AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JULY 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.

ZOOM INSTRUCTIONS

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/84157652331
Join via audio: +1 719 359 4580 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston)
*If joining by phone only, press *9 to raise your hand to speak for public comment.*
Webinar ID: 841 5765 2331

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) and Council's response		
6.	Consent Agenda		Discussion and/or Action
	A.	June 19, 2025 Council Minutes	Discussion and/or Action
	B.	Parks and Recreation Commission Alternate Seat Appointment	Discussion and/or Action
	C.	Fortinet Firewall Purchase	Discussion and/or Action
	D.	Resolution 2025-13; Amending Resolution 2025-12 Setting Speed Camera Locations	Discussion and/or Action
	E.	Ordinance 2025-19; Code Amendments to Title 070 (Second Reading)	Discussion and/or Action
	F.	Ordinance 2025-20; Code Amendment to Title 030. Second Reading	Discussion and/or Action
	G.	Award Request for Proposal (RFP) 2025-25P Art Center Window Replacement	Discussion and/or Action
	H.	Award Request for Proposal (RFP) 2025-26P Art Center Roof Replacement	Discussion and/or Action

ACTIONS AND/OR PRESENTATIONS

7.	Presentation by Middle Colorado Watershed Council	Discussion and/or Action
8.	Presentation by Mountain Family Health	Discussion and/or Action
9.	Public Safety Fee Presentation	Discussion and/or Action
10.	Project Updates	Information/Discussion
11.	Ordinance 2025-22; Amending Model Traffic Code Section 1816 Regarding Impoundment of Vehicles	

12. Ordinance 2025-24; Budget Amendment #4 Discussion and/or Action
13. Council Comments
14. Report from City Administration
    A. City Manager
    B. City Attorney
    C. Correspondence Incoming/Outgoing
15. Social Event Announcement
16. Adjournment

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City Council

STAFF REPORT

City of Glenwood Springs

July 17, 2025

Agenda Item: June 19, 2025 Council Minutes

Action Requested: June 19, 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
JUNE 19, 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 1. 7:05 Roll Call

Present: Councilor Smith, Councilor Schachter, Councilor Weimer, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, Councilor Townsley.

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.

Item 2. 7:23 Agenda Changes

None were noted.

Item 3. 7:58 Disclosure of any Councilor conflicts of interest

No conflicts were noted.

Item 4. 8:04 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

Heather McGregor, Sharon Young, Robert Semro, residents, spoke on behalf of Glenwood Citizens Alliance.

Ashley Travis, resident, spoke on behalf of the ownership of Altitude Apartments.

Councilor Weimer and Mayor Pro Tem Zalinski responded to Ms. Travis.

Councilor Smith and Mayor Dehm asked City Attorney Karl Hanlon questions brought up by the Glenwood Citizens Alliance.

Councilor Schachter and Councilor Schmahl made comments regarding issues brought up by the Glenwood Citizens Alliance.

Item 5. 9:06 Council Announcements

Councilor Smith made announcements about the following: The success of the City's biking program, the Historical Preservation Commission, the Transportation Commission, Colorado Communities for Climate Action, and the alternative transportation options for Strawberry Days.

Mayor Pro Tem Zalinski made an announcement regarding our revolving loan fund and the Tuesday Market.

Mayor Dehm made an announcement regarding Strawberry Days.

Item 6. 35:20 Consent Agenda

Mayor Pro Tem Zalinski moved to approve the consent agenda as written. Councilor Weimer seconded the motion, and it passed unanimously.

Item 7. 35:48 Project updates

a. 6th Street

b. South Bridge

c. Blake Avenue

Ryan Gordon, City Engineer, presented on the items.

Councilor Townsley, Councilor Schmahl, Mayor Pro-Tem Zalinski, Councilor Smith, and Councilor Schachter made comments.

Mayor Dehm opened the item for public comments.

There was none.

Mayor Dehm closed the item to public comments.

Item 8. 51:58 Glenwood Springs Mountain and Aspen-Basalt Mobile Home Parks

Steve Boyd, City Manager, and Hannah Klausman, Economic and Community Development Director, presented the item.

Councilor Schachter, Councilor Townsley, Councilor Schmahl, Councilor Smith, Mayor Pro Tem Zalinski, and Councilor Weimer asked questions.

Mayor Dehm opened the item for public comments.

There was none.

Mayor Dehm closed the item to public comments.

1:22:09 Councilor Schachter moved, seconded by Mayor Pro-Tem Zalinski, to approve $100,000 in a contribution/grant to the coalition as our contribution of goodwill for the potential purchase, if successful, of these mobile home parks.

1:34:44 The motion passed 5-2 with Councilors Schmahl and Townsley voting no.

Item 9. 1:35:07 Mountain Mobile Home Park | Funding Conditions

Karl Hanlon, City Attorney, and Hannah Klausman, Economic and Community Development Director, presented the item.

Councilor Townsley, Councilor Weimer, Councilor Schmahl, Mayor Pro Tem Zalinski, Councilor Schachter, and Councilor Smith asked a question.

Mayor Dehm opened the item for public comment.

Sam Philben, resident, Cooperative Covenant President, made comments.

Mayor Dehm closed the item for public comment.

2:05:02 Councilor Schachter moved, seconded by Councilor Townsley, to approve as presented with two changes: Change the moderate-income definition to 150% AMI and for the single word deletion as noted by Councilor Smith. This includes giving the City Manager and the City Attorney the discretion to make the necessary changes in order to make sure that it meets the subordination and legal requirements that are necessary.

Councilor Townsley requested an amendment to eliminate the moderate-income requirements throughout the documents. Councilor Schachter accepted this amendment.

2:08:54 The amended motion is: Councilor Schachter moved, seconded by Councilor Townsley, to approve as presented with two changes: eliminate the moderate-income requirements throughout the documents and for the single word deletion as noted by Councilor Smith. This includes giving the City Manager and the City Attorney the discretion to make the necessary changes in order to make sure that it meets the subordination and legal requirements that are necessary.

Councilor Smith requested an amendment to reinsert the moderate-income definition to 150% AMI into the motion; it was not accepted.

2:32:28 Councilor Smith moved to substitute the main motion by putting the 150% AMI threshold back into the measure. This motion died for lack of a second.

2:34:17 The amended motion passed unanimously.

Item 10. 2:41:40 Code Amendments to Title 070 and Title 030 Related to Accessory Dwelling Units, Design Standards, Use Definitions, and errata corrections

Hannah Klausman, Economic and Community Development Director, and Emery Ellingson, Planner II, presented the item.

Councilor Schmahl, Councilor Smith, Mayor Dehm asked a question.

A. Ordinance 2025-19; Code Amendments to Title 070

Mayor Dehm opened the item for public comments.

There was none.

Mayor Dehm closed the item to public comments.

2:59:52 Councilor Townsley moved, seconded by Mayor Pro Tem Zalinski, to approve Ordinance 2025-19 Code Amendments to Title 070 as presented.

Mayor Dehm made a comment suggesting that we allow new construction to have stucco but not additions to historic houses.

Councilor Townsley asked a question.

Mayor Dehm made an amendment requesting that the stucco part of the ordinance be removed and revisited later. Councilor Townsley accepted the amendment.

3:09:26 The amended motion is: Councilor Townsley moved, seconded by Mayor Pro Tem Zalinski, to approve Ordinance 2025-19 Code Amendments to Title 070 as presented with the removal of stucco part and the understanding that the stucco part will be brought back at a later time.

3:11:27 The motion passed unanimously.

B. Ordinance 2025-20; Code Amendments to Title 030

3:11:51 Councilor Townsley moved, seconded by Mayor Pro Tem Zalinski, to approve Ordinance 2025-20 Code Amendments to Title 030 as written.

3:12:16 The motion passed unanimously.

Item 11. 3:12:26 Council Comments

Councilor Townsley made a comment on the language used when referring to funding.
Councilor Schmahl made a comment regarding his concern about what the impact would be from potential diminished federal and state funding.

Mayor Pro Tem Zalinski thanked the previous Councilors for their remarks on the need for fiscal responsibility. She also made a comment about the possibility of the beautification of the City.

Councilor Smith showed his appreciation for the appreciation of the Public Works Department and Danyelle Rigli for her service with the City. He also made a comment on a letter to the editor regarding air quality monitors.

Mayor Dehm thanked Council for a good discussion and forward progress for the night.

Item 12. 3:19:14 Report from City Administration

There were no reports made.

Item 13. 3:19:31 Correspondence

The first item was a letter from West Mountain Regional Health Alliance thanking Council for approving their Financial Advisory Board grant.

The second item was a request for participation with Pollinator Conservancy.

Council agreed to put an item on the work session to learn about pollination.

Item 14. 3:22:00 Social Event Announcement

The social event will take place at Doc Holiday's following the meeting.

Item 15. 3:22:19 Executive Session

3:23:28 Councilor Zalinski moved, seconded by Councilor Weimer, an executive session for a discussion with City Attorney, pursuant to C.R.S. § 24-6-402 (4)(e) for determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and pursuant to C.R.S. § 24-6-402 (4)(b) to receive legal advice on specific legal questions both regarding the South Bridge Project and C.R.S. § 24-6-402 (4)(b) for the purposes of receiving legal advice from the City Attorney relating to litigation styled Mitchell Cooper Ditch and Pipeline Company v. City of Glenwood Springs and Roaring Fork Transportation Authority.

3:24:24 The motion passed unanimously.

Adjournment

Mayor Pro-Tem Zalinski moved to adjourn the meeting. Councilor Weimer seconded, and the motion passed unanimously.

City Council

STAFF REPORT

City of Glenwood Springs

July 17, 2025

Agenda Item: Parks and Recreation Commission Alternate Seat Appointment

Action Requested: Approve recommended appointment.

Department: Parks & Recreation

Presented By: Rod Tarullo

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: **Councilor Townsley's Recommendations**

Dana Chiappinelli applied for and is eligible for an alternate seat on the Parks and Recreation Commission. Dana was interviewed on July 9, 2025. If approved, Dana will serve a three-year term expiring on March 2, 2028. Councilor Townsley 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.

Parks and Recreation Commission Application

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	Resident of Glenwood Springs within city limits.
Please select today's date	6/16/2025
(Section Break)	
Personal Information	
First Name	Dana
Last Name	Chiappinelli
Occupation	
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)	
City	Glenwood Springs
State	CO
Zip Code	81601

(Section Break)

Personal and Professional Interests

Why are you interested in serving on the Parks and Recreation Commission?	I want to become more active within the community
What do you view as the role of a Parks and Recreation Commission member?	Provide solid and practical advice and leadership.
What experience and/or interest do you have in programming, planning, and being a part of community meetings?	I have been actively involved in HOAs since moving here in 1997, having owned several properties. Currently, I am the president of the Penrose Plaza HOA
Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs?	My interest lies in beautification primarily.
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	Of course

fashion?

Can you describe an experience making a decision that made people unhappy?	Yes, on several occasions, having to administer special assessments.
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
What experience do you have working with people on a board, commission, or committee?	See above
Have you previously served on the Parks and Recreation 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 Parks and Recreation Commission?	*Field not completed.*

(Section Break)

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.

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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.

(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)

City Council

STAFF REPORT

City of Glenwood Springs

July 17, 2025

Agenda Item: Fortinet Firewall Purchase

Action Requested: Approval of purchase of Fortinet Firewalls for the City of Glenwood Springs through Insight Public Sector, Inc.

Department: City Administration

Presented By: Tim Bergman

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure

Background Info: A critical part of the City's IT security infrastructure, firewalls are a network security system that monitor and control incoming and outgoing network traffic. The firewall acts as a barrier between a trusted network (the City's network) and untrusted networks (like the internet), preventing unauthorized access and potential cyber threats. Firewalls examine network traffic and compare it against a set of rules. The rules determine whether to allow, block, or drop specific traffic based on factors like source and destination IP addresses. The primary goal is to protect the network from unauthorized access, malware, and other cyberattacks. Firewalls are crucial for both personal and enterprise networks, helping to maintain security and prevent data breaches.
Funding for new firewalls is a part of the IT Department's 2025 budget and went out to bid. Four bids were received from Paloalto Networks, Fortinet, Juniper Networks and WatchGaurd.
After bids were received, the IT team reviewed the proposals through five goals: user-friendly security, operational efficiency, resilience & uptime, visibility & control, and compliance readiness. After reviewing the bids through the 5 goals, industry ranking, and price, the IT team recommended that Fortinet provides the most strategic alignment with our operational model, security goals, and infrastructure. Bids ranged from over $200k to under $50k and the Director of Operations agrees with the IT team's recommendation for Fortinet at $104,477.49. Fortinet will seamlessly integrate with Microsoft 365, CrowdStrike, Juniper and other City IT infrastructure and is ranked #1 in industry rankings for firewall protections.

Issues: The current firewalls at the City are nearing end of life and it is time to upgrade our network security system.

Fiscal Impact: $104,477.49 already budgeted in the Capital Projects Fund.

Legal Review: Legal will approve any contract language.

Staff Recommendation: Approval of purchase of Fortinet firewalls.

INSIGHT PUBLIC SECTOR, INC.
2701 E INSIGHT WAY
CHANDLER AZ 85286-1930
Tel: 800-467-4448

Account name: 10522081

CITY OF GLENWOOD SPRINGS
101 8TH ST
GLENWOOD SPRINGS CO 81601-3303

SHIP-TO

CITY OF GLENWOOD SPRINGS
NICK GIGLIO
101 8TH ST
GLENWOOD SPRINGS CO 81601-3303

Quotation

Quotation Number : 0228583300
Document Date : 27-JUN-2025
PO Number :
PO Release :
Sales Rep : Dan Trivett
Email : DAN.TRIVETT@INSIGHT.COM
Phone :
Sales Rep 2 : Maggie Ehrgott
Email : MAGGIE.EHRGOTT@INSIGHT.COM
Phone : +18002692523

We deliver according to the following terms:

Payment Terms : Net 30 days
Ship Via : Insight Assigned Carrier/Ground
Terms of Delivery : FOB DESTINATION
Currency : USD

Material	Material Description	Quantity	Unit Price	Extended Price
FC110EMS054280136	FortiClient ZTNA - subscription license (3 years) + FortiCare 24x7 - 25 licenses Coverage Dates: 01-JUL-2025 - 30-JUN-2028 OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 1718.99 Discount: 10.292%	12	1,542.07	18,504.84
FC110MVCLD2270136	FortiManager Cloud - subscription license (3 years) + FortiCare 24x7 - 10 devices/virtual domains OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 3136.99 Discount: 10.261%	2	2,815.09	5,630.18
FG201GBDL809362A	Fortinet FortiGate 201G - security appliance - cloud-managed - with 3 years FortiCare Premium Support + 3 years FortiGuard Enterprise Protection OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 19526.99 Discount: 11.174%	2	17,344.97	34,689.94
FG-40F-BDL-809-36	Fortinet FortiGate 40F - security appliance - with 3 years FortiCare Premium Support + 3 years FortiGuard Enterprise Protection OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 1246.99 Discount: 12.458%	13	1,091.64	14,191.32
FC10F2H1G15902362A	FortiGuard OT Security Service for FortiGate-201G - Subscription license - 1 license OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND	2	2,931.55	5,863.10

Material	Material Description	Quantity	Unit Price	Extended Price
	SERVICES(# 23-6692-03) List Price: 3266.99 Discount: 10.268%			
FC100040F1590236	FortiGuard OT Security Service - subscription license renewal (3 years) - 1 license Coverage Dates: 01-JUL-2025 - 30-JUN-2028 OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 221.99 Discount: 10.455%	13	198.78	2,584.14
FT-LAB-H25	Fortinet On-Demand Lab - web-based lab OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 367.99 Discount: 18.511%	6	299.87	1,799.22
FEX-511G	Fortinet FortiExtender 511G - router - WWAN - Bluetooth - 5G, 4G, 3G - desktop, wall-mountable OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 868.99 Discount: 9.314%	5	788.05	3,940.25
FC10FX51G2470236	Fortinet FortiCare Premium - extended service agreement (renewal) - 3 years - shipment OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 327.99 Discount: 15.903%	5	275.83	1,379.15
FC10F2H1G5850236	Fortinet FortiAnalyzer Cloud for FortiGate-201G - Subscription license (3 years) - Includes central logging & analytics suite OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 5796.99 Discount: 4.841%	2	5,516.35	11,032.70
FC100040F5850236	Fortinet FortiAnalyzer Cloud for FortiGate-40F - Subscription license (3 years) - Includes central logging & analytics suite OMNIA PARTNERS (COBB COUNTY) IT PRODUCTS AND SERVICES(# 23-6692-03) List Price: 393.99 Discount: 5.061%	13	374.05	4,862.65

Product Subtotal	103,098.34
Services Subtotal	1,379.15
TAX	0.00
Total	104,477.49

Thank you for choosing Insight. Please contact us with any questions or for additional information about Insight's complete IT solution offering.

Sincerely,

Dan Trivett

DAN.TRIVETT@INSIGHT.COM

Maggie Ehrgott
+18002692523
MAGGIE.EHRGOTT@INSIGHT.COM
Fax 8664330064

To purchase under this contract, your agency must be registered withOMNIA Partners Public Sector.
Please respond to colorado@insight.com
Phone: 800-269-2523

3YR - Network Refresh FortiGate Enterprise/ SASE
By accepting this quote for Fortinet Products, Buyer agrees to the pass-through terms located at https://www.fortinet.com/content/dam/fortinet/assets/legal/EULA.pdf and
https://www.fortinet.com/content/dam/fortinet/assets/legal/Fortinet-Service-Offering-Terms.pdf

Insight Global Finance has a wide variety of flexible financing options and technology refresh solutions. Contact your Insight representative for an innovative approach to maximizing your technology and developing a strategy to manage your financial options.

This purchase is subject to Insight’s online Terms of Sale unless you are purchasing under an Insight Public Sector, Inc. contract vehicle, in which case, that agreement will govern.

SOFTWARE AND CLOUD SERVICES PURCHASES: If your purchase contains any software or cloud computing offerings (“Software and Cloud Offerings”), each offering will be subject to the applicable supplier's end user license and use terms ("Supplier Terms") made available by the supplier or which can be found at the “terms-and-policies” link below. By ordering, paying for, receiving or using Software and Cloud Offerings, you agree to be bound by and accept the Supplier Terms unless you and the applicable supplier have a separate agreement which governs.

HARDWARE PURCHASES: Tariffs imposed by the United States government on technology-related products may lead to cost increases for manufacturers and suppliers, who then pass these increases on to partners like Insight. Additionally, supply constraints, production delays, component shortages, and logistical pressures have contributed to cost increases and product shipment delays from manufacturers and suppliers. Insight is actively engaged with its contracting officials, suppliers, and partners to address these challenges. While we strive to honor initial price proposals and quotes, the fluid nature of the impact on manufacturer and supplier costs and product availability due to tariffs and supply disruptions could require a requote, subject to the contract terms if the purchase is being made under an Insight Public Sector, Inc. contract vehicle, before finalizing any subsequent or impacted proposals, quotes, and orders. Insight will not finalize any transaction involving a requote without the client’s written consent.

Insight’s online Terms of Sale can be found at the “terms-and-policies” link below.
https://www.insight.com/terms-and-policies

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

Agenda Item:	Resolution 2025-13; Amending Resolution 2025-12 Setting Speed Camera Locations
Action Requested:	Amend Resolution 2025-12 and authorize the following locations for the installation of automated vehicle identification systems: 100 Blk Midland Ave westbound (Midland Center) Midland Ave eastbound (Yampah High School) Midland Ave westbound (Yampah High School) South Midland / County Road 117 3500 Blk S. Glen Ave northbound (W/B 82) (Dahl Plumbing)
Department:	City Administration
Presented By:	John Hassell
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Ensure Public Safety
Background Info:	Colorado Department of Transportation (CDOT)
Issues:	NA
Fiscal Impact:	NA
Legal Review:	Legal drafted the ordinance.
Staff Recommendation:	Staff recommends passage.

RESOLUTION 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, SETTING THE LOCATION OF AUTOMATED VEHICLE IDENTIFICATION SYSTEMS WITHIN THE CITY.

