



## Town of Green Mountain Falls

Board of Trustees Meeting Agenda  
10615 Green Mountain Falls Road  
Tuesday April 16th, 2024 at 7:00pm

### Join Zoom Meeting

<https://us02web.zoom.us/j/86106330745?pwd=SnpnUUJLcHBGMXZCTjJldlh1Y3ppZz09>

Meeting ID: 861 0633 0745

Passcode: 407576

### 6:00 Meet & Greet Reception

### 7:00 REGULAR MEETING

1. CALL TO ORDER/ TECH CHECK/ ROLL CALL/ PLEDGE OF ALLEGIANCE
2. ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA
3. CONSENT AGENDA
  - a) Meeting Minutes from the 2024-03-19 BoT Meeting
4. REPORTS
  - a) Mayor and Trustee Reports
  - b) Staff Reports
5. PUBLIC COMMENT: 3 Minutes per speaker
6. OATH OF OFFICE:
  - a) Mayor Todd Dixon
  - b) Trustee John Bell
  - c) Trustee Don Walker
7. HEARING: Land Use Code Text Amendment
8. BUSINESS ITEMS
  - a) Ordinance 2024-02-Land Use Code Text Amendment
  - b) Application for Appointment to the Planning Commission: Brandy Morales
    1. Oath of Office
  - c) Resolution 2024-03 Appointing Town Officials
  - d) Revocable Permit-CSU

e) PRTAC Memo- Lake St. Restroom

f) PRTAC- Trail Map Sales

9. DISCUSSION ITEMS

a) Staging Policy Update

b) Discussion on Draft Financial Report

10. CORRESPONDENCE

a) CSU Correspondence

11. PUBLIC COMMENT: 3 Minutes per Speaker

12. ADJOURN

**TOWN OF GREEN MOUNTAIN FALLS**  
**Regular Board of Trustee Meeting**  
**March 19<sup>th</sup>, 2024 – 7:00 P.M.**

**MEETING MINUTES**

**Board Members Present**

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

**Town Manager**

Becky Frank

**Town Clerk**

Bo Ayad

**Board Members Absent**

**Town Attorney**

**Marshal's Dept**

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

Mayor Dixon called the regular meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. A tech check was conducted. All Board members were present in-person.

**2. Additions, Deletions, or Corrections to the Agenda**

Trustee Guthrie made a motion to approve and accept the agenda, as amended, seconded by Trustee Donzello. Motion passed unanimously. Resolution 2024-03 was added to the agenda as item 6E.

**3. Reports**

Mayor Dixon reported on the success of the Public Works Department in dealing with the large volumes of snow from the recent storm.

The Town manager presented a staff report on behalf of the Marshal's Office.

The Town Clerk presented a Q1 Statement of Financial Position (Balance Sheet). The Town manager discussed including a PowerPoint presentation as part of the future financial reporting.

The Town Manager reported on CAIC doing an evaluation about avalanche hazard in Green Mountain Falls. They found that the Town was not in danger after the recent large snow fall. She invited Board Members to join staff at the 2024 Colorado Municipal League Conference.

**4. Public Comment**

**None**

**5. Public Hearing- Conditional Use Permit at 10325 HWY 24.**

Mayor Dixon opened the Public Hearing at 7:15pm.

Ben Thurston of Baseline Engineering gave background and details about the proposed Horse Wellness Center.

The applicant, Jesse Stroope, discussed the application with the Board and Staff. TM explained the process and timeline. Mr. Stroope voiced a complaint about the timeline and how some steps in the process could have been taken concurrently to expedite the process. Brandy Morales made a public comment about the project being in keeping with GMF's historic traditions as well as the positive community resource that it would be. Mayor Dixon closed the public hearing at 7:30pm.

## **6. Business**

### **6A) Conditional Use Permit at 10325 HWY 24.**

Trustee Ives recused himself from the vote citing his relationship with Historic GMF Foundation (HGMFF). Trustee Guthrie, seconded by Trustee Donzello, motioned to approve the conditions. Trustee King and Mayor Dixon voted to approve. Tally: 4 yes & 1 recusal.

### **6B) National Library Week Proclamation**

The Branch Manager of the Ute Pass Library presented the proclamation in which the Mayor read in full. Trustee Donzello motioned to approve NLW 2024, seconded by Trustee Guthrie. Motion passed unanimously.

### **6C) Child Abuse Prevention Proclamation**

A Department of Human Services representative read the proclamation recognizing Child Abuse Prevention month. Trustee Donzello motioned to approve, seconded by Trustee Guthrie. Motion passed unanimously.

### **6D) Broadband Study**

Office of Information & Technology & RESPEC spend 6 weeks examining the speed, availability & reliability of internet service in GMF. The Town was found to have generally reliable internet (100mb/sec download & 20mb/sec upload). RESPEC recommended pursuit of fiber cable in the future.

### **6E) Resolution 2024-03 Local Disaster Emergency Declaration**

The TM discussed the declaration and the need to have this in place incase the Town needs to apply for FEMA or DOLA funding. The Town did incur substantial over-time spending in dealing with the large amount of snow recently. Trustee Donzello motioned to approve, seconded by Trustee Guthrie. Motion approved unanimously.

## **6. Correspondence**

### **6. Discussion Items**

### **7. Public Comment**

Brandy Morales made a public comment that broadband reliability is an issue in her central GMF location and encouraged continued work to improve service in Town.

### **8. Adjournment**

At 8:20pm Mayor Dixon called to Adjourn the meeting.

