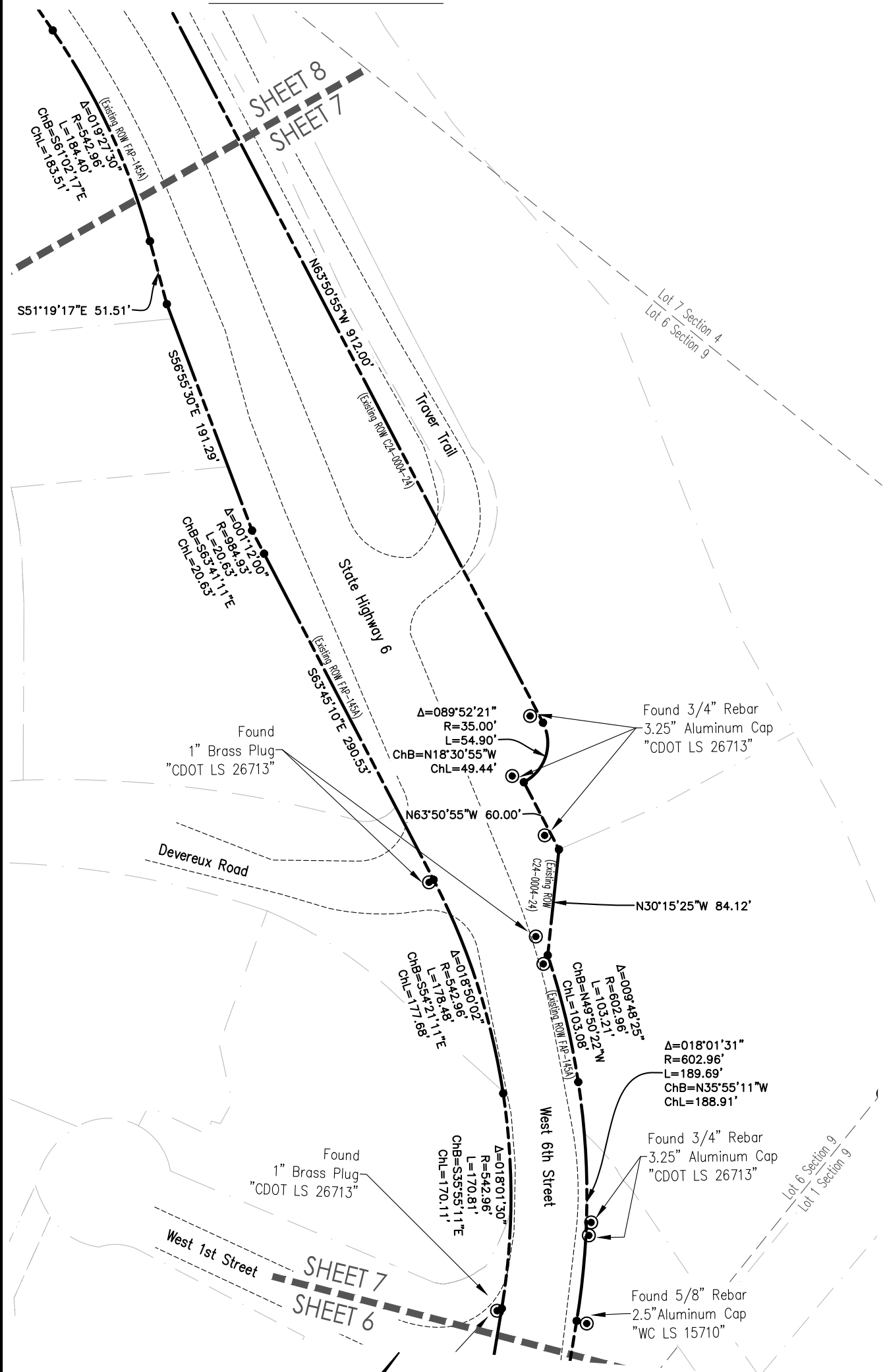


NOTE: This exhibit map is intended only to depict the attached legal description and does not represent a monumented survey.

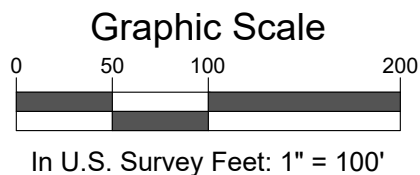


In U.S. Survey Feet: 1" = 100'

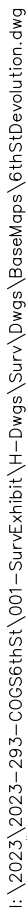
- Exhibit A -



NOTE: This exhibit map is intended only to depict the attached legal description and does not represent a monumented survey.

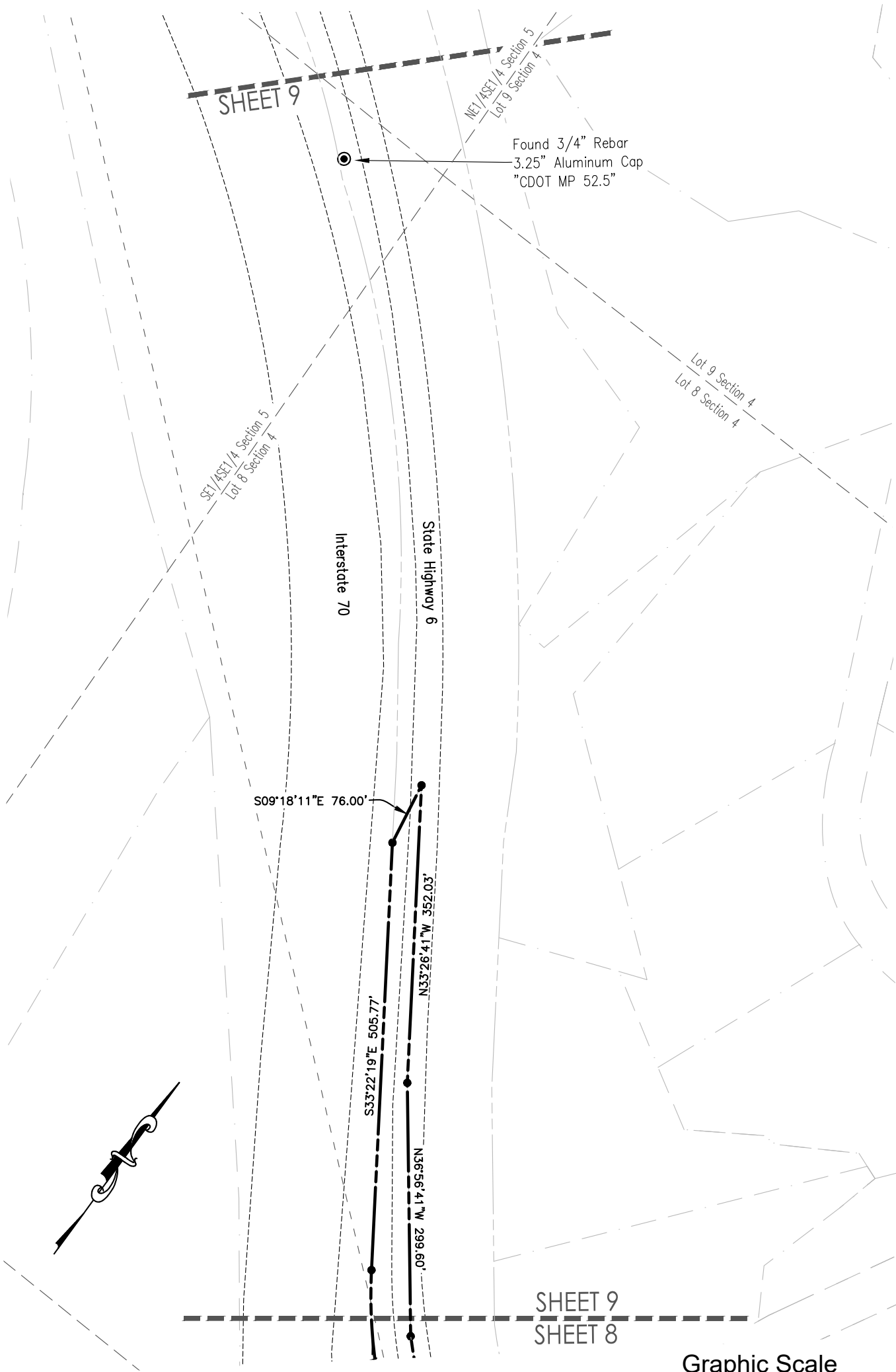


I:\2023\2023-293-COGS6thSt\001-SurvExhibit\H-Dwgs\Surv\Dwgs\BaseMaps\6thStDevolution.dwg

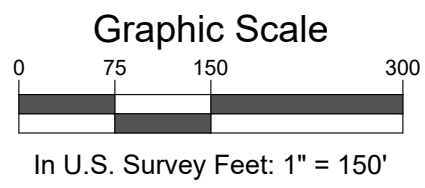


I:\2023\2023-293-COGS6thSt\001-SurvExhibit\H-Dwgs\Surv\Dwgs\BaseMaps\6thStDevolution.dwg

- Exhibit A -



NOTE: This exhibit map is intended only to depict the attached legal description and does not represent a monumented survey.



