



Town of Green Mountain Falls

Board of Trustees Regular Meeting Agenda

10615 Green Mountain Falls Road

Green Mountain Falls, CO 80819

Tuesday, July 19, 2022, at 7:00pm

Public Work Session prior to meeting at 6:00pm

In-person* or via Zoom**:

<https://us02web.zoom.us/j/87186911163?pwd=MjRZOTg3UzRBTjdEdVRMVDBhUDBKQT09>

Meeting ID: 871 8691 1163; Passcode: 525557; Dial-in: 346-248-7799

REGULAR MEETING:

TIME:		ITEM	DESIRED OUTCOME
6:00pm		WORK SESSION	
7:00pm	1.	CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE	
	2.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	BOT Action Desired
	3.	PERSONS PRESENT NOT ON THE AGENDA: 3 MINUTES PER SPEAKER	Public Comment
	4.	CONSENT AGENDA: a. Minutes from July 5, 2022, Board of Trustees Meeting	BOT Action Desired
	5.	Black Hills Energy – Introduction from Tom Henley, Community Affairs Representative	Information Only
	6.	Update – Comprehensive Roads Plan – Andre Brackin	Information Only
	7.	Resolution 2022-08; Donations Policy	BOT Action Desired
	8.	REPORTS a. Trustee Reports b. Committee Reports c. Staff Reports	Information Only
	9.	CORRESPONDENCE a. Pikes Peak Regional Building Dept – New Code Adoption Process	Information Only
	10.	ADJOURN	

*The Town shall provide reasonable accommodation for those with disabilities on a case-by-case basis. Please send accommodation requests to clerk@gmfcu.us by 4pm on the date of the meeting.

**Zoom meeting will start when the regular meeting is called to order. Public Comment for Zoom participants is restricted to live comment during Item #3 only. Commenters should be prepared to use the “raise hand” function to be called upon. Chat comments will not be managed or responded to.

TOWN OF GREEN MOUNTAIN FALLS
Board of Trustees Regular Meeting
Town Hall – 10615 Green Mountain Falls Road
In-Person or Zoom
Tuesday, July 5, 2022 – 7:00 P.M.

MEETING MINUTES

Board Members Present

Mayor Todd Dixon
Mayor Pro Tem Sunde King
Trustee Nick Donzello
Trustee Katharine Guthrie
Trustee Sean Ives

Town Manager

Becky Frank

Town Clerk/Treasurer/Planner

Nate Scott

Board Members Absent

Town Attorney

Not present

Public Works Department

Not present

Marshal's Department

Not present

Planning Department

Vacant Position

1. Call to Order/Roll Call/Pledge of Allegiance

Mayor Dixon called the meeting to order at 7:00 p.m.

2. Additions, Deletions, or Correction to the Agenda

Trustee Guthrie motions to approve the agenda as written. Trustee Donzello seconds. Motion passes unanimously.

3. Persons Present not on the Agenda: 3 minutes per speaker

No public comment.

4. Consent Agenda:

- a. Minutes from June 28, 2022

Trustee Guthrie moves to approve the consent agenda including minutes from June 28, 2022. Trustee Donzello seconds. Motion passes unanimously.

5. Public Hearing for Variance: Land Use Application 20220608 – 11115 Midland Ave.

Public Hearing opens at 7:02 pm

TCTP Scott gives an overview of the application and why the variance was triggered. A replacement deck is proposed. It is considered new construction, had a footprint which was different than the previous deck, and was very close to the front property line. The applicant changed the design to more closely match the previous footprint, which is still within the 15-foot front setback.

Public Hearing Closed at 7:05

6. Consideration of Variance: Land Use Application 20220608 – 11115 Midland Ave.

TCTP Scott recommends approval of the variance application. Trustee Guthrie asks to clarify the relationship to the previous footprint.

Trustee Donzello moves to approve Variance 20220608 – 11115 Midland Ave. Trustee Ives seconds. Motion passes unanimously.

7. Short Term Rental License Appeal: 10971 Iona Ave.

TCTP Scott explains the situation, which is an appeal to a short-term rental application that was approved today, July 5. Ms. Snow requested the parking plan and based on her photos TCTP Scott shared the concerns regarding the limited parking space. Mr. Miller followed up with photos, showing that the shed and the trailer in the parking space have been removed, clearing up the concern from staff.