WHEREAS, pursuant to C.R.S. § 42-4-110.5, the City is authorized to utilize Automated Vehicle Identification Systems ("AVIS") to detect violations of traffic regulations adopted by the City, subject to certain conditions and limitations; and

WHEREAS, by and through Ordinance 19, Series of 2025, the City Council approved amending Article 120.040 of the Code regarding the City's traffic regulations to allow the use of AVIS; and

WHEREAS, in order to implement the use of AVIS the City must designate via resolution the locations it will be used; and

WHEREAS, by Resolution 2025-12, the City Council approved six AVIS locations across the City; and

WHEREAS, the City of Glenwood Springs Police Department has requested City Council amend the location and number of AVIS approved in Resolution 2025-12; and

WHEREAS, the City Council finds the use of automated vehicle identification systems in the locations set forth below are necessary and appropriate.

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 Council of the City of Glenwood Springs hereby approves the following locations for the installation of automated vehicle identification systems:

1. 100 Blk Midland Ave westbound (Midland Center)
2. Midland Ave eastbound (Yampah High School)
3. Midland Ave westbound (Yampah High School)
4. South Midland / County Road 117
5. 3500 Blk S. Glen Ave northbound (W/B 82) (Dahl Plumbing)

INTRODUCED, READ, AND PASSED THIS 17TH DAY OF JULY 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

____

Mayor

ATTEST:

____

Ryan Muse, City Clerk

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

Agenda Item:	Ordinance 2025-19; Code Amendments to Title 070 (Second Reading)
Action Requested:	Approval of second reading.
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Staff initiated several Title 070 code amendments based on emerging trends and challenges with interpreting code applicability. These amendments are related to the applicability of landscaping standards to Accessory Dwelling Units, Design standards, prohibitions of stucco as a primary building material, the use of white and off-white as residential building colors, the definition of lodging use differences between hotels and vacation rentals, and a small administrative staffing correction item. The Planning and Zoning Commission (The Commission) reviewed the Code Amendments at their regular scheduled meeting on May 27, 2025 and recommended approval of the Changes. City Council reviewed the Code Amendments on June 19, 2025 Council meeting and removed the section related to Stucco while approving the remaining Code Amendments.
Issues:	NA
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	Staff supports the resolution.

ORDINANCE NO. 19

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 SECTIONS 070.040.050, 070.040.080, 070.040.090AND 070.070.020, OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

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

WHEREAS, Title 070 of the Glenwood Springs Municipal Code (the "Land Use Code") provides for the Subdivision, Development, and Use of Land within the City; and

WHEREAS, in the process of applying the development code, City staff discovered provisions that need clarification or modification relating to use definitions, residential, nonresidential, and mixed-use site and building design; and

WHEREAS, recommended amendments to the development code to address the foregoing issues are set forth on **Exhibit A** attached hereto; and

WHEREAS, on May 27, 2025, the Planning and Zoning Commission found that the recommended amendments on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)(3)d.3. and recommended adopting the amendments on Exhibit A; and

WHEREAS, the City Council finds and declares that the amendments to the development code on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)(3)d.3. and are 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. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Title 070 and Title of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF JUNE 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

____

Marco Dehm, 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

____

Marco Dehm, Mayor

ATTEST:

____

Ryan Muse, City Clerk

EXHIBIT A

The following sections of the Municipal Code are amended as follows with double underlined text added and ~~strike through text~~ deleted.

070.040.050 Landscaping, Screening, and Fencing.

* * * *

(b) *Applicability.*

* * * *

(2) *Exemptions.*

a. Single- and two-family residential uses shall be exempt from this section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, 070.040,050(d), Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.

b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section.

c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area shall be exempt from this Section provided that any existing compliant landscaping remains unaltered.

d. Accessory dwelling units.

i. Interior conversion ADU's shall be exempt from Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

ii. Detached or Expansion ADU's. Any new or revegetated landscaping proposed shall comply with Subsection 070.040.050(c)(3), Water Efficient Landscape Standards.

* * * *

070.040.080 Residential Site and Building Design.

(e) Residential Building Design and Character

* * * *

(10) Supplemental Architectural Design Standards: Downtown Core

* * * *

d. *Building Materials.*

1. Exterior wall finishes for new buildings shall utilize building materials similar in scale, texture, and finish to those found on historic homes within the Downtown Core. New materials of similar scale, texture, and finish are also appropriate.
2. Horizontal clapboard siding or brick is appropriate for use in residential infill projects.
3. The use of decorative shingles shall be limited to use on dormers or in gables.

e. *Color.*

1. ~~White, off-white~~, fluorescent, metallic, or other high-intensity colors are prohibited.

2. The use of bright or highly reflective metal finishes shall be limited to accent materials.

* * * *

070.040.090 Nonresidential and Mixed-Use Site and Building Design.

* * * *

(e) *Nonresidential and Mixed Use Building Design Standards*

* * * *

(6) *Building and Roofing Colors.*

a. Color and intensity of color proposed for all exterior building and roofing materials, including exposed rooftop mechanical systems such as HVAC equipment, roof vents, air handling/exchange units, shall be warm or dark earth-toned colors with low reflectivity.

b. Exterior building and roofing colors shall not include ~~white, off-white~~, high-intensity primary colors, and/or fluorescent colors.

* * * *

070.070.020 Definitions of Use Categories and Specific Use Types.

* * * *

(c) *Commercial Uses.*

* * * *

(5) *Lodging Facilities.* Uses in this category include facilities where lodging, meals, and other services are provided to visitors and guests for a fee for a defined period of time. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and parking or other amenities. Uses in this category primarily include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than thirty (30) days per instance. Transient lodging for any period of less than thirty (30) consecutive days shall pay accommodation tax.

* * * *

d. *Hotel, Motel, Hostel, or Lodge.* A building or group of buildings where transient lodging is offered in bedrooms, sleeping rooms, and dwelling units. The building or buildings must include an on-site check in lobby serving as a guest reception, waiting, and gathering area. The building or buildings may include accessory facilities such as parking, restaurants, meeting rooms, ~~on-site check in lobbies~~, recreation areas or similar facilities commonly associated with lodging. The term hotel/motel does not include Bed and Breakfast, Short-Term Rental or an Accessory Tourist Rental.

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

Agenda Item:	Ordinance 2025-20; Code Amendment to Title 030. Second Reading
Action Requested:	Approval on second reading staff initiated Code Amendments to Title 030
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Provide Efficient and Responsive City Government
Background Info:	Staff initiated an amendment to Title 030 to correct a small administrative staffing language item. City Council reviewed the item at their June 19, 2025 Council meeting and approved the amendment on first reading.
Issues:	N/A
Fiscal Impact:	N/A
Legal Review:	Legal drafted the ordinance.
Staff Recommendation:	Council approved the amendment on first reading.

ORDINANCE NO. 20

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 030.010.020 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING ADMINISTRATIVE DEPARTMENTS.

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, section 030.010.020(d) of the Glenwood Springs Municipal Code (the "Code") addresses the powers and functions of the Engineering Department; and

WHEREAS, the City Staff have recommended amending section 030.010.020(d) to allow for staffing changes within the Engineering department, specifically the addition of a Traffic Engineer; and

WHEREAS, the City Council finds and declares that the amendment of Section 030.010.020(d) of the Code regarding the Traffic Engineer as set forth herein is proper and necessary.

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

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

<u>Section 2.</u> Section 030.010.020(d) is hereby amended as follows:

(d) Engineering. Engineering shall be conducted under the direction of the City Engineer and shall include all operations necessary to maintain and improve the City's infrastructure, transportation services, and any other services as deemed necessary by the City Manager. ~~The City Engineer shall also serve as the Traffic Engineer~~.

INTRODUCED, READ ON FIRST READING, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF JUNE 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

____

Marco Dehm, 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

____
Marco Dehm, Mayor

ATTEST:

____
Ryan Muse, City Clerk

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

Agenda Item:	Award Request for Proposal (RFP) 2025-25P Art Center Window Replacement
Action Requested:	Council approval of RFP 2025-25P Art Center Window Replacement to Precision Painting and Construction as the lowest qualified bidder.
Department:	Parks & Recreation
Presented By:	Rod Tarullo
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The Art Center is one of the oldest buildings in the City. It is in need of replacement/upgrades to several areas of the building to preserve the integrity of the structure. This project replaces the building windows and replaces an exterior door on the South side of the building. All of this work contributes to better energy efficiency. We received four bids for the work. Precision Painting and Construction of New Castle submitted the low bid at $53,575.
Issues:	None at this time.
Fiscal Impact:	Funds are budgeted and available in the 2025 budget.
Legal Review:	None at this time.
Staff Recommendation:	Staff recommends City Council approval of RFP 2025-25P Art Center Window Replacement to Precision Painting and Construction of New Castle, CO for the amount of $53,57.

From: Luke Watson (Precision Painting and Construction)
Address: 71 Apache Drive, New Castle, Co 81647
Phone: 970-984-8900
Email: precisionpainting970@gmail.com

To: Ethan Durham

Property Address: Art Center
Glenwood Springs, CO

Proposed Work: Window and Door Replacement
Remove existing trim around windows
Remove existing windows
Install new windows
Install new trim
Remove door on south side of building
Install new door on south side of building

Total Labor and material for work mentioned above (Excludes Windows & Doors): $39,375

Cost of Windows & Door (Subject to Change): $14,200

Total: $53,575

Comments:
*New windows will be installed to the outside of the building against the stucco, we will trim out the interior of the windows with wood instead of the exterior.
*Dumpster will be onsite for removed windows and trash
*Cost of the windows and door are subject to change depending on choice of style and grade

A down payment of 40% is required on start date. **40% = $21,430.00**

Remaining balance is due within 30 days of completion.
An additional 5% fee of the remaining balance will be added 30 days after completion and every 30 day period until final payment is made.

City Council

STAFF REPORT

City of Glenwood Springs

July 17, 2025

Agenda Item:	Award Request for Proposal (RFP) 2025-26P Art Center Roof Replacement
Action Requested:	Council approval of RFP 2025-26P Art Center Roof Replacement to Aspen Contracting Inc. as the lowest qualified bidder.
Department:	Parks & Recreation
Presented By:	Rod Tarullo
Strategic Goals:	Preserve and Improve Infrastructure
Background Info:	The Art Center is one of the oldest buildings in the City. It is in need of replacement/upgrades to several areas of the building to preserve the integrity of the structure. This project removes and replaces the building's roof along with work on some of the fascia, soffit, and siding of the building. All of this work contributes to better energy efficiency and weather protection for the structure. We received three bids for the work. Aspen Contracting Inc. of Parker, CO was the low bid at $147,693.15.
Issues:	None at this time.
Fiscal Impact:	Funds are budgeted and available in the 2025 budget.
Legal Review:	None at the time.
Staff Recommendation:	Staff recommends City Council approval of RFP 2025-26P Art Center Roof Replacement to Aspen Contracting, Inc. of Parker, CO for the amount of $147,693.15.

Aspen Contracting, Inc.

10233 South Parker Road
STE 300
Parker, CO 80134
(303) 719-0916 office
(877) 205-7663 fax
(877) 784-7663 billing

Insured:	City of Glenwood Springs
Property:	601 E 6th St Glenwood Springs, CO 81601
Home:	601 E 6th St Glenwood Springs, CO 81601

Estimator: Joel G Dant E-mail: jdant@roofsbyaspen.com

Claim Number: 2025-00372-488 **Policy Number:** **Type of Loss:** Other

Date Contacted:	5/21/2025 12:00 AM		
Date of Loss:	5/21/2025 12:00 AM	Date Received:	5/21/2025 12:00 AM
Date Inspected:		Date Entered:	5/21/2025 7:18 PM
Date Est. Completed:	6/9/2025 3:17 PM		

Price List:	COGS8X_MAY25 Restoration/Service/Remodel
Estimate:	CITY_OF_GLENWOOD_SP1

Dear Valued Partner,

We have verified all the finest of details to make the repairs
and/or replacements to the best of standards. We do everything correct the first time, so we can offer you our iron clad warranty.

We appreciate the opportunity to assist you in the repairs and/or replacements of your property. If you have any questions or concerns, please contact us. Our goal is to provide you with outstanding customer service.

Aspen Contracting

Aspen Contracting, Inc.

10233 South Parker Road
STE 300
Parker, CO 80134
(303) 719-0916 office
(877) 205-7663 fax
(877) 784-7663 billing

CITY_OF_GLENWOOD_SP1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Remove Wood shakes - heavy (3/4") hand split	41.66 SQ	96.19	0.00	0.00	4,007.28
2. Remove 3 tab - 25 yr. - composition shingle roofing - incl. felt	41.66 SQ	83.94	0.00	0.00	3,496.94
3. Remove Built-up roofing - gravel ballast	9.50 SQ	84.32	0.00	0.00	801.04
4. Ice & water barrier	1,911.00 SF	0.00	3.08	109.56	5,995.44
this is for ice and water in the valleys and 24"					
5. Remove Modified bitumen roof	0.48 SQ	79.58	0.00	0.00	38.20
6. R&R Chimney flashing - average (32" x 36")	3.00 EA	30.23	789.13	31.88	2,489.96
7. House wrap (air/moisture barrier) for siding	350.00 SF	0.00	0.48	6.05	174.05
8. Standing seam metal roofing	1,100.00 SF	0.00	18.65	452.45	20,967.45
9. Hip / Ridge cap - synthetic composite shingles	180.00 LF	0.00	19.88	189.03	3,767.43
10. Snow bar - aluminum - powder coated	293.00 LF	0.00	28.17	410.61	8,664.42
Price provided for example will need to agree on exact LF with the city.					
11. Underlayment - 5/8" OSB	100.00 SF	0.00	2.39	11.56	250.56
This is for Pricing purpose will need to agree with the city for exact SQ needing to be replaced.					
12. Synthetic composite roofing (shake or slate style) starter	293.00 LF	0.00	10.56	142.38	3,236.46
13. Synthetic composite rfg - Shake style - 50 yr.- incl. felt	50.00 SQ	0.00	1,343.47	3,848.16	71,021.66
14. R&R Gutter / downspout - aluminum - up to 5"	1.00 LF	0.81	10.00	0.36	11.17
This is for Pricing purpose will need to agree with the city for exact LF needing to be replaced.					
15. Mobilization	1.00 EA	0.00	3,000.00	0.08	3,000.08
16. Step flashing	1.00 LF	0.00	19.66	0.20	19.86
This is for Pricing purpose will need to agree with the city for exact LF needing to be replaced.					
17. Remove Additional charge for steep roof - 7/12 to 9/12 slope	12.00 SQ	22.55	0.00	0.00	270.60
18. Additional charge for steep roof - 7/12 to 9/12 slope	12.00 SQ	0.00	96.42	0.00	1,157.04
19. Prime & paint exterior soffit - wood	1.00 SF	0.00	3.92	0.05	3.97
This is for Pricing purpose will need to agree with the city for exact LF needing to be replaced.					

Aspen Contracting, Inc.

10233 South Parker Road
STE 300
Parker, CO 80134
(303) 719-0916 office
(877) 205-7663 fax
(877) 784-7663 billing

CONTINUED - CITY_OF_GLENWOOD_SP1

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
20. R&R Crown molding - 5 1/4"	1.00 LF	1.08	6.67	0.27	8.02
This is for Pricing purpose will need to agree with the city for exact LF needing to be replaced.					
21. R&R Fascia - 1" x 6" - #1 pine	1.00 LF	0.53	10.79	0.24	11.56
This is for Pricing purpose will need to agree with the city for exact LF needing to be replaced.					
22. Ice & water barrier - High temp	1,100.00 SF	0.00	3.59	114.11	4,063.11
23. Siding Installer - per hour	3.00 HR	0.00	143.23	0.00	429.69
24. Remove Siding - cedar shingle	350.00 SF	0.97	0.00	0.00	339.50
25. Dumpster load - Approx. 30 yards, 7-8 tons of debris	2.00 EA	1,722.09	0.00	0.00	3,444.18
26. R&R Valley metal - (W) profile	125.00 LF	0.95	11.05	37.77	1,537.77
27. Permits & Fees TBD	1.00 EA	0.00	0.00	0.00	0.00
28. Synthetic composite rfg - Shake style - siding	0.35 SQ	0.00	1,343.47	26.94	497.15
29. R&R Drip Edge / Gutter Apron	631.00 LF	18.98	0.00	405.97	12,382.35
Total: CITY_OF_GLENWOOD_SP1				5,787.67	152,086.94

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
30. Finish carpentry labor minimum	1.00 EA	0.00	237.34	0.00	237.34
31. Painting labor minimum	1.00 EA	0.00	385.14	0.00	385.14
32. Framing labor minimum	1.00 EA	0.00	108.55	0.00	108.55
33. Gutter labor minimum	1.00 EA	0.00	423.34	0.00	423.34
34. Paneling labor minimum	1.00 EA	0.00	239.51	0.00	239.51
Totals: Labor Minimums Applied				0.00	1,393.88
Line Item Totals: CITY_OF_GLENWOOD_SP1				**5,787.67**	**153,480.82**

Aspen Contracting, Inc.

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Summary for Dwelling

Line Item Total	147,693.15
Material Sales Tax	5,787.67
Replacement Cost Value	**$153,480.82**
Net Claim	**$153,480.82**

Joel G Dant

Aspen Contracting, Inc.

10233 South Parker Road
STE 300
Parker, CO 80134
(303) 719-0916 office
(877) 205-7663 fax
(877) 784-7663 billing

Recap of Taxes

	Material Sales Tax (9.1%)	Manuf. Home Tax (9.1%)	Storage Rental Tax (9.1%)	Local Food Tax (6.2%)
Line Items	5,787.67	0.00	0.00	0.00
Total	**5,787.67**	**0.00**	**0.00**	**0.00**

Aspen Contracting, Inc.

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Recap by Room

Estimate: CITY_OF_GLENWOOD_SP1	**146,299.27**	**99.06%**
Labor Minimums Applied	**1,393.88**	**0.94%**
Subtotal of Areas	**147,693.15**	**100.00%**
Total	**147,693.15**	**100.00%**

Aspen Contracting, Inc.

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Recap by Category

Items	Total	%
GENERAL DEMOLITION	24,585.98	16.02%
FINISH CARPENTRY / TRIMWORK	244.01	0.16%
FRAMING & ROUGH CARPENTRY	347.55	0.23%
METAL STRUCTURES & COMPONENTS	20,515.00	13.37%
PANELING & WOOD WALL FINISHES	3,239.51	2.11%
PAINTING	389.06	0.25%
ROOFING	97,330.22	63.42%
SIDING	597.69	0.39%
SOFFIT, FASCIA, & GUTTER	444.13	0.29%
Subtotal	**147,693.15**	**96.23%**
Material Sales Tax	**5,787.67**	**3.77%**
Total	**153,480.82**	**100.00%**

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/30/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Twin Lakes Insurance Agency
PO Box 970
Lees Summit MO 64063

CONTACT NAME: Tiffany O'Riley
PHONE (A/C, No, Ext): 816-525-2125 | FAX (A/C, No): 816-525-4049
E-MAIL ADDRESS: info@twinlakesins.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Starr Indemnity & Liability Co	38318
INSURER B : Evanston Insurance Company	35378
INSURER C : Endurance American Insurance Company	10641
INSURER D : Atlantic Specialty	
INSURER E :	
INSURER F :	

INSURED ASPECON-01
Aspen Contracting Inc
4141 NE Lakewood Way
Lee's Summit MO 64064

COVERAGES **CERTIFICATE NUMBER:** 113771110 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY; CLAIMS-MADE; X OCCUR; GEN'L AGGREGATE LIMIT APPLIES PER: POLICY; X PRO-JECT; X LOC; OTHER:	Y	Y	1000025590241	1/1/2025	1/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY; X ANY AUTO; OWNED AUTOS ONLY; SCHEDULED AUTOS; X HIRED AUTOS ONLY; X NON-OWNED AUTOS ONLY	Y	Y	1000198561241	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB; X OCCUR; X EXCESS LIAB; CLAIMS-MADE; DED; RETENTION $	Y	Y	EXC10006236209	1/1/2025	1/1/2026	EACH OCCURRENCE	$ 5,000,000
							AGGREGATE	$ 5,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N; ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N; If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	1000003145	1/1/2025	1/1/2026	X PER STATUTE; OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B D	Contractors Pollution Liability Leased/Rented Equipment	Y		MKLV3ENV104324 7900240600006	1/1/2025 1/1/2025	1/1/2026 1/1/2026	Per Occurance	1,000,000 350,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder and all other parties required under a written contract are named as additional insureds with respects to General Liability and Auto Liability for both Ongoing & Completed Ops on a Primary & Non-Contributory basis.
A Waiver of Subrogation is provided where allowed by law & required by a written contract.
A 30 day notice of cancellation applies to the policies with the exception of non-pay which is 10 days.