SGM
 118 West Sixth Street, Suite 200
 Glenwood Springs, CO 81601
 970.945.1004
 www.sgm-inc.com

6th Street Devolution
F.A.P. 145-A
 Situated in Sections 4, 5, & 9 T. 6 S., R. 89 W., 6th P.M.
 Glenwood Springs, Garfield County, Colorado

Job No.	2023-293.002
Drawn by:	JCE
Date:	240606
Approved:	REB
File:	6thStDevolution

Exhibit Map

Page No.
9
 of 9

- Exhibit A -

Portion of Parcel EA-1 CDOT Project 0821-094

A tract of land situated in Section 9, Township 6 South, Range 89 West of the 6th Principal Meridian being more particularly described as follows:

BEGINNING at the Southwest corner of that Parcel X of CDOT Project No. S 0130 (2), described in that Quitclaim Deed recorded as Reception No. 916429 also being a point on the South boundary of Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A, whence the North ¼ corner of Section 9 being a 5" x 8" limestone in a mound of stone 4' x 4' marked 1/4 on South Face, bears N 20°34'10"W a distance of 1979.54 feet;

THENCE S 61°00'32" W a distance of 133.44 feet;

THENCE 31.70 feet along a non-tangent curve to the left, having a radius of 330.17 feet, a central angle of 05°30'05", the chord of which bears N 76°20'51" W a distance of 31.69 feet to a point on the Easterly Right of Way for Department of Highways State of Colorado Federal Aid Project No. I-70-1(8)113;

THENCE N 35°15'51" E along said Right of Way a distance of 76.09 feet to a point on the South boundary of Right of Way for Department of Highways State of Colorado Federal Aid Project No. 145-A;

THENCE S 87°16'44" E along said Right of Way a distance of 103.70 feet to the POINT OF BEGINNING.

The above described parcel contains 4,750 square feet or 0.11 acres, more or less.

All bearings recited hereon are relative to a bearing of N 89°11'49"W between the East Sixteenth Corner of Section 4 and Section 9, being a chiseled "X" on top of a 6' x 2' x 2' limestone boulder in place, to the North Quarter Corner of said Section 9 being a 5" x 8" limestone in a mound of stone 4' x 4' marked ¼ on South face.

Robert E. Brandeberry
Colorado PLS # 38388
For, and on behalf of SGM



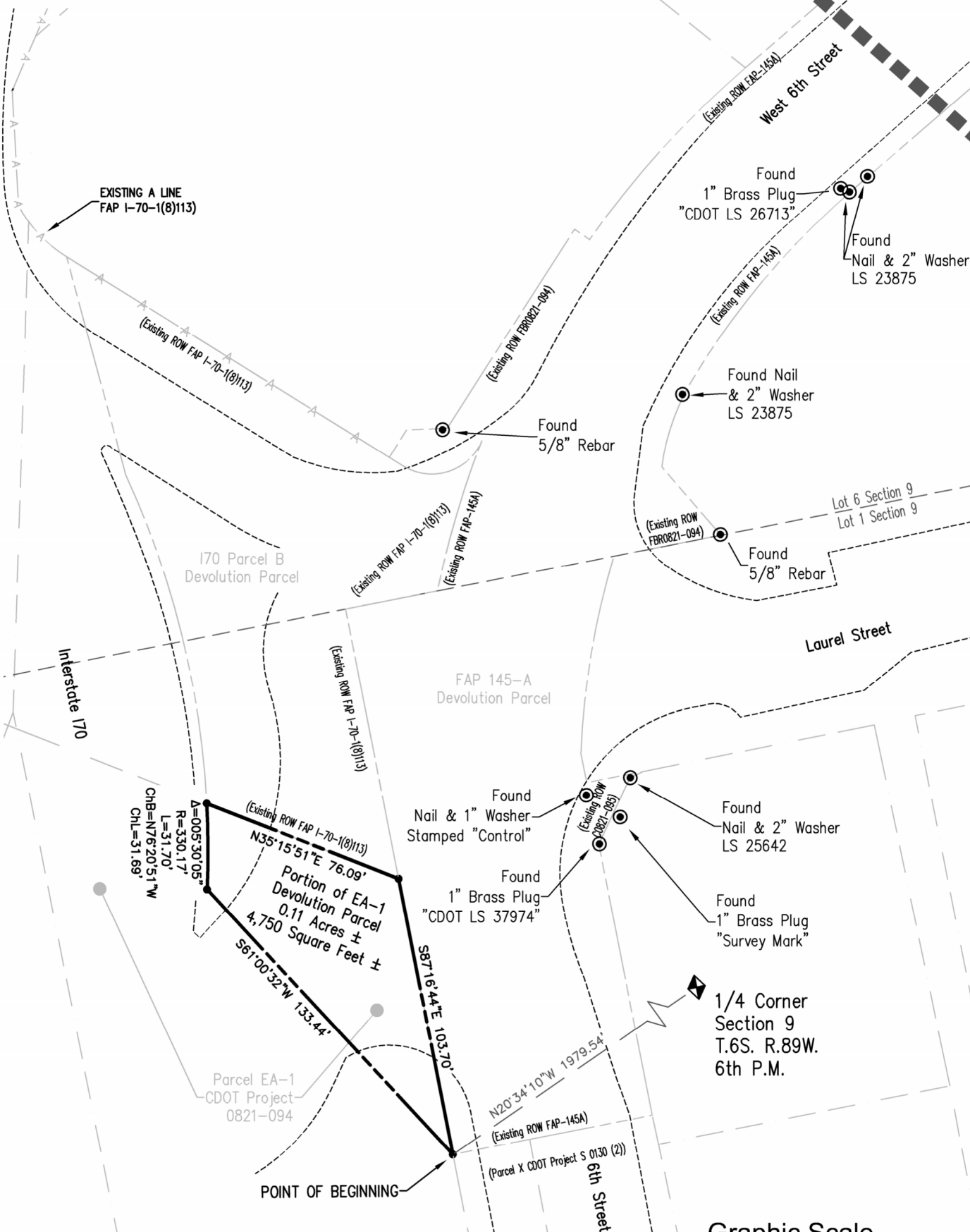
I:\2023\2023-293-COGS6thSt\001-SurvExhibit\H-Dwgs\Surv\DWGs\BaseMaps\6thStDevolution.dwg

- Exhibit A -

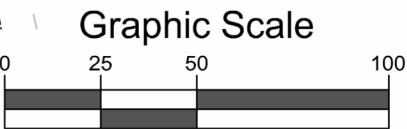
- LEGEND -

- - Found Monument as described
- - PI in Described Parcel
- Right-of-Way Line
- ▲ Access Control Line
- - - Adjoining Parcel
- - - Pavement Edge
- - - Section Lines

SHEET 6
SHEET 5



NOTE: This exhibit map is intended only to depict the attached legal description and does not represent a monumented survey.



Transportation Commission Resolution #20250305

Devolution of U.S. Highway 6 & I70 Frontage Road, Glenwood Springs, Garfield County

Approved by the Transportation Commission on March 20th, 2025.

Whereas, CDOT owns approximately 1 linear mile of Highway in the City of Glenwood Springs, Garfield County, identified as U.S. Highway 6 and I70 Frontage Road; and,

Whereas, that portion of U.S. Highway 6 begins west of where Donegan Rd crosses over to meet U.S. Highway 6 (MM 115.35 +/-) and ends at Devereux Rd (MM 116.00 +/-); and,

Whereas, the U.S. Highway 6 begins includes portions of ROW that were acquired for the construction of US 6 under projects FAP145-A and 0821-094; and,

Whereas, that portion of I70 Frontage Road begins at Devereux Rd (MM 116.00 +/-) and ends east of the roundabout where Grant Ave/Laurel Street/N River Street/6th Street converge (MM 116.43 +/-); and,

Whereas, the I70 Frontage Road includes portions of ROW that were acquired for the construction of the I70 Frontage Road under project I-70_1(8)113 Sec 2; and,

Whereas, CDOT Region 3 has determined that abandoning said highway segment would be in the best interest of Colorado taxpayers; and,

Whereas, Colorado Revised Statute (C.R.S) 43-2-106(1)(a) provides that the Transportation Commission may determine that a State Highway, or portion thereof, no longer functions as a state highway, and with the agreement of each affected county or municipality, the state highway, or portion thereof, can be abandoned to the affected county or municipality; and,

Whereas, Title 23, Code of Federal Regulations (CFR), part 620.203(c)(3) allows CDOT to relinquish portions of unneeded frontage roads; and,

Whereas, the City of Glenwood Springs proposed to take ownership of U.S. Highway 6 and I70 Frontage Road between MM115.35 (+/-) and 116.43 (+/-), in exchange for a one-time transfer of \$350,000; and,

Whereas, the payment is anticipated to be less than the amount CDOT reasonably expects to expend to maintain, preserve, or improve said highway segment of U.S. Highway 6 and I70 Frontage Road over the next 20 years; and,