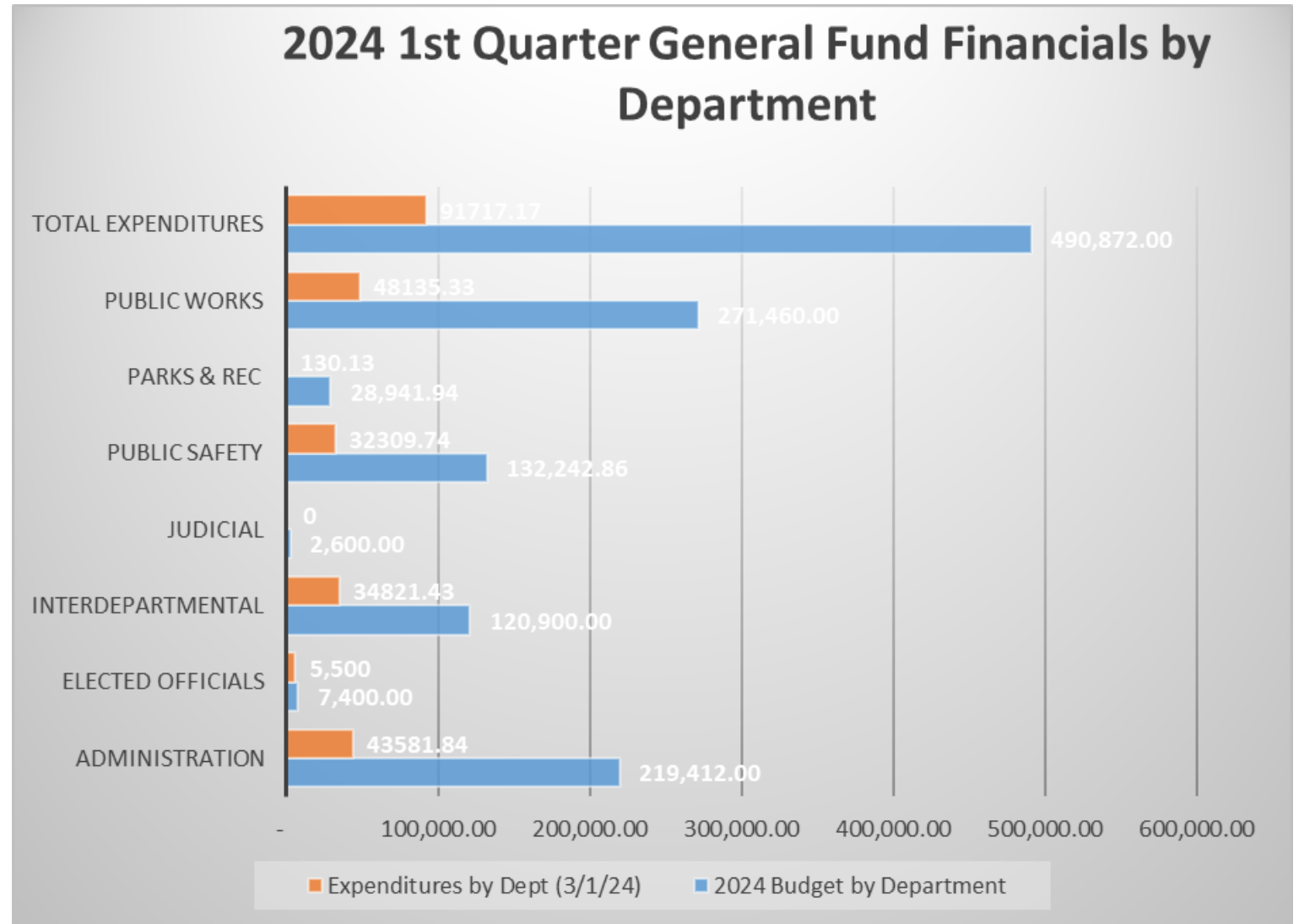
# Town of Green Mountain Falls

Draft Quarterly Financial Report  
2024-Q1

# Revenues

- Revenue reporting will always be in arrears.
- Q1 will be reported in Q2
- Tax revenues summary: Sales, Tobacco, Property, Occupancy, HUTF, Auto Use etc. These revenues are received as they are collected.
- The Town Clerk would like to create a “revenue calendar” which documents when revenues are received to help better forecast future income.

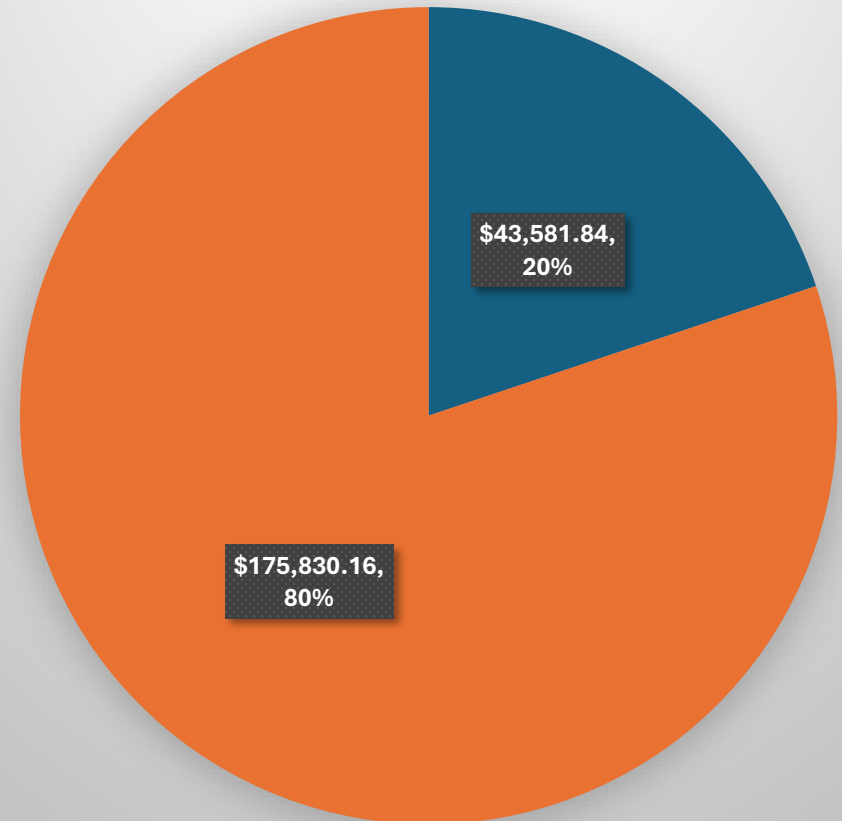
# Departmental Overview



# Administration

- 20% of budget used in Q1
- Budgeted Professional Development will occur in Q2-3 aligning the expenditures to the budgeted amounts later in the year

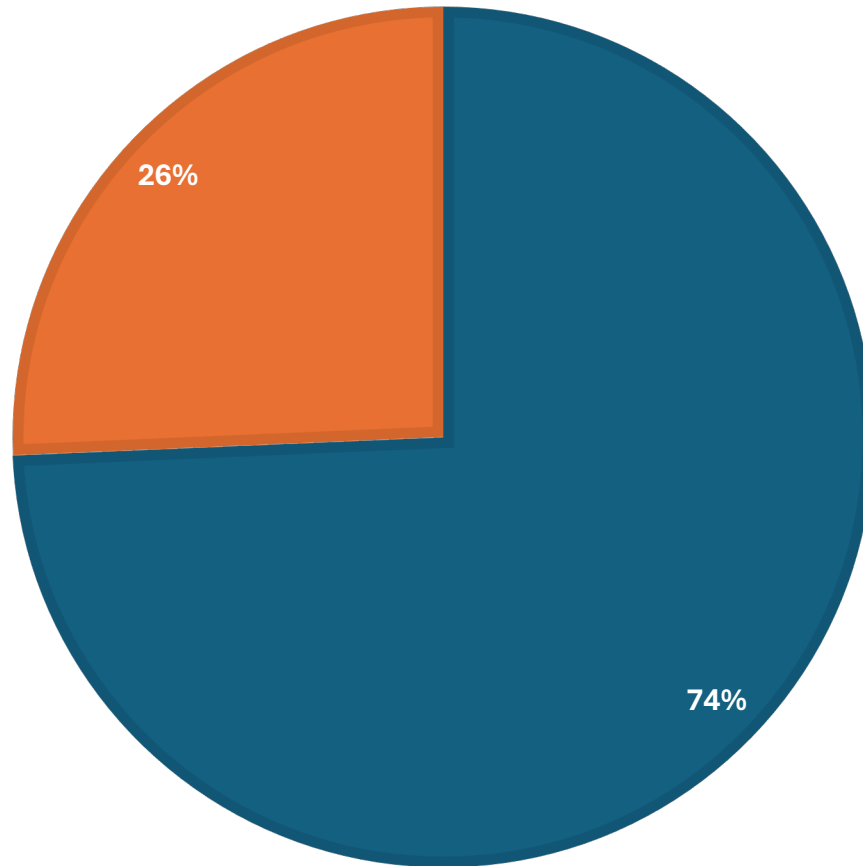
Administration: \$219,412.00





# Elected Officials

ELECTED OFFICIALS: \$7,400.00



Contributions to other orgs

(FOUPT, Fountain Creek Watershed)