CERTIFICATE HOLDER
Aspen Contracting Inc
4141 NE Lakewood Way
Lee's Summit MO 64064

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

BOSS bonds
excellence in surety

February 10, 2025

To Whom It May Concern:

RE: Aspen Contracting, Inc.

Greetings:

United Casualty and Surety Insurance Company has issued bonds for Aspen Contracting, Inc. since 2021 during which time we have favorably considered projects up to $500,000 with an aggregate of $500,000. Our experience with Aspen Contracting, Inc. has been excellent, and we highly recommend them to you.

United Casualty and Surety Insurance Company is rated "A-" (Excellent), with a financial size category of V by AM Best, and is listed on the U.S. Treasury Department's Listing of Approved Sureties.

United Casualty and Surety Insurance Company's decision to issue any bond is conditioned upon acceptable review of contract terms, contract amount, bond forms, and financing for each project as well as other pertinent underwriting information at the time of the request.

Please understand that any arrangement for bonds is a matter between Aspen Contracting, Inc. and United Casualty and Surety Insurance Company, and we assume no liability to third parties or you if, for any reason, we do not issue a requested bond.

This letter will expire one hundred and eighty (180) days from the above date.

Zachary R. Bradley, Attorney-in-fact

References:

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4720 Shirley St, Omaha, NE, 68105

(940) 297-5844 Home

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McGowan Companies

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(216) 450-2503 Cell

(440) 333-6300x3707 Work

DaVinci Shake look

Lohss Construction

14 Amethyst Rd, Big Sky, MT, 59716

720-986-9889

DaVinci Shake look

The Yellowstone 803 Trust

7 Union Dr, Big Sky, MT, 59716

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

Agenda Item:	Presentation by Middle Colorado Watershed Council
Action Requested:	Brief update from Middle Colorado Watershed about their recent activities.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	NA
Issues:	None at this time.
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

Strengthening Wildfire Resilience & Protecting Source Water in Glenwood Springs

Middle Colorado Watershed Council (MCWC)

Kate Collins | July 17, 2025

Why We’re Here! In Five Minutes or Less…

💧MCWC delivers **lasting local value** — restoration, fire resilience, education

💧Glenwood’s **economy, ecology & identity** rely on the Colorado River

💧Watershed covers **2,200 square miles and 75 river miles**, including **Glenwood Canyon**

💧Post-fire restoration is critical to **community safety & health**

Middle Colorado Watershed Council

Glenwood Canyon Sign Project

Led **multi-agency collaboration**

- Glenwood Canyon Restoration Alliance
- U.S. Forest Service (USFS)
- Colorado Parks and Wildlife (CPW)
- Colorado Department of Transportation (CDOT), and
- National Forest Foundation.

New signs focus on **fire recovery, ecology, and safety**

- Jess Weaver Trailhead
- Grizzly Creek put-in
- Blue Gulch along the bike path
- Shoshone boat ramp

Middle Colorado Watershed Council


Grizzly Creek BOAT RAMP
THE AQUATIC ENVIRONMENT
EL MEDIO ACUÁTICO
ATTENTION ANGLERS
ATENCIÓN PESCADORES
Wildfire Impacts to Aquatic Ecosystems
Impactos de los incendios forestales en los ecosistemas acuáticos
Mountain Whitefish
Pez blanco de la montaña
Local Sportfish
Pesca deportiva local
Did You Know?
¿Sabía que?
EAGLE-HOLY CROSS RANGER DISRICT

Colorado River Wildfire Collaborative (CRWC)

- MCWC founded in 2022;
  - 35+ MOU partners
  - All fire districts, municipalities and the county
- Aligns wildfire education, mitigation, outreach
- Rural Grant Navigator award will fund grant writing
- Complements efforts in Roaring Fork & beyond

Wildfire Ready Action Plan (WRAP)

💧Foundational document; first in Colorado released 12-24

💧Includes: Hazard maps, fuel management zones, debris flow planning

💧Fluvial Hazard Mapping GIS layer in development

💧Direct benefit to **Glenwood's resilience strategy**

Education, Outreach & Stewardship

- River Watch - Glenwood Springs Middle School
- Fire & Water Speaker Series - April 1 - Vaudeville
- Wild & Scenic Film Fest - October 2 - Vaudeville
- Connects residents, students & tourists to watershed protection at River Stop

Middle Colorado Watershed Council

Preventing Aquatic Nuisance Species

- Educating community with signs, mailers and ad campaign
- Promoting the **Clean, Drain, Dry** message in partnership with CPW
- Support monitoring efforts to detect and report invasive threats

Why it matters:
Zebra and quagga mussels damage infrastructure, harm ecosystems and threaten recreation. Prevention is critical to protecting Glenwood's water and economy.

Middle Colorado Watershed Council

Return on Investment:
Let’s Continue this Work Together

- Local grants leverage larger regional and state funding
- Supports a local, experienced team delivering real outcomes
- Request for remaining $6,000 from original FAB proposal
- Help MCWC continue to protect Glenwood’s river, tributaries, built and natural infrastructure

Middle Colorado Watershed Council

Thank you for your partnership!

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

Agenda Item:	Presentation by Mountain Family Health
Action Requested:	NA
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Brief presentation from Mountain Family Health on their recent activities.
Issues:	None at this time.
Fiscal Impact:	None at this time.
Legal Review:	NA
Staff Recommendation:	NA

Mountain Family
HEALTH CENTERS

CITY OF
GLENWOOD
SPRINGS
CITY COUNCIL

Our Mission

Established in 1978

- We improve the health of our community by providing affordable and equitable medical, behavioral, and dental healthcare for all.
- Our vision is to advocates of health and healing by providing quality integrated healthcare to the whole community.

Organization Overview

Serving Eagle, Pitkin, and Garfield Counties

- 16,429 patients served last year
- 8 Clinical Sites:
  - Avon
  - Avon Elementary School
  - Gypsum
  - Glenwood Springs
  - Glenwood Springs High School
  - Roaring Fork High School (Carbondale)
  - Basalt
  - Rifle

How We Help

Efficient Care For The Whole Community

- Early Screening and Detection reduces healthcare costs
- Average CHC per patient annual cost - $6,393
- Non-Federally Qualified Health Center per patient annual cost - $7,029
- MFHC per patient annual cost - $4,260

Integrated Health Centers

Offering Medical, Dental, and Behavioral Healthcare

- Access to multiple service lines in one visit (medical, dental, and behavioral health)
- Focus on prevention to manage chronic conditions
- Behavorial health and medical services integrate into primary care settings
- Comprehensive care covering physical and Mental Health
- Locations in Avon, Gypsum, Glenwood Springs, Basalt, Rifle, School Based Locations

School-Based Health Centers

Offering Medical, Dental, and Behavioral Healthcare

- Well child/adolescent visits
- Acute illness/injury care
- Behavioral health services
- Substance use disorder prevention and counseling
- Sexual health education and testing
- Birth control counseling and initiation
- General Health Counseling
- Immunizations
- Sports Physicals
- Insurance enrollment and financial aid assistance
- Dental Services: Cleanings, exams, sealants, X-rays

Glenwood Locations

Integrated Clinic & SBHC

Integrated Clinic

Glenwood Springs Hub - 1905 Blake Avenue, Suite 101

School-Based Health Center

Glenwood Springs Highschool - 1521 Grand Avenue

Patients Served

Glenwood Springs Clinic and SBHC

- **Integrated Clinic:**
  - 17,592 patient encounters over the rolling 12 months
  - 5,071 unique patients
- **SBHC:**
  - 1,174 patient visits over the rolling 12 months
  - 831 unique patients

Glenwood Springs Payor Mix

Most Recent 12 months Through 05/31/2025

Payor	**GWS Integrated***	**All MFHC**
Medicaid & CHP+	25%	30%
Medicare	9%	5%
Private Insurance	22%	20%
Uninsured	44%	45%
Total	**100%**	**100%**

*This does not include SBHCs as most of those visits are confidential and thereby are not run through insurance.

Healthcare Dynamics

Addressing Challenges and Opportunities in Local Healthcare

Challenges

- High uninsured rates
- Increased uninsured rates due to Medicaid Unwind
- 25% of disenrolled Medicaid are now uninsured

Opportunities

- Cover All Coloradans Program
- Expanded coverage for pregnant individuals and children up to 260% FPL regardless of immigration status

Partner Support

Glenwood Springs

Cash and Grant Support:

- Garfield County Support: $14,000
- City of Glenwood Springs Support: $20,000
  - *Thank you for your support of our Integrated Clinic this year!*

In-Kind Support:

- Valley View Hospital: $343,296

Total: $377,296

How You Can Help

A Healthier Future in Garfield County

- Support initiatives to reduce uninsured rates and sustain community health.
- Collaborate to prepare the community for "Cover All Coloradans."
- Ensure medical care is available to all who need it.

Key Takeaways

Driving Impact Through Strategic Partnerships

- Commitment to integrated, equitable healthcare for all.
- Addressing local healthcare challenges through affordable and accessible care.
- Partnerships driving expanded coverage and services with resource connection and integrated care.

“I feel like I was really heard. I was really understood. I think we’ve all been at doctor’s appointments that happened quickly, and you feel like the person didn’t really look you in the eyes or listen. I didn’t feel that way. I felt well cared for.”

~ Glenwood Springs Patient, 2025

Questions?

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

Agenda Item:	Public Safety Fee Presentation
Action Requested:	Consider the implementation of a public safety development fee.
Department:	Police Department
Presented By:	Joseph Deras
Strategic Goals:	Provide Efficient and Responsive City Government Ensure Public Safety
Background Info:	BBC Research and Consulting was engaged by the City to provide an analysis and recommendation regarding public safety fees and will be here to present their findings and answer questions. Costs of providing safety and EMS services to residents have been steadily rising as call volumes continue to increase. This creates the need for additional assets in police and fire. The City currently implements a fire impact fee that is recognized in the Fire Equipment Replacement Fund and generates approximately $100,000 in most years. The estimated revenue from the imposition of these fees will generate an additional $294,000. We currently do not have an impact fee for police. Our consultant is estimating that the City could recognize approximately $70,000 in the Capital Projects Fund. We will announce any fees to the development community several months before implementation so no revenue is expected in 2025.
Issues:	Colorado Revised Statute (CRS) defines the circumstances under which a municipality or fire district can impose development fees for public safety. The Supreme Court of the United States has also made rulings relevant to how fees can be imposed. The recommendations made by BBC Consulting are in compliance with these regulations.
Fiscal Impact:	Impact fees may only be used for additional capital needs. Operating expenses and repairs of existing facilities are not allowed uses. Funds would be received in the Capital Projects Fund for the police department and the Fire Equipment Replacement Fund.
Legal Review:	Legal will draft an Ordinance should Council decide to move forward with any fees being implemented.
Staff Recommendation:	

Glenwood Springs Fire Department Impact Fee Study

DRAFT REPORT

Draft Report

May 7th, 2025

Glenwood Springs Fire Department Impact Fee Study

Prepared for
Glenwood Springs Fire Department
101 W. 8th Street
Glenwood Springs, CO 81601

Prepared by
BBC Research & Consulting
1999 Broadway, Suite 1470
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
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bbc@bbcresearch.com

BBC RESEARCH & CONSULTING

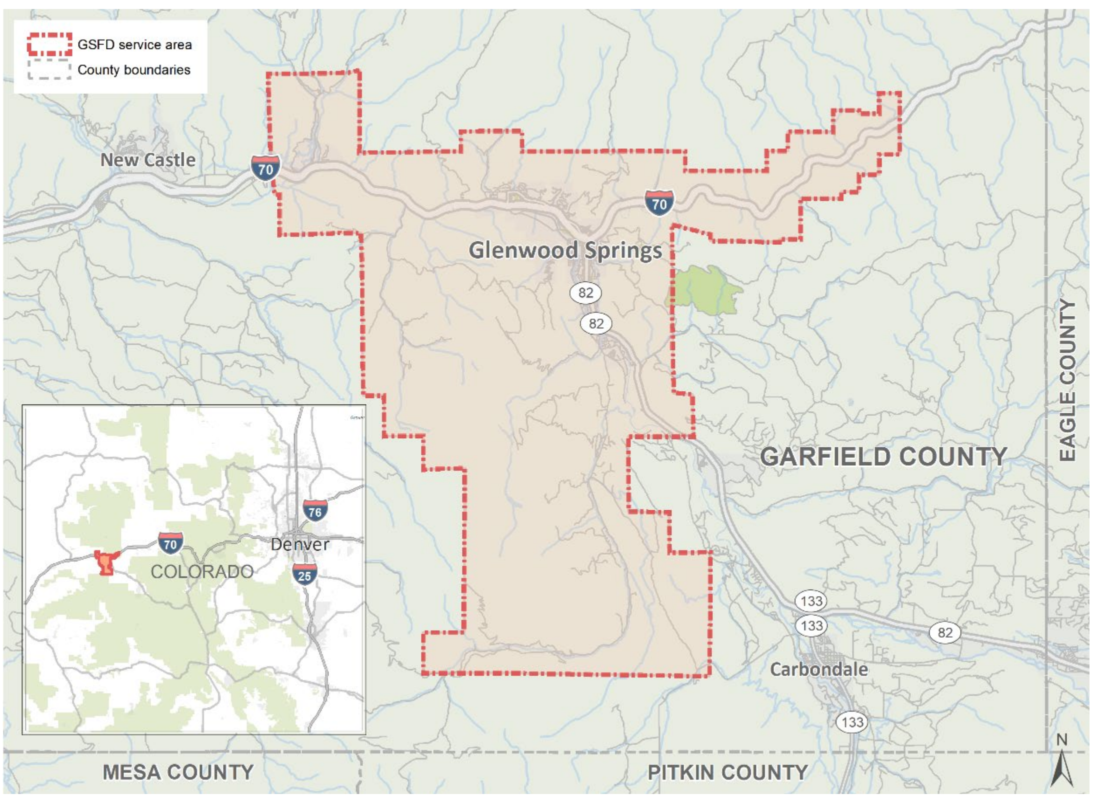
SECTION I.
Introduction

Glenwood Springs Fire Department (GSFD or the Department) provides fire suppression, rescue, emergency medical, and other services across southeastern Garfield County, encompassing the City of Glenwood Springs and the surrounding unincorporated areas. The Department serves a mix of urban, suburban, and rural development along the wildland interface.

The City of Glenwood Springs encompasses roughly eight square miles. In addition, the Glenwood Springs Rural Fire Protection District (District) exists for the purpose of affording fire protection services to 64 square miles of unincorporated Garfield County which are situated in the general service area of the City of Glenwood Springs. An Intergovernmental Agreement (IGA) exists between the City and the District in which the City operates both fire departments under one entity known as Glenwood Springs Fire Department.

This report presents the analysis underlying the calculation of proportional development impact fees for GSFD. While this report refers to the unified entity as "the Department," references to "fire districts" in this report's introduction reflect general legal and statutory frameworks that apply equally to this entity, which functions much as a typical fire protection district and is subject to the same requirements under Colorado law.

Figure I-1.
Glenwood Springs Fire Department Service Area



Source: BBC Research & Consulting from ArcGIS shapefiles, 2025.

Objectives

Many fire districts in Colorado impose development impact fees for expansion of public infrastructure. Colorado statute and a series of United States Supreme Court decisions dictate the amounts that districts can charge in impact fees and how they can devise, impose, and spend them. Because of those requirements, GSFD retained BBC Research & Consulting (BBC) to prepare a report documenting the calculation of proportional and defensible impact fees to ensure it can maintain its existing service standards as development occurs in its service area.

This report documents BBC's analysis and recommendations for an impact fee that recovers the proportional capital costs associated with new development and in a manner consistent with the Colorado Revised Statutes.

Colorado Impact Fee Requirements

Development impact fees have been used in Colorado going as far back as the 1920s, when cities began charging developers for the water rights required to serve new development.[1] Other states also charged impact fees to new development, and in 1947 one of the first legal challenges to impact fees was filed in Illinois. In that case, the Illinois Home Builders Association sued the Hinsdale Sanitary District over its tap fee. The case was appealed all the way to the Illinois Supreme Court, which ruled that the District's fee was legal so long as the revenues were used for capital expenditures and not operating expenses.[2]

In Colorado, impact fee requirements were heavily influenced by a 1999 lawsuit between Krupp and the Breckenridge Sanitation District. The case, known as Krupp v. Breckenridge Sanitation District, was heard by the Colorado Supreme Court, which ruled that impact fees are legal so long as they meet certain requirements. The requirements defined in the ruling on Krupp v. Breckenridge Sanitation District were formally codified by the Colorado Legislature with the passage of Senate Bill 01S2-015, "An Act Concerning Land Development Charges That May Be Imposed by Local Governments."

The Bill, which modified Section 29-20-104.5 of Title 29 of Colorado Revised Statutes, allowed local governments to impose impact fees on new development to fund expenditures on capital facilities needed to maintain existing service standards. [3] The impact fees are applicable to a broad set of land uses and can be calculated based on development characteristics of local land uses that roughly approximate each land use's burden on capital facilities. This enabling legislation allowed municipalities to charge a single impact fee to each type of development (e.g., residential, commercial, and industrial) rather than calculating fees on a case-by-case basis.

In 2016, the Colorado Legislature passed House Bill 16-1088, the "Public Service Fairness Act," which granted fire protection districts organized under Article 1 of Title 32, C.R.S., and fire

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[1] Lillydahl, J.H, 1987. Impact Fees in Colorado: Economic, Political, and Legal Overview. Presented at A Symposium on Impact Fees, 1987 Conference of the American Planning Association. New York City. Cited in White and Dahl, 2001.

[2] Carswell, A.T, 2012. The Encyclopedia of Housing, Second Edition. SAGE Publications. p. 385. ISBN 978-1-4129-8958-9. Retrieved 2023-04-03. Cited in Wikipedia, "Impact Fee;" accessed 2023-11-08 at https://en.wikipedia.org/wiki/Impact_fee.

[3] Local governments were defined as counties; home rule municipalities; and statutory cities, towns, territorial charter cities.

authorities established under Section 29-1-203.5 the ability to levy impact fees on new development. The bill amended C.R.S. 29-20-104.5, allowing these districts to charge development impact fees as a condition for issuing development permits and to use the revenue for capital facilities supporting fire protection, rescue, and emergency services related to new development. However, fire protection districts were not given unilateral authority to impose these fees; instead, they were required to enter into intergovernmental agreements with county or municipal governments, which would collect and remit the fees on their behalf.

In May 2024, the Colorado Legislature significantly expanded the authority of fire protection districts by passing SB24-194, the "Special District Emergency Services Funding Act." This law eliminates the requirement for intergovernmental agreements, allowing fire protection districts to impose and collect impact fees directly within their jurisdictions. Additionally, SB24-194 authorizes both fire and ambulance districts to levy a sales tax, subject to voter approval, to generate additional revenue for district services.

To comply with current Colorado law, any development impact fees charged by a fire protection district must:

- Be a one-time charge imposed on new development;
- Quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts which are directly related to proposed development;
- Be reasonably related to the overall cost of capital. Fees must be fairly calculated and rationally based. Mathematical exactitude is not required, however, and the particular mode adopted by the district in assessing the fee is generally a matter of that district's discretion;
- Ensure no impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development; and
- Ensure that impact fees adopted by a local government do not require individual landowners to provide any site-specific dedication or improvements that meet the same need for capital facilities for which the district's impact fee is imposed.

Because the setting of rates and fees involves many questions of judgment and discretion, districts have the flexibility to choose the most appropriate rate-setting method so long as it uses reasonable assumptions and logic in the basis of calculating the development impact fee schedule.