Public comment:

- Marilyn Brown – 10975 Falls Ave – summarized her history with the Millers, states that she is surrounded by short-term rentals. This will be the fourth. Comments about STR regulation – the Marshal should have clear rules to enforce.
- Gary Brown – concerned with lack of rules to enforce STR and initiate a process to enable policing of the properties.
- Kathy Snow – 10963 Cottage St – gives summary of the issues she has had with STRs: 1) lack of neighborhood – vacationers vs. residents; 2) parking – many issues with cars not able to exit the property easily; 3) septic – bad odors and lack of evidence of permits for septic work.
 - o Trustee Donzello asks TCTP Scott to clarify parking situation, who reiterates – the shed and trailer were removed after Kathy’s photos, thereby easing staff concerns for 5 total spots.
 - o Trustee Guthrie asks for clarification about what is a general property issue vs. what is STR-specific. Were there issues before the property became a STR.
 - o General discussion about the various complaints included in the email from the packet.
- Brad Miller – owner of 10971 Ave – addresses the communication he has offered between neighbors, explains that Ms. Snow’s driveway is a perpetual non-exclusive easement with survey document, and defends parking situation, etc. States that he has continued to try to work with neighbors to solve problems.
- Kathy Snow – more discussion about the easement and septic system comments.
- TCTP Scott clarifies that the easement issue is not pertinent to the STR application. Town code states that the Town reserves the right to make sure septic is adequate for a change of use, but this has not been applied to any STR application to this point.
- Mayor Dixon asks if staff is convinced that the applicant has met the current requirements. TCTP Scott says yes.
- Trustee Ives stresses that the key to resolution of these issues is ongoing positive communication between neighbors.
- Mayor Dixon comments that he views this as a quasi-judicial decision and the STR as a protected property right.

Trustee Ives moves to deny the appeal of this STR application. Mayor Dixon seconds. Motion passes unanimously.

8. Discussion – Vendor Invoice Acknowledgment Reports

TCTP Scott summarizes the history of the issue and the content of the report that has been given to the Board in the recent past. TM Frank advises that the recommended change would be from a prior accounts payable approval to an acknowledgement of payments made.

Trustee Guthrie moves that the report is changed to a monthly statement of reconciliation to be presented to the Board for acknowledgement. Mayor Dixon seconds. Motion passes unanimously.

9. Reports

a) Trustee Reports

- i. Mayor Dixon: Greenbox mayor forum went well. One-page list of feedback: update to old Marshal's office, concern for parks maintenance, anticipation of STR license limit, talked to CDOT about changing the HWY 24 sign to add Green Mountain Falls back on it.

b) Staff Reports

- i. TM Frank: street striping will include the crosswalks recommended by PRTAC. El Paso County will help us by doing street sweeping beforehand. Still working on getting road base. Vac truck from Woodland Park will try to help unclog culverts in town. PW crew is working on new railroad ties for the triangle garden. TM Frank will follow up with Fire Chief about scheduling chipper days.

10. Correspondence

None

11. Adjourn

Meeting adjourned at 8:14 p.m.

Nathan Scott, Town Clerk/Treasurer

Todd Dixon, Mayor

Black Hills Energy and Sustainability

Presentation for Green Mountain Falls Trustees



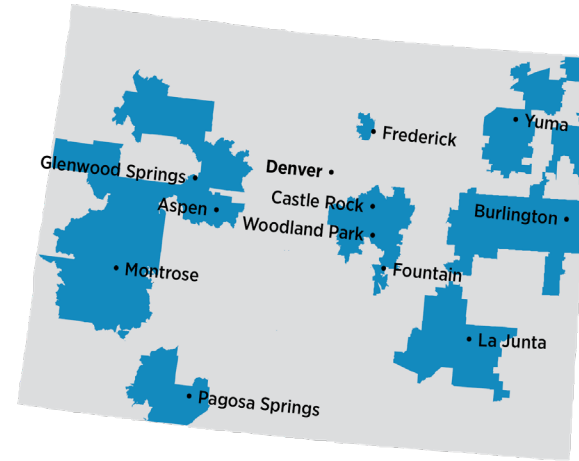
Colorado Gas

We understand that we're a critical part of our customers' lives and we're ready to do our part in ensuring that our communities are successful. We're more than a natural gas provider; we're a community partner. Our almost 203,000 customers live in 105 communities throughout Colorado. We're an investor-owned utility and part of the Black Hills Corporation family.

