

September
2023

GMF Town News

Thank You Town Volunteers!



Mayor's Memo:

Since we are going into our budgeting season, I thought I'd try to give some insight on how our finances work. It's not very intuitive.

For this example, pretend you have 3 mason jars. The first jar is our "general fund balance". The second jar is "expenses" and the third jar is "revenues". The "general fund balance" jar for this example is about $\frac{3}{4}$ full. The "expenses" jar is money we pay out, so we don't get to keep anything in that jar. When we begin the year in January, we will have bills coming in that need to be paid every month. So every month, we take out of our "general fund balance" jar to put into the "expenses" jar. We don't have much coming into our "revenues" jar because it's mostly tax dollars that we haven't received yet. When we get to around March, we typically receive our first tax dollars from the State. Keep in mind, if we don't meet certain State obligations, they can hold our tax dollars. However, instead of going straight into our "revenues" jar, those dollars have to go into the previous year's "revenues" jar because they are revenues from the previous year. Once the previous year's revenues have been processed (bookkept) for the previous year, then we can move them into the current year's "general fund balance" jar. So we are always at least one quarter of a year behind in receiving revenues. That's why it is very important to keep money in the "general fund balance" jar. Keep in mind, that we have had expenses coming in regularly since the beginning of the year. This process continues throughout the year, money coming out of our "general fund balance" and going towards "expenses" with the occasional receipt of tax and other revenues from the State going back into our "general fund balance". Another wrinkle, we never really know how much money we will be receiving from the State, which makes budgeting really difficult. We typically look back at what has happened in previous years and do our best to follow what has happened before. When we do the budgeting for the next year, we take a "snapshot" of the balances that are in our bank accounts. This gives us some idea of our financial situation when compared to previous years. However, it's no guarantee that we will have that "snapshot" amount on January 1 because there are almost always bills coming in after we do the budgeting exercise.

In other news, on August 16th, I testified on behalf of the Pikes Peak Regional Building Department (PPRBD) before the Air Quality Control Commission on their Regulation 28. This Regulation applies to buildings over 50,000 square feet. This Regulation, once fully approved, creates energy requirements that these buildings will have to meet. I reviewed several documents and came across several data issues. Because of these data issues, I came to the conclusion that this Regulation's intent was to force these large buildings to electrify (which is supposedly against Federal Law). The Regulation does include different options for compliance, but in my opinion those options are not viable. This could affect Green Mountain Falls electrical reliability. If these buildings have to electrify too soon, then it could easily overload CSU's grid. I have included my testimony in this Newsletter. The Commission did pass the Regulation and did a rebuttal on my claims, but I believe their rebuttals were weak.

Finally, there will be an evacuation exercise in October and we need participants by 9/25, the link is here: (<https://greenmountainfalls.colorado.gov/media/4826>). It is also posted on the Town's website on the banner across the very top of the home page.

Mayor Dixon

Fire Safety Update

The next chipper days are September 16th and 17th. Please sign up at chippersignup@gmail.com. The flyer is attached to this Newsletter.

CUSP cost sharing grant funds are still available through the end of this year. Contact Adrian Knight with CUSP - adrian@cusp.ws.

Town undeveloped ROW mitigation continues this month.

The Town Ordinance for nuisance trees has been revised to include dead or dying trees. This Ordinance will be effective by October 1st.

There will be an evacuation exercise in October. We are asking for individuals to sign up either on-line (flyer is attached), or at a meeting that will be held at Ute Pass Elementary School on September 25th at 6:30 pm.

Lake Projects:

The Gazebo painting project is complete and it looks amazing! The next project will be the bridge going to the gazebo and will begin in the spring. Also, a public meeting was held for landscaping the basin area. There were a lot of really good ideas presented at that meeting.

Reminder:

It's summer and if you are planning an exterior update to your property, be sure to let the Town know before you begin to verify if you need a permit.

September Events - For times and locations, refer to the Town Website
5th - Board of Trustees
12th - Planning Commission
13th - Parks, Recreation and Trails
19th - Board of Trustees
25th - Fire Mitigation

Marshal's Report September 2023

The bears are back.

<https://cpw.state.co.us/Documents/Education/LivingWithWildlife/LivingWithBears.pdf>

- **Sec. 6-33. - Wildlife-resistant refuse containers or enclosures required.**

Except for a container which has a minimum of seven days per week pickup, any refuse container, regardless of size, including construction site containers that receives, between the dates of April 1 and the last day of November, inclusive, refuse which is edible bears by or other wildlife, shall be kept closed and secure in either:

(1) An approved wildlife-proof enclosure or;

(2) A wildlife-resistant refuse container which is stored within a building, house, garage or approved wildlife-proof enclosure.