U.S. Supreme Court Decisions

In *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court unanimously ruled that impact fees are subject to the Takings Clause of the Fifth Amendment of the U.S. Constitution. The two most notable court decisions that are used to analyze takings clause cases are often referred to as *Nollan* and *Dolan*[4].

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan,* the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

> *"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*[5]

Over the past two decades since *Dolan*, many fire districts have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, fire districts can only use impact fee revenue to cover the costs of any necessary expansion of capital facilities that are required to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of capital facility expansion needed to maintain—but not improve—existing standards of service.

Capital facilities. *Capital facilities* are the physical component of public services. Under Colorado statute, the definition of *capital* can include all equipment that has at least a five-year lifetime. It does not include personnel or any operational elements of service costs, even in circumstances where new staff are required to operate new facilities. Capital facilities generally include buildings, apparatus, vehicles, office furniture, and other support facilities.

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4 *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

5 *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

Nature of capital investments. Not all capital facility costs are associated with community growth or with the expansion of capacity. Most fire districts make investments in capital facilities not because of growth pressures but for the repair and replacement of existing capital. For example, fire districts often make capital investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;
- *Betterment of existing facilities*, such as introducing new services or improving existing capital facilities without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

Fire districts are not allowed to account for such investments as part of impact fee calculations nor are they allowed to expend impact fee funds on such investments.

Capital Standards

In designing impact fees, fire districts must determine the appropriate capital standards applicable to each category of infrastructure. Facility standards can vary widely between districts. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards. There are two primary approaches for calculating capital standards.

Capital buy-in approach. Capital standards can be estimated using the replacement value of specific capital facilities and the qualified equipment necessary for each category of capital facilities. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of $5 million would have a recreation center standard of 8 square feet per housing unit (i.e., 20,000 square feet/2,500 homes = 8 square feet per home) and a replacement value of $250 per square foot (i.e., $5 million/20,000 square feet = $250 per square foot). Thus, each existing residence would have an embedded recreational investment of $2,000 per home (i.e., $250 x 8 square feet = $2,000 per home), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

One important dimension of the capital buy-in approach is the use of the replacement value of each asset. As mentioned earlier, the purpose of impact fees is to maintain the current level of service. Therefore, the value of each asset should be assessed by its current functionality, not its dollar value. For example, even if a dump truck were purchased in 1980 and its present resale value is less than $10,000, the replacement value for that dump truck would be equal to the market rate of a new unit that performs the same function as the original vehicle.

If capital standards are defined using a capital buy-in approach, then calculations of those standards must account for any debt that applies against the relevant capital facilities. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.

Plan-based approach. Fire districts can also use a *plan-based approach* to set capital standards, which relies on capital improvement or other specific plans to estimate the value of capital required to serve future development. A plan-based approach requires forecasts of residential and commercial growth and detailed data on capital expansion plans and costs. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that fire districts must consider in designing fees appropriately are described above, but BBC also presents other considerations to be made:

- **Land use allocation**. Courts have indicated that all forms of development that have facility impacts—that is, residential, industrial, and commercial developments—must pay their fair share of expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover expansion costs that result from new development.
- **Use specificity**. Impact fee calculations vary between different forms of land use. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for fire protection services, then a district's impact fees should reflect that information.
- **Fund balance.** A fire district's impact fee fund balance represents cash investments the existing community has made in capital expansion. When utilizing the capital buy-in approach for calculating development impact fees, these cash investments are combined with capital facilities valuations to arrive at the total capital investment that the community has made.
- **Redevelopment**. The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers**. Fire districts should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that meets or exceeds the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates**. Impact fee calculations should be updated periodically to account for changes in costs and asset values. Most fire districts update their fees every year using an inflation multiplier and conduct updates to their impact fee studies every three to five years.

SECTION II.
Impact Fee Derivation

As described in Section I, there are several types of information that fire protection districts must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in calculating development impact fees for Glenwood Springs Fire Department.

- **Capital standards.** BBC used GSFD's current investment in capital facilities as the basis for determining capital standards for the fee update – known as the capital buy-in approach. We obtained the information directly from the Department. The valuation included estimates of investments in land and buildings, vehicles and apparatus, and miscellaneous equipment. Calculations of capital standards must also account for any debt that exists in connection with relevant infrastructure. At the time of this study, GSFD does not have any debt outstanding against its facilities.
- **Land use allocation**. It is important for fire districts to determine how impact fees should be allocated according to land use so that all forms of development pay their fair share of expansion costs. Although GSFD does not maintain a database of relevant land use, data from the Garfield County Assessor's Office indicates that approximately 66 percent of current development in GSFD's service area is for residential purposes while 34 percent is for non-residential.[1] BBC used this distribution to allocate the total value of capital facilities between residential and non-residential development.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demands for fire protection services. For residential development, square footage serves as a proxy for demand due to the relative uniformity of residential structures and activity. For non-residential development—where service demand varies substantially based on building use and intensity—the fee calculation uses employment generation rates to reflect occupancy intensity.
- **Fund balance.** When using the capital buy-in approach, the balance of a fire district's impact fee fund must be combined with capital facilities valuations to arrive at the total capital investment. GSFD does not currently maintain a balance in its impact fee fund.
- **Proportionality.** By using GSFD's current investment in capital facilities to derive capital standards and then setting fee rates to replace the current standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. Existing standards will be the standards to which new growth will be held accountable.

[1] Non-residential development includes retail, commercial, office, institutional, industrial, and warehouse space.

GSFD Budget

Property tax revenues for GSFD's general fund are collected through the tax mill levies of properties that are within the tax authority areas for either the City of Glenwood Springs or the Glenwood Springs Rural Fire Protection District.

The Department's 2024 Annual Report shows the Department had a budget of $5.2 million in 2024.[2] In any given year, operating budgets are generally allocated to personnel costs—including salaries, benefits, incentives, and administration—as well as supplies, maintenance, and normal operational costs.

Property tax revenue that funds GSFD's operating budget will continue to be dedicated to the Department's ongoing operational expenses and may not be sufficient to fund the Department's growth-related capital facilities needs. With impact fees, new development pays for an equitable share of new facilities and existing taxpayers will not be responsible for subsidizing growth. In addition, GSFD's general operating funds can be reserved for other, non-growth-related uses.

Impact Fee Calculations

BBC's methodology for updating GSFD's impact fee includes the following tasks:

1. Quantify the capital facilities investment needed to maintain current level of service;
2. Develop estimates of GSFD's current land use and service demand pattern; and
3. Calculate the fire protection capital costs per unit of development (per residential dwelling unit or per square foot of non-residential development).

Capital facilities investment. A conservative method of establishing GSFD's current level of service for fire protection is to quantify its financial investment in capital facilities. Specifically, the Department has four types of capital facility-related assets that should be included in a calculation of current facilities investment:

- Buildings and land, including fire stations and accessory structures;
- Major vehicles and apparatus, such as fire engines and specialized vehicles;
- A variety of lifesaving and fire-fighting portable equipment and other property; and
- The balance of the impact fee fund.

Figure II-1 presents GSFD's current capital facilities and the replacement values included in impact fee calculations. As shown in the last row of Figure II-1, the total replacement value of GSFD's current capital facilities is approximately $37.2 million.

[2] Glenwood Springs Fire Department 2024 Annual Report

Figure II-1.
Glenwood Springs Fire Department Current Assets, 2025

Type of Capital Facilities	Replacement Value	Debt Against Asset			Equity Position for Fee Calculation
Buildings and Land					
Station 71	$7,634,425	-	$0	=	$7,634,425
Station 72	$11,106,775	-	$0	=	$11,106,775
Station 73	$6,251,370	-	$0	=	$6,251,370
Training Ground	$620,000	-	$0	=	$620,000
Vehicles and Apparatus					
(3) Ambulances	$1,636,815	-	$0	=	$1,636,815
(1) Reserve Ambulance	$469,008	-	$0	=	$469,008
(2) Engines	$2,197,054	-	$0	=	$2,197,054
(1) Reserve Engine	$1,025,086	-	$0	=	$1,025,086
(2) Ladder Trucks	$2,906,619	-	$0	=	$2,906,619
(2) Tenders	$1,419,906	-	$0	=	$1,419,906
Misc. specialty & fleet vehicles & apparatus	$970,728	-	$0	=	$970,728
Miscellaneous Equipment					
Equipment including SCBA, PPE, portable, and communications	$980,285	-	$0	=	$980,285
Impact Fee Fund					
Fund balance	$0	-	$0	=	$0
Total Value of Fire Capital Facilities for Fee Calculation					**$37,218,071**

Source: Glenwood Springs Fire Department; BBC Research & Consulting, 2025.

Current land use. BBC used the current pattern of development in GSFD's service area as the first step for allocating capital facilities costs between residential and non-residential land uses. Figure II-2, on the following page, presents the breakdown of units and square footage for residential and non-residential development, based on current data from the Garfield County Assessor. As shown in Figure II-2, the majority of the development in the service area is residential (45.8 percent single family residential and 20.0 percent multi-family residential) while 34.2 percent is non-residential.

Figure II-2.
Residential and Non-residential Square Footage in the GSFD Service Area, 2025

Development Type	Unit Count	Total Square Footage	Percent of Total Square Footage
Residential	**5,918**	**9,800,474**	**65.8%**
Single family residential	3,250	6,818,841	45.8%
Dwellings up to 1,999 SF	1,672	2,184,192	14.7%
Dwellings 2,000 to 2,999 SF	1,011	2,439,662	16.4%
Dwellings 3,000 to 3,999 SF	395	1,341,848	9.0%
Dwellings 4,000+ SF	172	853,140	5.7%
Multifamily residential	2,668	2,981,633	20.0%
Non-residential	**762**	**5,088,977**	**34.2%**
Retail & Commercial	437	3,299,414	22.2%
Office	140	575,928	3.9%
Public & Institutional	111	791,437	5.3%
Warehouse & Industrial	74	422,198	2.8%

Source: Garfield County Assessor; BBC Research & Consulting, 2025.

The $37.2 million of fire capital facilities value (Figure II-1) is allocated across residential and non-residential development based on the relative share of total square footage in the Department's service area (Figure II-2). Allocating costs between residential and non-residential development based on existing square footage provides a rational and proportional framework for distributing the costs of firefighting facilities and equipment. Building square footage serves as a measurable indicator of the built environment's potential demand for fire protection services. Larger structures typically present greater fire risk, all else equal, in addition to requiring more time and personnel to inspect or suppress fires and may involve more complex response protocols. As such, square footage offers a reliable and consistent proxy for estimating system demand.

Within the Department's service area, residential uses comprise approximately 65.8 percent and non-residential uses comprise 34.2 percent of the built environment. Of the $37.2 million in fire capital facilities value, $24.5 million is allocated to residential development and $12.7 million is allocated to non-residential development.

Residential impact fee calculation. The methodology for calculating residential impact fees is based on square footage of dwelling units. This approach is appropriate because fire protection service demand from residential uses generally scales with the size and complexity of the structure. Residential buildings also tend to exhibit relatively consistent patterns in construction type, layout, and use, making square footage a reasonable and reliable proxy for the level of service required.

The residential share of the fire capital facilities value—$24.5 million—is allocated across categories of residential development based on each category's share of total residential square footage. This allows the calculation of tiered residential fees, where smaller units pay lower fees and larger homes pay higher fees to reflect relative demand. Figure II-3 presents the maximum impact fees for residential development within the Department's service area.

Figure II-3.
Maximum Allowable Residential Impact Fees for GSFD

Calculation of Residential Impact Fees	Residential Share of Fire Capital Value **[A]**	Residential Land Use Distribution **[B]**	Costs by Land Use Category **[C] = [A] x [B]**	Existing Development **[D]**	**Impact Fee** (Costs by Land Use Category / Existing Development) **[C] / [D]**	
Single family residential		69.6%	$17,044,559	3,250		
Dwellings up to 1,999 SF	$37.2M	22.3%	$5,462,949	1,672	**$3,267**	per dwelling
Dwellings 2,000 to 2,999 SF		24.9%	$6,098,245	1,011	**$6,032**	per dwelling
Dwellings 3,000 to 3,999 SF		13.7%	$3,354,119	395	**$8,491**	per dwelling
Dwellings 4,000+ SF		8.7%	$2,132,531	172	**$12,398**	per dwelling
Multifamily residential		30.4%	$7,452,969	2,668	**$2,793**	per dwelling unit

Source: Glenwood Springs Fire Department; Garfield County Assessor; BBC Research & Consulting, 2025.

As Figure II-3 shows, proposed fees range from $3,267 to $12,398 per single family dwelling. As an example, a 2,500-square-foot house has an impact fee of $6,032 and a multifamily dwelling unit has a fee of $2,793.

Non-residential impact fee calculation. Non-residential fire impact fees are calculated using the $12.7 million allocated to non-residential development in conjunction with employment generation rates to reflect use intensity amongst different categories of non-residential land use. While building size remains an important factor in determining the impacts new development has on GSFD's capital facilities, the intensity and variability of use across non-residential land uses plays a large role in influencing service demand. For example, a 10,000-square-foot storage warehouse would typically generate fewer emergency calls than a similarly sized commercial kitchen, retail store, or medical facility.

The non-residential fee model uses employment generation rates per 1,000 square feet from the *Institute of Transportation Engineers (ITE) Trip Generation Manual* to account for this variability.[3] The *ITE Trip Generation Manual*, published by the Institute of Transportation Engineers, provides empirically derived estimates of the number of employees generated by different land uses. Employment generation measures the number of people employed per 1,000 square feet of development. These rates are based on extensive observational studies conducted at thousands of sites across North America and are widely used in transportation planning, traffic impact studies, and land use analysis.

[3] ITE Trip Generation Manual 11th Edition, 2021.

While square footage provides a baseline measure of physical scale, it does not capture differences in activity intensity or occupancy patterns that influence fire risk and service needs. ITE employment rates serve as a practical proxy for these factors, reflecting how intensively a property is used. Land uses with higher employment generation rates generally correspond to higher levels of human activity, increasing the probability of fire incidents, medical calls, and other emergency responses. Incorporating employment rates therefore enhances the model's ability to allocate costs in proportion to actual service demand.

As shown in Figure II-4, different non-residential land uses generate differing levels of activity. For example, office development generates 3.3 jobs per 1,000 square feet compared to 1.2 for warehouse and industrial. The non-residential portion of the fire capital facilities value—$12.7 million—is distributed across development types in proportion to their share of total weighted employment. This produces a cost per square foot that reflects the relative service demands associated with each use and distributes the cost burden in proportion to the demand generated by different types of economic activity and land use.

Figure II-4.
Maximum Allowable Non-residential Impact Fees for GSFD

Calculation of Non-residential Impact Fees							
	Non-residential Share of Fire Capital Value **[A]**	Employees per 1,000 SF **[B]**	Existing Development (SF) **[C]**	Weighted Employment **[D] = [B] x [C/1,000]**	Share of Total Employment **[E] = [D] / ∑[D]**	**Impact Fee** (Total Value x Share of Emp / Existing Development) **[A] x [E] / [C]**	
Non-residential			5,088,977	14,762			
Retail & Commercial		3.1	3,299,414	10,283	69.7%	**$2.69**	per square foot
Office	$12.7 million	3.3	575,928	1,892	12.8%	**$2.83**	per square foot
Public & Institutional		2.6	791,437	2,064	14.0%	**$2.25**	per square foot
Warehouse & Industrial		1.2	422,198	524	3.5%	**$1.07**	per square foot

Note: Retail & Commercial development includes shopping, services, dining, commercial lodging, and similar development types.
Public & Institutional development includes schools, hospitals, clinics, indoor recreation, and similar development types.

Source: Glenwood Springs Fire Department; Garfield County Assessor; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

The result of allocating the non-residential capital burden in the manner described above resulted in full recovery of costs associated with the fees shown in the rightmost column of Figure II-4. Maximum recommended fees are $2.69 per square foot for retail & commercial development; $2.83 per square foot for office space; $2.25 per square foot for public & institutional development; and $1.07 per square foot for warehouse & industrial development.

Summary of impact fee results. The results of the residential and non-residential fee calculations for GSFD are summarized in Figure II-5, which presents the maximum allowable impact fees by development type and unit of measurement (per dwelling unit or per square foot). GSFD can choose to charge less than the amounts shown in Figure II-5 in order to meet other strategic objectives of the Department.

Figure II-5.
Summary of Maximum Allowable Impact Fees for GSFD

Source:

Glenwood Springs Fire Department; Garfield County Assessor; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

Development Type	Impact Fee	
Residential		
Single family residential		
Dwellings up to 1,999 SF	$3,267	per dwelling unit
Dwellings 2,000 to 2,999 SF	$6,032	per dwelling unit
Dwellings 3,000 to 3,999 SF	$8,491	per dwelling unit
Dwellings 4,000+ SF	$12,398	per dwelling unit
Multifamily residential	$2,793	per dwelling unit
Non-residential		
Retail & Commercial	$2.69	per square foot
Office	$2.83	per square foot
Public & Institutional	$2.25	per square foot
Warehouse & Industrial	$1.07	per square foot

The impact fees presented in Figure II-5 are designed to ensure that new development contributes fairly and proportionately to the cost of GSFD's fire protection capital facilities. The total capital valuation is $37.2 million and represents the Department's current investment in stations, vehicles, apparatus, and response equipment.

This total cost has been allocated across residential and non-residential development based on the share of existing square footage in the GSFD service area. Within residential development, impact fees are calculated by unit size, using a tiered approach that reflects the proportional service needs associated with different home sizes. For non-residential development, fees are based on employment-weighted demand, using employment rates as a proxy for occupancy intensity and associated land use intensity. The resulting fee structure is equitable and tailored to the unique characteristics of land use within the Department's boundary.

Impact fee revenue projection. Impact fees will bring revenue to the Department, helping to support necessary facilities expansion as development occurs throughout the service area. This region of Garfield County, including the City of Glenwood Springs and the adjacent unincorporated parts of the County, is a highly desirable place to live and work. As a result, steady development is expected to continue both within and beyond City limits.

The Glenwood Springs 2023 Strategic Housing Plan Update estimates near-term housing demand within the City at approximately 33 units annually. However, as the service area for the Department extends beyond City boundaries to include surrounding unincorporated areas, BBC has doubled the projected housing demand to reflect possible development across the full geographic context.

To estimate potential impact fee revenue, BBC assumes that 50 percent of the annual housing unit demand will be met by new single-family dwellings and 50 percent by new multifamily dwellings. Non-residential development is assumed to grow in line with employment, with an annual growth assumption of approximately 1 percent.

Figure II-6.
Projected Annual Impact Fee Revenues for GSFD

Note:

Estimates of future development are shown in dwelling units for residential development and in square feet for non-residential development.

*The scenario assumes annual demand for 66 new housing units, 50 percent single family homes and 50 percent multifamily dwellings. The scenario also assumes 1 percent annual growth in non-residential development square footage.

Source:

Glenwood Springs Fire Department; Garfield County Assessor; ITE Trip Generation Manual 11th Edition, 2021; Glenwood Springs Strategic Housing Plan, 2023; BBC Research & Consulting, 2025.

Development Type	Projected Annual Growth* (dwelling units or sq. ft.)	Projected Annual Revenue
Residential		
Single family residential		
Dwellings up to 1,999 SF	17	$55,544
Dwellings 2,000 to 2,999 SF	10	$60,319
Dwellings 3,000 to 3,999 SF	4	$33,966
Dwellings 4,000+ SF	2	$24,797
Multifamily residential	33	$92,184
Non-residential		
Retail & Commercial	32,994	$88,608
Office	5,759	$16,304
Public & Institutional	7,914	$17,783
Warehouse & Industrial	4,222	$4,511
	Projected annual revenue	**$394,016**

As Figure II-6 illustrates, the impact fees proposed in this report could generate approximately $394,000 annually to enable the Department to build new facilities and purchase equipment needed to maintain service levels as the region grows without placing an undue burden on existing development.