For more than 70 years, we've been providing safe, reliable natural gas service to our customers. And we'll do that for the next 70 years and beyond.

Major communities served

- Aspen
- Burlington
- Castle Rock
- Fountain
- Frederick
- Glenwood Springs
- La Junta
- Montrose
- Pagosa Springs
- Woodland Park
- Yuma



Fast facts

- **Almost 203,000 customers**
- **105 communities served**
- **165+ employees**
- **Roughly 10,000 miles of gas system infrastructure**





Sustainability at Black Hills Energy

- Our mission of improving life with energy means **we must be ready to make tomorrow even better than today..**
- By investing in the success of our employees, continually innovating, thoughtfully utilizing resources and keeping people at the core of our decision-making, we are dedicated to the sustainability of our company, communities and planet.

Our approach

- **People-centered:** Keep people at the center of our decision making
- **Mission-focused:** Deliver on our mission to improve life with energy
- **Authentic:** Build on our history of environmental stewardship

Set ambitious, yet achievable goals for improving the climate using technology available today.

Our clean energy goals

Natural Gas Utility Operations

- 50% reduction in GHG emissions intensity by 2035 *

2022 Energy Efficiency Goals

- Budget -- \$2.1 million
- 159,000 Dekatherms

** Based on 2005 baseline levels*



Our natural gas utilities

- We serve more than 1 million natural gas customers in six states
- Since 2005, we've reduced GHG emissions by over one third
- We operate a modern gas system, with no cast iron pipe since 2014 with nearly 99% of infrastructure comprised of materials with the lowest emissions factors.
- We are committed to completing replacement of all remaining unprotected pipe before 2035.



Natural gas emissions reduction strategies

- EPA Methane Challenge
- ONE Future Coalition
- Renewable natural gas
- Energy efficiency
- Emerging technology
- Damage prevention



Learn more

For more information about our Environmental, Social and Governance (ESG) commitments and our GHG reduction goals, visit

www.blackhillsenergy.com/sustainability

GTI studies: <https://www.gti.energy/GHG/Res>

Questions?

Tom Henley -- Sr. Program Mgr, Community Affairs, E. Colo. – 720-333-1844



EPA Methane Challenge & ONE Future

Methane Challenge Program partners will transparently report systematic and comprehensive actions to reduce methane emissions and be publicly recognized as leaders in reducing methane emissions in the U.S.



Our Nation's Energy Future (ONE Future) members work to voluntarily reduce methane emissions across the natural gas value chain and limit emissions to less than 1% by 2025.

RNG

Opportunities for Renewable Natural Gas

BHE has completed four RNG interconnection projects in our service territories.

We're working on RNG projects in NE Colorado where most of the sources are location.

These projects will produce RNG in Colorado for Colorado energy needs.

Voluntary Retail Program

Emerging technology



Renewable Natural Gas (RNG)



Hydrogen



Zero Emission Vacuum & Compressor (ZEVAC)



Combined Heat & Power (CHP)

Environmental stewardship

- Vehicles
 - Electrify 20% of our fleet by 2030
 - ReadyEV
- Water conservation
 - Save 234 billion gallons of freshwater/year
- Air quality
 - Eliminated air permit exceedances
- Avian protection
 - Utilize raptor-safe standards
- Vegetation management
 - Award-winning habitat enhancement
- Trees programs
 - Avoided 28 million pounds of carbon





BOARD OF TRUSTEES AGENDA MEMO

DATE: 07/15/2022	AGENDA NO 6	SUBJECT:
Presented by: Becky Frank, Town Manager		Comprehensive Roads Plan Update

Discussion: Andre Brackin, Wilson & Company-Report and update on the Comprehensive Roads Plan

Recommended Action:
Information Only

Respectfully,

Becky Frank



Green Mountain Falls

COLORADO
OFFICE OF THE TOWN MANAGER

10516 Green Mountain Falls Road
PO Box 524
Green Mountain Falls, CO 80819
www.gmfco.us

BOARD OF TRUSTEES AGENDA MEMO

DATE: 07/19/2022	AGENDA NO 7	SUBJECT:
Presented by: Becky Frank, Town Manager		Donation Policy

Background: It was requested that the Town research a donation policy to establish discretionary funding accounts for the Fire Mitigation Advisory Committee and the Parks, Rec and Trails Committee. This policy requires adoption by resolution by the Board of Trustees. Attached is the draft policy and corresponding resolution.