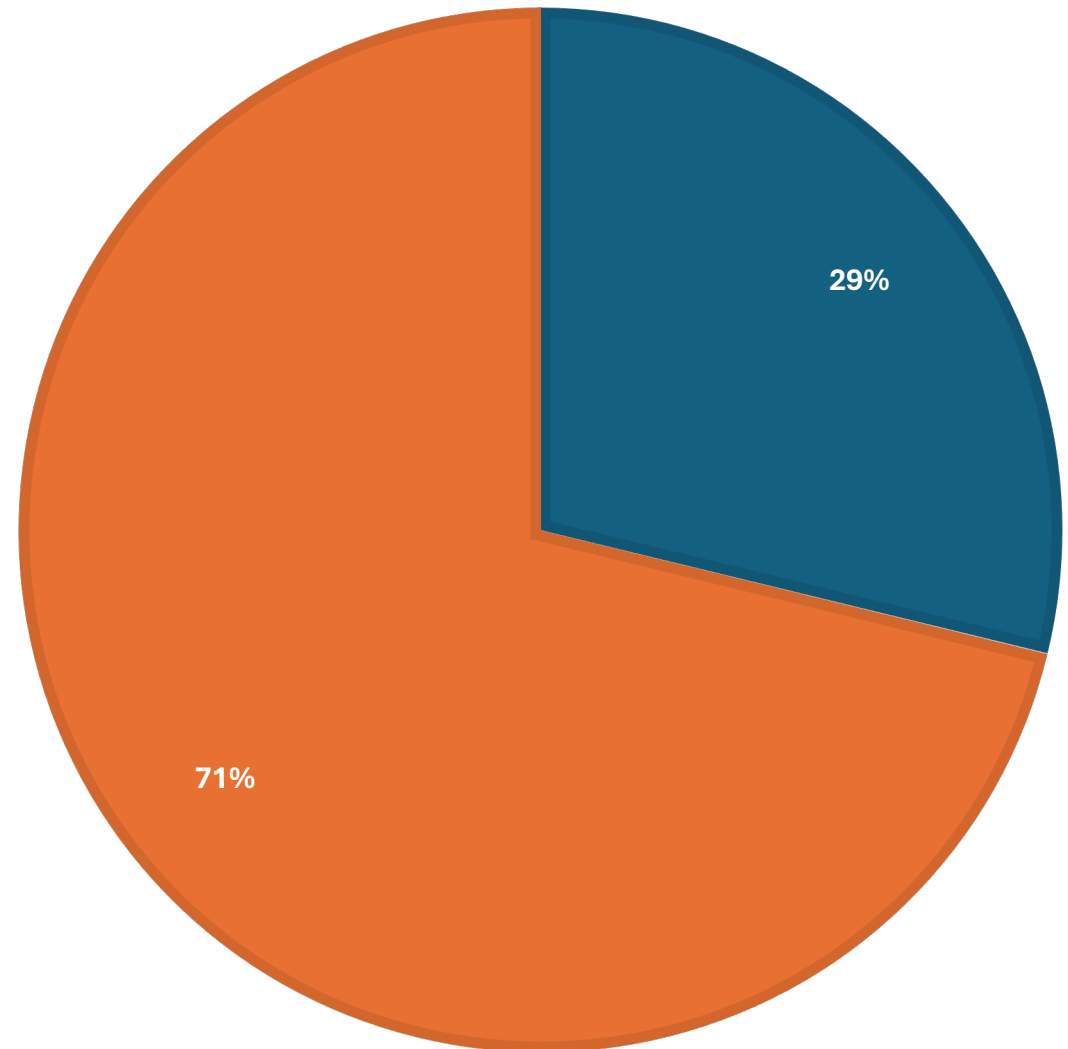
Professional Development (CML, etc.)

# Interdepartmental

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- Professional Services
  - Legal
  - Audit
  - IT
  - Planning & Zoning
- Election