SECTION III.
Summary and Recommendations

The residential and non-residential development impact fees that BBC recommends for GSFD's consideration represent maximum allowable amounts. However, GSFD may choose to adopt fees below these amounts. BBC offers the following recommendations regarding implementation of impact fees for Glenwood Springs Fire Department:

- GSFD should provide the development community with a minimum of three to six months' notice prior to implementing the impact fee schedule. This advance notice ensures developers have sufficient time to adjust project budgets and timelines.
- GSFD should maintain its impact fee fund in an interest-bearing account that is separate and apart from its general fund. All fees collected in accordance with the impact fee schedule shall be deposited and accounted for as required in *Colorado Revised Statutes Title 29, Article 1, Part 8, Section 29-1-803*.
- GSFD should adhere to a written policy governing expenditure of monies from its impact fee fund. Withdrawals from the impact fee fund should only be used to pay for growth-related capital facilities with a service life of five or more years. All proceeds shall be used in conformance with *Colorado Revised Statutes Title 29, Article 20, Part 1, Section 29-20-104.5*.
- GSFD should prohibit the payment of operational expenses with impact fees, including the repair and replacement of existing facilities not necessitated by growth. In cases where GSFD expects new capital facilities to partially replace existing capacity and to partially serve new growth, the Department and its legal counsel should determine, to the best of its ability, what percentage of repair and replacement is necessary to serve new development and should use that as the basis of allocating funding for repair and replacement needs.
- GSFD should update its impact fee studies periodically (e.g., every three to five years) as it invests in additional equipment and facilities and as future development occurs, to ensure its impact fees reflect its existing service standards.
- Between updates, GSFD should adjust its impact fees annually at the start of each year based on the U.S. Bureau of Labor Statistics' Mountain-Plains Information Office's consumer price index for the Mountain-Plains Region.[1]
- GSFD should establish a process to address unique scenarios that may require further individualization of impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development, ensuring compliance with *Sheetz v. County of El Dorado, Cal., 601 U.S. 267* (2024).

[1] https://www.bls.gov/regions/mountain-plains/cpi-summary

APPENDIX.
Land Use Development Classification

This appendix provides additional detail on how residential and non-residential development types were categorized for the purpose of impact fee calculations. These categories reflect the development pattern of the Department's service area and are used to proportionately allocate capital costs in the fee model.

Residential development was classified into two categories: Single Family Residential and Multifamily Residential. Single Family Residential includes detached housing units on individual parcels, and each dwelling is additionally classified by square footage in the fee model. Multifamily Residential includes residential forms with multiple attached units, such as duplexes, townhomes, apartments, and condominiums.

Non-residential development was grouped into four distinct categories: Retail & Commercial, Office, Public & Institutional, and Warehouse & Industrial. These categories are based on land use characteristics that typically correlate with different levels of service demand, such as building size, activity type, occupancy levels, and public accessibility.

BBC worked with account-level data from the Garfield County Assessor to construct a mapping template shown on the following pages. Several descriptive fields related to property type, occupancy, and built use were used to guide the categorization of the assessor data. In addition, where necessary, individual properties were vetted through map searches and visual review to verify land use classifications that are unclear or atypical in the assessor records.

The mapping template included in this appendix provides examples of how typical property descriptions were mapped to the categories utilized in this fee study. These mappings are intended as a reference template to clarify how the categories are commonly applied. They are not intended to serve as a comprehensive or prescriptive guide, but rather to illustrate the approach used in leveraging assessor data to tailor the fee structure.

Figure A-1.
Development Classification Mapping

Building Type Field Options	Class 1 Description Field Options	Class 2 Description Field Options	BBC Classification Options
Commercial			
	COMMERCIAL CONDOS IMPROVEMENTS	CONDOS-IMPROVEMENTS	Retail & Commercial
			Office
		EXEMPT/NONRES CHARITABLE - IMPS	Retail & Commercial
			Public & Institutional
	CONDO LAND	CONDO LAND	Retail & Commercial
	DUP/TRIPLEX IMPROVEMTS	DUP/TRIPLEX LAND	Multifamily Residential
		MULTI-UNITS(4-8)-IMPRVMTS	
	EXEMPT- POLITICAL SD MULTI FAMILY- IMPS	EXEMPT- POLITICAL SD MULTI FAMILY- LAND	Public & Institutional
	EXEMPT/NONRES CHARITABLE - IMPS	COMMERCIAL CONDOS IMPROVEMENTS	Office
			Public & Institutional
			Retail & Commercial
		EXEMPT/NONRES CHARITABLE-LAND	Office
			Public & Institutional
			Retail & Commercial
	EXEMPT/NONRES CHARITABLE-LAND	EXEMPT/NONRES CHARITABLE - IMPS	Public & Institutional
	EXEMPT/NONRES RELIGIOUS-IMPS	EXEMPT/NONRES RELIGIOUS-LAND	
	EXEMPT/NONRES RELIGIOUS-LAND	EXEMPT/NONRES RELIGIOUS-IMPS	
	EXEMPT/NONRES SCHOOLS-LAND	EXEMPT/NONRES SCHOOLS - IMPS	
	EXEMPT/RES CHARITABLE-IMPS	EXEMPT/NONRES CHARITABLE - IMPS	
		EXEMPT/RES CHARITABLE-LAND	
	EXEMPT/RES SCHOOLS-IMPS	EXEMPT/RES SCHOOLS-LAND	
	EXEMPT-COUNTY-IMPS.	EXEMPT-COUNTY-LAND	
	EXEMPT-COUNTY-LAND	EXEMPT-COUNTY-IMPS.	
	EXEMPT-POLITICAL SD-IMPS.	EXEMPT-POLITICAL SD-LAND	
	EXEMPT-POLITICAL SD-LAND	EXEMPT-POLITICAL SD-IMPS.	
	EXEMPT-STATE-IMPS-NONRES	COMMERCIAL CONDOS IMPROVEMENTS	Office
		EXEMPT-STATE-LAND-NONRES	Public & Institutional
	EXEMPT-STATE-LAND-NONRES	EXEMPT-STATE-IMPS-NONRES	Public & Institutional
		MERCHANDISING-IMPROVEMENT	
	LODGING-IMPROVEMENTS	LODGING-LAND	Retail & Commercial
		MULTI-UNITS(9 +)-IMPRVMTS	
	LODGING-LAND	LODGING-IMPROVEMENTS	
		MULTI-UNITS(9 +)-LAND	
		RECREATION-LAND	
		SINGLE FAM.RES.-LAND	
	MANUFCTRD.HOUSNG PRK-LAND	MULTI-UNITS(4-8)-IMPRVMTS	Multifamily Residential
		SPEC.PURPOSE-LAND	Single Family Residential
	MERCHANDISING-IMPROVEMENT	DUP/TRIPLEX IMPROVEMTS	Retail & Commercial
		MERCHANDISING-LAND	
		SINGLE FAM.RES-IMPROVEMTS	
	MERCHANDISING-LAND	MERCHANDISING-IMPROVEMENT	Office
		SINGLE FAM.RES.-LAND	Retail & Commercial
		SPEC.PURPOSE-LAND	
	MULTI-UNITS(4-8)-IMPRVMTS	MULTI-UNITS(4-8)-LAND	Multifamily Residential
		SINGLE FAM.RES-IMPROVEMTS	
			Retail & Commercial

Source: Garfield County Assessor; BBC Research & Consulting, 2025.

Figure A-1, continued.
Development Classification Mapping

Building Type Field Options	Class 1 Description Field Options	Class 2 Description Field Options	BBC Classification Options
Commercial			
	MULTI-UNITS(4-8)-LAND	MULTI-UNITS(4-8)-IMPRVMTS	Retail & Commercial
	MULTI-UNITS(9 +)-IMPRVMTS	DUP/TRIPLEX IMPROVEMTS	Multifamily Residential
		MULTI-UNITS(9 +)-LAND	
		OFFICES-IMPROVEMENTS	Office
			Retail & Commercial
	MULTI-UNITS(9 +)-LAND	MULTI-UNITS(9 +)-IMPRVMTS	Multifamily Residential
			Retail & Commercial
	MULTI-USE(3 OR MORE)-LAND	MULTI-USE(3 OR MORE)-IMPS	
		SPEC.PURPOSE-IMPROVEMENTS	Multifamily Residential
			Retail & Commercial
	OFFICES-IMPROVEMENTS	OFFICES-LAND	Office
		WAREHOUSE/STORAGE-IMPS.	
	OFFICES-LAND	OFFICES-IMPROVEMENTS	
		SPEC.PURPOSE-IMPROVEMENTS	
	RECREATION-LAND	RECREATION-IMPROVEMENTS	Public & Institutional
			Retail & Commercial
	SINGLE FAM.RES-IMPROVEMTS	SINGLE FAM.RES.-LAND	Retail & Commercial
		WAREHOUSE/STORAGE-LAND	Warehouse & Industrial
	SPEC.PURPOSE-IMPROVEMENTS	OFFICES-IMPROVEMENTS	Office
		SINGLE FAM.RES-IMPROVEMTS	Retail & Commercial
		SPEC.PURPOSE-LAND	Office
	SPEC.PURPOSE-LAND	SINGLE FAM.RES.-LAND	Retail & Commercial
		SPEC.PURPOSE-IMPROVEMENTS	
	WAREHOUSE/STORAGE-IMPS.	WAREHOUSE/STORAGE-LAND	Warehouse & Industrial
	WAREHOUSE/STORAGE-LAND	SINGLE FAM.RES.-LAND	
		WAREHOUSE/STORAGE-IMPS.	
Condo			
	CONDOS-IMPROVEMENTS	EXEMPT-POLITICAL SD RES-IMPS	Multifamily Residential
	EXEMPT/RES CHARITABLE-IMPS	EXEMPT/RES CHARITABLE-IMPS	
	EXEMPT-POLITICAL SD RES-IMPS	CONDOS-IMPROVEMENTS	
	EXEMPT-POLITICAL SD-IMPS.	EXEMPT-POLITICAL SD-IMPS.	
	TOWNHOME IMPROVEMENT	TOWNHOME LAND	
Multifamily			
	DUP/TRIPLEX IMPROVEMTS	MULTI-UNITS(4-8)-IMPRVMTS	Multifamily Residential
	LODGING-IMPROVEMENTS	MULTI-UNITS(9 +)-IMPRVMTS	
	LODGING-LAND	MULTI-UNITS(9 +)-LAND	
	MANUFCTRD.HOUSNG PRK-LAND	MULTI-UNITS(4-8)-IMPRVMTS	
	MULTI-UNITS(4-8)-IMPRVMTS	DUP/TRIPLEX LAND	
		MULTI-UNITS(4-8)-LAND	
		SINGLE FAM.RES-IMPROVEMTS	
	MULTI-UNITS(4-8)-LAND	MULTI-UNITS(4-8)-IMPRVMTS	
	MULTI-UNITS(9 +)-IMPRVMTS	DUP/TRIPLEX IMPROVEMTS	
		MULTI-UNITS(9 +)-LAND	
		OFFICES-IMPROVEMENTS	

Source: Garfield County Assessor; BBC Research & Consulting, 2025.

Figure A-1, continued.
Development Classification Mapping

Building Type Field Options	Class 1 Description Field Options	Class 2 Description Field Options	BBC Classification Options
Multifamily			
	MULTI-UNITS(9 +)-LAND	MULTI-UNITS(9 +)-IMPRVMTS	Multifamily Residential
	SINGLE FAM.RES-IMPROVEMTS	MULTI-UNITS(4-8)-IMPRVMTS	
		SINGLE FAM.RES.-LAND	
	SPEC.PURPOSE-IMPROVEMENTS	SPEC.PURPOSE-LAND	
Mobile			
	EXEMPT MANUFACTURED HOUSING	EXEMPT MANUFACTURED HOUSING	Single Family Residential
	EXEMPT-POLITICAL SD-IMPS.	EXEMPT-POLITICAL SD-IMPS.	
	FARM MOBILE HOME	FARM MOBILE HOME	
	MANUFCTRD.HOUSING-IMPRVMT	MANUFCTRD.HOUSING-IMPRVMT	
Residential			
	1 AC TO L/T 5 AC	1 AC TO L/T 5 AC	Single Family Residential
	DUP/TRIPLEX IMPROVEMTS	DUP/TRIPLEX LAND	Multifamily Residential
		MULTI-UNITS(4-8)-IMPRVMTS	
		SINGLE FAM.RES-IMPROVEMTS	Single Family Residential
	DUP/TRIPLEX LAND	DUP/TRIPLEX IMPROVEMTS	Multifamily Residential
		LODGING-LAND	Retail & Commercial
	EXEMPT/NONRES CHARITABLE-LAND	EXEMPT/NONRES CHARITABLE - IMPS	Public & Institutional
	EXEMPT/NONRES RELIGIOUS-IMPS	EXEMPT/NONRES RELIGIOUS-LAND	
	EXEMPT/NONRES RELIGIOUS-LAND	EXEMPT/NONRES RELIGIOUS-IMPS	
	EXEMPT/RES CHARITABLE-IMPS	EXEMPT/RES CHARITABLE-LAND	
	EXEMPT/RES CHARITABLE-LAND	EXEMPT/RES CHARITABLE-IMPS	
	EXEMPT/RES RELIGIOUS-IMPS	EXEMPT/RES RELIGIOUS-LAND	
	EXEMPT-COUNTY RES-IMPS	EXEMPT-COUNTY RES-LAND	
	EXEMPT-COUNTY-IMPS.	EXEMPT-COUNTY-LAND	
	EXEMPT-POLITICAL SD-LAND	EXEMPT-POLITICAL SD-IMPS.	
	FARM/RANCH RESIDENCE-IMPS	OTHER BLDGS.-AGRICULTURAL	Single Family Residential
	IMPROVEMENT NOT INTEGRAL TO AG OPERATION	LAND NOT INTEGRAL TO AG OPERATION	
		OTHER BLDGS.-AGRICULTURAL	
	LODGING-LAND	LODGING-IMPROVEMENTS	Retail & Commercial
	MANUFCTRD.HOUSNG PRK-LAND	SPEC.PURPOSE-LAND	Single Family Residential
	MULTI-UNITS(4-8)-IMPRVMTS	MULTI-UNITS(4-8)-LAND	Multifamily Residential
	MULTI-UNITS(9 +)-IMPRVMTS	MULTI-UNITS(9 +)-LAND	
	OFFICES-IMPROVEMENTS	OFFICES-LAND	Office
		SINGLE FAM.RES-IMPROVEMTS	
	OFFICES-LAND	OFFICES-IMPROVEMENTS	
	OTHER BLDGS.-AGRICULTURAL	FARM/RANCH RESIDENCE-IMPS	Single Family Residential
	SINGLE FAM.RES.-LAND	SINGLE FAM.RES-IMPROVEMTS	
	SINGLE FAM.RES-IMPROVEMTS	MANUFCTD.HOUSING-LAND	
		MULTI-UNITS(4-8)-IMPRVMTS	Multifamily Residential
		SINGLE FAM.RES.-LAND	Single Family Residential
		SPEC.PURPOSE-LAND	
	SPEC.PURPOSE-IMPROVEMENTS	SINGLE FAM.RES-IMPROVEMTS	
	SPEC.PURPOSE-LAND	SPEC.PURPOSE-IMPROVEMENTS	
	WAREHOUSE/STORAGE-LAND	SINGLE FAM.RES.-LAND	Warehouse & Industrial
		WAREHOUSE/STORAGE-IMPS.	

Source: Garfield County Assessor; BBC Research & Consulting, 2025.

BBC RESEARCH & CONSULTING

Glenwood Springs Police Department Impact Fee Study

DRAFT REPORT

Draft Report

April 7th, 2025

Glenwood Springs Police Department Impact Fee Study

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SECTION I. Introduction

Within a community, the construction of a new home, business, or facility brings with it people—residents, workers, customers—who rely on public services to ensure their safety and wellbeing. For police departments, this growth translates into greater demand for patrols, response capacity, vehicles, and facilities. If no new capital facilities are added to match the scale of new development, the quality and responsiveness of public safety services may decline.

Impact fees are one-time charges on new development that ensure new residents and businesses contribute a fair share to the capital investments needed to maintain community safety. These fees are proportional payments that help ensure the police department can serve a growing population without shifting the financial burden to existing taxpayers.

This report presents the analysis underlying the calculation of proportional development impact fees for the City of Glenwood Springs Police Department (GSPD). Like many police departments in Colorado, GSPD faces growing service demands from population and employment increases. Unlike roads or utilities, where demand may be driven by physical development patterns or square footage, the demand for public safety services is more closely related to the presence of people who visit, live, or work in the region. The methodology for this study centers on population and employment as the primary indicators of police service demand.

Development impact fees are a legally supported mechanism to address capital expansion requirements in a way that is equitable and proportional. This report documents the methodology, assumptions, and calculations used to derive impact fees for GSPD.

Background

The City of Glenwood Springs is the county seat of Garfield County and located along I-70 and CO-82 in the Roaring Fork Valley. The City has a population of approximately 10,000 residents[1] and is known for its natural amenities, recreation, and regional economic significance, serving as a commercial and service hub for nearby communities. In 2023, the largest single employer in Glenwood Springs was Valley View Hospital—which provides medical services to the City and wider region—followed by several national retail outlets (Walmart, Lowe's, Kroger, Target); Colorado Mountain College; Roaring Fork School District; Glenwood Hot Springs Resort; Glenwood Caverns; and the City of Glenwood Springs.[2] Figure I-1 shows the City's municipal boundary and location within Garfield County.

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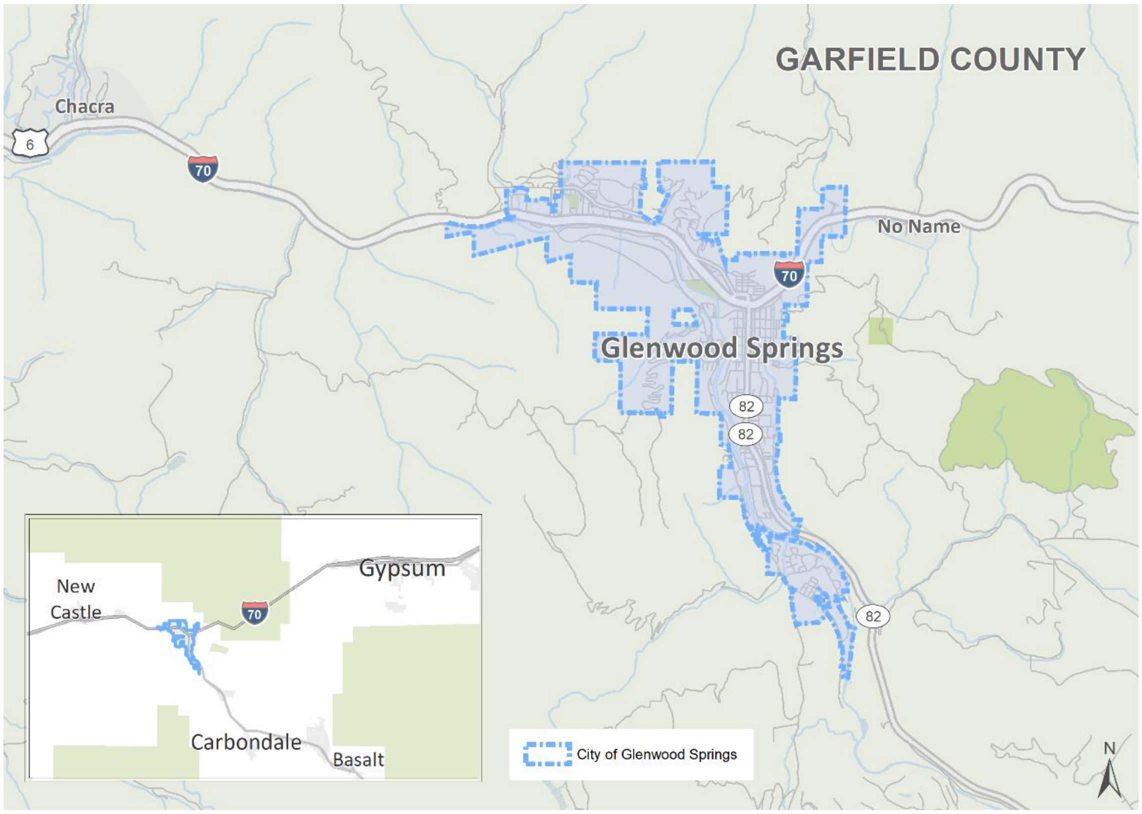
[1] U.S. Census Bureau American Community Survey (ACS) 2023 5-Year Estimates.