Discussion: The Board of Trustees requested that the policy provide autonomy in spending. It is the staff's recommendation that to do this, the associated committee provide meeting minutes from the committee meeting where the expenditure was approved by a quorum vote detailing the amount approved, the vendor to be paid, and that the Town be provided appropriate documentation of expenses for accounting purposes. The Town, upon request of the committee will provide up to date account balances of the discretionary accounts.

Additionally requested was a way to ensure that the funds be earmarked and that they be spend in a timely manner to ensure accountability to the funder. Staff believes that the proposed policy establishes this accountability.

Recommended Action:

Move to adopt resolution 2022-09 as proposed or with changes.

Respectfully,

Becky Frank

DONATION POLICY

This donation policy addresses how the Town of Green Mountain Falls (the "Town") shall allocate and spend monetary donations received by members of the public, private citizens, business groups, or other private organizations that make donations to the Town for public purposes.

I. DEFINITIONS

Donation as used in this policy refers to any money donated, devised, or bequeathed, with or without restriction to the Town of Green Mountain Falls. As used in this policy, the term "donation" does not refer to any real or personal property and does not refer to any money that may be reasonably classified as a grant.

II. ACCEPTANCE OF DONATIONS

A. Limitation on Acceptance of Donations. The Town may accept and use donations only for purposes related to those powers granted to the Town. Any donation to the Town that is accompanied with any contingency, term, or condition on the use by the Town of such donation that is inconsistent with this Policy or contrary to law shall be declined by the Town. The Town may decline to accept any donation that is inconsistent with the policies, plans, goals, or any other ordinance of the Town.

B. Monetary Donations under \$5,000. The Town Manager or designee is authorized to accept any monetary donation under \$5,000 to the Town.

C. Monetary Donations of \$5,000 or More. Any monetary donation of \$5,000 or more shall be approved by the Board of Trustees before acceptance. Upon such approval by the Board of Trustees, the Town Manager or designee is authorized to accept such monetary donation to the Town. If no terms or conditions are attached to the donation, or such terms or conditions cannot be fulfilled or performed by the Town, the Town may expend or use the same for any public purpose consistent with this Policy.

III. ACCOUNTING AND SPENDING OF FUNDS

A. The Town Manager is directed to establish accounting procedures as may be necessary to carry out the terms of this Policy and to segregate donations to the Town from the Town's general fund in accordance with all applicable state and federal laws and requirements of the Colorado Department of Revenue.

B. All donations received and accepted by the Town shall be devoted to use by either the Parks, Recreation, and Trails Advisory Committee ("PRT") or the Fire Mitigation Advisory Committee ("FMAC"). The Board of Trustees is authorized to devote any donations to any other lawful public use by the Town.

C. The Board of Trustees shall vote to authorize the spending of donations received by the Town in accordance with the terms and purposes of this Policy.

D. If a donation is not approved or accepted by the Town, such donation shall be immediately returned to the private citizen, business group, or private organization attempting to make such donation in a manner that properly documents the return of such donation by the Town.

E. Any donation received and accepted by the Town that is not spent by the Town within one (1) calendar year of such receipt, shall be returned within thirty (30) days to the person or organization that made such donation.

RESOLUTION NO. 2022-09

TITLE: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO ADOPTING A DONATION POLICY

WHEREAS, the Town has been approached by citizens, business groups or other private organizations desiring to make monetary donations for public use by the Town; and

WHEREAS, the Board of Trustees desires to establish policies and procedures related to the acceptance and spending of monetary donations, devises, or bequests to the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GREEN MOUNTAIN FALLS, COLORADO, THAT:

Section 1. The Donation Policy is hereby approved in the form attached hereto as **Exhibit A.**

INTRODUCED, READ and PASSED this 19th day of July, 2022.