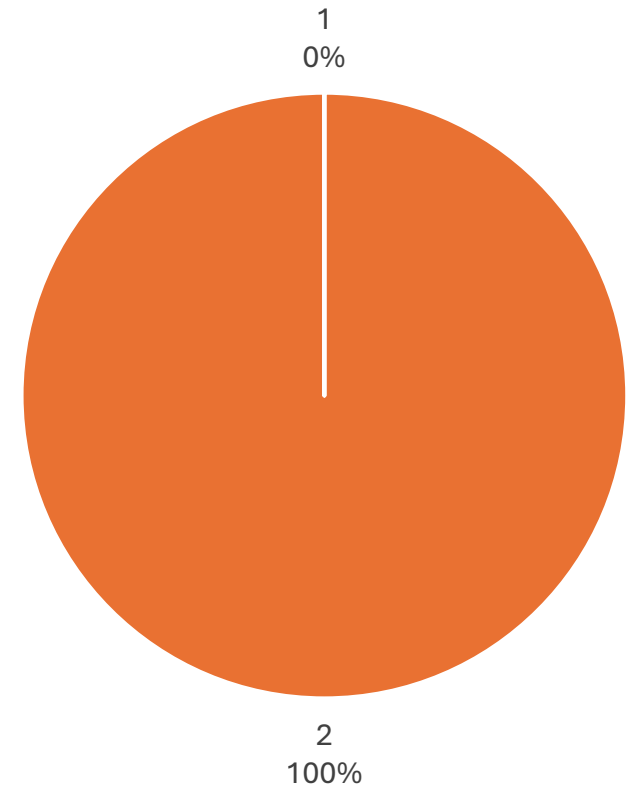
INTERDEPARTMENTAL \$120,900.00



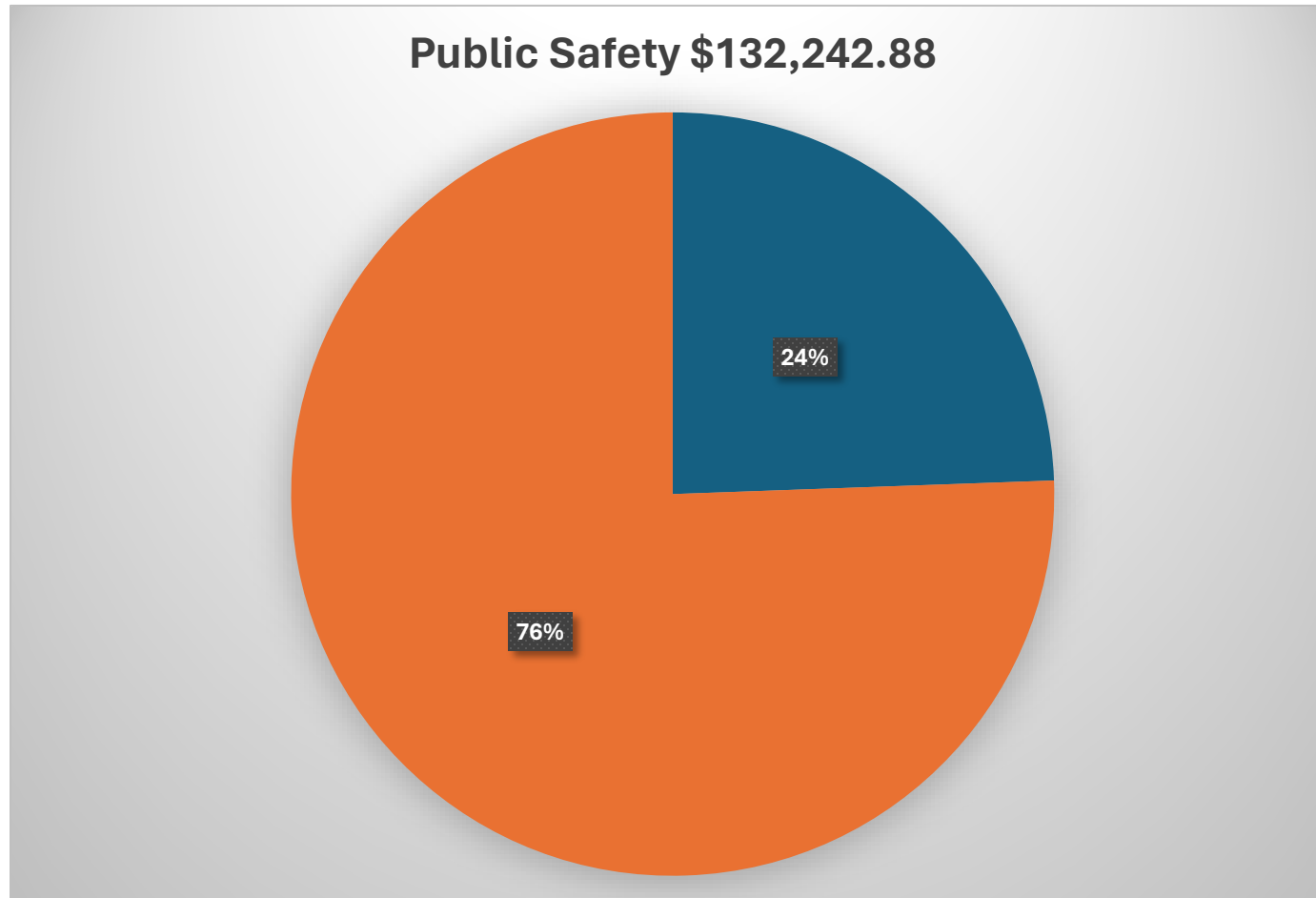
# Judicial

- Municipal Court
- No court expenses to date

Judicial \$2,600.00



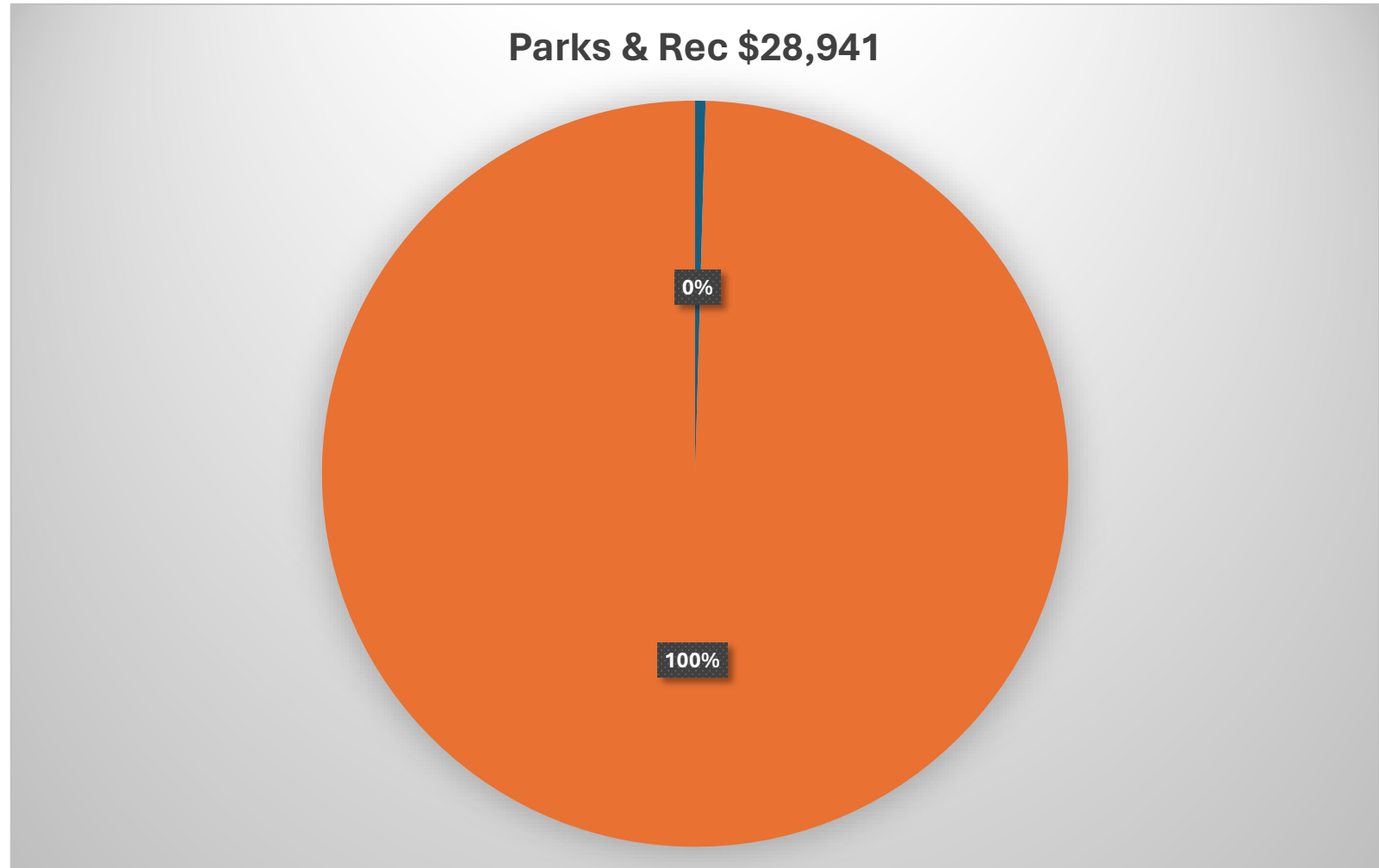
# Public Safety



- Right on Par with anticipated 1<sup>st</sup> quarter expenditures
- Beginning of the year supply and equipment needs