If a container or enclosure is damaged, allowing access by wildlife, repairs must be made within one week after written notification by the marshal's office or town is received.

Dog Licensing

- **Sec. 6-101. - License required.**

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)

It is unlawful to own, keep or harbor a dog within the town unless the same is licensed by securing a license for such dog from the town on or before January 31st of each year or within 30 days after the dog reaches the age of three months.

Dogs purchased, obtained or otherwise acquired subsequent to January 31st in any calendar year shall be licensed within 30 days after becoming such residents to secure a license hereunder. Said license shall be issued by the town upon application stating the name, breed, color and sex of the dog, and name, address and phone number of the owner and upon production of **satisfactory evidence that such dog has been inoculated against rabies** pursuant to prevailing standards of the Colorado Department of Public Health or other controlling agency, and upon payment of the license fee.

Marshal's report 8/23

Call type	# of calls	Outcomes if any
Traffic Control	1	
911 hang ups	3	-
Assist outside agencies	3	
Domestic Violence	0	
Citizen Contacts	6	-
Missing children	1	Found near creek
Follow ups	4	
VIN verification	2	
Harassment	2	
Abandoned vehicle	0	
Traffic stops	8	
Parking complaints	5	
Check the welfare	2	
Lost property	1	Backpack left at gazebo- unable to locate
Noise complaints	0	
Reckless Endangerment	1	Juveniles with air soft guns
Motorist assist	0	
Drug activity	1	Meth and pipe found in Sky Space restroom
Traffic Accident	0	
Disturbance	1	
Warrant arrest	1	Parole violator for kidnapping
Animal complaint	1	
Alarms	1	
Total calls for service	44	Down from 62 last month**

** Marshal Goings and Deputy Starks took 1 week each off during the month could contribute to lower numbers.

Other agencies assisting us – 3

Us assisting other agencies – 3

NIBERS reports completed.

Citizen Contact upload completed.

Attended Ute Pass Elementary walk thru for the Ute Pass Evacuation Exercise.

Assisted Woodland Park Police with Salute to veterans POW/MIA motorcycle rally.

**PIKES PEAK REGIONAL OFFICE OF EMERGENCY MANAGEMENT
TOWN OF GREEN MOUNTAIN FALLS**

Ute Pass Evacuation Exercise

OCTOBER 7, 2023

**RECEIVE HANDS-ON EXPERIENCE & VALUABLE
INFORMATION TO BE BEST PREPARED FOR AN EMERGENCY**

Residents interested in participating must register in advance and must reside in one of the following neighborhoods:

- **Town of Green Mountain Falls, Chipita Park or Cascade**

Registration may be completed online or at an in-person community meeting in September.

COMMUNITY MEETING

**MONDAY, SEPTEMBER 25, 2023 | 6:30 PM
UTE PASS ELEMENTARY SCHOOL
9230 CHIPITA PARK ROAD
CASCADE, CO 80809**

**TO REGISTER OR LEARN MORE
INFORMATION ABOUT THE EXERCISE
AND UPCOMING COMMUNITY MEETING
YOU CAN SCAN THE QR CODE,**

VISIT:

**[HTTPS://ADMIN.ELPASOCO.COM/PPROE
M/UTE-PASS-EVACUATION-EXERCISE/](https://admin.elpasoco.com/pproe/m/ute-pass-evacuation-exercise/)**

OR EMAIL

AMANDA.MELDRUM@ELPASOCO.COM



SCAN ME



CHIPPING PROGRAM

Green Mountain Falls/Chipita Park Schedule

Green Mountain Falls & Chipita Park



Saturday, September 16th & Sunday September 17th

Residents may register by emailing name and address
to chippersignup@gmail.com no later than
Monday September 11th, 2023

Piles MUST be appropriately stacked
according to the guidelines on the front of this flyer.
For the safety of our Firefighters and equipment,
innapropriate piles or materials
will not be chipped.

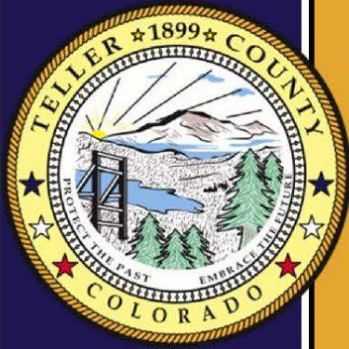
Please ensure that your piles are ready to be chipped
and visible prior to Wednesday, September 13th.

***Chipped material will be piled onto the property.**

Disposal of piled chips will be the responsibility of the property owner.
Residents of Teller County who live outside of the GMF/Chipita Park Fire Protection District
are encouraged to reach out to their local department to find out when their local chipping dates are.