TOWN OF GREEN MOUNTAIN FALLS,
COLORADO

Todd Dixon, Mayor

(SEAL)

ATTEST:

Nathan Scott, Town Clerk



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819

(719) 684-9414 www.gmfco.us

To: Mayor and Board of Trustees
From: Jesse Stroope, PRT Chair
Re: PRT Committee Report, 7.19. 2022

UPDATES

- Wayfinding Signage - Existing town signs to be restored are on the sign company's list to do. Signs regarding the feeding of wildlife and fishing have been installed on the towers in Gazebo Park. "Hiker 5" signs have been installed at all of the town's trailheads. (see attached pictures).
- Visitor parking signage was discussed at a very productive PRT work session on July 8th. After signage is designed, there will be a price estimate from the sign company and a recommendation made to the Board.
- GOCO concept grant work in progress for an August 4th deadline. Town staff is writing the brief and narrative.
- CWP Grant for Human Bear Conflict (\$56,000) for bear resistant trash cans and a dumpster blind has been awarded! PRT will be holding a work session to discuss location of trash cans and options for the dumpster blind. Would like to include the waste company also. This project will be planned over the winter and implemented in early spring 2023.
- The Triangle Garden proposal was approved by the Board and Public Works has installed the railroad tie border.
- June 18th trail work day on Thomas Trail - See report from Friends of Ute Pass Trails
- Trail Ambassadors engaged with 650 hikers from Memorial Day through June.
- Pool opened July 8th. PRT members, Nancy Dixon and Don Walker, along with Todd Dixon, Becky Frank and Katharine Guthrie, cleaned and organized the pool building on June 27th for 2 hours.
- Developing a plan to relocate the benches in Memorial Park that are being displaced by the stilling basin. PRT will hold a work session after the pre-construction meeting to discuss ideas to revitalize that area after construction.
- At the July 13th PRT meeting, two new 2022 goals were moved and passed. 1. PRT will make an inventory of the memorials in town and document for town records. 2. PRT will have a work session regarding Park Maintenance for 2023 and make a recommendation to the Board by September for 2023 budget consideration.
- 2022 PRT Goals
 - Participate in the Gazebo Park Renovation - **In progress**
 - Participate in Pool Park bathroom location/design - **On hold**
 - Recommend location and plan for Bear Proof Trash Cans - **CWP Grant awarded**
 - Opening of the Fitness Court at Pool Park - **Completed**
 - Trail Maps - **In progress**
 - Continue to work on agreement with FoUPT - **Completed**
 - Spring Work Day - **Not this year**

- Fall Creek Week Clean Up
- Engage community to confirm/imagine park names
- Re-open Catamount Trail - **Completed**
- Trailhead and Wayfinding Sign Restoration - **In progress**
- Informative trailhead signage be installed at all trailheads - **In progress**
- Re-seed Squires (Flag Pole) Park
- PRT Parking Privilege Permits - **Completed**
- Trail Ambassadors schedule - **Completed**
- Recognize private citizens or groups who have improved areas of town property with signage and thank yous



Thomas Trail

Friends of Ute Pass Trails

Work Day 2, June 18 2022

18 Volunteers, 85 volunteer hours

- Stabilized trail edge with rock, created rock walls to control erosion and guide hikers
- Fixed stone steps
- Emplaced additional steps to ease hiker transition
- Flattened and smoothed trail surface
- Over 16 hours of vegetation clearing: moved slash to block off-trail hiker access
- Repaired timber step



Stabilized Trail Edge, Rock

Before



After



Fixed & Built Steps

Before



After



Added Steps, Cleared Vegetation

Before



After



Cleared Vegetation

Before



After



Moved Slash to Block Off-trail Access

Before



After



Thanks to our sponsors!

Kirkpatrick Family Fund



Bratton Trails Fund



Jill and Rich Brauss





NEW No Feeding the Wildlife and Fishing Information Tiles on the Gazebo Lake Towers



“Hiker 5” signs have been posted at the following THs:

**Welcome Center
Red Butte Recreation Area - East and West
Mt. Dewey
Lake Street
Wallace Reserve**

From: [Nancy Dixon](#)
To: [Town Clerk](#)
Cc: [Becky Frank](#); [Jesse Stroope](#)
Subject: PRT correspondence to Board regarding Memorial Park plan
Date: Friday, July 15, 2022 8:10:26 AM

Mayor Dixon and Board of Trustees,

This correspondence is to make the Mayor and the Board aware that the PRT is working on a plan for the aftermath of the stilling basin project at Memorial Park and to let the residents of Green Mountain Falls know that a plan is being discussed and designed to address the impact of the stilling basin.

On July 13th, the funding for the stilling basin project was approved. Since the construction of the stilling basin will have significant impact on Memorial Park, PRT will have a work session to brainstorm ideas on how to revitalize that park. The impact will include removal of all the mature trees and relocation of the memorial benches. PRT will welcome and encourage community input.