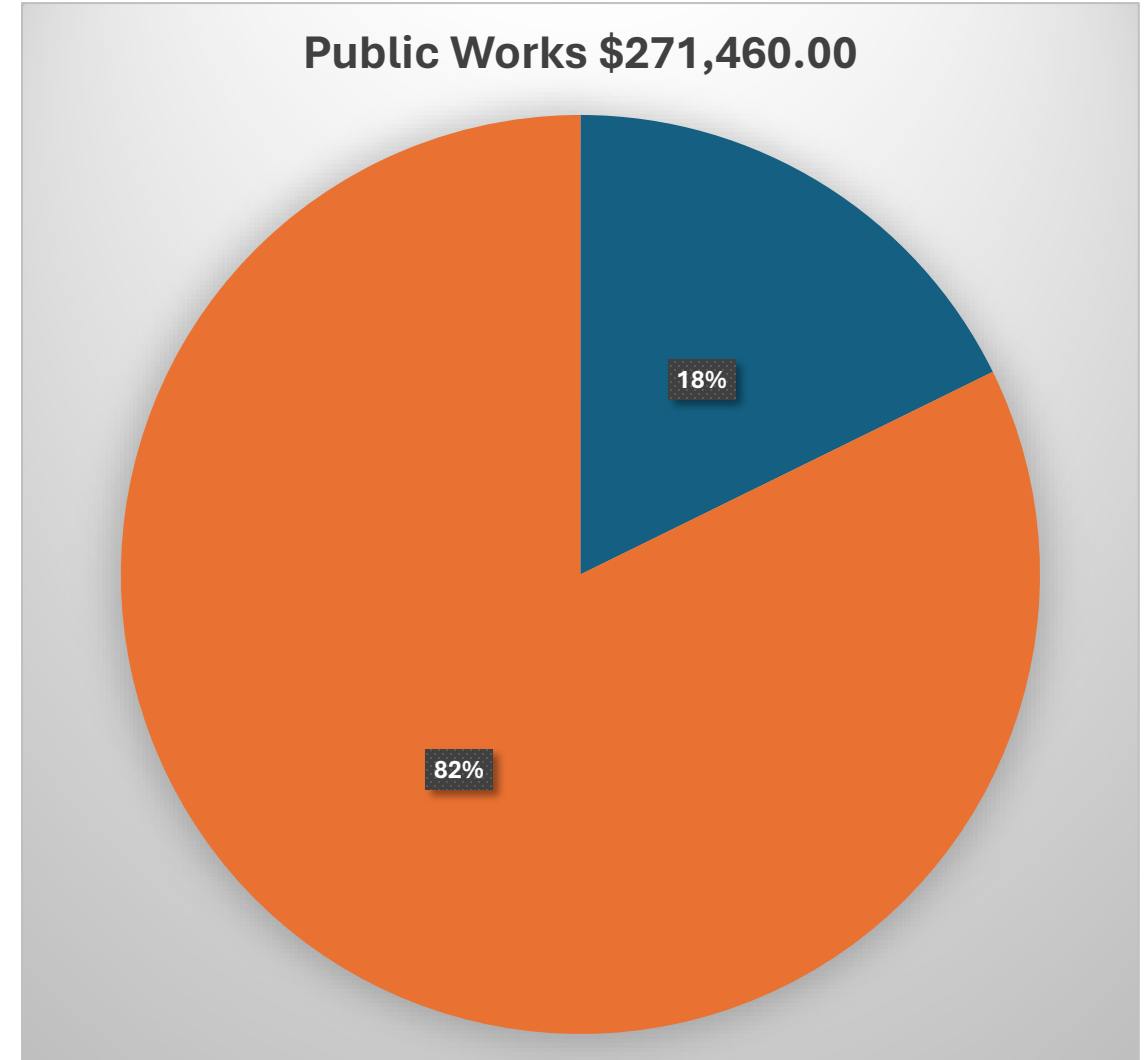
# Parks & Recreation

- Most expenses occur in Q2-3



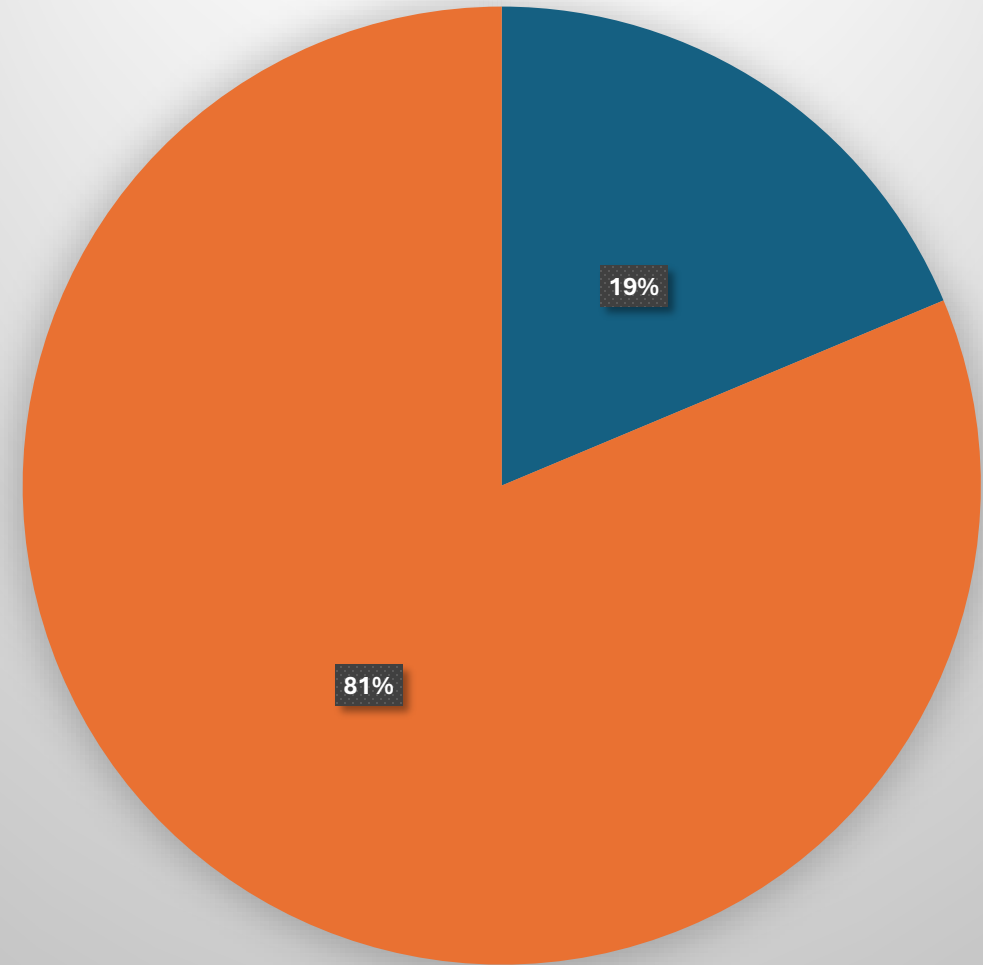
# Public Works

- Q1 expenses
  - Snow removal and equipment repair
- Q2-3 expenses
  - Road maintenance (road base, mag)
- Q4 expenses
  - Snow removal



# YTD (3/1/2024) Position

Total Operational Expenditures Budgeted  
\$490,872.00



# Capital Improvement Fund Reporting

- Not included as part of quarterly reporting
- Project Based
- Grant Funded with support from general fund (town match)
- Reporting will occur as grants are awarded, contracts approved, and reports/reimbursements are received.



# Reporting Schedule Targets

Q1-April 16th

Q2-July

Q3-October

Q4-January 2025

# Additional Report Elements

This is a work in progress. Please don't hesitate to let us know how to tailor this to better fit your needs.



**BOARD OF TRUSTEES AGENDA MEMO**

<b>DATE: 4/16/2024</b>	<b>AGENDA NO</b>	<b>SUBJECT:</b>
<b>Presented by:</b> Becky Frank, Town Manager		Report on activities to the Mayor and Board of Trustees

**Activities**

- USFS Community Wildfire Defense Grant Program-(CWPP) award announcements anticipated soon.
- CPW (Dumpster Blind) Site prep is nearly complete. Contractor will begin work and it should be complete over the next several weeks pending weather and site conditions. CSU will be upgrading electrical infrastructure at the site to accommodate as the current lines are too low.
- CDBG (Gazebo Bridge Rehabilitation and ADA Accessibility) Contract awarded. Anticipated start date in April-contingent on lake conditions and availability of materials. We anticipate lowering the lake levels next week to allow the site to begin to dry out. A Deadpool area to preserve fish life is anticipated.
- University Technical Assistance Team (Pool Study). Team is working with the PRTAC. Survey has closed.
- DOLA (Comprehensive Roads and Drainage Study) Staff will have a training with Wilson & Company this spring.
- Fire Mitigation (COSWAP/CUSP/MHYC/Kirkpatrick/Team Rubicon) meeting 2/1 with partners to identify project areas. Projects to begin next month (weather permitting)
- FEMA-all projects submitted except for Catamount Creek which will require permitting from Army Corps of Engineers. Permit application submitted. Awaiting reimbursement for completed projects. Working on application to address drainage and create resiliency within the Town roads system.
- Planning Support (LUC implementation and code clean-up)
- Participating in Regional Transportation Study (PPACG)
- Researching funding opportunities to continue to support Town projects.
- Staffing-Lifeguard, Lead Pool Attendant and Planner Positions posted to the Town Website. Accepting applications for all positions.
- Supporting the Clerk's office with the election and beginning preparations for elected officials' orientation.



## MEMORANDUM to Green Mountain Falls Board of Trustees

To: Green Mountain Falls Board of Trustees  
From: Staff  
Date: 4/12/2024  
Re: Land Use Code Text Amendment

### **Background & Discussion**

The current Land Use Code does not allow animal shelters in the Open Space District. The Planning Commission at their April 9th meeting made a RECOMMENDATION OF APPROVAL to the Board of Trustees to amend the LUC to allow animal shelters in the Open Space District. The corresponding Ordinance, Ordinance NO. 2024-02, amends the Land Use Code to allow animal shelters as a conditional use in the Open Space District.

Per the Green Mountain Falls Municipal Code, Land Use Text Amendments require review and recommendation of the Planning Commission after a public hearing has been held for such purpose and subsequently, final approval from the Board of Trustees. All posting and publication requirements for a Land Use Text Amendment have been met.

### **Recommendations**

GMF staff recommends that the Board of Trustees Approve Ordinance NO 2024-02.

**TOWN OF GREEN MOUNTAIN FALLS**

**ORDINANCE NO. 2024-02**

**AN ORDINANCE AMENDING ARTICLE 3 OF CHAPTER 12 OF THE GREEN MOUNTAIN FALLS MUNICIPAL CODE REGARDING ANIMAL SHELTERS IN THE OPEN SPACE DISTRICT**

**WHEREAS**, the Town's current Land Use Code does not allow animal shelters, including horse rescue facilities, in the Open Space district; and

**WHEREAS**, the Town desires to amend the Land Use Code to allow animal shelters in the Open Space district.

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

Section 1. Table 3-1: Permitted Uses Table in Article 3 of Chapter 12 of the Green Mountain Falls Municipal Code is hereby amended by the insertion of a "C" in the Animal Shelter use row under the O district column.