[2] City of Glenwood Springs, Colorado, Annual Comprehensive Financial Report, 2023.

Figure I-1.
City of Glenwood Springs Municipal Boundary



Source: BBC Research & Consulting from ArcGIS shapefiles, 2025.

The City serves as a hub of employment, residential activity, and civic amenities, and is both a destination and gateway for visitors and tourists.

The GSPD provides residents, commuters, and visitors with vital public safety services. Many Colorado communities impose development impact fees for expansion of capital facilities using a suite of fees with separate charges for individual facilities categories, such as police. The amount that a community can charge in impact fees and the manner in which these fees can be devised, imposed, and spent is dictated by Colorado statute and more generally by a series of United States Supreme Court decisions. In light of these design and implementation requirements, the City retained BBC to prepare this report documenting the calculation of maximum allowable impact fees consistent with the Colorado Revised Statutes.

Colorado Impact Fee Requirements

Development impact fees have been used in Colorado going as far back as the 1920s, when cities began charging developers for the water rights required to serve new development.[3] Other states also charged impact fees to new development and in 1947, one of the first legal challenges

[3] Lillydahl, J.H, 1987. Impact Fees in Colorado: Economic, Political, and Legal Overview. Presented at A Symposium on Impact Fees, 1987 Conference of the American Planning Association. New York City. Cited in White and Dahl, 2001.

to impact fees was filed in Illinois. In that case, the Illinois Home Builders Association sued the Hinsdale Sanitary District over its tap fee. The case was appealed all the way to the Illinois Supreme Court who ruled that the District's fee was legal so long as the revenues were used for capital expenditures and not operating expenses.[4]

In Colorado, impact fee requirements were heavily influenced by a 1999 lawsuit between Krupp and the Breckenridge Sanitation District. The case, known as Krupp v. Breckenridge Sanitation District, was heard by the Colorado Supreme Court, who ruled that impact fees are legal so long as they meet certain requirements. The requirements defined in the ruling on Krupp v. Breckenridge Sanitation District were formally codified by the Colorado Legislature with the passage of Senate Bill 01S2-015, "An Act Concerning Land Development Charges That May Be Imposed by Local Governments."

The Bill, which modified Section 29-20-104.5 of Title 29 of Colorado Revised Statutes, allowed local governments to impose impact fees on new development to fund expenditures on capital facilities needed to maintain existing service standards.[5] The impact fees are applicable to a broad set of land uses and can be calculated based on development characteristics of local land uses that roughly approximate each land use's burden on capital facilities. This enabling legislation allowed municipalities to charge a single impact fee for each type of development (e.g., residential, commercial, and industrial) rather than calculating fees on a case-by-case basis so long as they meet the following criteria:

- Be a one-time charge imposed on new development;
- Quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts directly related to proposed development.
- Be reasonably related to the overall cost of capital. Fees must be fairly calculated and rationally based. Mathematical exactitude is not required, however, and the particular mode adopted by the entity assessing the fee is generally a matter of that entity's discretion;
- Ensure no impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development;
- Be imposed and collected by a local government using a publicly promulgated fee schedule and details of collection; and

[4] Carswell, A.T, 2012. The Encyclopedia of Housing, Second Edition. SAGE Publications. p. 385. ISBN 978-1-4129-8958-9. Retrieved 2023-04-03. Cited in Wikipedia, "Impact Fee"; accessed 2023-11-08 at https://en.wikipedia.org/wiki/Impact_fee.

[5] Local governments were defined as counties; home rule municipalities; and statutory cities, towns, territorial charter cities.

- Ensure that impact fees adopted by a local government do not require individual landowners to provide any site-specific dedication or improvements that meet the same need for capital facilities for which the impact fee is imposed.

Because the setting of rates and fees involves many questions of judgment and discretion, municipalities have the flexibility to choose the most appropriate rate-setting method so long as it uses reasonable assumptions and logic in the basis of calculating the development impact fee schedule.

U.S. Supreme Court Decisions

In *Sheetz v. County of El Dorado* (2024), the Supreme Court ruled that impact fees are subject to the takings clause. The two most notable court decisions that are used to analyze takings clause cases are often referred to as *Nollan* and *Dolan*[6].

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan,* the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

> *"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*[7]

Over the past two decades since *Dolan*, many communities have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, cities can only use impact fee revenue to cover the costs of any necessary expansion of capital facilities that are required to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of capital facility expansion needed to maintain, but not improve, existing standards of service.

Capital facilities. *Capital facilities* are the physical component of public services. Under Colorado statute, the definition of *capital* can include all equipment that has at least a five-year lifetime. It does not include personnel or any operational elements of service costs, even in

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6 *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

7 *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

circumstances where new staff are required to operate new facilities. Capital facilities generally include buildings, apparatus, vehicles, office furniture, and other support facilities.

Nature of capital investments. Not all capital facility costs are associated with community growth or with the expansion of capacity. Most municipalities make investments in capital facilities not because of growth pressures but for the repair and replacement of existing capital. For example, cities often make capital investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;
- *Betterment of existing facilities*, such as introducing new services or improving existing capital facilities without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

Communities are not allowed to account for such investments as part of impact fee calculations nor are they allowed to expend impact fee funds on such investments.

Capital Standards

In designing impact fees, a city must determine the appropriate capital standards applicable to each category of capital. Capital facility standards can vary widely between communities. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards. There are two primary approaches for calculating capital standards.

Capital buy-in approach. Capital standards can be estimated using the replacement value of specific capital facilities and the qualified equipment necessary for each category of capital facilities. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of $5 million would have a recreation center standard of 8 square feet per housing unit (i.e., 20,000 square feet/2,500 homes = 8 square feet per home) and a replacement value of $250 per square foot (i.e., $5 million/20,000 square feet = $250 per square foot). Thus, each existing residence would have an embedded recreational investment of $2,000 per home (i.e., $250 x 8 square feet = $2,000 per home), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

One important dimension of the capital buy-in approach is the use of the replacement value of each asset. As mentioned earlier, the purpose of impact fees is to maintain the current level of service. Therefore, the value of each asset should be assessed by its current functionality, not its dollar value. For example, even if a dump truck was purchased in 1980 and its present resale value is less than $10,000, the replacement value for that dump truck would be equal to the market rate of a new unit that performs the same function as the original vehicle.

If capital standards are defined using a capital buy-in approach, then calculations of those standards must account for any debt that applies against the relevant capital facilities. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.

Plan-based approach. Cities can also use a *plan-based approach* to set capital standards, which relies on capital improvement or other specific plans to estimate the value of capital required to serve future development. A plan-based approach requires forecasts of residential and commercial growth and detailed data on capital expansion plans and costs. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that communities must consider in designing fees appropriately are described above, but BBC also presents other considerations to be made:

- **Allocation by land use**. Courts have indicated that all forms of development that have capital facility impacts—that is, residential, industrial, commercial, and institutional developments—must pay their fair share of capital expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover expansion costs that result from new development.
- **Use specificity**. Impact fee calculations vary between different forms of land use. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for public services, then a city's impact fees should reflect that information.
- **Fund balances.** Fund balances represent cash investments the existing community has made into various capital expansion categories. When utilizing the capital buy-in approach for calculating development impact fees, these cash investments are combined with capital facilities valuations to arrive at the total capital investment that the community has made.
- **Redevelopment**. The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers**. Municipalities should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that meet or exceed the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates**. Impact fee calculations should be updated periodically to account for changes in costs and asset values. Most communities update their fees every year using an inflation multiplier and conduct updates to their impact fee studies every three to five years.

SECTION II.
Impact Fee Derivation

As described in Section I, there are several types of information that municipalities must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in developing police impact fees for the City of Glenwood Springs.

- **Capital standards.** BBC used the City's current investment in police capital facilities as the basis for determining capital standards for the fee (i.e., the capital buy-in approach). We obtained that information directly from the GSPD. The valuation included estimates of investments in buildings, vehicles, and durable equipment. Calculations of capital standards must account for any debt that exists in connection with relevant capital facilities. At the time of this study, the City of Glenwood Springs does not carry any debt against the police capital facilities described in this report.
- **Land use allocation**. It is important for communities to determine how impact fees should be allocated according to land use so that all forms of development (residential and non-residential) pay their fair share of expansion costs. In this study, the capital cost of police facilities is first divided between residential and non-residential development using a functional population approach. This model captures the way that different segments of the population occupy the City throughout the day, ensuring a proportional allocation of cost based on actual patterns of use.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demand for public services. For Glenwood Springs, this is addressed in two ways. Residential fees are tiered based on housing type and average household size, while non-residential fees vary by employment density across development types. These distinctions ensure that development which generates more frequent or intense service demand bears a corresponding share of police service costs.
- **Fund balance.** When using the capital buy-in approach, the balance of the police impact fee fund must be combined with capital facilities valuations to arrive at the total capital investment. With this study, GSPD is establishing impact fees for the first time and so does not have a current impact fee fund balance.
- **Proportionality:** By using GSPD's current investment in capital facilities to derive capital standards and then setting fee rates to replace the current standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. Existing standards will be the standards to which new growth will be held accountable.

Impact Fee Calculations

The calculation of residential and non-residential police impact fees for Glenwood Springs is detailed within this section.

Current investment in police facilities. The first step in calculating the impact fees is to determine the value of Glenwood Springs' current investment in police capital facilities. This includes buildings, vehicles, protective gear, communications systems, and other essential equipment used to deliver public safety services. The analysis uses a cost recovery—or capital buy-in—approach, which assumes that new development should replicate its proportional share of GSPD's existing capital investment in facilities. Figure II-1 presents GSPD's total capital facilities valuation ($7.8 million). GSPD does not currently have debt against its facilities.

Figure II-1.
Glenwood Springs Police Department Current Assets, 2025

Type of Capital Facilities	Replacement Value		Debt Against Asset		Equity Position for Fee Calculation
Buildings and Land					
Police Department	$5,075,000	-	$0	=	$5,075,000
Vehicle Impound Lot	$304,448	-	$0	=	$304,448
Vehicles, Apparatus, and Equipment					
Police Department Vehicle Fleet	$1,804,000	-	$0	=	$1,804,000
Radar Trailer	$10,000	-	$0	=	$10,000
Evidence Container	$8,000	-	$0	=	$8,000
AR-15 Patrol Rifles w/ Optics	$73,675	-	$0	=	$73,675
Patrol Handguns	$11,718	-	$0	=	$11,718
Less Lethal Shotguns	$2,457	-	$0	=	$2,457
Extra Firearms Acc ACOGs	$4,800	-	$0	=	$4,800
Body Armor - Duty	$29,700	-	$0	=	$29,700
Body Armor - Heavy Vests	$17,526	-	$0	=	$17,526
Body Armor - Helmets	$5,750	-	$0	=	$5,750
Handheld Lidar Unit	$12,500	-	$0	=	$12,500
Bola Wrap	$21,000	-	$0	=	$21,000
Taser Unit	$38,985	-	$0	=	$38,985
Target	$480	-	$0	=	$480
Holsters	$1,196	-	$0	=	$1,196
Suit	$1,200		$0	=	$1,200
Body Worn Cameras	$28,800	-	$0	=	$28,800
Evidence Trailer	$12,000	-	$0	=	$12,000
In-car Camera System	$33,000	-	$0	=	$33,000
Radar Units	$68,000	-	$0	=	$68,000
AED Units	$22,800	-	$0	=	$22,800
Copier	$2,006	-	$0	=	$2,006
IT Equipment	$71,400	-	$0	=	$71,400
Miscellaneous Officer Equipment	$125,550	-	$0	=	$125,550
Total Value of Police Capital Facilities for Fee Calculation					**$7,785,991**

Source: Glenwood Springs Police Department, 2025.

Functional population allocation. Next, the $7.8 million police capital facilities cost is allocated between residential and non-residential development using a functional population model. This model measures demand by considering how people (residents and workers) spend their time in the community across a typical day. Residents and employees utilize police services during the hours they are present in Glenwood Springs – residents primarily during mornings and evenings at home, and workers (including in-commuters) during daytime business hours.

By acknowledging patterns of time spent in residential versus non-residential settings, the functional population model apportions an appropriate share of the police facilities costs to residential development and to non-residential development in line with relative demand on police services. Figure II-2 presents the functional population calculation.

Figure II-2.
City of Glenwood Springs, Functional Population Allocation

Population Group		Residential Demand		Non-residential Demand	
		Hours per Person per Day	*Total Daily Hours*	*Hours per Person per Day*	*Total Daily Hours*
Total residents	9,970				
Employed residents	5,579				
Working within Glenwood Springs	*1,916*	*15*	*28,740*	*9*	*17,244*
Working outside of Glenwood Springs	*3,663*	*15*	*54,945*		
Non-working residents	4,391	20	87,820	4	17,564
Non-residents employed in Glenwood Springs (in-commuters)	7,445			9	67,005
Total employed in Glenwood Springs	9,361				
Total daily demand hours			**171,505**		**101,813**
Total daily share of demand			**62.7%**		**37.3%**
Share of police capital facilities valuation			**$4,885,651**		**$2,900,340**

Source: U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; BBC Research & Consulting, 2025.

As shown in Figure II-2, residents of Glenwood Springs are allocated 15 hours per day in residential settings in the City. Those working within the City are additionally allocated 9 hours per day in a non-residential setting. Non-working residents are allocated 20 hours per day in residential and 4 hours per day in non-residential settings, and commuters into Glenwood Springs (who work within the City but live elsewhere) are allocated 9 hours per day in non-residential settings.

Overall, the functional population model allocates 62.7 percent of police service demand (or, $4.9 million of the total $7.8 million capital facilities valuation) to residential development and 37.3 percent of service demand (or, $2.9 million of the total $7.8 million capital facilities valuation) to non-residential development.

Residential impact fee calculation. As stated above, the residential share of GSPD's capital cost is calculated by multiplying the total value of police facilities ($7.8 million) by the residential share percentage derived from the functional population model (62.7 percent). This results in $4.9 million in capital costs attributed to residential development.

BBC transformed this value into a per-resident cost by dividing the $4.9 million cost by the residential population of Glenwood Springs.[1] As shown in Figure II-3, the police facilities cost per resident is $490.

Figure II-3.
Maximum Allowable Police Impact Fees for Residential Development

	Population [A]	Police Capital Facilities Cost per Resident [B]	Est. Dwelling Units [C]	Household Size [D] = [A]/[C]	Police Impact Fee per Dwelling Unit [B] x [D]
Total residential	**9,970**				
Single family residential	*6,955*	$4.9 million / 9,970 residents = $490	2,431	2.86	$1,402
Multifamily residential	*3,015*		1,435	2.10	$1,030

Source: U.S. Census Bureau ACS 5-Year Estimates, 2023; BBC Research & Consulting, 2025.

Figure II-3 also presents the dwelling unit estimates within the City. BBC calculated household size for single-family and multifamily dwellings by dividing the population for each group by the corresponding number of dwelling units. The average household size for a single-family home is 2.86 people while the average household size for a multifamily dwelling unit is 2.10 people.

To translate this into a per-unit impact fee, BBC used average household size as a proxy for demand, distinguishing between single-family and multifamily units. Although housing unit size can vary, residential development tends to follow relatively consistent patterns of occupancy and use, particularly when compared with the diversity of non-residential land uses.

Applying this cost to each housing type yields the maximum allowable impact fee shown in Figure II-3: $1,402 for a single-family unit ($490 x 2.86) and $1,030 for a multifamily unit ($490 x 2.10).

[1] Population refers to residents living in typical residential development types (e.g., single family or multifamily dwellings) and does not include group quarters such as dormitories.

Non-residential impact fee calculation. The non-residential share of GSPD's capital facilities cost is calculated by multiplying the total value of police infrastructure ($7.8 million) by the non-residential share derived from the functional population model (37.3 percent). This results in $2.9 million of capital costs attributed to non-residential development. To distribute this cost across various land uses, BBC used employment density—defined as square feet per job—as a proxy for service demand. Because police service needs are primarily driven by the presence and activity of people rather than the size of buildings, this approach allows the fee to reflect relative service burden more accurately than square footage alone.

Figure II-4.
Maximum Allowable Police Impact Fees for Non-residential Development

Development Type	Est. Workers [A]	Police Capital Facilities Cost per Worker [B]	Employment Density (sq. ft. per job) [C]	Police Impact Fee per Sq. Ft. [B] x [C]
Retail & Commercial	2,771	$2.9 million / 9,361 workers = $310	302	$1.03
Office	2,556		326	$0.95
Institutional	3,321		430	$0.72
Warehouse & Storage	279		2,953	$0.10
Industrial	435		676	$0.46
Total	**9,361**			

Source: U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

Glenwood Springs' employment base comprises 9,361 total jobs allocated across five development categories[2] (shown in Figure II-4). Dividing the $2.9 million non-residential capital cost by total jobs yields a per-worker police capital cost of $310. This per-worker cost is then divided by the employment density of each development type[3] (in square feet per worker) to derive a cost per square foot. The result is a scaled fee that charges higher fees for development with greater use intensity (such as retail and office environments) than low-density uses like warehouses. This ensures that fees are proportionate to demand for police services.

The resulting maximum allowable non-residential impact fees are: $1.03 per square foot for retail & commercial development; $0.95 per square foot for office space; $0.72 per square foot for institutional space (such as schools or hospitals); $0.10 per square foot for warehouse & storage development; and $0.46 per square foot for industrial development.

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[2] Direct data linking jobs to the physical type of building or development setting they occupy are not available. While data sources such as the Census Bureau and the Bureau of Economic Analysis report on occupation or industry classifications, they do not indicate the type of building in which people work. To approximate employment by development type, BBC used job counts by NAICS industry sector from the Census Bureau's OnTheMap Inflow/Outflow analysis for Glenwood Springs. These industries were then mapped to the five non-residential development categories used in the fee model—Retail & Commercial, Office, Institutional, Warehouse & Storage, and Industrial—based on a reasoned allocation. For example, jobs in the Health Care and Social Assistance industry were attributed 70 percent to Institutional and 30 percent to Office, reflecting typical patterns of physical location for such services.

[3] Employment densities were derived from the ITE Trip Generation Manual 11th Edition.

Summary of impact fee results. The results of the residential and non-residential fee calculations are summarized in Figure II-5, which presents the recommended fees by development type and unit of measurement (per dwelling unit or per square foot).

Figure II-5.
Summary of Maximum Allowable Police Impact Fees for GSPD

Source:

Glenwood Springs Police Department, 2025; U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

Development Type	Maximum Allowable Police Impact Fee	
Residential		
Single family	$1,402	per dwelling unit
Multifamily	$1,030	per dwelling unit
Non-residential		
Retail & Commercial	$1.03	per square foot
Office	$0.95	per square foot
Institutional	$0.72	per square foot
Warehouse & Storage	$0.10	per square foot
Industrial	$0.46	per square foot

The City can choose to charge less than the amounts shown in Figure II-5, but it must apply discounts uniformly to all land use categories.

Impact fee revenue projection. Impact fees will bring revenue to the GSPD, helping to support necessary facilities expansion as development occurs in the community. The City's future growth is subject to real constraints, including the physical limitations of surrounding topography and the capacity of existing water and infrastructure systems.[4] However, Glenwood Springs remains a highly desirable place to live and work, and is expected to continue experiencing steady development over time.

The Glenwood Springs 2023 Strategic Housing Plan Update outlines possible future housing unit demand in the City, estimated at approximately 33 units annually in the near-term future.[5] To help illustrate the potential fiscal impact of the recommended impact fees, BBC estimated annual impact fee revenue using the City's development projections.

To support the estimate, BBC conservatively assumes that 50 percent of the annual housing unit demand will be met by new single family dwellings and 50 percent by new multifamily dwellings, and that non-residential development increases with employment growth, with an annual growth assumption of approximately 1 percent.

As shown in Figure II-6, on the following page, proportional impact fees for new development would generate an estimated $70,000 per year for GSPD to use on capital expansion, given the parameters outlined above.

[4] Glenwood Springs Comprehensive Plan Update, 2023.

[5] Glenwood Springs Strategic Housing Plan Update, 2023.

Figure II-6.
Projected Annual Police Impact Fee Revenues for GSPD

Note:

Projected development is shown in dwelling units for residential development and in square feet for non-residential development.