After the pre-construction meeting is held on Monday, July 18th, PRT will schedule a work session to address the impact on the park. The pre-construction meeting will give the PRT an understanding of the actual location of the stilling basin and where the relocation of the park could occur, if possible.

Thank you,
PRT Committee



Virus-free. www.avast.com

From: [Nancy Dixon](#)
Subject: Trail Ambassador Update
Date: Monday, July 18, 2022 9:38:09 AM

Good morning!

Last weekend was busy! Saturday there were 57 hikers and Sunday there were about 90 hikers!

On Sunday, I helped with the Friends of Ute Pass Trails work day on Catamount Trail and some of the hikers I met talked about the "people in the green shirts" who gave them information. Thanks for all that you do...the hikers appreciate it!

The open shift this weekend is:

Sunday, 24th: 10-noon

Thanks to the volunteers who signed up for the other shifts.

[July Sign Up Genius for Trail Ambassadors](#)

I will have the August/Labor Day sign up available next week. Last sign up for the season!

And a reminder, NO Trail Ambassadors on Saturday, July 30th. This is Bronc Day which is a big town celebration. The Friends of Ute Pass Trails, a local nonprofit trails group, are hosting the Pancake Breakfast that morning which will be held at the Church in the Wildwood. Come enjoy breakfast and support the Friends mission of building and maintaining trails in the Ute Pass.

Thanks for welcoming hikers and sharing your love of the trails with them!

Cheers!
Nancy

--

Nancy Dixon
Volunteer Coordinator

GMF Trail Ambassador Program
gmftrailambassadors@gmail.com
303.918.9366



The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819
(719) 684-9414 www.gmfco.us

To: Mayor and Board of Trustees
From: Becky Frank, Manager
Re: Staff Report, July 19, 2022

Rolling Project Roster:

- Employment Opportunities-Planner Position posted. Deputy Marshal position posted.
- Stilling Basins (PPRTA) request approved for funding from 2023-2024 annual allocations from PPRTA. The PPRTA will loan up to \$250,000 which will allow the Town to move forward with the project without applying for a loan from the bank and accruing interest while we seek reimbursements from the PPRTA and CSU. This funding will be repaid with our 2023 (and 2024 if needed) annual allocations. This project mobilized on 7/18/2022.
- Gazebo Lake (El Paso County CDBG Accessibility for All)-approximately 65% of the Lake wall has been replaced-contractor will begin working on other items on the project that don't require lowering the water and will resume the lake wall in late August (not to conflict with community events).
- Comprehensive Roads Plan-In Progress. Wilson & Co update/presentation 7/19/2022.

Public Works:

- Public Works has commenced road repairs but has been unable to secure the appropriate road base. Therefore, they are working to patch areas of critical need utilizing the existing material by ripping it up and recompacting it. They had to replace the blade on the backhoe and the skid steer will need to be taken to have a leak repaired this weekend. The Town has utilized up to 1000 tons/year in the past. Once we are able to get the material, we can store up to 400 tons at public
- Working to take down/limb trees in public spaces or in ROW. -this has paused for the time being unless something is critical.
- Triangle Park: complete.
- Cold patching potholes and using millings to fix areas as appropriate.
- Parks Maintenance (Water on Marrs). Aeration, fertilization, and irrigation has started. Weekly raking of goose droppings and grounds maintenance as necessary.

Town Manager:

- Grant application for the CPW Human-Bear Conflict Resolution Program. Awarded! We are waiting on a PO from CPW. Once issued we will be able to purchase the trash receptacles and begin the design/RFP for the dumpster blind.
- Pool-wifi and phone are live. USA Management has recruited summer staff. There were a couple of additional maintenance needs that have been addressed and things seem to be operating smoothly. The community really seems to be enjoying the facility and there has been pretty good utilization during warm days.
- Town Clean-up Day July 14th. Thanks to Waste Management for the donation of the dumpster. An additional dumpster has been donated. We will plan an additional Clean-up Day this fall.