Section 2. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 3. Safety. The Board of Trustees finds that the adoption of this Ordinance is necessary for the protection of health, safety and welfare of the public.

Section 4. Effective Date. This Ordinance shall become effective 30 days after publication.

ADOPTED AND ORDERED PUBLISHED the \_\_\_\_ day of \_\_\_\_\_, 2024, at the Green Mountain Falls Town Hall, 10615 Green Mountain Falls Road, Green Mountain Falls, Colorado 80819.

\_\_\_\_\_  
Todd Dixon, Mayor

ATTEST:

\_\_\_\_\_  
Bo Ayad, Town Clerk/Treasurer

Published in the Pike Peaks Courier, \_\_\_\_\_, 2024.



## Town of Green Mountain Falls

P.O. BOX 524

GREEN MOUNTAIN FALLS, CO 80819

(719) 684-9414

[greenmountainfalls.colorado.gov](http://greenmountainfalls.colorado.gov)

### Committee Volunteer Application

- Parks, Recreation & Trails Advisory Committee  
 Fire Mitigation Advisory Committee  
 Planning Commission

Name: Brandy Moralez

Address of Primary Residency: 6970 Howard Street

City, State: Green Mtn Falls, CO Zip Code: 80819

Alternate Address: PO Box 5919

City, State: Woodland Park, CO Zip Code: 80866

Phone: 979-575-9808 Email: Bm-aggies@hotmail.com

Are you willing to serve as an alternate?

*Each committee can have up to three alternates, who may participate in discussion and, in the event of a member's absence, may vote on issues before the committee.*

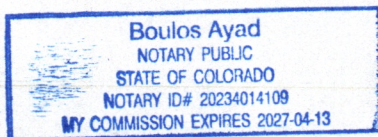
**Planning Commission Requirements:** Green Mountain Falls Municipal Code, [Ordinance 2023-04](#) requires that Planning Commission Members hold their primary place of residency within Green Mountain Falls Town Limits.

Planning Commission Only

**Applicants for the Planning Commission must submit proof of residency along with this application. Proof of residency may be obtained on the [Colorado Secretary of State Website](#)**

Signature and Acknowledgement: \_\_\_\_\_

(to be signed before a Notary Public)



Notary Public: \_\_\_\_\_

All applicants please proceed to the next page.

Please describe your relationship to the community/Town of Green Mountain Falls. Resident since 2007 (minus 3 years due to the Army).

Current Employer/Occupation: PeopleTel / Military Operations Analyst  
Work Experiences that may apply: US Army Officer - planning, decision making, fact-finding

Other Volunteer Experiences that may apply: On Board of Directors for Veterans Victory Alliance, a veterans & first responders non-profit → responsible for planning the build-out of the facility.

Any Special Qualifications that may apply to this volunteer position: Currently studying for PMP exam. Currently working on a Masters in Management & Leadership, & studying Business.

Other Current Volunteer Positions you hold: PRT Alternate, Trails Volunteer

Reasons for choosing this Volunteer Opportunity: Asked to because there is a vacancy.

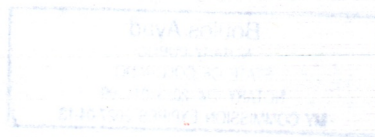
**Affidavit: By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.**

**I swear and affirm that all information I have provided in this application is true to the best of my knowledge.**

Signature: [Signature] Date: 09 APR 24

Parent/Guardian Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(If under 18)

**\*Please attach any other relevant information/documentation that would enhance your application.**





Voter menu

## Registered Voter Information

[Versión en Español](#)

[Change Password](#)

[Logout](#)

**Name** BRANDY LEE MORALEZ

Voter Details	Ballot Information	County & District Information	Signatures
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**Name** BRANDY LEE MORALEZ  
**Birth Year** 1980

### Registration

**Voter ID** 600217360  
**County registration date** 11/27/2018  
**Registration Status** Active  
**Party Affiliation** ██████████  
**Date of Affiliation** 01/05/2020

### Voter Information

**Gender Identity** F  
**Phone** 979-575-9808  
**Residential Address** 6970 HOWARD ST, GRN MTN FLS, CO, 80819-5058  
**Mailing Address** PO BOX 5919, WOODLAND PARK, CO, 80866-5919, UNITED STATES OF AMERICA  
**Ballot Mailing Address** PO BOX 5919, WOODLAND PARK, CO, 80866-5919, UNITED STATES OF AMERICA

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**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE TOWN OF GREEN MOUNTAIN FALLS  
COLORADO, MAKING APPOINTMENT OF TOWN CLERK AND TOWN  
ATTORNEY**

**WHEREAS**, Colorado Revised Statutes 31-10-304 requires the Town Board of Trustees to appoint a Clerk, Treasurer, and Attorney, as well as any other officers it deems necessary; and

**WHEREAS**, this statute further specifies that the appointment of officers shall not extend more than 30 days after election; and

**WHEREAS**, The Town of Green Mountain Falls' Municipal Code also provides the authority of the Board of Trustees to appoint officers;

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

Town Officials are appointed as follows:

Town Attorney- The Firm of Hoffman, Parker, Wilson & Carberry, P.C.  
Town Clerk/Treasurer- Bo Ayad  
Town Manager- Becky Frank  
Town Marshal- Sean Goings

**INTRODUCED, READ and PASSED** this 16<sup>th</sup> day of April 2024.

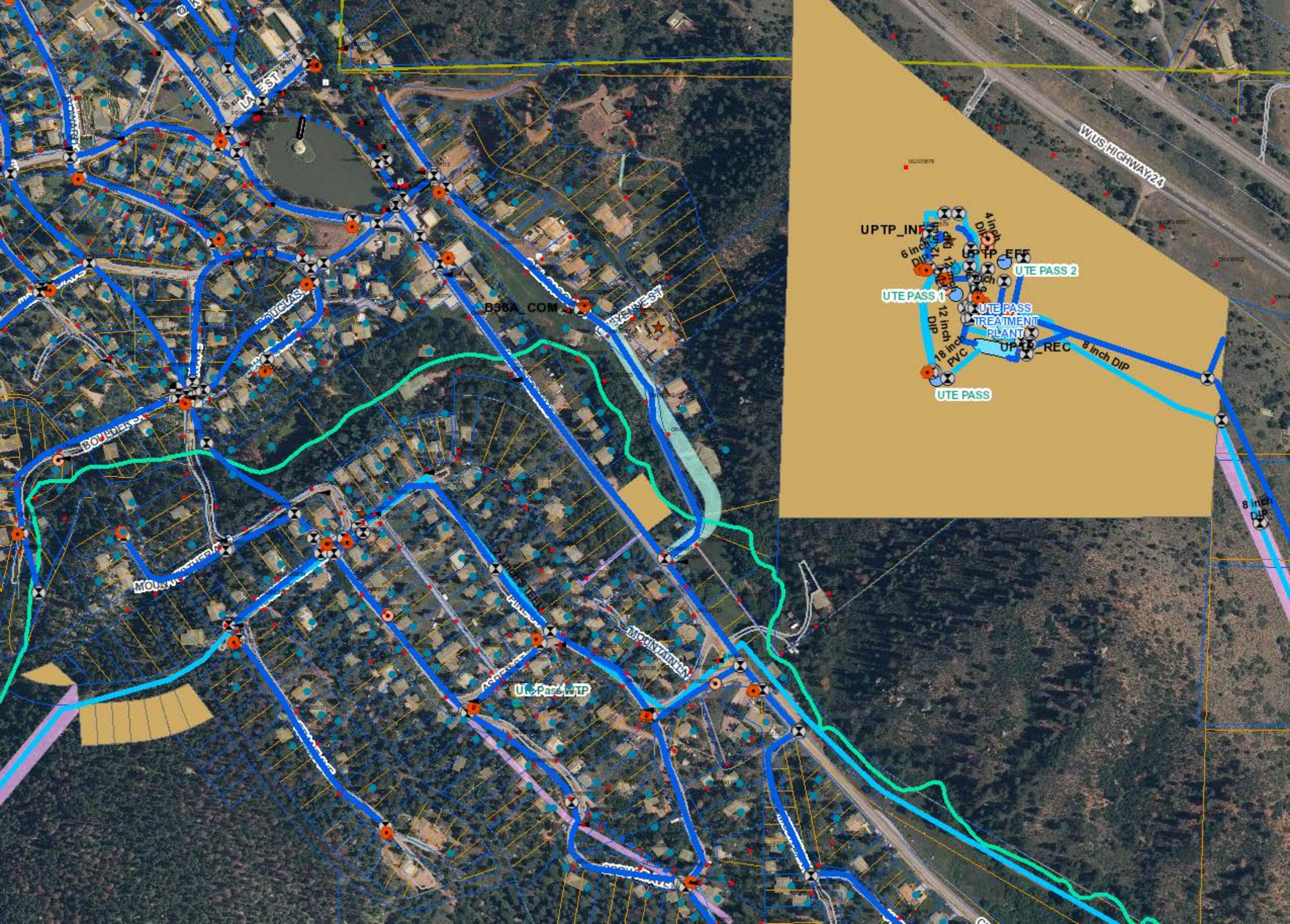
TOWN OF GREEN MOUNTAIN FALLS,  
COLORADO