*The scenario assumes annual demand for 33 new housing units, 50 percent single family homes and 50 percent multifamily dwellings. The scenario also assumes 1 percent annual growth in non-residential development square footage.

Source:

Glenwood Springs Police Department, 2025; U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; ITE Trip Generation Manual 11th Edition, 2021; Glenwood Springs Strategic Housing Plan, 2023; BBC Research & Consulting, 2025.

Development Type	Projected Annual Growth* (dwelling units or sq. ft.)	Projected Annual Revenue
Residential		
Single family residential	17	$23,834
Multifamily residential	17	$17,503
Non-residential		
Retail & Commercial	8,362	$8,586
Office	8,333	$7,918
Institutional	14,280	$10,288
Warehouse & Storage	8,231	$864
Industrial	2,941	$1,348
	Projected annual revenue	**$70,340**

Figure II-6 illustrates the potential for impact fees to contribute to GSPD's funding for capital expansion, ensuring that police services keep pace with regional growth without overburdening existing development.

SECTION III.
Implementation Recommendations

As the City of Glenwood Springs evaluates whether or not to adopt the full police cost recovery fee amounts summarized above, we offer the following implementation recommendations for consideration.

Setting impact fee amounts. Cities must balance multiple objectives when setting impact fees, including funding necessary infrastructure, maintaining affordability, and staying competitive with neighboring communities. The police impact fees recommended in this study represent the maximum allowable level based on the cost of providing capital facilities to serve new development. However, municipalities may choose to set fees below this maximum.

If the City decides to adopt a lower fee initially, one approach is to implement gradual annual increases over a three- to five-year period. This phased approach allows the City to remain competitive in the short term while ensuring that fees eventually reflect the full cost of growth-related infrastructure needs. However, if the City elects to adopt impact fees at levels below those recommended in this report, it should identify other sources of revenue to keep the impact fee funds "whole."

Compliance with Sheetz v El Dorado Co. The City should establish a process to address unique scenarios that may require further individualization of police impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development, ensuring compliance with Sheetz v. County of El Dorado, Cal., 601 U.S. 267 (2024).

Impact fee credits. If the City requires a developer to contribute capital improvements or construct facilities that offset the need for police capital expansion, that developer should be eligible for a credit against the fee owed. To administer this process consistently, the City should establish a formal credit application procedure that places the burden of documentation on the applicant. Developers seeking a credit would need to submit evidence demonstrating the value and relevance of their contributions. City staff would evaluate the application to determine whether it satisfies the criteria for a credit, ensuring it meets the same public safety standards the impact fee is designed to support.

The use of an impact fee credit can allow the City to consider opportunities for economic development. Development projects that align with Glenwood Springs' economic development goals should be made aware of the process and terms of the impact fee credit application.

If the City decides to issue an impact fee credit, it must identify an alternate source of revenue to keep the police impact fee funds "whole." Some local governments in Colorado choose to dedicate a portion of the sales and property tax from a development for this purpose. Whatever the reimbursement mechanism, the City should also adopt a list of criteria for economic development waivers so that all builders/developers enjoy a level playing field in their pursuit of potential fee relief.

Additional recommendations. BBC offers the following additional recommendations regarding implementation of impact fees for Glenwood Springs Police Department:

- The City should provide the development community with a minimum of three to six months' notice prior to implementing the updated police impact fee schedule. This advance notice ensures developers have sufficient time to adjust project budgets and timelines.
- The City should maintain its police impact fee fund in an interest-bearing account that is separate and apart from its general fund. All fees collected in accordance with the impact fee schedule shall be deposited and accounted for as required in *Colorado Revised Statutes Title 29, Article 1, Part 8, Section 29-1-803*.
- The City should adhere to a written policy governing expenditure of monies from its police impact fee fund. Withdrawals from the impact fee fund should only be used to pay for growth-related capital facilities with a service life of five or more years. All proceeds shall be used in conformance with *Colorado Revised Statutes Title 29, Article 20, Part 1, Section 29-20-104.5*.
- The City should prohibit the payment of operational expenses with police impact fees, including the repair and replacement of existing facilities not necessitated by growth. In cases where GSPD expects new capital facilities to partially replace existing capacity and to partially serve new growth, the City and its legal counsel should determine, to the best of its ability, what percentage of repair and replacement is necessary to serve new development and should use that as the basis of allocating funding for repair and replacement needs.
- The City should update its impact fee studies periodically (e.g., every three to five years) as it invests in additional equipment and facilities and as future development occurs, to ensure its impact fees reflect its existing service standards.
- Between updates, the City should adjust its police impact fees annually at the start of each year based on the U.S. Bureau of Labor Statistics' Mountain-Plains Information Office's consumer price index for the Mountain-Plains Region.[1]

[1] https://www.bls.gov/regions/mountain-plains/cpi-summary

GLENWOOD SPRINGS PD AND FPD IMPACT FEE STUDY

JUNE 5, 2025

Presented by

Dr. Michael Verdone, *Director*
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Denver, Colorado 80202
(303) 321-2547
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BBC 55 YEARS
RESEARCH & CONSULTING

BACKGROUND

- In 2025, BBC began working with the City of Glenwood Springs to conduct an update of its police department impact fees in addition to conducting a study to establish impact fees for Glenwood Springs Fire Department and Glenwood Springs Rural Fire Protection District.
- BBC worked closely with City staff throughout the process to collect and validate information, calculations, and recommendations.
- Impact fees were calculated for residential and non-residential development types.

WHAT ARE IMPACT FEES?

“Fees collected through a set schedule or formula, spelled out in a local ordinance….fees are levied only against new development projects as a condition of permit approval to fund infrastructure needed to serve the proposed development. Impact fees are calculated to cover the proportionate share of the capital costs for that infrastructure…”

Source: Juergensmeyer, Julian C., and Thomas E. Roberts. Land Use Planning and Development Regulatory Law. St. Paul, MN: WestGroup, 2003; and ImpactFees.com, Duncan Associates, 20 February 2008.

IMPACT FEES ARE IMPORTANT

- Fees from new construction provide a fair contribution toward public infrastructure and help mitigate public opposition to development.
- Long-term financial planning becomes more consistent through systematic funding approaches.
- Supports orderly growth and land use by reinforcing broader planning goals.
- Contributes to the availability of necessary facilities and services in expanding areas.
- Replaces ad hoc negotiations with a transparent, consistent fee structure developers can plan for.

IMPACT FEES IN COLORADO

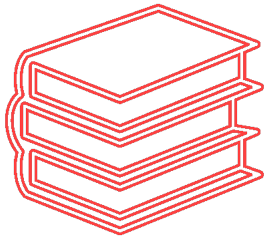
- **Early Roots (1920s):** Cities began charging developers for water rights required to serve new developments—an early form of impact fee.

- **Colorado Legal Foundation (1999):** *Krupp v. Breckenridge Sanitation District* ruled impact fees are legal if they meet standards of reasonableness and proportionality.

- **Codification in State Law (2001):** Senate Bill 01S2-015 authorized governments to impose impact fees under C.R.S. 29-20-104.5 for capital facilities needed to maintain service levels.

- **Expansion to Fire Districts (2016 - 2024):** HB16-1088 allowed fire protection districts to collect impact fees via intergovernmental agreements. SB24-194 eliminated the intergovernmental agreement requirement and allowed fire and ambulance districts to directly levy impact fees and propose sales taxes, pending voter approval.

IMPACT FEE REQUIREMENTS



- Essential nexus between development and required infrastructure
- Fees must be roughly proportional to impact
- Fees are one-time payments
- Only used for capital infrastructure with a minimum lifespan of five years
- Fee revenues must be segregated from other funds
- Fees must be used for capital expansion, not to address existing deficiencies
- Fees must be imposed on all forms of development
- Fee-payer must have a reasonable expectation of benefit

WHAT IS/IS NOT INCLUDED?

- Engines and vehicles – **Yes**
- Stations and buildings, including improvements to maintain service – **Yes**
- Equipment, apparatus, tech, etc. – **Yes**

- Repair and replacement – **No**
- Operations and maintenance - **No**
- Betterment and expansion unrelated to development – **No**

IMPACT FEE METHODS

- **Capital Buy-In Approach**: Charges new development a proportionate share of the value of existing infrastructure capacity, based on the idea that newcomers "buy in" to facilities already built by the community.

- **Plan-Based Approach**: Bases fees on the cost of future capital projects needed to serve new growth, ensuring development pays for its projected impact on planned infrastructure expansions.

POLICE DEPARTMENT IMPACT FEES

POLICE METHODOLOGY

- **Key driver of demand**: Police demand is **driven by people**—residents, workers, and visitors. So the analysis is based on population and employment growth.

- **Capital buy-in approach**: This method estimates the value of existing police capital per person or employee today, and asks new development to "buy in" at the same level to maintain service standards.

  - "If the city currently provides $1,000 worth of police facilities per person, then a new development with 3 people needs to pay $3,000 to keep the same level of service."

- **Replacement value matters**: We base the value of vehicles and facilities on what it would cost to replace them today—not what the City paid years ago—because that's what the City will have to spend in the future.

WHAT IS DEVELOPMENT BUYING IN TO?

- **Buildings and land** – Police Department and impound lot
- **Vehicles** – Vehicles are specialized, durable units equipped to support patrol, emergency response, and public safety operations across varying conditions and terrains.
- **Equipment** – Police equipment includes essential gear such as radios, protective vests, firearms, and communication systems that enable officers to perform their duties safely and effectively.
- **Total value - $7.8 million**

Type of Capital Facilities	Replacement Value		Debt Against Asset		Equity Position for Fee Calculation
Buildings and Land					
Police Department	$5,075,000	-	$0	=	$5,075,000
Vehicle Impound Lot	$304,448	-	$0	=	$304,448
Vehicles, Apparatus, and Equipment					
Police Department Vehicle Fleet	$1,804,000	-	$0	=	$1,804,000
Radar Trailer	$10,000	-	$0	=	$10,000
Evidence Container	$8,000	-	$0	=	$8,000
AR-15 Patrol Rifles w/ Optics	$73,675	-	$0	=	$73,675
Patrol Handguns	$11,718	-	$0	=	$11,718
Less Lethal Shotguns	$2,457	-	$0	=	$2,457
Extra Firearms Acc ACOGs	$4,800	-	$0	=	$4,800
Body Armor - Duty	$29,700	-	$0	=	$29,700
Body Armor - Heavy Vests	$17,526	-	$0	=	$17,526
Body Armor - Helmets	$5,750	-	$0	=	$5,750
Handheld Lidar Unit	$12,500	-	$0	=	$12,500
Bola Wrap	$21,000	-	$0	=	$21,000
Taser Unit	$38,985	-	$0	=	$38,985
Target	$480	-	$0	=	$480
Holsters	$1,196	-	$0	=	$1,196
Suit	$1,200		$0	=	$1,200
Body Worn Cameras	$28,800	-	$0	=	$28,800
Evidence Trailer	$12,000	-	$0	=	$12,000
In-car Camera System	$33,000	-	$0	=	$33,000
Radar Units	$68,000	-	$0	=	$68,000
AED Units	$22,800	-	$0	=	$22,800
Copier	$2,006	-	$0	=	$2,006
IT Equipment	$71,400	-	$0	=	$71,400
Miscellaneous Officer Equipment	$125,550	-	$0	=	$125,550
Total Value of Police Capital Facilities for Fee Calculation					**$7,785,991**

COST ALLOCATION AND FUNCTIONAL POPULATION

Population Group		Residential Demand: Hours per Person per Day	Residential Demand: Total Daily Hours	Non-residential Demand: Hours per Person per Day	Non-residential Demand: Total Daily Hours
Total residents	9,970				
Employed residents	5,579				
Working within Glenwood Springs	*1,916*	*15*	*28,740*	*9*	*17,244*
Working outside of Glenwood Springs	*3,663*	*15*	*54,945*		
Non-working residents	4,391	20	87,820	4	17,564
Non-residents employed in Glenwood Springs (in-commuters)	7,445			9	67,005
Total employed in Glenwood Springs	9,361				
Total daily demand hours			**171,505**		**101,813**
Total daily share of demand			**62.7%**		**37.3%**
Share of police capital facilities valuation			**$4,885,651**		**$2,900,340**

RESIDENTIAL IMPACT FEE CALCULATION

	Population [A]	Police Capital Facilities Cost per Resident [B]	Est. Dwelling Units [C]	Household Size [D] = [A]/[C]	Police Impact Fee per Dwelling Unit [B] x [D]
Total residential	**9,970**				
Single family residential	*6,955*	$4.9 million / 9,970 residents = $490	2,431	2.86	$1,402
Multifamily residential	*3,015*		1,435	2.10	$1,030

NON-RESIDENTIAL IMPACT FEE CALCULATION

Development Type	Est. Workers [A]	Police Capital Facilities Cost per Worker [B]	Employment Density (sq. ft. per job) [C]	Police Impact Fee per Sq. Ft. [B] / [C]
Retail & Commercial	2,771	$2.9 million / 9,361 workers = $310	302	$1.03
Office	2,556		326	$0.95
Institutional	3,321		430	$0.72
Warehouse & Storage	279		2,953	$0.10
Industrial	435		676	$0.46
Total	**9,361**			

POLICE IMPACT FEE SCHEDULE

Figure II-5.
Summary of Maximum Allowable Police Impact Fees for GSPD

Source:

Glenwood Springs Police Department, 2025; U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

Development Type	Maximum Allowable Police Impact Fee
Residential	
Single family	$1,402 per dwelling unit
Multifamily	$1,030 per dwelling unit
Non-residential	
Retail & Commercial	$1.03 per square foot
Office	$0.95 per square foot
Institutional	$0.72 per square foot
Warehouse & Storage	$0.10 per square foot
Industrial	$0.46 per square foot

POLICE IMPACT FEE REVENUE PROJECTIONS

Figure II-6.
Projected Annual Police Impact Fee Revenues for GSPD

Note:

Projected development is shown in dwelling units for residential development and in square feet for non-residential development.

*The scenario assumes annual demand for 33 new housing units, 50 percent single family homes and 50 percent multifamily dwellings. The scenario also assumes 1 percent annual growth in non-residential development square footage.

Source:

Glenwood Springs Police Department, 2025; U.S. Census Bureau ACS 5-Year Estimates, 2023; OnTheMap Inflow/Outflow Analysis, 2022; ITE Trip Generation Manual 11th Edition, 2021; Glenwood Springs Strategic Housing Plan, 2023; BBC Research & Consulting, 2025.

Development Type	Projected Annual Growth* (dwelling units or sq. ft.)	Projected Annual Revenue
Residential		
Single family residential	17	$23,834
Multifamily residential	17	$17,503
Non-residential		
Retail & Commercial	8,362	$8,586
Office	8,333	$7,918
Institutional	14,280	$10,288
Warehouse & Storage	8,231	$864
Industrial	2,941	$1,348
	Projected annual revenue	**$70,340**

FIRE DEPARTMENT IMPACT FEES

METHODOLOGY

- **Key driver of demand:** Fire protection demand is driven by the **size and complexity of buildings**.
  - ITE employment rates serve as a practical proxy for non-residential land use intensity factors that influence fire risk and service needs.

- **Capital buy-in approach:** This method calculates how much investment currently exists in fire stations, engines, and gear, and asks new development to contribute at the same level to maintain existing service quality.

- **Replacement value matters:** We base our numbers on what it would cost to **replace** fire engines and stations **today**, not what they cost 10 or 20 years ago. Why? Because that's the amount the department will need to spend to serve future growth.

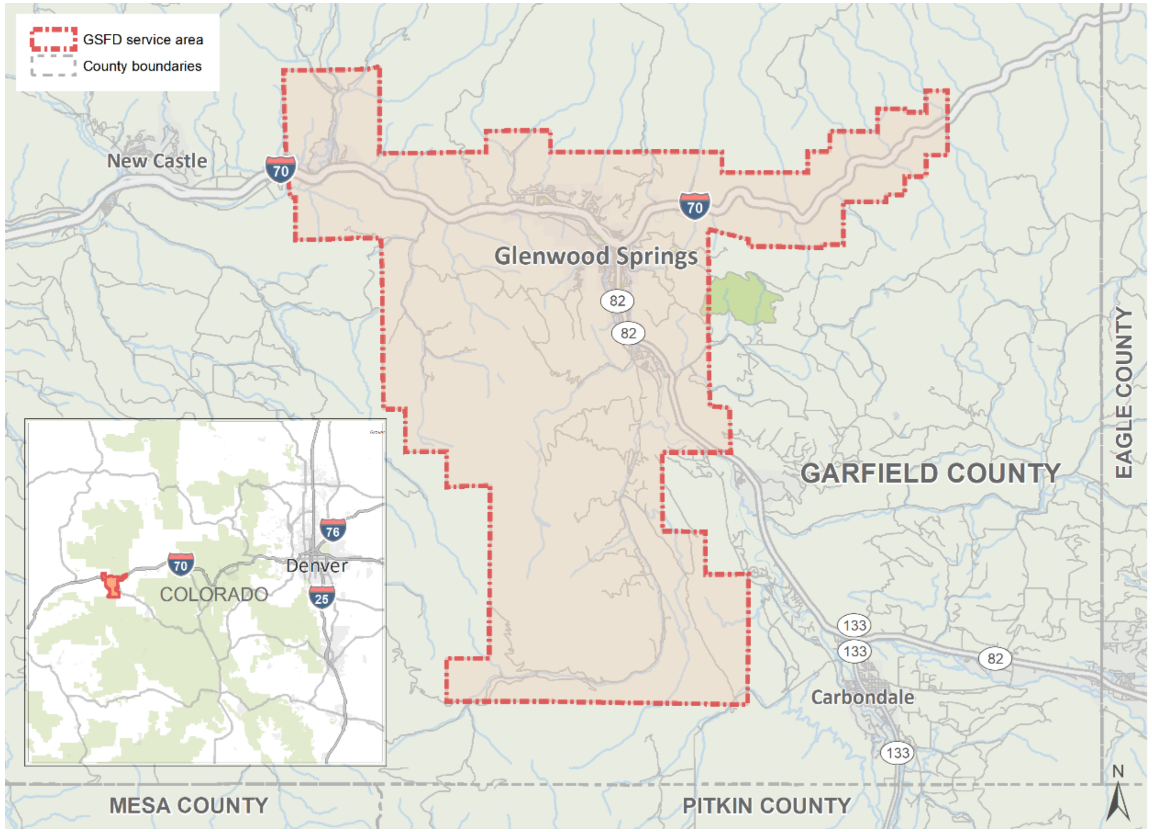
WHAT IS DEVELOPMENT BUYING IN TO?