Whereas, C.R.S. 43-2-106(1)(b) further provides that any county or municipality receiving a payment from CDOT as a result of C.R.S. 43-2-106(1)(a) shall credit the payment to a special fund to be used only for transportation related expenditures; and,

Whereas, the Transportation Commission adopted Resolution #TC-2023-11-03 on December 4th, 2023, authorizing CDOT Region 3 to enter into an Intergovernmental Agreement (IGA) and

agree upon the condition of the abandonment of said highway segment by CDOT and acceptance by the City of Glenwood Springs pursuant to the terms and conditions of the IGA; and,

Whereas, the governing body of the City of Glenwood Springs adopted Resolution 2023-24 on July 20, 2023, authorizing the City of Glenwood Springs to enter into an Intergovernmental Agreement (IGA) and agree upon the condition of the abandonment of said highway segment by CDOT and acceptance by the City of Glenwood Springs pursuant to the terms and conditions of the IGA; and,

Whereas, within 90 days of the official notification of such abandonment by the Transportation Commission, the governing body of the City of Glenwood Springs shall adopt a resolution agreeing to the State's abandonment of the portion of U.S. Highway 6 and I70 Frontage Road and agreeing that said highway segment no longer serves the ongoing purposes of the State Highway system; committing the City of Glenwood Springs to assume ownership of said highway segment in the "as is" condition; and,

Whereas, within 90 days of the governing body of the City of Glenwood Springs resolution accepting the abandoned portion of U.S. Highway 6 and I70 Frontage Road, CDOT will execute a quitclaim deed that will include a reversion provision stating that if the property that is the subject of the quitclaim deed is not used for transportation purposes, title to such property will automatically revert to CDOT; and,

Whereas, concurrent with the execution of the quitclaim deed, CDOT will provide payment of \$350,000 to the City of Glenwood Springs, that shall constitute the total consideration from CDOT to the City of Glenwood Springs related to the abandonment and transfer of U.S. Highway 6 and I70 Frontage Road; and,

Whereas, Transportation Commission is authorized pursuant to C.R.S. 43-2-106 to make determinations regarding abandonment of State Highway(s) to affected county(ies) or municipality(ies); and

Whereas, the Transportation Commission has determined that U.S. Highway 6 between MM 115.35 (+/-) and MM 116.00 (+/-) and I70 Frontage Road between MM 116.00 (+/-) and MM 116.43 (+/-) are no longer needed for State Highway; and,

Now Therefore Be It Resolved, pursuant to the provisions of the C.R.S. 43-2-106 and 23 CFR 620.203(c)(3), the Transportation Commission be given authority to abandon that portion of U.S. Highway 6 from MM 115.35 (+/-) to MM 116.00 (+/-) and the I70 Frontage Road from MM 116.00 (+/-) to MM 116.43 (+/-) containing approximately 1 linear mile.


Herman Stockinger, Secretary
Transportation Commission



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Ordinance 2025-12; Parking Citation Enforcement. Second Reading

Action Requested: Approval of Ordinance 2025-12 Parking Citation Enforcement

Department: Police Department

Presented By: Joseph Deras

Strategic Goals: Ensure Public Safety

Background Info: We need a mechanism to enforce people that accumulate multiple parking violations and repeatedly do not remit payment.

Issues: Parking violations issued by the City are often not criminal offenses served by a sworn officer. Therefore, it is a civil matter that must be dealt with in our City code. This was the subject of a work session in the March 20, 2025 work session.

Fiscal Impact: This will be a nominal revenue generator.

Legal Review: Legal drafted the Ordinance.

Staff Recommendation: Staff supports approval of Ordinance 2025-12, second reading.

ORDINANCE NO. 12

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 120.050.020 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING VEHICLE IMPOUNDMENT FOR UNPAID PARKING INFRACTIONS.

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 (the “Charter”); and

WHEREAS, the Glenwood Springs Police Department has recommended amending the Glenwood Springs Municipal Code (the “Code”) to address impoundment of vehicles for unpaid parking infractions; and

WHEREAS, Section 120.050.020 of the Code sets forth graduated penalties for specific violations of the Code; and

WHEREAS, the City Council finds and declares that the amendment to Section 120.050.020 of the Code regarding impoundment of vehicles with unpaid parking infractions as set forth herein is proper and necessary to advance the public health, safety and welfare of the City’s residents.

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

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

Amendments. Section 120.050.020 is hereby amended as follows, with double underlined text added and ~~strike through~~ language deleted:

120.050.020 Graduated penalties for specific violations.

A person violating the following provisions shall be subject to graduated penalties based on the number of violations per calendar year as follows:

- (e) Any vehicle registered to the same owner for which there are three or more unpaid parking infractions shall be subject to impoundment in accordance with Section 1816, as amended, of the Model Traffic Code for Glenwood Springs. The registered owner of the vehicle may retrieve the vehicle from impoundment by payment of impoundment fees set by the City Council and all

unpaid parking fines and fees shall be added to such fees. For purposes of this section non-payment shall mean more than 21 days have elapsed since issuance of a parking infraction ticket.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY THIS 3RD DAY OF APRIL 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, 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 _____ 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk



**City of Glenwood Springs
Police Department**
101 W. 8th Street
Glenwood Springs, CO 81601

Telephone (970) 384-6500
<https://glenwoodpolice.com>

JOSEPH H. DERAS
Chief of Police

DATE: March 10, 2025

TO: Steve Boyd, City Manager

FROM: Joseph Deras, Chief of Public Safety

RE: Parking enforcement strategy

CC: City Council

Mr. Boyd,

BACKGROUND:

In 2024 the city adopted technology to enhance the police department's ability to monitor parking violations. The City has entered a contract with a vendor for software, hardware and back-end citation processing. This process has relieved the municipal court from processing the citations and serves as a force multiplier by increasing the number of identified violators.

As we have moved through the year, we have monitored various data points with this system as we anticipate an evolving policy posture related to parking and traffic management systems. We have found there are 21 repeat violators of parking regulations. The violators have 4 or more unpaid citations. The goal is to achieve at least a 70% compliance rate.

As of today, there are 300 unpaid citations which equate to approximately \$12,000. in lost revenue.

In researching this further, we have determined there is no mechanism in place to hold those responsible for their fines/fees. Essentially, violators are in a position to simply disregard the citation (trash etc.) and there is no additional follow-through or accountability beyond a stern warning letter.

The department has evaluated options to close that gap and allow for the recovery of those fees. The adopted budget has a revenue of \$100,000. directly attached to parking fines/fees.

The goal is to identify and modify the behaviors of habitual violators. The options offered below would affect those violators with three or more outstanding fines/violations over 30 days.

OPTIONS:

#1: Implement a system to immobilize vehicles until full remittance is made to the city. There are a variety of systems available and widely used in the U.S. The most common is a boot which secures wheels of a vehicle. It is affixed to a vehicle and secured through a locking mechanism. Once any arrears are cured, department personnel remove the device. **NOT RECOMMENDED**

#2: A device called the Barnacle Enforcement Solution. This device is affixed to the windshield of the violator's vehicle. This device is applied with 750 PSI. The violator is required to use an app to pay the parking fees/fines. This includes a deposit. They are provided with an access code, and they use that code to enter into the barnacle and it is then released. The violator takes the barnacle device to a kiosk which may be placed in a few locations around the city. Once they leave the barnacle in the kiosk, their deposit is refunded. The cost of each barnacle is \$3600. per year, per device. If a device is stolen or it is not returned, we would lose the device. The city could pursue a civil claim against the registered owner, and there are court and attorney fees involved. It is anticipated that compliance would increase, yet we would still incur annual leasing costs for the units.

NOT RECOMMENDED

#3: This option would authorize police department staff to impound a violator's vehicle. A designated number of unpaid citations would trigger the impound. The vehicle would be held until all fines are remitted. We are aware of other Colorado communities who use all three of the above options. The city of Aspen is utilizing option #3. They deemed a threshold of five (5) unpaid citations triggers the impound. They reported that after a public education campaign and a few impounds, word spread and the scofflaws have all but evaporated.

RECOMMENDATION:

The police department recommends adopting the impound policy (option #3). There is no capital outlay for this option. There are monetary risks/exposures in options #1 & 2. Colorado does not have an option to work with the DMV or county authorities to attach outstanding fines to the registered owner or the registration fees to violators. We have NO recovery system in place. As we continue to invest in technologies to enhance our parking and traffic enforcement systems, we need a recovery program to be effective. With this option the registered owner will receive a courtesy notice informing them of the follow-through. In the spirit of warnings, we would direct registered owners to the public outreach we will do, the policy posted on the department's web page and the citations themselves would also serve as notice of the violations. We currently have 300 unpaid parking fines and approximately \$12000.00 in outstanding fines. The department would work with the City Attorney's office to draft language to amend the code and provide the authority for this enforcement.