DEFENSIBLE SPACE

Defensible space is an area around a home where trees and other flammable vegetation are cleared or reduced to slow the spread of wildfire toward a building. Defensible space creates a safe zone for firefighters to carry out their work, and it reduces the chance that a structure fire will move to the surrounding forest. Every home in Teller County should have defensible space. Check with your local fire department to see if free defensible space assessments of your property are available in your area.



PARTICIPATING FIRE DEPARTMENTS

NETCO:

(719) 687-1866

GREEN MOUNTAIN FALLS:

chippersignup@gmail.com

MOUNTAIN

COMMUNITIES:

(719) 687-1389

DIVIDE:

(719) 687-8773

FLORISSANT:

(719) 748-3909

FOUR-MILE:

(719) 689-3417

CRIPPLE CREEK:

(719) 689-0240

VICTOR:

(719) 689-2284

**Dial 911 for
Emergencies!**

FREE Teller County 2023 CHIPPING PROGRAM

Protect Your Home from Wildfire



Teller County and local Fire Departments are helping residents and property owners **create defensible space** by providing free chipping of tree branches. If you clear woody vegetation from around your home and stack it at the edge of the roadway, we'll chip it at no cost. Logs greater than 6 inches in diameter may be donated to local fire-wood programs. Cash donations accepted.

MATERIALS GUIDELINES

Accepted materials include trees, logs and branches up to 6 inches in diameter, free of nails and wire. The following restrictions apply:

- No Willows: Willows help to slow the spread of fire, because they have high moisture content. Willows are also very fibrous, so they clog our chipping equipment.
- No cottonwood. Cottonwoods are important native trees that stabilize stream banks, take up storm water and serve as riparian wildlife habitat.
- No construction or building materials, treated lumber, fence posts or signs.
- No shrubs, root wads, stumps, dirt or rocks; these items clog and damage our chipping equipment.
- No grass clippings, trash, weeds, or bags of leaves.

PILE GUIDELINES

Piles must be stacked prior to your neighborhood's designated chipping week (see reverse for schedule). Call your local fire department to get on the schedule so that our chipping crews can plan their routes for that week. Chipping will take place Saturday through Friday of your neighborhood's designated chipping weeks. Improperly stacked piles may not be identified or collected.

- Stack piles neatly (no bags), with the large cut ends of branches facing the road.
(see photos below)
- **Place piles within 5 feet of the roadway, but not touching the road.**
- Maximum pile size is 5'X5'X5'. There is no limit on the number of piles that you may put out.
- After crews remove your pile, clear away any remaining branches, needles and debris.
- Do not combine piles with neighbors or place piles in other neighborhoods.

PROPERLY STACKED PILE



IMPROPERLY STACKED PILE



Hearing before the Colorado Air Quality Control Commission
Proposed Regulation 28
August 15-18, 2023

Fundamental Flaws with Data Underlying the Proposed Regulation 28

Todd Dixon, Mayor Green Mountain Falls Colorado
Pikes Peak Regional Building Commissioner
August 17, 2023

Summary of Critical Data Flaws

- A lack of transparency in the Division's supporting documentation prevents the PPRBD from confirming the base-line energy savings numbers the Division uses to support its Cost-Benefit Analysis.
- The Division improperly applies the Advanced Energy Retrofit Guide.
- The proposed Energy Use Intensity (EUI) Targets have been arbitrarily derived.
- These are critical data errors that make the Proposed Regulation 28's performance standards arbitrary and capricious.

Mayor Dixon Testimony to the Air Quality Control Commission
(continued)

PPRBD is Unable to Confirm the Base-line Energy Savings Numbers the Division Uses to Support its Cost-Benefit Analysis

- In file APCD_REB_EX-005.xlsx, under the “**Electrical Savings**” tab, a savings of 368,538 MWh is shown for 2024
- In the same file, under “**Natural Gas Savings**” tab, a savings of 14,663,851 Therms is shown for 2024
- Both data sets noted above lack transparency and cannot be verified:
 - The data cannot be replicated.
 - The data cannot be substantiated.
 - Data used is just stated and not attributed.
- The Division’s Electrical Savings and Natural Gas Savings conclusions are not supported by the record.

The Division’s Purported Base-line Energy Savings Data Used to Support its Cost-Benefit Analysis are Directly Contradicted by the Advanced Energy Retrofit Guide

- The Advanced Energy Retrofit Guide indicates that 72% of the retrofit measures have Net Present Values (NPVs) that are **NEGATIVE**
 - This means the majority of retrofit measures would cost more to implement over 20 years than they would save.
 - This is counter to the Division’s assertion that Regulation 28 provides an overall positive return for “covered building” owners.
- There is no support in the record for the Division’s stated conclusion that Regulation 28 provides an overall positive return for “covered building” owners.