- **Buildings and land** – Three stations and training ground
- **Vehicles** – Fire department vehicles include specialized apparatus such as engines, ladders, and rescue units designed to transport personnel, equipment, and water to emergency scenes quickly and effectively.
- **Equipment** – Fire department equipment includes tools and gear like hoses, turnout gear, self-contained breathing apparatus (SCBA), and medical supplies essential for firefighting, rescue, and emergency medical response.
- **Total value - $37.2 million**

Type of Capital Facilities	Replacement Value		Debt Against Asset		Equity Position for Fee Calculation
Buildings and Land					
Station 71	$7,634,425	-	$0	=	$7,634,425
Station 72	$11,106,775	-	$0	=	$11,106,775
Station 73	$6,251,370	-	$0	=	$6,251,370
Training Ground	$620,000	-	$0	=	$620,000
Vehicles and Apparatus					
(3) Ambulances	$1,636,815	-	$0	=	$1,636,815
(1) Reserve Ambulance	$469,008	-	$0	=	$469,008
(2) Engines	$2,197,054	-	$0	=	$2,197,054
(1) Reserve Engine	$1,025,086	-	$0	=	$1,025,086
(2) Ladder Trucks	$2,906,619	-	$0	=	$2,906,619
(2) Tenders	$1,419,906	-	$0	=	$1,419,906
Misc. specialty & fleet vehicles & apparatus	$970,728	-	$0	=	$970,728
Miscellaneous Equipment					
Equipment including SCBA, PPE, portable, and communications	$980,285	-	$0	=	$980,285
Impact Fee Fund					
Fund balance	$0	-	$0	=	$0
Total Value of Fire Capital Facilities for Fee Calculation					**$37,218,071**

DEVELOPMENT SERVED BY GSFD

Development Type	Unit Count	Total Square Footage	Percent of Total Square Footage
Residential	**5,918**	**9,800,474**	**65.8%**
Single family residential	3,250	6,818,841	45.8%
Dwellings up to 1,999 SF	1,672	2,184,192	14.7%
Dwellings 2,000 to 2,999 SF	1,011	2,439,662	16.4%
Dwellings 3,000 to 3,999 SF	395	1,341,848	9.0%
Dwellings 4,000+ SF	172	853,140	5.7%
Multifamily residential	2,668	2,981,633	20.0%
Non-residential	**762**	**5,088,977**	**34.2%**
Retail & Commercial	437	3,299,414	22.2%
Office	140	575,928	3.9%
Public & Institutional	111	791,437	5.3%
Warehouse & Industrial	74	422,198	2.8%



RESIDENTIAL IMPACT FEE CALCULATION

Calculation of Residential Impact Fees

	Residential Share of Fire Capital Value **[A]**	Residential Land Use Distribution **[B]**	Costs by Land Use Category **[C] = [A] x [B]**	Existing Development **[D]**	**Impact Fee** (Costs by Land Use Category / Existing Development) **[C] / [D]**	
Single family residential		69.6%	$17,044,559	3,250		
Dwellings up to 1,999 SF		22.3%	$5,462,949	1,672	**$3,267**	per dwelling
Dwellings 2,000 to 2,999 SF		24.9%	$6,098,245	1,011	**$6,032**	per dwelling
Dwellings 3,000 to 3,999 SF	$24,497,528	13.7%	$3,354,119	395	**$8,491**	per dwelling
Dwellings 4,000+ SF		8.7%	$2,132,531	172	**$12,398**	per dwelling
Multifamily residential		30.4%	$7,452,969	2,668	**$2,793**	per dwelling unit

NON-RESIDENTIAL IMPACT FEE CALCULATION

Calculation of Non-residential Impact Fees							
	Non-residential Share of Fire Capital Value **[A]**	Employees per 1,000 SF **[B]**	Existing Development (SF) **[C]**	Weighted Employment **[D] = [B] x [C/1,000]**	Share of Total Employment **[E] = [D] / ∑[D]**	**Impact Fee** (Total Value x Share of Emp / Existing Development) **[A] x [E] / [C]**	
Non-residential			5,088,977	14,762			
Retail & Commercial	$12.7 million	3.1	3,299,414	10,283	69.7%	**$2.69**	per square foot
Office		3.3	575,928	1,892	12.8%	**$2.83**	per square foot
Public & Institutional		2.6	791,437	2,064	14.0%	**$2.25**	per square foot
Warehouse & Industrial		1.2	422,198	524	3.5%	**$1.07**	per square foot

FIRE IMPACT FEE SCHEDULE

Figure II-5.
Summary of Maximum Allowable Impact Fees for GSFD

Development Type	Impact Fee
Residential	
Single family residential	
Dwellings up to 1,999 SF	$3,267 per dwelling unit
Dwellings 2,000 to 2,999 SF	$6,032 per dwelling unit
Dwellings 3,000 to 3,999 SF	$8,491 per dwelling unit
Dwellings 4,000+ SF	$12,398 per dwelling unit
Multifamily residential	$2,793 per dwelling unit
Non-residential	
Retail & Commercial	$2.69 per square foot
Office	$2.83 per square foot
Public & Institutional	$2.25 per square foot
Warehouse & Industrial	$1.07 per square foot

Source:

Glenwood Springs Fire Department; Garfield County Assessor; ITE Trip Generation Manual 11th Edition, 2021; BBC Research & Consulting, 2025.

FIRE IMPACT FEE REVENUE PROJECTIONS

Figure II-6.
Projected Annual Impact Fee Revenues for GSFD

Note:

Estimates of future development are shown in dwelling units for residential development and in square feet for non-residential development.

*The scenario assumes annual demand for 66 new housing units, 50 percent single family homes and 50 percent multifamily dwellings. The scenario also assumes 1 percent annual growth in non-residential development square footage.

Source:

Glenwood Springs Fire Department; Garfield County Assessor; ITE Trip Generation Manual 11th Edition, 2021; Glenwood Springs Strategic Housing Plan, 2023; BBC Research & Consulting, 2025.

Development Type	Projected Annual Growth* (dwelling units or sq. ft.)	Projected Annual Revenue
Residential		
Single family residential		
Dwellings up to 1,999 SF	17	$55,544
Dwellings 2,000 to 2,999 SF	10	$60,319
Dwellings 3,000 to 3,999 SF	4	$33,966
Dwellings 4,000+ SF	2	$24,797
Multifamily residential	33	$92,184
Non-residential		
Retail & Commercial	32,994	$88,608
Office	5,759	$16,304
Public & Institutional	7,914	$17,783
Warehouse & Industrial	4,222	$4,511
	Projected annual revenue	**$394,016**

RECOMMENDATIONS

- **Impact fees** – BBC recommends adopting the impact fees at their maximum allowable level to ensure funding is adequate to keep pace with demands created by new development.
- **Credits** – Developers should receive credits for all or part of growth-related infrastructure that would otherwise be financed by impact fees.
- **Phasing** – Some municipalities set a date for implementation 6 to 12 months into the future to avoid disrupting projects already underway. The exact timing of phase-in is flexible.
- **Accounting** – Continue maintaining impact fees in separate funds and use exclusively for growth-related capital investment.

RECOMMENDATIONS

- **Financial responsibility of current residents** – Where construction of new facilities is not fully funded by impact fees, existing residents and businesses must contribute their pro rata share.
- **Fee updates** – Fees should be inflation-adjusted each year using an inflation index and recalculated every three to five years to ensure consistency with costs and growth figures.
- **Sheetz v. Co of El Dorado** – GSFD should establish a process to address unique scenarios that may require further individualization of impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development.

THANK YOU

JUNE 5, 2025

Presented by

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BBC 55 YEARS
RESEARCH & CONSULTING

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

Agenda Item:	Project Updates
Action Requested:	No action requested.
Department:	Engineering
Presented By:	Ryan Gordon
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	
Issues:	Staff will provide an update on construction projects throughout the City.
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	NA

City Council

STAFF REPORT

City of Glenwood Springs

July 11, 2025

Agenda Item: Ordinance 2025-22; Amending MTC 120.040.020 – Section 1816 Vehicle Impound Hearing

Action Requested: Review and adoption of updated MTC Section 1816

Department: Police Department

Presented By: John Hassell

Strategic Goals: In line with Glenwood Springs Council goals to ensure public safety and provide efficient and responsive service, streamline effectiveness for owners of impounded vehicles to have the opportunity to request a probable cause hearing in a reasonable time for both the owner of the impounded vehicle and Glenwood Springs Municipal Court.

Background Info: Dating back to 1994, Glenwood Springs Municipal Code adoption of the MTC Section 1816 (Impoundment of Vehicles) required Glenwood Springs Municipal Court to conduct a probable cause hearing withing three days of a written request.

Issues: The Glenwood Springs Municipal Court is in session only on Tuesdays (excluding Holidays). Currently, the existing Ordinance requires a hearing withing 3 days of request and does not consider the conflict of "Tuesday only" court days. In many situations, this quick turnaround may not give the Court sufficient time to gather police reports, based on current GSPD Records Management System (RMS) confinements. Increased reporting documents and computer-based data entry have increased the workflow for both officers and Records technicians to produce reports in such a short period.

Presented before you in Ordinance NO. 22 provides a solution outlined in the Staff Recommendation below.

Fiscal Impact: None

Legal Review: Yes

Staff Recommendation: City Staff has recommended an amendment to Section 120.040.020(17) of the Code changing the timing of municipal court hearings related to the impoundment of vehicles to the next available court date at least 48 hours after the incident, upon written request

ORDINANCE NO. 22

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 120.040.020 OF THE GLENWOOD SPRINGS MUNICIPAL CODE REGARDING SCHEDULING OF IMPOUNDMENT HEARINGS.

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, C.R.S. § 42-4-110 provides for uniform traffic regulations throughout the state and C.R.S. § 31-16-201 *et seq*. authorizes local governments to adopt uniform codes by reference, including the Model Traffic Code; and

WHEREAS, by Ordinance No. 14, Series of 2023, the City adopted by reference the 2020 Model Traffic Code for Colorado as Section 120.040.010 to the Glenwood Springs Municipal Code (the "Code"); and

WHEREAS, Section 120.040.020 of the Code sets forth local additions, deletions, or modifications to the Model Traffic Code; and

WHEREAS, Section 120.040.020(17) "Section 1816. Impoundment of Vehicles" of the Code requires probable cause hearings regarding the impoundment of vehicles to be conducted within 3 days of receipt of a written request; and

WHEREAS, the Glenwood Springs Municipal Court is in session only on Tuesdays; and

WHEREAS, City Staff has recommended an amendment to Section 120.040.020(17) of the Code changing the timing of municipal court hearings related to the impoundment of vehicles to the next available court date at least 48 hours after the incident, upon written request; and

WHEREAS, the City Council finds and declares that the Code amendments as set forth in **Exhibit A** attached hereto are 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. **Amendment**. The Code is hereby amended as set forth in the attached **Exhibit A**.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED PUBLISHED BY TITLE ONLY THIS ____ DAY OF ____________ 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

____

Marco Dehm, 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

____

Marco Dehm, Mayor

ATTEST:

____

Ryan Muse, City Clerk

EXHIBIT A

The following sections of the Municipal Code are amended as follows with double underlined text added and ~~strike through text~~ deleted.

TITLE 120 – CRIMINAL PROVISIONS

ARTICLE 120.010 – TRAFFIC REGULATIONS

Section 120.040.020– Additions, deletions, or modifications to the Model Traffic Code.

* * * *

(17) Part 18 of the Model Traffic Code is hereby amended, by the addition of Sections 1815 and 1816 to read as follows

"**Section 1816. Impoundment of Vehicles**."

"(a) Notice. Whenever a police officer orders the towing of a vehicle pursuant to C.R.S. § 42-4-1803, the Police Department shall follow the procedures for determination and notification of the owner as set forth in C.R.S. § 42-4-1804. Notification of the owner shall be made upon forms supplied by the Colorado Department of Motor Vehicles pursuant to C.R.S. § 42-4-1804(5), and shall include the following statement:

"A Police Officer has ordered the towing of your vehicle. If you feel that the impoundment of your vehicle is improper, you have ten (10) days from the date of this notice to file a written request with the Glenwood Springs Municipal Court located at 101 W. 8th Street, for a hearing regarding the propriety of this impoundment. Such hearing shall be scheduled ~~within three (3) days, excluding Saturday, Sunday and City holidays, of the date~~ at the next available court date at least 48 hours after the incident upon your written request ~~is received by~~ to the Glenwood Springs Municipal Court. The Court shall be empowered to waive the towing and storage fees if it is found that the impoundment was improper. The retrieval of your vehicle from impoundment does not waive your right to a subsequent hearing and reimbursement. In conjunction with a request for a hearing, you are encouraged to also contact the Police Department of the City of Glenwood Springs for purposes of resolving a dispute concerning the impoundment of your vehicle without the necessity of having a formal hearing.

"(b) Hearing. A hearing shall be conducted before the Glenwood Springs Municipal Court ~~within three (3) days of~~ at the next available court date at least 48 hours after the incident upon receipt of a written demand therefor from the person seeking the hearing, unless such person waives the right to a speedy hearing in writing. ~~Saturdays, Sundays and City holidays are to be excluded from the calculation of the three-day period.~~ The sole issue before the Court shall be whether there was probable cause to impound the vehicle in question.

"Probable cause to impound' shall mean such a state of facts as would lead a person of ordinary care and prudence to believe that there was sufficient breach of law to grant legal authority for the removal of the vehicle.

"The Court shall conduct the hearing in an informal manner and shall not be bound by technical rules of evidence. The person demanding the hearing shall carry the burden of establishing that such person has the right to possession of the vehicle. The City shall carry the burden of establishing that there was probable cause to impound the vehicle in question. The burden of proof shall be by a preponderance of the evidence. Failure of the registered or legal owner or their agent to request or attend a scheduled post-seizure hearing shall be deemed a waiver of the right to such hearing.

* * * *

City Council

STAFF REPORT

City of Glenwood Springs

July 17, 2025

Agenda Item:	Ordinance 2025-24; Budget Amendment #4
Action Requested:	Approval of Budget Amendment.
Department:	City Administration
Presented By:	Steve Boyd
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Generate Sustainable Economic Development
Background Info:	Periodically, the budget is amended for things Council has approved after the original budget passed, things that were not included in the original budget and items carried over from the previous fiscal year.
Issues:	None.
Fiscal Impact:	Detailed in financial exhibit.
Legal Review:	NA
Staff Recommendation:	Staff recommends approval of the budget amendment so that our year to date financial statements are accurate.

ORDINANCE NO. 24

Series of 2025

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING THE 2025 APPROPRIATION ORDINANCE TO REFLECT CARRYOVERS FROM THE 2024 BUDGET, REALLOCATION OF FUNDS, AND EXPENDITURES APPROVED AFTER SUBMISSION OF THE 2025 BUDGET.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 17th DAY OF JULY, 2025.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:

____
Marco Dehm, Mayor

____
Ryan Muse, City Clerk

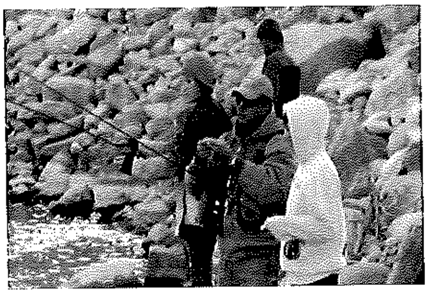
Exhibit A

Ordinance 2025-24 Budget Amendment #4

Fund	Org	Object	Type	Increase	Decrease	Decription (Date Approved)	Account
General							
01	0100020	41210	Revenue		$568,323	Mid year forecast adjustment	General Sales Tax
01	0100020	41310	Revenue		$36,487	Mid year forecast adjustment	Use Tax
01	01120	53710	Expense	$100,000		Contribution to Aspen/Basalt Mobile Home Park (June 19)	Contributions/Donations
Street and Infrastructure Tax							
13	1300020	41210	Revenue		$378,877	Mid year forecast adjustment	General Sales Tax
13	1300020	41310	Revenue		$24,323	Mid year forecast adjustment	Use Tax
Bus Tax							
18	1800020	41210	Revenue		$75,770	Mid year forecast adjustment	General Sales Tax
18	1800020	41310	Revenue		$4,865	Mid year forecast adjustment	Use Tax
Water							
21	2145	60000	Expense	$141,500		Flocculator Replacement Project Bid Adjustment (April 3)	Projects
Capital Projects Fund							
31	3100020	41210	Revenue		$189,439	Mid year forecast adjustment	General Sales Tax
31	3100020	41310	Revenue		$12,162	Mid year forecast adjustment	Use Tax
31	3135	60000	Expense	$45,000		Former Youth Zone Roof and Improvements (May 15)	Projects - General Govt
31	3130	55910	Transfer Out	$39,000		Street Sweeper (April 3)	Transfer to Fleet Fund
31	3120	59520	Expense	$30,000		CPR machines for patrol vehicles	Capital Outlay - Pub Safety
31	3100040	42310	Revenue	$125,735		Wave Park Improvements (May 1)	Grants
31	3130	60000	Expense	$258,130		Wave Park Improvements (May 1)	Projects - Parks
A&I							
33	3300020	41210	Revenue		$378,877	Mid year forecast adjustment	General Sales Tax
33	3300020	41310	Revenue		$24,324	Mid year forecast adjustment	Use Tax
Fire EMS							
43	4320040	42310	Revenue	$1,000,000		Colorado Strategic Wildfire Action Grant (June 5)	Grants
43	43133	51710	Expense	$1,000,000		Colorado Strategic Wildfire Action Grant (June 5)	Professional Services
43	4320040	42310	Revenue	$20,000		Bunker Gear Extraction Tool (Grant)	Grants
43	43133	51810	Expense	$20,000		Bunker Gear Extraction Tool	Capital Outlay
Conservation Trust							
48	4835	60000	Expense	$14,250		Evaporator Condensor at ice rink bid adjustment (April 3)	Projects - Parks
Fleet							
64	6430070	44430	Transfer In	$39,000		Street Sweeper (April 3)	Funding Public Works
64	64110	59520	Expense	$39,000		Street Sweeper (April 3)	Capital Outlay - Pub Works
64	64110	59520	Expense	$78,705		Fire Sprinkler System and Installation (April 3)	Capital Outlay - Pub Works
Fire EMS							
70	7000040	42310	Revenue	$62,818		Reimbursement for GS portion of paging system	Grants
70	70134	59520	Expense	$200,000		Paging system - full cost without grant reimbursement	Capital Outlay
70	70134	59520	Expense	$58,890		Extrication Tool Replacement	Capital Outlay
Totals Include Revenues and Expenses				$3,272,028	$1,693,447		

CONNECT•INSPIRE•EMPOWER

ACCESS AfterSchool



June 16, 2025

City of Glenwood Springs
Attn: Jenn Alberts
101 8th Street
Glenwood Springs, CO 81601

Thank you!! Glenwood's ongoing support is so important to our work. This means the world! -John

Dear Jenn,

Thank you so much for your generous donation of $7,500.00 to Access AfterSchool. Your support has made it possible for youth in Glenwood Springs to have safe, supportive, and engaging activities during the afterschool hours.

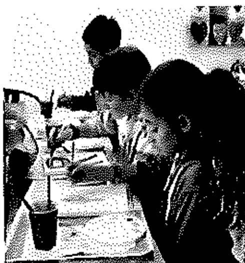
As always, we remain dedicated to providing local students with hands-on opportunities that spark their passions and allow them to apply what they learn in school to their daily lives.

Thank you for honoring us with your generosity and for making a difference in the lives of local youth and their families. We truly appreciate your commitment to enriching the lives of local youth, supporting working families and building healthy communities.

With much gratitude,

John Quinn, MA, CFRE
Executive Director
Access AfterSchool
501(C)3 Non-Profit
Tax ID #20-0369318

This is your gift receipt for tax purposes. No benefit was bestowed upon you in exchange for this contribution...other than the joy of giving to an organization that supports youth!



WESTERN SLOPE
VETERANS COALITION
Serving Eagle County, Garfield County, and Pitkin County

JESSE BECKIUS/CASEY OWENS
Veterans Resource Center

24June2025

City of Glenwood Springs
101 8th Street
Glenwood Springs, CO 81602

Dear City of Glenwood Springs,

Thank you for your generous grant donation to the Western Slope Veterans Coalition in the amount of $5,000.00. We are thankful for your continuous support of WSVC. No goods or services were provided for this donation.

With thousands of veterans in Pitkin, Eagle and Garfield Counties, WSVC, in cooperation with the Veterans Service Officers, has been active in assisting veterans in numerous ways, thanks to supporters such as yourself. Your contribution will be put to good use.

Your support shows Veterans and the entire community that you value the service they provide to our country.

For our full story, we invite you to visit our website at:

www.westernslopeveterans.org and/or our FB page at:

www.facebook.com/WesternSlopeVeteransCoalition

Thank you for your kindness,

Zuleika Sanders
Office Administrator

John Pettit
Board Treasurer

Western Slope Veterans Coalition is a State of Colorado Nonprofit Corporation Colorado ID # 201610183 Federal 501(c)3 ID# 81-1898048

803 Colorado Ave. Glenwood Springs, CO 81601
970-233-8735 wsvcoalition@gmail.com
www.westernslopeveterans.org

Literacy Outreach
Changing lives one word at a time.

June 30, 2025

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

Dear Council Members,

Thank you so much for your generous grant of $3,500 to Literacy Outreach. We appreciate your continued support. Thanks to you, we can continue empowering adults in Garfield County with the essential literacy skills they need to build brighter futures—for themselves and their families.

Your kindness is truly impacting a life one word at a time.

With heartfelt gratitude,

Martha Fredendall

Martha Fredendall
Executive Director

Accredited Affiliate of ProLiteracy

1127 School Street, Glenwood Springs, CO 81601

p: 970.945.5282 | e: literacyoutreach@literacyoutreach.org | www.literacyoutreach.org