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Ordinance 2025-13; Amendment to Section 050.040.070 Suspension and Revocation of Contractor License. Second Reading
Action Requested:	Consideration of a code amendment to allow revocation or suspension of a construction trade license due to non payment of any outstanding balance with the City of Glenwood Springs.
Department:	Economic and Community Development
Presented By:	Matthew Langhorst
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	The Building official has the authority to revoke or suspend construction trade licenses based on a list of actions or omissions by the Contractor as stipulated in Municipal code section 050.040.070. Staff is proposing adding an action to the qualifying list that includes non-payment of any outstanding balance owed to the City.
Issues:	Currently, outstanding balances is not a qualifying action that allows the Building Official to revoke a construction trade license. Adopting this standard will encourage all construction license holders to maintain accounts for City services in good standing in order to maintain their ability to apply for building permits through the Community Development department. The outstanding balances would be related to the work they perform as a licensed contractor such as but not limited to the landfill, building permit fees, system improvement fees.
Fiscal Impact:	This provides the City with a mechanism to recoup any outstanding balances that a licensed contractor may owe the City.
Legal Review:	Legal has drafted the ordinance.
Staff Recommendation:	Staff recommends approval of Ordinance 2025-13, second reading.

ORDINANCE NO. 13

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 050.040.070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING SUSPENSION AND REVOCATION OF CONSTRUCTION TRADES LICENSES FOR UNPAID MUNICIPAL TAXES AND FEES.

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 (the “Charter”); and

WHEREAS, the Glenwood Springs Economic and Community Development has recommended amending the Glenwood Springs Municipal Code (the “Code”) to add unpaid municipal taxes or fees as grounds for revocation of construction trades licenses; and

WHEREAS, adoption of this standard shall encourage all construction license holders to maintain their accounts for City services in good standing; and

WHEREAS, Section 050.040.070 (a) of the Code sets forth grounds for revocation of construction trades licenses; and

WHEREAS, the City Council finds and declares that the amendment to Section 050.040.070 (a) of the Code regarding suspension or revocation of construction trades licenses for unpaid municipal taxes, fees, or bills is in the best interests of the City.

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

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

Section 2. **Amendments.** Section 050.040.070 (a) is here by amended as follows, with double underlined text added and strike through language deleted:

TITLE 050 - BUSINESS LICENSES AND REGULATIONS

ARTICLE 050.040 - CONSTRUCTION TRADES LICENSES

050.040.070 Suspension and revocation.

- (a) *Grounds for suspension or revocation.* The Building Official may issue an order suspending or revoking a license issued pursuant to this article if he/she determines that the license holder has committed one (1) or more of the following acts or omissions:

- (10) Failure to pay any applicable municipal tax or fee including but not limited to sales and use tax, permit and inspection fees of any type, utility bills, or landfill fees.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY
TITLE ONLY THIS 3RD DAY OF APRIL 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, 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 _____ 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Ordinance 2025-08; Modify 020.020.020 to Remove Certain Requirements for the Composition of the Tourism Management Board. Second Reading
Action Requested:	Approval of Ordinance 2025-08 to amend the Tourism Management Board membership requirements.
Department:	City Clerk
Presented By:	Ryan Muse
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	In order to attract the most qualified community members to sit on the Tourism Management Board we need to amend the requirement that prohibits board participation by anyone with a related financial interest.
Issues:	All conflicts of interest, including financial interests, should be clearly disclosed in all meetings or discussions.
Fiscal Impact:	NA
Legal Review:	Legal drafted the Ordinance
Staff Recommendation:	Staff supports approval.

ORDINANCE NO. 08

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 020.020.020(12) TO REMOVE CERTAIN REQUIREMENTS FOR THE COMPOSITION OF THE TOURISM MANAGEMENT BOARD.

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, Section 020.020.020(12) of the Glenwood Springs Municipal Code sets the membership requirements for the Tourism Management Board; and

WHEREAS, the Tourism Management Board has recommended changes to the requirements for composition of the Board to more fully address the needs of the City; and

WHEREAS, the City Council finds and declares that the amendments to 020.020.020(12)e of the code as set forth in **Section 2**, below, are in the best interests of the City.

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 020.020.020(12)e is hereby amended as follows, with double underlined text added and ~~strike through~~ language deleted:

Section 020.020.020 – Composition of boards and commissions.

(12) Tourism Management Board

- e. Three (3) citizens, at least two (2) who are residents of the City. ~~and that shall not have a direct or indirect financial interest in a business referenced in (a), (b) or (c) above and one (1) who is a resident that may have a financial interest in a business referenced in (a), (b) or (c) above.~~

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY
THIS 3RD DAY OF APRIL 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY TO BE EFFECTIVE IMMEDIATELY THIS __ DAY OF
_____ 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

Ingrid Wussow, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item:	Proclamation for Tyler Hesse and Amanda Madden regarding Civic Engagement and Academic Achievement
Action Requested:	Present proclamation.
Department:	City Clerk
Presented By:	
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	The city of Glenwood Springs would like to honor Youth Representatives Amanda Madden and Tyler Hesse for their service on city boards and commissions and congratulate them on receiving Boettcher Scholarships.
Issues:	n/a
Fiscal Impact:	n/a
Legal Review:	n/a
Staff Recommendation:	n/a



A PROCLAMATION HONORING AMANDA MADDEN AND TYLER HESSE FOR CIVIC ENGAGEMENT AND ACADEMIC ACHIEVMENT

WHEREAS, Tyler Hesse has served as the Youth Representative on the Arts and Culture Board since February 2022;

WHEREAS, Amanda Madden served as the Youth Representative on the Parks and Recreation Board from 2023-2024;

WHEREAS, The Boettcher Foundation selects 50 of the most promising high school seniors from nearly 2,000 applicants across the state;

WHEREAS, Boettcher Scholars are selected for their academic achievement, outstanding character, and service and leadership in their schools and communities;

WHEREAS, both Ms. Madden and Mr. Hesse have shown great dedication to serving their community and strong academic careers;

WHEREAS, both Ms. Madden and Mr. Hesse have been awarded the prestigious Boettcher Scholarship:

NOW, THEREFORE, I, Ingrid Wussow, MAYOR of the City of Glenwood Springs, do hereby recognize and express our sincere gratitude toward Ms. Madden and Mr. Hesse for their commitment to serving our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 17th day of April, in the year 2025.

Ingrid Wussow, Mayor, City
of Glenwood Springs



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Proclamation for Parkinson's Awareness Month

Action Requested: Present Proclamation

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Proclamation to mark April 2025 as Parkinson's Disease Awareness Month. Karen and Dave Langhorst will be in attendance.

Issues: n/a

Fiscal Impact: n/a

Legal Review: n/a

Staff Recommendation: n/a



A PROCLAMATION FOR PARKINSON'S DISEASE AWARENESS MONTH APRIL 2025

WHEREAS, Parkinson's disease is a chronic, progressive, neurological disease and is the second most common neurodegenerative disease in the United States, affecting almost 1,000,000 people in the United States with one person being diagnosed with Parkinson's disease every 9 minutes. The prevalence of Parkinson's disease is expected to rise to 1.2 million individuals by 2030.

WHEREAS, Parkinson's disease and related health issues are the 14th leading cause of death in the United States according to the Centers for Disease Control and Prevention;

WHEREAS, It is estimated that the total national economic burden of Parkinson's is approximately \$52 billion each year; this includes the direct medical cost such as treatment, social security payments and lost income, of \$25.4 billion and indirect costs to patients and family members of \$26.5 billion per year in the United States;

WHEREAS, Research suggests the cause of Parkinson's disease is a combination of genetic and environmental factors, but the exact cause and progression of the disease is still unknown;

WHEREAS, there is no objective test or biomarker for Parkinson's disease, and there is no cure or medication to slow or halt the progression of the disease;

WHEREAS, the symptoms of Parkinson's disease vary from person to person and can include tremors, slowness of movement and rigidity, difficulty with balance, swallowing, chewing, and speaking, cognitive impairment and dementia, mood disorders (such as depression and anxiety), skin problems, and sleep difficulties;

WHEREAS, researchers, caregivers, and medical professionals are working to improve the quality of life of persons living with Parkinson's disease and their families through the research, education, and community support services necessary in finding more effective treatments and to providing access to quality care to those living with the disease today;

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 17th day of April, in the year 2025.

Ingrid Wussow, Mayor
City of Glenwood Springs



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Swearing in of new Council members

Action Requested: Steven Smith from Ward 5, Ray Schmahl from Ward 2, and David Townsley from the At-Large Ward will all be sworn in by City Clerk Ryan Muse for their first four-year term.

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life

Background Info: NA

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation:



STATE OF COLORADO)
)ss.
COUNTY OF GARFIELD)

OATH OF OFFICE
CITY OF GLENWOOD SPRINGS,
CITY COUNCILOR, At-Large

I, **David Townsley**, upon my oath, do solemnly swear that I will support the Constitutions of the United States of America, the State of Colorado, and the Charter and Ordinances of the City of Glenwood Springs, and will faithfully perform the duties of the Office of City Councilor representing the City At-Large upon which I am about to enter.