The Proposed Energy Use Intensity (EUI) Targets Have Been Erroneously Derived

- Targets are derived from Benchmarking data and Commercial Building Energy Consumption Survey (CBECS)
- CBECS Data Issues:
 - Microcode was not sorted to remove buildings less than 50,000 sq. ft. (Microcode is easily sorted)
 - Instead "all" buildings were used to develop the proposed EUI targets in Regulation 28.
 - A 103% multiplier was then applied, but EUI targets are materially different if buildings less than 50,000 sq. ft. are excluded.
- Example:
 - Baseline for Education (Adult Education) yields a baseline EUI of 56.5. (all buildings - confirmed)
 - If Microcode is sorted for (region)+(<50,000 sq. ft.)+(cold climate), the baseline EUI is now 64.
- The Division's EUI targets are not based on representative buildings over 50,000 sq. ft. in cold climate regions, which arbitrarily suppresses EUI targets making them difficult if not impossible for Colorado specific "covered buildings" to meet.

The Division's Proposed EUI Targets Are Based On Contradictory Data Sets

- In addition to the erroneous manner in how the EUI targets were derived, the Division's own data sets are in contradiction with one another.
 - Example 1:
 - Division File APCD_REB_EX-002.xlsx (Benchmarking as of 7-12)
 - Weather normalized EUI for "Hospital" is listed as 244.
 - Division File APCD_REB_EX-004.xlsx
 - Weather normalized EUI for "Hospital" is listed as 222.4.
 - Example 2:
 - Division File APCD_REB_EX-002.xlsx (Benchmarking as of 7-12)
 - Weather normalized EUI for "Hotel" is listed as 3,796.
 - Division File APCD_REB_EX-004.xlsx
 - Weather normalized EUI for "Hotel" is listed as 76.3.
- In both examples, the Division arbitrarily chose the more stringent EUI value without any explanation.

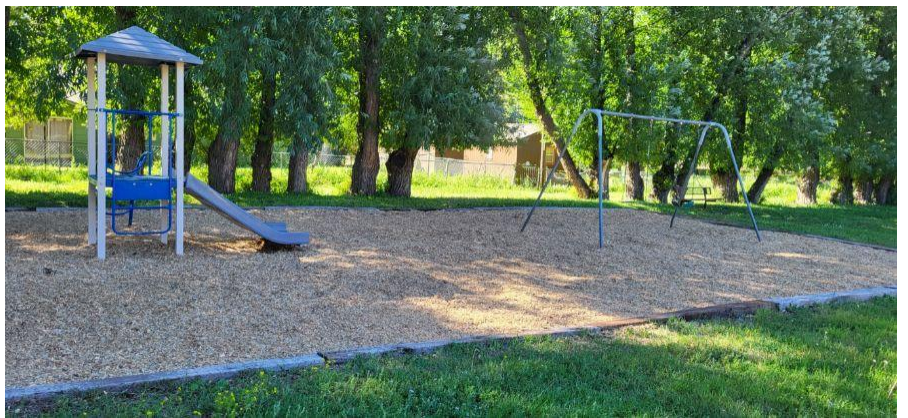
Mayor Dixon Testimony to the Air Quality Control Commission (continued)

The Purported Justification for the Proposed Regulation 28 is Materially Flawed

- The Cost Benefit Analysis contains information that cannot be replicated and reaches conclusions contrary to the Advanced Energy Retrofit Guide it purportedly relies on.
 - 72% of retrofits have negative Net Present Values (per the Advanced Energy Retrofit Guide), yet the Division confoundingly concludes without support or explanation that the Proposed Regulation 28 will result in net cost savings to regulated parties..
- The State Benchmarking EUI targets are based on internally inconsistent data sets and are selected in an arbitrary and capricious manner.
 - The Division's EUI targets are not based on representative data from buildings over 50,000 sq/ft.
 - The Division's EUI targets are arbitrarily selected based on the most restrictive EUI when values conflict.
- Compliance pathways to the proposed Regulation 28 are designed to force electrification
 - The Division's selection of arbitrarily stringent EUI targets make electrification pathway the only viable option.



The Gazebo painting is complete and new fencing/steps have been installed around the pool. Special thanks to Don Walker for installing the fencing.



Special Thanks to the Kirkpatrick Family Fund (mulch) and Sharon Maetzold (sand) for providing new mulch and sand for the playgrounds. A special thanks to the volunteers who leveled the grounds out and helped put this material in.



**Artist Conception of the Bear Resistant Dumpster
Blind...work will be beginning soon**