\_\_\_\_\_  
Todd Dixon, Mayor

(SEAL)

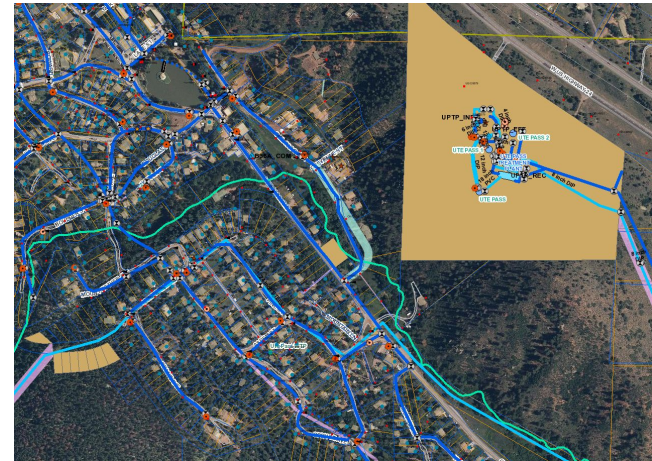
ATTEST:

\_\_\_\_\_  
Bo Ayad, Town Clerk



# Revocable License Opportunity

- CSU owns a parcel that could be used by the Town for staging, parking etc. Parcel is approx. 100 x 150 feet (15,750 sq. ft.)
- CSU has stated that they can issue a revocable license for the parcel
- Term is 0-25 years
- Time to complete license is 4-6 weeks.
- Costs:
  - License = \$0
  - License recording fee = \$60
- We would be allowed to clear vegetation and put up a fence
- CSU must retain access to water line
- Other Town costs: clearing, fence, survey



**BoT Action =  
pursue?**



## 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](http://www.gmfco.us)

Date: April 16, 2024  
To: Board of Trustees  
From: PRTAC  
Re: Recommendation not open compost bathrooms at Gazebo Park

At the April 10, 2024 PRTAC meeting, the committee members unanimously voted to recommend that the compost bathrooms at Gazebo Park stay closed during the summer season, May-September.

The compost bathrooms that are at Gazebo Park are designed to be located away from an urban environment due to the venting of sewage. These bathrooms are also extremely labor intensive and expensive to properly maintain. They should receive maintenance twice a week. There are also sewage leaks that would need to be fixed if opened.

The above reasons are why the PRTAC recommends that the compost bathrooms stay closed and that another port-a-pot be rented for the busy season, May-September. This additional rental with the existing rental should support the needs of GMF visitors. The weekly maintenance of the port-a-pots will be provided by the rental company.



## 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](http://www.gmfco.us)

Date: April 16, 2024  
To: Board of Trustees  
From: PRTAC  
Re: GMF Trail Map Sales

At the March 13, 2024, PRTAC meeting, the committee members unanimously voted to recommend that the Board approve the sale of printed Green Mountain Falls trail maps to benefit the Trail Ambassador Program.

In Fall 2023, new town trail maps were purchased by the town. The trail maps are available to be downloaded digitally on the town's website. However, there have been requests to have paper maps available for purchase. PRTAC would like to have paper maps available for purchase at Town Hall and at the Pool when they are open. The Square app can be used for purchases at the Pool. Signs on the Welcome Center and Lake Street trailhead could direct customers where to purchase paper trail maps. 11"x17" maps could be printed at Town Hall.

The price can be donation based or a fixed price. PRTAC will leave to the Board to make this determination. PRTAC does recommend that the proceeds from the trail maps be applied to the Trail Ambassador program to help defray the cost for the printing, laminating and plexiglass purchased to post maps at the Welcome Center and Lake Street trailhead.

## CONSTRUCTION STAGING POLICY

This construction staging policy addresses how the Town of Green Mountain Falls (the "Town") shall allocate Town-owned properties for staging equipment and materials for projects, with the goal of keeping Town property clean and orderly. If there is conflict between this Policy and any Municipal Code, the Municipal Code supersedes this Policy.

### I. DEFINITIONS

*Staging* as used in this policy refers to the storage of construction equipment, materials, supplies and temporary facilities used in the construction process. While neither the Municipal Code nor Land Use Code specifically addresses construction staging, Municipal Code Section 6-31 lists nuisances, to include refuse, i.e. "discarded building and construction materials." Further, "all refuse shall be removed periodically from all premises in the town so that the premises are clean and orderly at all times. All loose, discarded or unused building material from construction sites shall be promptly removed or discarded by the person responsible for such work."

*Rights of Way (RoWs)* are Town-owned properties generally used to facilitate transportation. However, the RoWs in Town are not limited by the plat on what they can be used for. Therefore, RoWs can be used as the Board of Trustees (BoT) sees fit as long as it doesn't prohibit traffic from passing through an area. It should be noted that RoWs are not parcels and therefore requirements on parcels are not applicable to the RoWs in Green Mountain Falls.

### II. CONSTRUCTION STAGING

It shall be the Policy of Green Mountain Falls that any particular RoW area shall not be used exclusively for the purposes of staging Town or private construction projects. As part of this policy, the Town will weigh the benefits to the public and the practicality of the staging area before assigning a staging area for a Town project. Although not RoWs, the Town may use Town parcels as staging areas.

Developers and project managers must understand that the Town has limited staging areas on level ground. Projects require active management to limit the amount and time of disruption. High density, prolonged staging will not be allowed on Town RoWs and Mixed Use areas outside of the Public Works maintenance yard.

Residents must understand that construction projects inherently have a level of inconvenience for the construction and staging area. The Town does not support restricting construction if the Applicant has met the Town's Land Use requirements.

### III. PROCESS

Planning Commission recommends to Private Projects: If a private project desires to utilize Town RoW for staging, once the project has obtained appropriate approval, Town Staff will identify a location that best fits the needs of the Town and the entity performing the

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~~construction. Town Staff will require the Applicant to obtain a Temporary Use permit in accordance with Town Code and published Fee Schedule. BoT or Town Staff appropriate staging location based on intended use. See the Table below for location options.~~

~~Once Town Staff or BoT has selected a staging location and communicated this to the Petitioner, the Town will post a physical notice at the staging site and post the information on the Town's official posting locations. If someone wants to appeal the staging site location, that appeal must follow the appeal process for a Temporary Use Permit. Mailed notices shall be sent by the applicant via first class certified mail to all property owners as listed in the records of the county tax assessor's office within 200 feet of the subject property, as measured from property boundaries. Notice must be mailed at least 30 days prior to the commencement of the staging location use. Certified mail notice shall be returned to the Town. Property owners have 15 days from receipt of notice to appeal the staging decision. The staging project. If an appeal has been filed, the Petitioner must wait to use the Town RoW commence if an appeal has not yet been heard and until the appeal has been decided by the appropriate authority.~~

Town Staff will confirm the staging user returns staging location to original or better condition.