David Townsley, Councilor Representing At-Large

By virtue of the powers vested in me by the Glenwood Springs Municipal Charter, I hereby certify that the foregoing Oath of Office was subscribed and sworn to before me this 17th day of April 2025, by David Townsley, City Councilor representing the City At-Large.

Witness my hand and the official seal of the City of Glenwood Springs.

Ryan Muse, City Clerk



STATE OF COLORADO)
)ss.
COUNTY OF GARFIELD)

OATH OF OFFICE
CITY OF GLENWOOD SPRINGS,
CITY COUNCILOR, WARD 2

I, **Ray Schmahl**, upon my oath, do solemnly swear that I will support the Constitutions of the United States of America, the State of Colorado, and the Charter and Ordinances of the City of Glenwood Springs, and will faithfully perform the duties of the Office of City Councilor representing Ward 2 upon which I am about to enter.

Ray Schmahl, Councilor Representing Ward 2

By virtue of the powers vested in me by the Glenwood Springs Municipal Charter, I hereby certify that the foregoing Oath of Office was subscribed and sworn to before me this 17th day of April 2025, by Ray Schmahl, City Councilor representing Ward 2.

Witness my hand and the official seal of the City of Glenwood Springs.

Ryan Muse, City Clerk



STATE OF COLORADO)
)ss.
COUNTY OF GARFIELD)

OATH OF OFFICE
CITY OF GLENWOOD SPRINGS,
CITY COUNCILOR, WARD 5

I, **Steven Smith**, upon my oath, do solemnly swear that I will support the Constitutions of the United States of America, the State of Colorado, and the Charter and Ordinances of the City of Glenwood Springs, and will faithfully perform the duties of the Office of City Councilor representing Ward 5 upon which I am about to enter.

Steven Smith, Councilor Representing Ward 5

By virtue of the powers vested in me by the Glenwood Springs Municipal Charter, I hereby certify that the foregoing Oath of Office was subscribed and sworn to before me this 17th day of April 2025, by Steven Smith, City Councilor representing Ward 5.

Witness my hand and the official seal of the City of Glenwood Springs.

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Disclosure of Councilor Conflicts of Interest

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Project Update

Action Requested: None

Department: Engineering

Presented By: Ryan Gordon

Strategic Goals:

Background Info: Staff will provide an overview and update on the 2025 construction and design projects.

Issues: NA

Fiscal Impact: NA

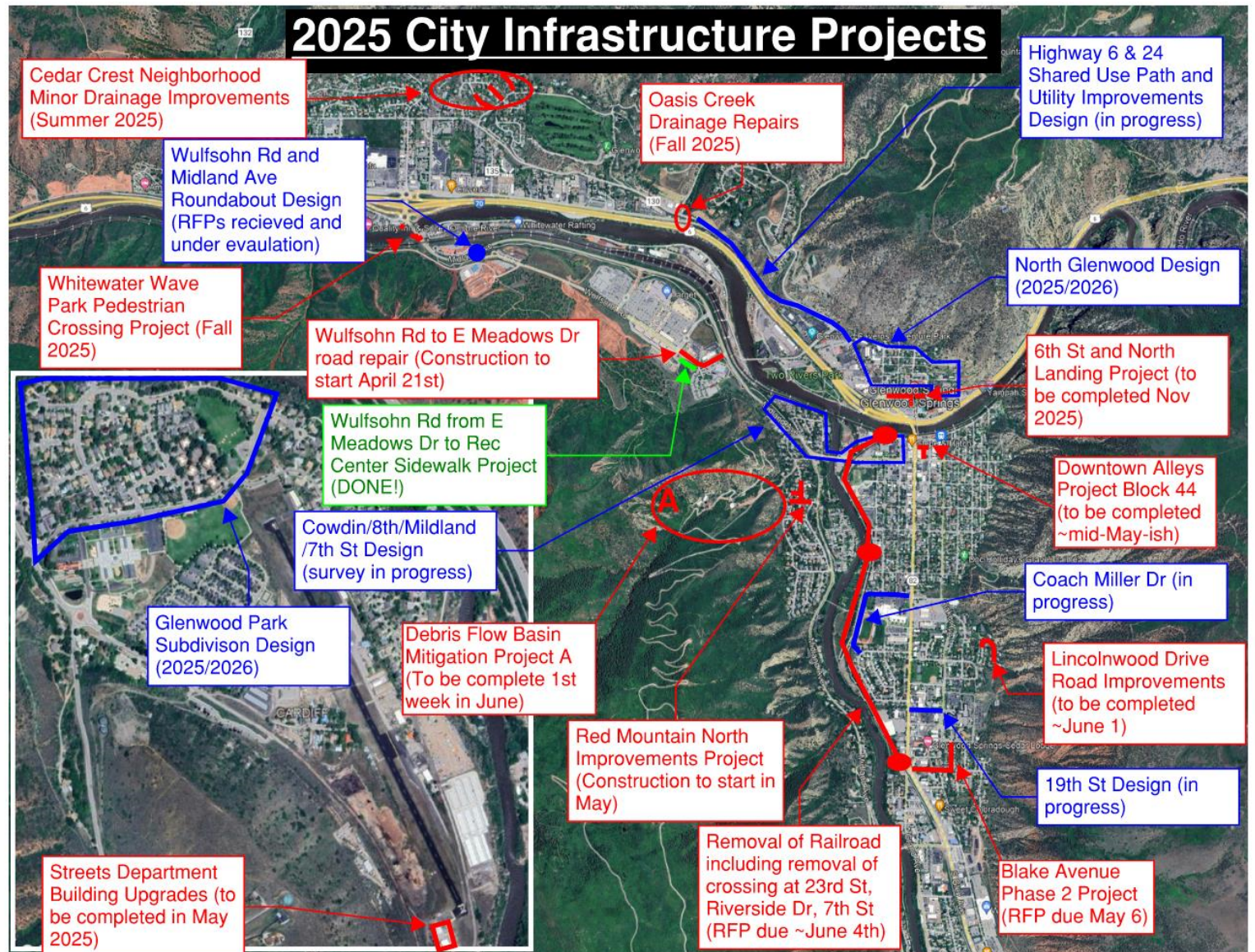
Legal Review: NA

Staff Recommendation: NA

2025 Infrastructure Project Update– April 15, 2025

Ryan Gordon, PE; City Engineer







2025 - Citywide Projects – Engineering and Public Works

1. Road/Street Condition Assessment Study
2. Stormwater Masterplan
3. Stormwater Infrastructure Mapping
4. Water Tank Safety O&M
5. Miscellaneous sewer lining and water line replacements
6. Miscellaneous street repairs - sidewalk replacement/repair, pedestrian improvements, striping
7. Miscellaneous chip seal and overlap projects



2025 - Citywide Projects – Transportation

1. Bus Shelter Replacement Program
2. Micro Transit Pilot Project
3. TDM Program with CLEER
4. Comprehensive Safety Action Plan (CSAP)
5. Bikeshare Planning



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

Blake Avenue Phase 2 Construction to begin Mid-May 2025

Phase 2 Construction:	Mid-May through October 2025. Phase 2 will include work on 23 rd Street from Grand Avenue to Blake Avenue and on Blake Avenue from 21 st Street to 23 rd Street. See the map below.
Work Hours:	7 a.m.- 8 p.m. (M-F, overnight impacts anticipated)
Key Project Improvements:	Water main and sanitary line installation, stormwater system infrastructure, new concrete sidewalk and curb and gutter, asphalt surfacing, lighting, and signage/stripping.
Anticipated Impacts:	Construction noise, some dust, uneven roads, lane closures with one-way traffic, shoulder work, limited water shutoffs, driveway closures.

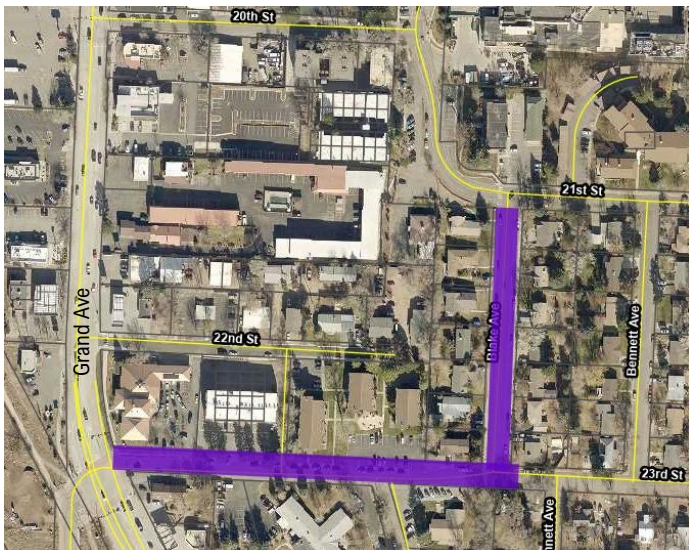
No street parking on 23rd Street beginning mid-May. Blake Avenue and 23rd Street will remain open to local traffic. One-way street closures are anticipated to allow asphalt and curb removal, stormwater and utility work, and replacement with a permanent surface.