The Town of Green Mountain Falls

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To: Mayor and Board of Trustees
From: Nate Scott, Town Clerk/Treasurer/Planner
Re: Staff Report, July 18, 2022

Routine activities continuing:

- Payroll/Pension
- Agenda packet preparation
- Meeting management
- Legal notices and postings
- Gazebo inquiries
- Licensing management

UPDATES

Clerk/Treasurer:

- COSWAP Fire Mitigation:
 - They have implemented a grid system with the work area, with one team flagging trees based on the prescription and the others doing the cutting.
 - Report for June 6 – June 23 (1st three weeks):
 - Per crew: not cutting to firewood is saving a lot of time
 - Total project hours:
 - Total hours, not including education: 943.25 hours (320 avg/week is the goal)
 - This crew has 9 members including crew leaders
 - Total trees felled = 419 (up to 12" DBH – Diameter at Breast Height)
 - 195 bucked and limbed
 - 162 cu. Feet of firewood stacked
 - Report for June 27 – July 14 (2nd three weeks):
 - Hours:
 - 6/27-30 = 342 hours
 - 7/5-9 = 272 hours
 - 7/11-14 = 242 hours
 - Accomplishments
 - 1119 total trees felled (700 trees felled from 6/27 - 7/14)
 - 935 total trees bucked/limbed (758 trees bucked/limbed from 6/27 – 7/14)
 - 2.29 acres of slash spread (0.56 acres of slash spread from 6/27 – 7/14)
 - 4.46 total acres improved

- Audit:
 - Still working on finalizing audit and rescheduling.
 - Applied for an extension.
- Finance:
 - Still learning about all the different revenue sources.
 - Will be matching sources up with reporting needs for reconciliations.

Planning:

- Work on process to modify property lines to clear encumbrances.
- Short term rentals:
 - 48 Active
 - 5 pending applications
- Land Use Code updates:
 - The PC is aggressively going through and striking out sections of code that “does not apply” to GMF.
 - Staff is researching contractors who may be used to review final version after PC edits. Or we can also use our legal team (state grant will still pay the 50/50 match for this).
 - Staff is gathering general comments/concerns from commissioners and keeping a list of subjects to be addressed by the code.
 - Waiting to hear from Jesse Stroope about funding status from the Kirkpatrick Family Fund.
- Volunteer status:
 - Application deadline set for August 8 to fill one Commissioner and one Alternate vacancy.

From: [Greg Dingrando](#)
To: [Town Clerk](#); [Becky Frank](#)
Subject: PPRBD Press release on code change
Date: Friday, July 8, 2022 2:27:47 PM
Attachments: [New Code Adoption.docx](#)

Hello Nate and Becky, its Greg Dingrando over at the Pikes Peak Regional Building Department. Just wanted to share a press release that was sent out this week regarding our upcoming Regional Building Code change. If you wouldn't mind sharing with your Trustees I would appreciate it. We're not scheduled to bring it to Green Mountain Falls officially until early 2023, but we wanted to keep the Trustees up to date on the progress of the adoption and share the link to the draft if they're interested in checking it out.

Direct link to the new draft -

<https://www.pprbd.org/File/Resources/Downloads/Codes/2023%20PPRBC%20V1.1%20DRAFT.pdf>

Link for public comment - <https://pprbd.commentinput.com/comment/search>

We haven't presented to GMF in a while so if you would like us to come in for a more formal update and presentation, I'm sure I can make that happen.

Let me know if you have any questions.

Greg



Pikes Peak Regional Building Unveils Draft of New Building Code 1st Round of Public Comment is Now Open

El Paso County – The first draft of the 2023 Pikes Peak Regional Building Code is now ready for review, and the public is being asked to weigh in.

The Pikes Peak Regional Building Department adopts a new Regional Building Code approximately every 6 years, which is every other cycle of the International Codes.

The Department has been working on the draft for more than a year now. Countless hours were invested in order to come up with affordable and logical code requirements that best suit our local community, while also addressing any new construction techniques, methods, and materials.

Adopting a new building code is a very long process. After unveiling the draft, the next step is collecting public comment. Anyone can submit their feedback to the Department through the PPRBD website – www.pprbd.org.

The first public comment period is now open and lasts until August 31. The Department will review all the comments given and put together a second version of the draft, followed by a second round of public comment. After the two public hearings, the code moves on to the Regional Building Advisory Committees and Building Commission, before eventually going to all 8 jurisdictions that PPRBD serves for approval.

The goal is to have the 2023 code approved and adopted by July of 2023. Once adopted, all new construction in the Pikes Peak region must meet the new 2023 code. This will apply to all homeowners doing projects on their own, and all of the roughly 6,000 licensed contractors in the Pikes Peak region.

The public is encouraged to read the new draft and give feedback as soon as possible.

###