Public Projects: Town Staff will determine the most appropriate location for the construction staging. Since Public Projects are approved by the BoT, issues with staging locations shall be determined by the BoT. The Town will post a physical notice at the staging site and post the information on the Town's official posting locations.

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Table

Location	Area Available	Pro / Con	Arrangements?	Considerations
Behind Town Hall	125' x 35'	Need to level area Req. emergency vehicle access	Coord w/ F.D.	Steeper access Tight Turnaround
Public Works	20' x 80' on right side	Req. separate access Interrupt PW work flow	Coord w/ P.W.	Req. active space mgmt.
Oak St. (old Town Hall)	120' x 20'	Level Close to neighbors	Reqs sign removal	Oak St. Bridge Small project, limited duration
Oak St. RoW	90' x 12'	Level		Oak St. Bridge
Olathe St. RoW	145' x 35' (cur) 90' x 30' (prop)	Close to neighbors Overuse Impression	Prop.: PRT add to Master Plan, beautify, 8 parking spaces	Adjacent to floodplain
Rocky Top	150' x 180'	Fenced, gated, easy access. Safety: Hwy 24 x-ing	\$ to lease area	Outside GMF
Pool Parking	45' x 65'	Adj. to public park	Coord w/ PRT	Seasonal



In certain circumstances developers may work with private land owners to coordinate staging, given temporary land use permissions are granted by the appropriate authority. ~~by the Planning Commission.~~



Todd G Dixon <gmfdixon@gmail.com>

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## Parcels in GMF

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Jessica Davis <jedavis@csu.org>

Thu, Apr 11, 2024 at 1:42 PM

To: Todd G Dixon <gmfdixon@gmail.com>

Cc: Becky Frank <Manager@gmfco.us>, Andie Buhl <abuhl@csu.org>

Todd,

I took a look at the map, I thought there were going to be more properties that we owned. Below is a screenshot of Green Mountain falls and the tan/brown properties are the ones that the City of Colorado Springs owns. The parcel you were talking about is right in the middle of town. The one on the right is our Ute Valley Treatment Plant and the ones of the left were most likely purchased for the waterline to go through.

There are two options for that parcel (TSN: 8308401041):

1. Revocable License (Recommended)

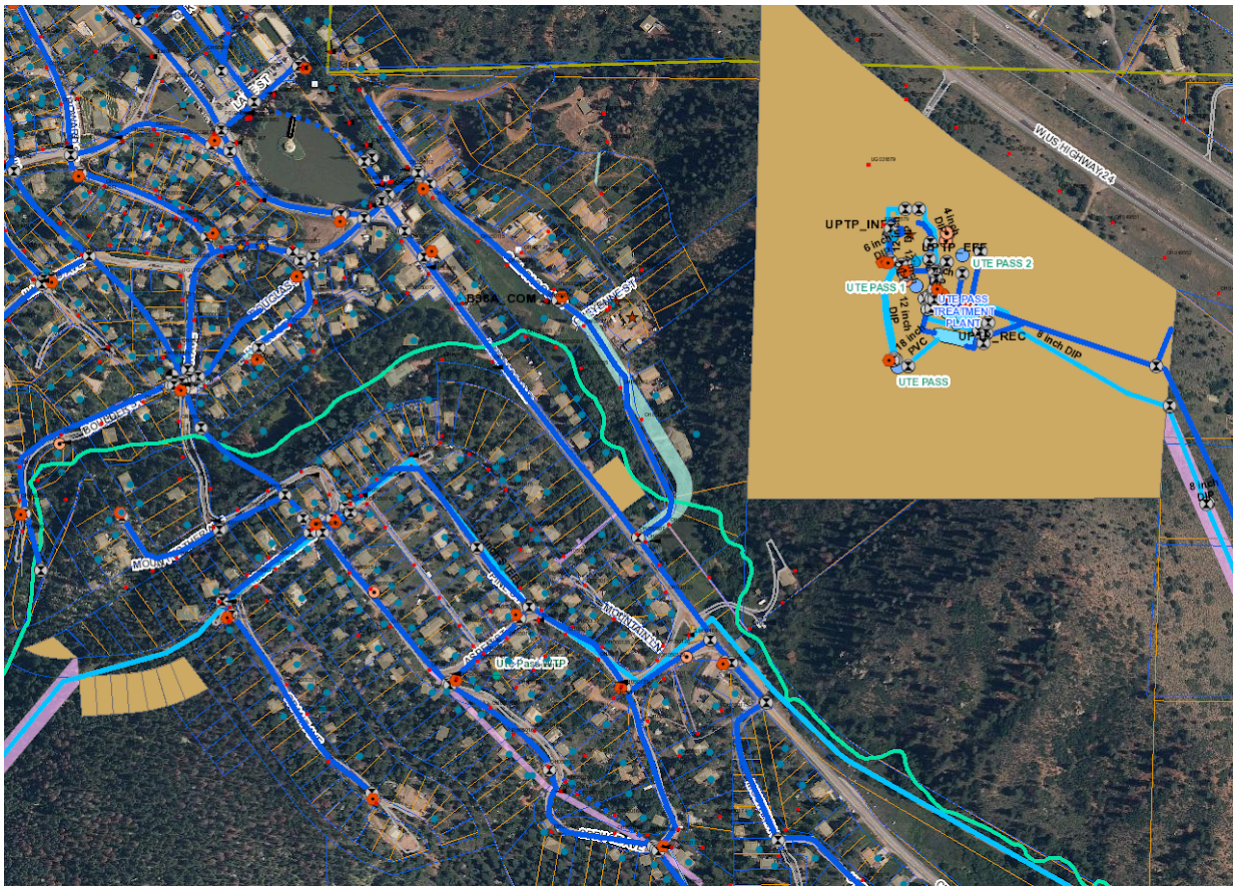
- a. Term: 0-25 years, with renewals
- b. Time to complete license – 4-6 weeks
- c. Costs: \$0 License – pay recording fee \$60
- d. Gives you whatever rights you will need on the property – access, storage, parking, etc.
- e. Will not allow you to build a structure

2. Purchase of Property

- a. Time to complete sale/purchase: 4-6 months
- b. Costs: Would pay fair market value, as determined by an appraisal, and all closing costs
- c. Follow process of Real Estate Manual:

- i. Will need to ensure that all Utilities/City departments don't have a use for it
- ii. Appraisal will be required
- iii. Approval by Utilities Board and City Council
- iv. Closing would be at a title company
- v. Utilities would reserve all easements and any other needs we may have on the property

I would recommend a license – quickest, cheapest, and easiest way to get permission to use the property for anything but building on.



Let me know what you think or if you want to talk further about any other properties.

Thank you,

Jessica

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**From:** Todd G Dixon <gmfdixon@gmail.com>  
**Sent:** Thursday, April 11, 2024 11:30 AM  
**To:** Jessica Davis <jedavis@csu.org>  
**Cc:** Becky Frank <Manager@gmfco.us>; Andie Buhl <abuhl@csu.org>

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Todd G Dixon <gmfdixon@gmail.com>

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## Parcels in GMF

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**Jessica Davis** <jedavis@csu.org>

Thu, Apr 11, 2024 at 2:43 PM

To: Todd G Dixon <gmfdixon@gmail.com>

Cc: Becky Frank <Manager@gmfco.us>, Andie Buhl <abuhl@csu.org>

Yes, fences are fine as long as we can have access to get to the water line if necessary – you will need to get locates as well when building the fence to ensure we don't post-hole dig into the waterline. Depending on where the waterline is you might be able to leave it outside the fence line. Also, clearing vegetation is fine.

If you and the Board are good with it – we'll get a request for service going and Barbara Reinardy with the City will be in contact with you and your team to get you a draft license over. Just let me know when and we'll get the process started.

(I am glad we didn't need another meeting on this one)

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