Water shutdowns will be noticed 48 hours in advance with door flyers and will be kept to a minimum. Road closures will be noticed 24 hours in advance via the project email, and detours will be set up so that residents can get to and from their homes with as few disruptions as possible.

Residents should anticipate a period of 2-3 days during concrete pours of the curb, gutter, sidewalk, and driveway repairs, when residents cannot enter/exit their driveway while the concrete cures. Concrete must reach a minimum strength threshold prior to driving on it. That time duration is dependent on weather conditions, but generally it is 3 days. Work on driveways will be coordinated between The City, contractor, and individual property owners. Residents will be notified of any necessary driveway closures 72 hours (or more) in advance.

Please be aware that the Postal Service will not deliver during the construction period and your mail will be available for pick-up the post office (USPS, 113 9th Street, Glenwood Springs). The City will coordinate with the USPS and residences as the construction progresses. The City and contractor will also be working with trash haulers, package delivery companies, businesses, and residents to make the project as easy on them and you as possible.

Neighborhood Info Meeting:	Monday, April 21 st at 5:30 p.m. via Zoom (Login details at www.cogs.us/Blake) Recording will be added to the project webpage.
-----------------------------------	--



Project & Contact Information:

- www.cogs.us/Blake Sign up to receive project email updates for news such as closures, schedules, meetings, and other updates.
- City staff will be the first point of contact for comments from residents.
 - **Mindi Harman**
970-456-2563
mind.harman@cogs.us
 - **Ashley Dostal**
970-384-3434
ashley.dostal@cogs.us



Ciudad de Glenwood Springs

101 West 8th Street

Glenwood Springs, CO 81601

La construcción de la fase 2 de Blake Avenue comenzará a mediados de Mayo de 2025

Construcción de la fase 2:

De mediados de Mayo hasta Octubre de 2025. La fase 2 Incluirá trabajo en la calle 23 (23rd Street) desde la Avenida Grand (Grand Avenue) hasta la Avenida Blake (Blake Ave) y en la Avenida Blake desde la calle 21 (21st Street) hasta la calle 23 (23rd Street). Vea el mapa en la otra pagina.

Horarios de trabajo:

7 a.m.- 8 p.m. (Lunes a Viernes, se anticipan impactos sobre la noche).

Principales mejoras del proyecto:

Instalación de tuberías y líneas sanitarias, infraestructura del sistema de aguas pluviales, nueva acera de concreto y bordillo y cuneta, pavimentación de asfalto, iluminación y señalización/ rayado.

Efectos anticipados:

Ruido de la construcción, algo de polvo, carreteras irregulares, cierres de carriles con tráfico en sentido único, trabajo de hombro, cierres limitados del agua, cierres de entradas.

No se puede estacionar en la calle 23 (23rd Street) desde mediados de Mayo. La Avenida Blake y la calle 23 (Blake Avenue y 23rd Street) permanecerán abiertos al tráfico local. Se han planificado cierres de calles de una vía para permitir la eliminación de asfalto y bordillos, trabajos de aguas pluviales y servicios públicos, y el reemplazo por una superficie permanente.

Los apagones de agua se notarán con 48 horas de anticipación con volantes de puerta y se mantendrán al mínimo. Los cierres de carreteras se notarán con 24 horas de antelación a través del correo electrónico del proyecto, y se establecerán desvíos para que los residentes puedan llegar a sus hogares y salir de ellos con el menor número posible de interrupciones.

Los residentes deben anticipar un período de 2-3 días durante las reparaciones de concreto de bordillo, canaleta, acera y entrada, cuando los residentes no pueden entrar/ salir de su entrada mientras el concreto se cura. El concreto debe alcanzar un umbral mínimo de resistencia antes de ser utilizado. La duración del tiempo depende de las condiciones climáticas, pero generalmente es de 3 días. El trabajo en las entradas se coordinará entre la Ciudad, el contratista y los propietarios individuales. Los residentes serán notificados de cualquier cierre de entrada necesario 72 horas (o más) por adelantado.

Tenga en cuenta que el Servicio Postal no entregará durante el período de construcción y su correo estará disponible para recogerlo en la oficina de correos (USPS, 113 9th Street, Glenwood Springs). La ciudad se coordinará con el USPS y las residencias a medida que progresa la construcción. La Ciudad y el contratista también trabajarán con transportistas de basura, empresas de entrega de paquetes, negocios y residentes para hacer que el proyecto sea lo más fácil posible para ellos y para usted.

Reunión Informativa sobre el vecindario:

Lunes 21 de Abril a las 5:30 PM por Zoom (Información de acceso a www.cogs.us/blake.)
La grabación será incluida en la página web del proyecto.

Información y contactos del proyecto:

Para obtener información en español, visita cogs.us/Blake o comuníquese con

- Bryana Starbuck al 970-384-6441 o bryana.starbuck@cogs.us
- Dylan Solano al 970-319-2889 o dylan.solano@cogs.us



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: South Bridge Update

Action Requested:

Department: Engineering

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Micro-Transit Update

Action Requested:

Department: Engineering

Presented By:

Strategic Goals:

Background Info: Staff will provide council and update on the Micro transit program. Here is a summary of the program:
Time of Service: Monday - Friday 7am - 10pm; Saturday to Sunday - 9am- 10pm
Wait Time Goal: 15 minutes
Ride Request: Preferred option is via the mobile app. Riders can also call a number to request a ride.
Vehicles: A total of 4. 2 ADA transit van with 8 passenger seating and 1 wheelchair; 1 standard transit van with 11 passenger seating; 1 mini van with 6 passenger seating.
Fare: \$1.00 per ride. Riders have the option to save a credit or debit card to their secure profile in the app. Riders will be able to bring exact change to ride as well.
Program is planned to launch on May 1st, 2025.

Issues: Nope

Fiscal Impact: The program is being paid through aFirst-Last-Mile grant from RFTA and from the City's Bus Tax fund.

Legal Review: NA

Staff Recommendation: Staff recommends the program

RIDE GLENWOOD

ON-DEMAND

Point-to-Point Rides

Service starts May 1st!



Service Hours

Mon-Fri: 7am-10pm
Sat-Sun: 9am-10pm

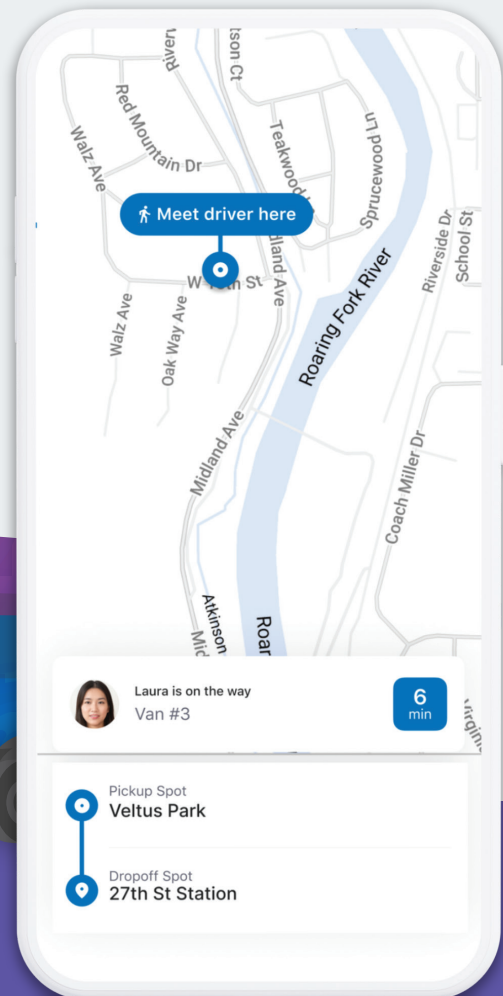


Service Area

Ride anywhere within
Glenwood city limits for \$1

How to Ride

Request rides
on-demand using the
Ride Roaring Fork app,
or call (970)404-4007



Powered by





City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Tax Incentive Request for Lodging at the Meadows

Action Requested: Consideration of an Economic Incentive request for lodging the Meadows.

Department: Economic and Community Development

Presented By: Hannah Klausman, Jacob Zook

Strategic Goals: Generate Sustainable Economic Development

Background Info: The city has received an economic assistance request to support an extended-stay hotel on the undeveloped lot in Glenwood Meadows. The applicant's request letter and presentation are attached to this report.

Similar economic assistance was provided to secure the development of the Residence Inn and Courtyard in the Meadows. The request and further detail are provided by the applicant in a request letter and presentation included as attachments to this report.

Issues:

Existing Hotel Competition

The proposed hotel will have 150 rooms and will cater to extended-stay visitors, providing apartment-like rooms with full kitchenettes and living areas. Glenwood Springs currently has one other hotel solely dedicated to extended stays, the Residence Inn by Marriott, also owned by the same organization requesting the economic incentive under consideration. Additional existing hotels offering apartment-like rooms include Comfort Inn & Suites, Cedar Lodge, Silver Spruce Inn, and Hotel Glenwood Springs; however, this type of offering only represents a portion of their mix of rooms.

Lodging Tax

The City of Glenwood Springs has not traditionally included lodging tax generation in tax incentive requests. Currently, lodging tax collected in Glenwood Springs is split between two funds, with 50% going towards tourism promotion and 50% going towards affordable housing. Rebating 50% of this tax would not mean a reduction in these funds, but rather the non-realization of possible funds related to an increase in lodging tax being collected. Council may want to consider whether a reduced percentage rebate on the lodging tax is appropriate, if at all.

Economic Analysis

Visitation data from Placer.ai allows us to isolate how long visitors, in this case defined as people visiting GWS from a distance of greater than 50 miles, stay in Glenwood Springs. From 2019 to 2024, visitors staying 3 days or longer increased by 16% and visitors staying 7 days or longer increased by 48%, indicating a significant increase in demand for extended-stay accommodations.

Commercial lodging data from CoStar indicates that in the last 12 months, Glenwood Springs has had higher hotel occupancy rates than the Northwestern Colorado average. Further, Glenwood Springs hotel occupancy rates are consistently highest in "Upscale & Upper Midscale" hotel classes, with "Midscale & Economy" class rates declining despite decreased supply.

Utilizing Placer.ai data, we can also identify where Glenwood Springs's accommodation industry employees commute from at the zip code level. Throughout 2024, approximately 50% of accommodation industry employees live in Glenwood Springs, with 45% commuting from between Parachute and New Castle, and the remaining 5% from Carbondale.

Tier 1 Tax Rebate Availability

The applicant is able to apply for the Tier 1 rebate program offered in the Municipal Code. That

program allows for a 25% sales tax rebate for 5 consecutive years. The total amount of all rebates received shall not exceed the total amount of fees and costs identified below.

- (1) Water and sewer system improvement fees may be available for Tier one rebates.
- (2) Fire and emergency services impact fees may be available for Tier one rebates.
- (3) Cost incurred pursuant to the City Electric Department's Line Extension Policy may be available for Tier one rebates.
- (4) Building fees including the Plan Review and Building Permit Fee, may be available for Tier one rebates.
- (5) Stormwater system improvement costs, or fee in-lieu, as determined by the Engineering standards.

The applicant has included estimated water and sewer system improvement fee costs of \$836,802, and \$46,006 in estimated Fire/Emergency fees which would be eligible for rebates over a 5 year period in Tier 1, in addition to the Building fees identified which have not yet been calculated.

Fiscal Impact:

The proposed hotel will generate an estimated annual tax collections increase of \$940,000, comprised of \$429,130 in sales tax and \$510,870 in lodging tax, totaling an estimated \$6.5 million over a 7-year period. The applicant requests a 50% rebate of all city tax generation over a 7-year period that would result in a maximum \$565,904 rebate or expire in 7 years. The rebated funds are to be used to offset the anticipated \$1,131,808 cost of fire impact fees, water & sewer system improvement fees, and public improvement requirements.

For example, if the proposed hotel generates \$940,000 in taxes in year 1 the applicant would be rebated 50% or \$470,000. Then, in year 2, assuming the same tax generation, the applicant would be rebated the remaining \$95,904 to reach the maximum of \$565,904.

Legal Review:

Legal has reviewed the proposed incentive agreement and has been involved in conversations with the Developer.

Staff Recommendation:

Staff has no recommendation and defers to Council for Economic Incentive requests.

March 28, 2025

Ms. Hannah Klausman, AICP
Director, Economic and Community Development
City of Glenwood Springs
101 W. Eighth Street
Glenwood Springs, CO 81601
hannah.klausman@cogs.us

Re: Critical Incentive Request – Home2 Suites by Hilton at Glenwood Meadows

Dear Ms. Klausman,

For over two decades, Copford Capital Management, LLC (“Copford”) has been a trusted and productive partner to the City of Glenwood Springs, delivering high-quality hotel developments that have driven substantial and sustained economic value. Our projects have not only supported community growth, but today continue to account for approximately *7% of the City's annual general sales tax revenue and an notable 55% of the total annual lodging tax collected*. These contributions speak to the long-term, dependable impact our properties have on the City's fiscal health, and that value will continue well into the foreseeable future. Today, however, we must express with urgency and transparency that the proposed Home2 Suites by Hilton, which this City Council unanimously approved in 2024, will not move forward without critical financial support from the City.

A Proven Track Record in Glenwood Springs:

Copford has successfully developed and operated four hotels in Glenwood Springs, including the Residence Inn and Courtyard by Marriott, all four of which continue to contribute substantially to the local Glenwood Springs economy. Since 2016 alone, our properties have delivered:

1. Over \$32 million in total tax revenue
2. More than \$8.6 million in City Sales Tax
3. More than \$10.2 million in Lodging Taxes
4. All of which has resulted in sustained support to vital city funds such as public safety, infrastructure, transportation, and tourism promotion

Home2 Suites: A Necessary Next Step:

The planned Home2 Suites will be a 150-key, four-story extended-stay hotel on Lot 10C of Glenwood Meadows. The project fills a growing accommodation gap in Glenwood Springs, particularly as hotel inventory has been reduced through conversions to affordable housing.

Beyond meeting visitor needs, this project will:

1. Revitalize underutilized land and enhance the Glenwood Meadows area with an architecturally distinctive, pedestrian-friendly development
2. Create 30 new permanent jobs and many more in construction and hospitality services
3. Include public amenities and infrastructure improvements aligned with the City's development goals

Tangible Economic Impact: Over \$940,000 in Annual Tax Revenue:

The proposed Home2 Suites is projected to generate more than \$940,000 in tax revenue annually to the City of Glenwood Springs through a combination of sales and lodging taxes, and more. Over just the first seven years of operation, this equates to over \$6.5 million in new tax revenue to the City of Glenwood Springs.

These funds will directly support a broad range of essential City services and community programs, including, but not limited to:

1. Public Safety & General Services via the General Fund, helping to fund police, fire, and city administration
2. Infrastructure & Mobility through the Street Tax Fund and Bus Tax Fund, supporting road maintenance and public transit (Ride Glenwood)
3. Tourism Growth & Promotion through the Tourism Promotion Fund, which funds advertising campaigns and tourism personnel
4. Community Development via the Acquisitions & Improvements Fund, supporting public spaces, parks, trails, and community facilities
5. Affordable Housing through the Accommodations Housing Tax, which funds workforce housing initiatives, down payment assistance, and affordable housing projects
6. Non-Profit Grants that support local organizations and tourism-driven events

This consistent and diversified fiscal benefit reflects not only the strength of the Home2 Suites concept, but our deep understanding of—and alignment with—the City’s economic development goals. This project will be a high-performing asset, delivering sustained financial value to Glenwood Springs across all key community priorities.

Incentive Request: A Strategic Investment in Continued Partnership:

To ensure this critical project moves forward, we are respectfully requesting a performance-based incentive package of \$565,904, equal to 50% of eligible development costs. This request is modeled on the City of Glenwood Springs’ former Tier 2 Sales Tax Rebate Program, through which Copford was previously awarded \$291,099 over four years, including \$149,411 for the Residence Inn and \$141,687 for the Courtyard by Marriott.

These original incentives were granted more than 15 years ago, in connection with our hotel developments in 2010. They reflect the City’s recognition of the economic benefits our projects bring, and they set a precedent for partnership that remains relevant today. We view that support as a reasonable baseline, but in light of today’s dramatically escalated construction costs, interest rates, and broader economic uncertainty, a stronger commitment is required to ensure feasibility.

The \$565,904 incentive is based on a 50% rebate of the following eligible, City-related development costs:

- 1) Fire Impact Fees: \$46,006
- 2) Water & Sewer System Improvement Fees: \$835,802
 - a) Water: \$402,806
 - b) Sewer: \$432,996

- 3) Public Improvement Requirements: \$250,000
 - a) Façade Enhancements: \$200,000
 - b) Public Art/Public Amenity Feature: \$50,000

We propose that the rebate expire upon the earlier of seven years from project completion or full reimbursement of the \$565,904 incentive.

This is a strategic, performance-based investment in a long-term partner that has consistently delivered for Glenwood Springs, and one that is poised to provide even greater returns to the City through this next potential phase of development.

Conclusion: A Partnership for Glenwood's Future:

The return on this incentive is clear: i) \$6.5 million in tax revenue to the City of Glenwood Springs in the first seven years, with an ongoing perpetual revenue stream; ii) 30 new jobs; iii) a revitalized gateway to Glenwood Meadows; and iv) a long-term asset aligned with the City's tourism and economic development goals.

We remain committed to Glenwood Springs and are proud of our shared history. We respectfully urge the City Council to approve this incentive request so that we may proceed with this transformative development together.

We welcome further discussion and the opportunity to present this project in detail. Thank you for your time and consideration.

Sincerely,

Brandon Rath

President
Copford Capital Management, LLC
4949 Niagara Street, Suite #300
Denver, CO 80237



GLENWOOD SPRINGS HOME2 SUITES

COPFORD CAPITAL MANAGEMENT

WHO WE ARE

Copford Capital Management, LLC ("Copford") is a real estate investment and development firm based in Denver, Colorado, established in 2020. The firm focuses on high-yield, risk-adjusted investments across various sectors, with a matchless focus on hospitality and residential assets.

The founders, Navin and Rita Dimond, bring extensive experience from their establishment of Stonebridge Companies, a hospitality management company with a portfolio exceeding 140 hotels across the United States.



COPFORD IN GLENWOOD SPRINGS

TAX INCENTIVES HAVE BEEN CRITICAL TO GLENWOOD SPRINGS DEVELOPMENT

Our first projects in Glenwood Springs were developed in the late 1990's and included the Hampton Inn and the Holiday Inn Express. Since then, we also developed two additional hotels in 2010, and still own the Residence Inn and Courtyard, both of which successfully utilized tax incentive programs provided by the City Council of Glenwood Springs. These tax incentives were critical for these projects to proceed despite challenging economic periods.

These tax incentives played a serious role in offsetting significant upfront costs such as system improvement fees, water and sewer connections, and city infrastructure-related expenses. In turn, these hotels have contributed substantial economic benefits to the local community, generating significant lodging and sales tax revenue, creating direct and indirect employment opportunities, and promoting local tourism.



COPFORD'S CONTRIBUTIONS TO GLENWOOD SPRINGS

TAXES PAID FROM COPFORD PROPERTIES TOTAL AND ONGOING

**TOTAL TAXES PAID FROM COPFORD
PROPERTIES TO THE CITY OF
GLENWOOD SPRINGS**



\$32,062,219

**Average Annual
City Sales Taxes**

\$510,764

**Average Annual
Lodging Taxes**

\$608,053

Benefitting



*Based on revenue generated from Copford developed properties beginning in 2016 through 2024.

COPFORD'S CONTRIBUTIONS TO GLENWOOD SPRINGS

TOTAL TAXES PAID TO GLENWOOD SPRINGS

Total Copford City Sales Taxes Paid to Date

\$8,632,136

Total Copford Lodging Taxes Paid to Date

\$10,276,352

- 1. General Fund:** Supports general city services such as public safety (police and fire departments), administrative services, parks, recreation, and other city operations.
- 2. Street Tax Fund:** Specifically allocated for street maintenance, repairs, and infrastructure improvements.
- 3. Bus Tax Fund:** Funds the operation of city bus services, known as Ride Glenwood.
- 4. Acquisitions & Improvements Fund:** Funds capital projects, community infrastructure, and facility improvements, including the city's community center, trails, and public facilities.
- 5. Capital Projects Fund:** Provides funding for major infrastructure projects and equipment purchases necessary for city operations and development.
- 1. Tourism Promotion Fund:** Supports marketing and promotional efforts, including advertising campaigns (digital, print, and web) and marketing personnel salaries.
- 2. Grants for Local Organizations:** Allocated annually to local organizations and events that support and promote tourism in Glenwood Springs.
- 3. Infrastructure Mitigation:** Transferred into the General Fund to offset the impact of tourism on city infrastructure, such as road maintenance, public parks, and facility upkeep.
- 4. Accommodations Housing Tax:** Dedicated specifically to affordable and workforce housing initiatives. Funds various housing assistance programs, including down payment assistance, rental subsidies, and contributions to affordable housing projects (such as Habitat for Humanity).



*Based on revenue generated from Copford developed properties beginning in 2016 through 2024.

COPFORD'S GENERAL SALES TAX CONTRIBUTIONS

COPFORD'S CONTRIBUTIONS TO GENERAL SALES TAXES HISTORICALLY

Glenwood Springs				
Year	Glenwood Springs General Sales Tax	Prior Year % +/-	Copford Hotels Sales Tax Contribution	% of Total General Sales Tax
2016	\$7,011,200		\$502,869	7.2%
2017	\$6,923,000	-1.26%	\$481,887	7.0%
2018	\$7,290,523	5.31%	\$526,455	7.2%
2019	\$7,629,412	4.65%	\$563,732	7.4%
2020	\$8,662,187	13.54%	\$427,403	4.9%
2021	\$9,138,009	5.49%	\$622,811	6.8%
2022	\$10,068,657	10.18%	\$727,284	7.2%
2023	\$10,509,895	4.38%	\$817,052	7.8%
2024	\$11,312,136	7.63%	\$817,719	7.2%
2025	\$11,366,451	0.48%	\$0	
Total	\$78,545,019		\$5,487,213	7.0%



*2024 & 2025 are revised and requested budgets based off information included in the City of Glenwood Springs 2025 Budget Book

COPFORD'S LODGING TAX CONTRIBUTIONS

COPFORD'S CONTRIBUTIONS TO LODGING TAXES HISTORICALLY

Glenwood Springs				
Year	Glenwood Springs Total Lodging Tax / Accommodations Tax	Prior Year % +/-	Copford Hotels Lodging / Accommodations Tax Contribution	% of Total Lodging Tax
2016	\$1,033,000		\$598,654	58%
2017	\$1,067,700	3%	\$573,675	54%
2018	\$1,160,432	9%	\$626,733	54%
2019	\$1,211,106	4%	\$671,110	55%
2020	\$846,111	-30%	\$508,813	60%
2021	\$1,464,683	73%	\$741,442	51%
2022	\$1,650,044	13%	\$865,814	52%
2023	\$1,725,665	5%	\$972,681	56%
2024	\$1,750,000	1%	\$973,475	56%
2025	\$1,750,000	0%		
Total	\$11,908,741		\$6,532,397	55%



*2024 & 2025 are revised and requested budgets based off information included in the City of Glenwood Springs 2025 Budget Book

NEW PROJECT

COPFORD IS INTERESTED IN DEVELOPING A BRAND NEW HOME2 SUITES HOTEL

In light of ongoing discussions with Glenwood Springs city officials, Copford Capital Management remains committed to developing a new Home2 Suites hotel near Glenwood Meadows, adjacent to our existing Courtyard by Marriott and Residence Inn hotels. The unanimous approval by Glenwood Springs City Council previously granted for this project highlights mutual recognition of the need to fill the gap in lodging created by the recent removal of hotel rooms converted into affordable housing. This development aligns closely with city objectives, contributing positively to local tourism and addressing an evident demand for extended-stay hotel accommodations in the region.

However, we want to underscore significant concerns about the current economic environment, emphasizing that the viability of this hotel project hinges upon obtaining meaningful city incentives. We are keenly aware of escalating costs related to labor, construction materials, financing, and broader market uncertainty. The overall U.S. economic outlook presents increased risks, including potential recessionary pressures, which create substantial challenges for launching new development projects. Given these economic headwinds, we are carefully assessing project feasibility, timing, and risk mitigation strategies, and we believe that close cooperation and strategic support from the City of Glenwood Springs will be essential to the project's successful advancement.



NEW PROJECT

HOME2 SUITES AN OVERVIEW

Home2 Suites by Hilton is a contemporary, extended-stay hotel concept designed to accommodate guests seeking comfortable, apartment-style living, particularly for stays typically ranging from three to seven nights or longer. Each suite offers spacious, flexible living areas, fully-equipped kitchenettes, modern amenities, and eco-friendly features tailored specifically to the needs of families, business travelers, government contractors, and leisure visitors. The hotel brand targets travelers looking for a home-like environment, affordability, and convenience, especially appealing to those who prefer longer stays and require amenities beyond traditional hotel offerings.



SEEKING TO CONTINUE OUR PARTNERSHIP

TAX INCENTIVES ARE CRITICAL TO THIS DEVELOPMENT PROJECT

In light of ongoing discussions with Glenwood Springs city officials, we propose an incentive structure reflective of the city's previously established Tier 2 sales tax rebate program. Previously, we received incentives totaling \$291,099 over four years for our Residence Inn (\$149,411) and Courtyard by Marriott (\$141,687) hotels, which we view as a minimum baseline given today's escalated costs and heightened economic uncertainty. We respectfully request an incentive totaling \$565,904, structured as a 50% rebate of eligible costs, with the rebate expiring upon the earlier occurrence of either seven years or full receipt of the \$565,904. This request aligns with the precedent established by the city's expired Tier 2 program and recognizes the substantial long-term economic benefits that our new Home2 Suites hotel would provide.

Our detailed expense analysis identifies approximately \$1,131,808 in eligible costs, comprising Fire Impact Fees (\$46,006), Water and Sewer System Improvement Fees totaling \$835,802 (Water: \$402,806; Sewer: \$432,996), as well as city-required public improvements including a Façade (\$200,000) and Public Amenity Feature (\$50,000). A 50% rebate, equating to our requested incentive of \$565,904, represents critical financial support needed to overcome significant economic headwinds—specifically, rising construction, labor, and financing costs, combined with ongoing market uncertainty and potential recessionary pressures—that collectively pose substantial feasibility challenges for new development projects such as this.





City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: City Manager

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: City Attorney

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Correspondence Incoming/Outgoing

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Social Event Announcement

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



City Council
STAFF REPORT
City of Glenwood Springs
April 17, 2025

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: