



# BOARD OF COUNTY COMMISSIONERS REGULAR MEETING AGENDA

July 11, 2023 at 10:00 AM

Commissioners Meeting Room - 401 Main Street, Suite 309, Walsenburg, CO 81089

Office: 719-738-3000 ex 200 | Fax: 719-738-3996

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**9:00 AM - COMMISSIONERS MEETING WITH STAFF**

**10:00 AM - PUBLIC MEETING**

Join via Zoom: <https://us02web.zoom.us/j/82550511219> | Meeting ID: 825-5051-1219

**1. PLEDGE OF ALLEGIANCE**

**2. AGENDA APPROVAL**

**3. CONSENT AGENDA**

- a.** Kevin Archuleta Six Month Evaluation
- b.** Donald Ortiz New Hire
- c.** Austin McKnight - No Hire
- d.** Cameron Gonzales Resignation
- e.** John Johnson Resignation
- f.** Thomas Waggner Green Sheet Cancellation

**4. PUBLIC COMMENT**

**5. APPOINTMENTS**

**6. LAND USE**

**7. ACTION ITEMS**

- a.** Resolution Amending County Commissioner Redistricting
- b.** Gardner Main Street Report
- c.** Representative Boebert Fish Recovery Letter of Support
- d.** G Veach Bulk Water Application
- e.** O Garcia Bulk Water Application
- f.** SS4A Grant Approval to Apply Memo
- g.** J Bolding Mountain Shadows Ranch Road Closure Request

h. Walsenburg Law Enforcement Services IGA

## 8. STAFF REPORTS

a. County Administrator

b. County Attorney

## 9. CORRESPONDENCE

a. CTSI Protecting Opportunities and Workers Rights Act

b. CTSI Use of Drones

c. DOLA Division of Property Taxation 2023 Notice of Valuation

d. CONFIDENTIAL GPID Bulk Water June 2023

e. CONFIDENTIAL GPID GSWD June 2023

f. Courthouse Masonry Restoration Project Field Report

g. Energy Performance Contracting Schedule

h. SP Healthcare Foundation 2023 Golf Tournament Registration Form

i. CONFIDENTIAL CAPP Monthly Report

j. HC Treasurer May 2023 Monthly Reports

k. Spanish Peaks Library District Invite to Celebrate National Talk in an Elevator Day

l. US Department Interior Proposed Eastern CO Resource Management Plan

## 10. EXECUTIVE SESSION

a. For a conference with a County Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. §24-6-402(4)(b). **Solano v. Newman.**

## 11. ADJOURNMENT

## 12. UPCOMING MEETINGS

a. 1:00 PM - Abatement Protest Hearing

b. 1:30 PM Land Use Meeting

c. 2:00 PM - Budget Workshop

HUERFANO COUNTY

<b>GREEN SHEET/STATUS CHANGE</b>	EFFECTIVE DATE
	<b>7/2/2023</b>
NAME: <b>Kevin Archuleta</b>	PAYROLL : <b>7/21/2023</b>

<b>CHANGE OF ADDRESS/PHONE</b>	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE	<b>GIS Technician - IT Assistant</b>	<b>GIS Technician - IT Assistant</b>
DEPARTMENT	<b>IT/GIS Department</b>	<b>IT/GIS Department</b>
HOURS		
ANNUAL SALARY	<b>\$33,100.00</b>	<b>\$35,000.00</b>
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	<b>Non-Exempt</b>	<b>Non-Exempt</b>

**REASON FOR CHANGE**

- |  |  |   |
|--|--|---|
| NEW HIRE<br>REHIRED<br>PROMOTION<br>DEMOTION<br>TRANSFER | RESIGNATION<br>RETIREMENT<br>LAYOFF<br>ADMINISTRATIVE LEAVE PAID<br>ADMINISTRATIVE LEAVE UN-PAID | LENGTH OF SERVICE INCREASE<br>REEVALUATION OF CURRENT JOB<br><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">INTRODUCTORY PERIOD COMPLETED</span><br>OTHER |
|--|--|---|

COMMENTS, IF NECESSARY

**Motion to approve a raise for Kevin Archuleta for the satisfactory completion of his six month introductory/evaluation period.**

\_\_\_\_\_  
Elected Official / Department Head      Date

Angela Wakeman      6/27/2023  
Human Resources Officer      Date

\_\_\_\_\_  
John Galusha, Chairman      Date

\_\_\_\_\_  
Budget Officer      Date

\_\_\_\_\_  
Date Inputed Into System

HUERFANO COUNTY

<b>GREEN SHEET/STATUS CHANGE</b>		<b>EFFECTIVE DATE</b>
		<b>7/17/2023</b>
<b>NAME:</b>	<b>Donald Ortiz</b>	<b>PAYROLL :</b>
		<b>8/4/2023</b>

<b>CHANGE OF ADDRESS/PHONE</b>	STREET
	CITY, STATE, ZIP
	TELEPHONE

CHANGE	FROM (DOES NOT APPLY TO NEW EMPLOYEE)	TO
JOB TITLE		<b>Communications Officer / Dispatcher</b>
DEPARTMENT		<b>Emergency Services</b>
HOURS		
ANNUAL SALARY		<b>\$38,000.00</b>
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY		<b>Non-Exempt</b>

**REASON FOR CHANGE**

NEW HIRE

REHIRED

PROMOTION

DEMOTION

TRANSFER

RESIGNATION

RETIREMENT

LAYOFF

ADMINISTRATIVE LEAVE PAID

ADMINISTRATIVE LEAVE UN-PAID

LENGTH OF SERVICE INCREASE

REEVALUATION OF CURRENT JOB

INTRODUCTORY PERIOD COMPLETED

OTHER

COMMENTS, IF NECESSARY

**Motion to hire Donald Ortiz as a Communications Officer / Dispatcher for the Emergency Services Department with a starting salary of \$38,000.00. Contingent upon completion of a CBI background check, and drug screen with a negative result.**

\_\_\_\_\_  
Elected Official / Department Head      Date

*Angela Wakeman*      7/7/2023  
\_\_\_\_\_  
Human Resources Officer      Date


\_\_\_\_\_  
John Galusha, Chairman      Date

\_\_\_\_\_  
Budget Officer      Date



HUERFANO COUNTY		
<b>PAYROLL STATUS CHANGE</b>	EFFECTIVE DATE	
6/13/2023		
NAME: <b>Austin McKnight</b>	PAYROLL : <b>7/7/2023</b>	
<b>CHANGE OF ADDRESS/PHONE</b>	STREET CITY, STATE, ZIP TELEPHONE	
<b>CHANGE</b>	<b>FROM</b> <small>(DOES NOT APPLY TO NEW EMPLOYEE)</small>	<b>TO</b>
JOB TITLE	<b>Operator</b>	
DEPARTMENT	<b>Road &amp; Bridge</b>	
HOURS		
ANNUAL SALARY	<b>\$41,500.00</b>	
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	<b>Non-Exempt</b>	
<b>REASON FOR CHANGE</b>		
NEW HIRE REHIRED PROMOTION DEMOTION TRANSFER	RESIGNATION RETIREMENT LAYOFF ADMINISTRATIVE LEAVE PAID ADMINISTRATIVE LEAVE UN-PAID <b>TERMINATION</b>	LENGTH OF SERVICE INCREASE REEVALUATION OF CURRENT JOB INTRODUCTORY PERIOD COMPLETED OTHER
COMMENTS, IF NECESSARY		
<b>Motion to cancel the green sheet for Austin McKnight.</b>		
Elected Official/Department Manager _____		Chairman _____
Date _____		Date _____
Date to Finance Office: _____		

HUERFANO COUNTY		
<b>PAYROLL STATUS CHANGE</b>		
EFFECTIVE DATE		
<b>6/26/2023</b>		
NAME: <b>Cameron Gonzales</b>	PAYROLL : <b>7/7/2023</b>	
<b>CHANGE OF ADDRESS/PHONE</b>	STREET	
	CITY, STATE, ZIP	
	TELEPHONE	
<b>CHANGE</b>	<b>FROM</b> <small>(DOES NOT APPLY TO NEW EMPLOYEE)</small>	<b>TO</b>
JOB TITLE	<b>Deputy</b>	
DEPARTMENT	<b>Sheriff's Office</b>	
HOURS		
ANNUAL SALARY	<b>\$51,000.00</b>	
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	<b>Non-Exempt</b>	
<b>REASON FOR CHANGE</b>		
NEW HIRE REHIRED PROMOTION DEMOTION TRANSFER	<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">RESIGNATION</div> RETIREMENT LAYOFF ADMINISTRATIVE LEAVE PAID ADMINISTRATIVE LEAVE UN-PAID <b>TERMINATION</b>	LENGTH OF SERVICE INCREASE REEVALUATION OF CURRENT JOB INTRODUCTORY PERIOD COMPLETED OTHER
COMMENTS, IF NECESSARY		
<b>Motion to accept the resignation of Cameron Gonzales effective June 26, 2023.</b>		
Elected Official/Department Manager _____		Chairman _____
Date _____		Date _____
Date to Finance Office: _____		

HUERFANO COUNTY		EFFECTIVE DATE
<b>PAYROLL STATUS CHANGE</b>		<b>7/3/2023</b>
NAME:	<b>John Johnson</b>	PAYROLL : <b>7/21/2023</b>
<b>CHANGE OF ADDRESS/PHONE</b>	<small>STREET</small>	
	<small>CITY, STATE, ZIP</small>	
	<small>TELEPHONE</small>	
<b>CHANGE</b>	<b>FROM</b> <small>(DOES NOT APPLY TO NEW EMPLOYEE)</small>	<b>TO</b>
JOB TITLE	<b>Deputy</b>	
DEPARTMENT	<b>Sheriff's Office</b>	
HOURS		
ANNUAL SALARY	<b>\$47,000.00</b>	
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	<b>Non-Exempt</b>	
<b>REASON FOR CHANGE</b>		
NEW HIRE REHIRED PROMOTION DEMOTION TRANSFER	<div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">RESIGNATION</div> RETIREMENT LAYOFF ADMINISTRATIVE LEAVE PAID ADMINISTRATIVE LEAVE UN-PAID <b>TERMINATION</b>	LENGTH OF SERVICE INCREASE REEVALUATION OF CURRENT JOB INTRODUCTORY PERIOD COMPLETED OTHER
COMMENTS, IF NECESSARY		
<b>Motion to accept the resignation of John Johnson effective July 3, 2023.</b>		
		
Elected Official/Department Manager		Chairman
<b>07/05/23</b>		
Date		Date
Date to Finance Office:		

HUERFANO COUNTY		
<b>PAYROLL STATUS CHANGE</b>	EFFECTIVE DATE	
7/10/2023		
NAME: <b>Thomas Waggnier</b>	PAYROLL : 7/21/2023	
<b>CHANGE OF ADDRESS/PHONE</b>	STREET	
	CITY, STATE, ZIP	
	TELEPHONE	
<b>CHANGE</b>	<b>FROM</b> <small>(DOES NOT APPLY TO NEW EMPLOYEE)</small>	<b>TO</b>
JOB TITLE	<b>Detention Officer</b>	
DEPARTMENT	<b>Jail</b>	
HOURS		
ANNUAL SALARY	<b>\$33,000.00</b>	
SEMI-MONTHLY SALARY		
HOURLY SALARY		
OTHER SALARY	<b>Non-Exempt</b>	
<b>REASON FOR CHANGE</b>		
NEW HIRE REHIRED PROMOTION DEMOTION TRANSFER	RESIGNATION RETIREMENT LAYOFF ADMINISTRATIVE LEAVE PAID ADMINISTRATIVE LEAVE UN-PAID <b>TERMINATION</b>	LENGTH OF SERVICE INCREASE REEVALUATION OF CURRENT JOB INTRODUCTORY PERIOD COMPLETED OTHER
COMMENTS, IF NECESSARY		
<b>Motion to cancel the Green sheet for Thomas Waggnier.</b>		
Elected Official/Department Manager		Chairman
Date		Date
Date to Finance Office:		

**RESOLUTION  
NO. 23 - 33**

**THE BOARD OF COUNTY COMMISSIONERS  
OF HUERFANO COUNTY, COLORADO**

**A RESOLUTION AMENDING RESOLUTION 23-32 A RESOLUTION  
ADOPTING REVISED COMMISSIONER DISTRICTS FOLLOWING THE  
2020 CENSUS)**

WHEREAS, the Huerfano County Board of County Commissioners passed Resolution 23-32 to adopt revised Commissioner Districts following the 2020 Census on June 27, 2023; and,

WHEREAS, an error was made in the legal descriptions of the Commissioner Districts specifically in the Township and Ranges described where Range 70 was written instead of Range 67; and

WHEREAS, the Board of County Commissioners desires to make this correction to the new Commissioner Districts.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Huerfano County, Colorado that Resolution 23-32 is hereby amended so that “Range 70” is replaced by “Range 67” throughout the legal descriptions and the corrected legal descriptions reads as written in the attached “Exhibit A”.

INTRODUCED, READ, APPROVED AND ADOPTED ON THIS 11<sup>th</sup> day of July 2023.



ATTEST:

\_\_\_\_\_  
County Clerk and Recorder and  
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS  
OF HUERFANO COUNTY, COLORADO

BY \_\_\_\_\_  
John Galusha, Chairman

\_\_\_\_\_  
Arica Andreatta, Commissioner

\_\_\_\_\_  
Karl Sporleder, Commissioner

## **Exhibit A: Corrected Legal Descriptions**

### **County Commissioner District 1**

Beginning at a point where County Road 340 (aka Bear Creek Road) and US HWY 160 West (aka 7th Street) intersect,

Thence East following the centerline of US HWY 160 W approximately 0.1 miles until intersection with Birch Avenue,

Thence North following the centerline of Birch Avenue approximately 0.04 miles until the intersection of Birch Avenue and 6th St,

Thence East following the centerline of 6th Street approximately 0.1 miles until the intersection of 6th Street and Ash Ave,

Thence North following the centerline of Ash Avenue approximately 0.03 miles until the intersection of Ash Avenue and 6th Street,

Thence East following the centerline of 6th Street approximately 0.56 miles until the intersection with 6th Street and Hendren Avenue,

Thence North following the centerline of Hendren Avenue for approximately 0.07 miles until the intersection of Hendren Avenue and 5th Street,

Thence East following the centerline of 5th Street for approximately 0.28 miles until the intersection of 5th Street and Russell Avenue,

Thence North following the centerline of Russell Avenue for approximately 0.2 miles until the intersection of Russell Avenue and Kansas Avenue,

Thence West following the centerline of Kansas Avenue for approximately 0.1 miles until the intersection of Kansas Avenue and US Interstate 25 Business loop (AKA Main Street),

Thence North following the centerline of US Interstate 25 Business loop (AKA Main Street) approximately 2.1 miles until the intersection US Interstate 25 Business loop and US Interstate 25,

Thence North following the centerline of US Interstate 25 approximately 16.66 miles until the intersection with US Interstate 25 and the Huerfano County Border,

Thence West, North West, South West and East following the Huerfano County Border to the intersection with US HWY 160 W,

Thence East following US HWY 160 W approximately 11.9 miles until the intersection of US HWY 160 W and County Road 520,

Thence North following the centerline of County Road 520 approximately 5.98 miles until the intersection of County Road 520 and County Road 520.2 (aka Stonewall Drive),

Thence East, North and then East following the centerline of an unnamed road for approximately 2.18 miles until the intersection with the unnamed road and County Road 521.1,

Thence North following the centerline of County Road 521.1 for approximately 1.77 miles until the intersection of County Road 521.1 and County Road 521,

Thence East following the centerline of County Road 521 for approximately 1.47 miles until the intersection of County Road 521 and County Road 526.2,

Thence South West, South East, East, North East and East following the centerline of 526.2 for approximately 6.92 miles until the intersection of Cello Azul Drive,

Thence North East following the centerline of Cello Azul Drive approximately 0.19 miles until the intersection of Cello Azul Drive and Monte Negro Drive,

Thence South and South East following the centerline of Monte Negro Drive for approximately 0.35 miles until the intersection of Monte Negro Drive and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.87 miles until the intersection with County Road 504 and Culebra Branch Road,

Thence West and South West following the centerline of Culebra Branch Road approximately 0.73 miles until the intersection with Culebra Branch Road and La Deora Road,

Thence South and East following the centerline of La Deora Road for approximately 1.66 miles until the intersection of La Deora Road and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.95 miles until the intersection of County Road 504 and San Isabel Blvd,

Thence West following the centerline of San Isabel Blvd for approximately 0.14 miles until the intersection of San Isabel Blvd and Trinch Drive,

Thence South following the centerline of Trinch Drive for approximately 0.06 miles until the intersection of Trinch Drive and Creek Park Road,

Thence East following the centerline of Creek Park Road for approximately 0.13 miles until the intersection of Creek Park Road and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.26 miles until the intersection of County Road 504 and Club Drive,

Thence West and South West along the centerline of Club Drive for approximately 0.14 miles,

Thence N 90° 0' 0" W 0.08 miles until the intersection with west side of Section 23 of Township 28 South Range 67 West,

Thence South along the West side of Section 23 of Township 28 South Range 67 West approximately 0.3 miles until the intersection with US HWY 160 W,

Thence East along the centerline of US HWY 160 W for approximately 4.37 miles until Point of Beginning.

**County Commissioner District 2**

Beginning at a point where County Road 340 (aka Bear Creek Road) and US HWY 160 West (aka 7th Street) intersect,

Thence South, South West following the center of County Road 340 for approximately 15.45 miles until intersection of County Road 340.2,

Thence South following the center of County Road 340.2 for approximately 0.49 miles until the intersection with the North line of Section 20 of Township 30 South Range 67 West,

Thence West along the North line of Section 20 of Township 30 South Range 67 West approximately 0.26 miles to the North West corner of Section 20 of Township 30 South Range 67 West,

Thence South along the Western border of Sections 20, 29 and 32 of Township 30 South Range 67 West for approximately 2.28 miles to the Huerfano County Border,

Thence South West and North following the Huerfano County Border until the intersection with the centerline of US HWY 160 W,

Thence East following US HWY 160 W approximately 11.9 miles until the intersection of US HWY 160 W and County Road 520,

Thence North following the centerline of County Road 520 approximately 5.98 miles until the intersection of County Road 520 and County Road 520.2 (aka Stonewall Drive),

Thence East, North and then East following the centerline of an unnamed road for approximately 2.18 miles until the intersection with the unnamed road and County Road 521.1,

Thence North following the centerline of County Road 521.1 for approximately 1.77 miles until the intersection of County Road 521.1 and County Road 521,



Thence East following the centerline of County Road 521 for approximately 1.47 miles until the intersection of County Road 521 and County Road 526.2,

Thence South West, South East, North East and East following the centerline of 526.2 for approximately 6.92 miles until the intersection of Cello Azul Drive,

Thence North East following the centerline of Cello Azul Drive approximately 0.19 miles until the intersection of Cello Azul Drive and Monte Negro Drive,

Thence South and South East following the centerline of Monte Negro Drive for approximately 0.35 miles until the intersection of Monte Negro Drive and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.87 miles until the intersection with County Road 504 and Culebra Branch Road,

Thence West and South West following the centerline of Culebra Branch Road approximately 0.73 miles until the intersection with Culebra Branch Road and La Deora Road,

Thence South and East following the centerline of La Deora Road for approximately 1.66 miles until the intersection of La Deora Road and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.95 miles until the intersection of County Road 504 and San Isabel Blvd,

Thence West following the centerline of San Isabel Blvd for approximately 0.14 miles until the intersection of San Isabel Blvd and Trinch Drive,

Thence South following the centerline of Trinch Drive for approximately 0.06 miles until the intersection of Trinch Drive and Creek Park Road,

Thence East following the centerline of Creek Park Road for approximately 0.13 miles until the intersection of Creek Park Road and County Road 504,

Thence South following the centerline of County Road 504 for approximately 0.26 miles until the intersection of County Road 504 and Club Drive,

Thence West and South West along the centerline of Club Drive for approximately 0.14 miles,

Thence N 90° 0' 0" W 0.08 miles until the intersection with west side of Section 23 of Township 28 South Range 67 West,

Thence South along the West side of Section 23 of Township 28 South Range 67 West approximately 0.3 miles until the intersection with US HWY 160 W,

Thence East along the centerline of US HWY 160 W for approximately 4.37 miles until Point of Beginning.

**County Commissioner District 3**

Beginning at a point where County Road 340 (aka Bear Creek Road) and US HWY 160 West (aka 7th Street) intersect,

Thence South and South West following the center of County Road 340 for approximately 15.45 miles until intersection of County Road 340.2,

Thence South following the center of County Road 340.2 for approximately 0.49 miles until the intersection with the North line of Section 20 of Township 30 South Range 67 West,

Thence West along the North line of Section 20 of Township 30 South Range 67 West approximately 0.26 miles to the North West corner of Section 20 of Township 30 South Range 67 West,

Thence South along the Western border of Sections 20, 29 and 32 of Township 30 South Range 67 West for approximately 2.28 miles to the Huerfano County Border,

Thence East, North East, North West and then West following the Huerfano County Border until the intersection with the centerline of US Interstate 25,

Thence South following the centerline of US Interstate 25 approximately 16.66 miles until the intersection with US Interstate 25 Business loop,

Thence South following the centerline of US Interstate 25 Business loop approximately 2.1 miles until the intersection of Kansas Avenue and US Interstate 25 Business loop (AKA Main Street),

Thence East following the centerline of Kansas Avenue for approximately 0.1 miles until the intersection of Kansas Avenue and Russell Avenue,

Thence South following the centerline of Russell Avenue for approximately 0.2 miles until the intersection of Russell Avenue and 5th Street,

Thence West following the centerline of 5th Street for approximately 0.28 miles until the intersection of 5th Street and Hendren Avenue,

Thence South following the centerline of Hendren Avenue for approximately 0.07 miles until the intersection of Hendren Avenue and 6th Street,

Thence West following the centerline of 6th Street approximately 0.56 miles until the intersection with 6th Street and Ash Avenue,

Thence South following the centerline of Ash Avenue approximately 0.03 miles until the intersection of Ash Avenue and 6th Street,

Thence West following the centerline of 6th Street approximately 0.1 miles until the intersection of 6th Street and Birch Avenue,

Thence South following the centerline of Birch Avenue approximately 0.04 miles until the intersection of Birch Avenue and US HWY 160 W (aka 7th Street),

Thence West following the centerline of US HWY 160 W approximately 0.1 miles until the Point of Beginning.

# GARDNER COMMUNITY ECONOMIC DEVELOPMENT & ILLUSTRATIVE MIXED USE MASTER PLAN 2023

## GARDNER MAIN STREET ADVISORY BOARD



Economic Development & Mixed-Use Master Plan











# COMMUNITY OF GARDNER

## MIXED USE MASTER PLAN & ECONOMIC DEVELOPMENT PLAN PLANNING 2022- 2023 IMPLEMENTATION BEGINING IN 2023



## FOREWORD

This Report Directly Addresses Health Equity, Which Is Sorely Lacking In Our Community, By Constructing A Multi-Use Cooperative Facility That Will Serve As The Focal Point For Food Security And Distribution, Fuel Access, Library Services, A Commercial Kitchen For Local Producers, A Nature Trail, And Community Garden. With This Foundation, In Future Phases, We Will Support Tele-health Services, Prescription Pick-Ups, Access To More Recreation, And Ultimately Build Affordable Attainable Housing.







# GARDNER COMMUNITY

## MIXED USE MASTER PLAN & ECONOMIC DEVELOPMENT PLAN

### ACKNOWLEDGEMENTS

#### **Huerfano County Commissioners**

John Galusha  
Arica Andretta  
Gerald Cisneros  
Karl Sporleader

#### **Huerfano County Staff**

Carl Young, Administrator  
Sky Tallman  
Carlton Croft  
Lester Barry  
Samuel Jensen

#### **Main Street Advisory Board**

Chair John Galusha  
Vice Chair- Vashti Wachterman  
Jim Fowler  
Bonnie Rinker  
DC Adler

#### **Gardner County Community & Members who participated in GMSB Meetings:**

Lena Rauber: Water Commissioner  
Mickey D'Ambrosia  
Nan Flloyd  
Chris Silkes  
Corey O'Brien  
Gillian Kizzaro-Jones  
Pauline Adams  
Dan & Corey Gomez  
Danielle Goodrich  
Myra Viapando  
Suzanne Watson

#### **Community Center Board**

Mickey D 'Ambrosia  
Danielle Goodrich  
Myra Viapando  
Margaret Hecht  
Pat Martinez



**Consultants**

Electra Johnson Design & Planning LLC.  
Electra Johnson  
Tracie Woods  
Ellie Arzate  
Naomi Arzate  
Felicia Marshall  
Avrie Tomsik

**Downtown Colorado Inc.**

Katherine Corell

**Roscoe Engineering**

Bruce Roscoe  
Thomas Sexton

**BH2 Land Surveying**

William Bechaver

DOLA- Fallon Miller  
CHAFA- Caroline Trani  
USDA- Armando Valdez

NeighborWorks  
Rocky Mountain Farmers Union - Dan Hobbs  
Rocky Mountain Employee Ownership Center- Minsun Ji

Mehdi & H’Krih Shelhamer  
Jesse Scott

# 01



## INTRODUCTION

As the world shifts, Gardner is shifting too, albeit more slowly than other areas in Colorado. Gardner has rich geologic history, volcanic plug of the Gardner Butte mix with layers of Precambrian ocean floor nestled in the Upper Huerfano River Valley between the Wet Mountains and the Sangre de Cristo Mountains.

Gardner has historically attracted a frontier type of person; resilient, capable, able to make something out of nothing; from the First Native people, the Ute, Camanche and Arapaho, whose decedents still call the Upper Huerfano Valley home, to the Spanish Conquistadors, French Trappers, Traders, Frontier explorers who travelled on the Taos Trail and stopped at the Montoya Ranch in Farisita or Badito, a stopping point between Bents Fort and Fort Garland. To the Hippies who moved to Huerfano County in the late 1960's from all over the country, families who moved to Huerfano County for a quieter way of life, artists looking for a place of practice, retirees looking for an affordable and peaceful community, people returning to their roots have all come to call Gardner home. Gardner continues to shift with the ability of people to work from a place of their choosing. There are more and more people who travel and work as well and grown children coming home to quiet and nature.

As the world becomes more transient and people are looking for places to get away from the bustle of the big city, Gardner can be a place that opens its arms to change. It always has. From a sleepy little dry ranching farm community to a hippie haven to an interconnected rich, resilient community. The things that need to remain the same are the sense of community welcome, the brilliant dark stars overhead and the vistas in all directions.



# OVERVIEW | PURPOSE

The Unincorporated Community Of Gardner Is A Vibrant And Progressive Community That Serves As The Heart For Education And Community And Local Amenities For The Upper Huerfano Region. The Community Of Gardner Is Strong, Resilient, And Resourceful. It Is A Hidden Gem Of Inclusive Community, With Views In Every Direction, And Some Of The Brightest Stars And Darkest Skies In Colorado.

## ➔ COMMUNITY PRIORITIES

**THE COMMUNITY OF GARDNER WILL FOCUS THE PROJECT ON LEVERAGING EFFORTS TO ADDRESS FOUR PRIORITY AREAS, INCLUDING:**

- HOUSING
- ECONOMIC DEVELOPMENT
- INFRASTRUCTURE
- RECREATION

## ➔ GARDNER MAIN STREET PROJECT GOALS

**INCREASE SUSTAINABLE OPPORTUNITIES FOR LOCAL ECONOMIC DEVELOPMENT**

**SUPPORT THE RESILIENCY OF THE GARDNER COMMUNITY**

**CONNECT COMMUNITY NEEDS TO SOLUTIONS**

## ➔ VISION

**THE FUTURE VISION FOR THE COMMUNITY OF GARDNER IS ONE THAT IS SUSTAINABLE; BOTH ENVIRONMENTALLY AND ECONOMICALLY. A FUTURE THAT MEETS THE CHALLENGES OF CLIMATE CHANGE, WATER IN THE WEST AND GROWTH WITH SOLUTIONS THAT SUPPORT THE RESILIENT NATURE AND IMPROVE THE RURAL WAY OF LIFE FOR ALL RESIDENTS IN THE GARDNER AREA \*.**

**\*Which will be called the Community of Gardner throughout this report.**

## ➔ GARDNER MASTER PLAN GOALS

**The Goal Of This Master Plan Is To Create A Clear Path For The Future Of The Community Of Gardner That...**

1. Preserves the rural way of life and supports the rich fabric of the Community of Gardner and invest in affordable housing options, providing space for current and future residents and service providers.
2. Planning for the infrastructure changes necessary so that that the community of Gardner can meet its future goals of housing, economic development, recreation, infrastructure upgrades, securing water, growing food, providing gas, propane and electric car charging, connecting the area through broadband internet access and upgraded library services.
3. Building a local, sustainable, resilient, economy so that it is easier for people to make a living, which has always been the limiting factor in the community of Gardner. The future of Gardner requires a solution that enables a space for gathering, space for trade, local food, creative space, space for people to build an economic base. As the Global supply chain has become more and more volatile and less reliable, local economies need to rebuild and recreate themselves with local resources.

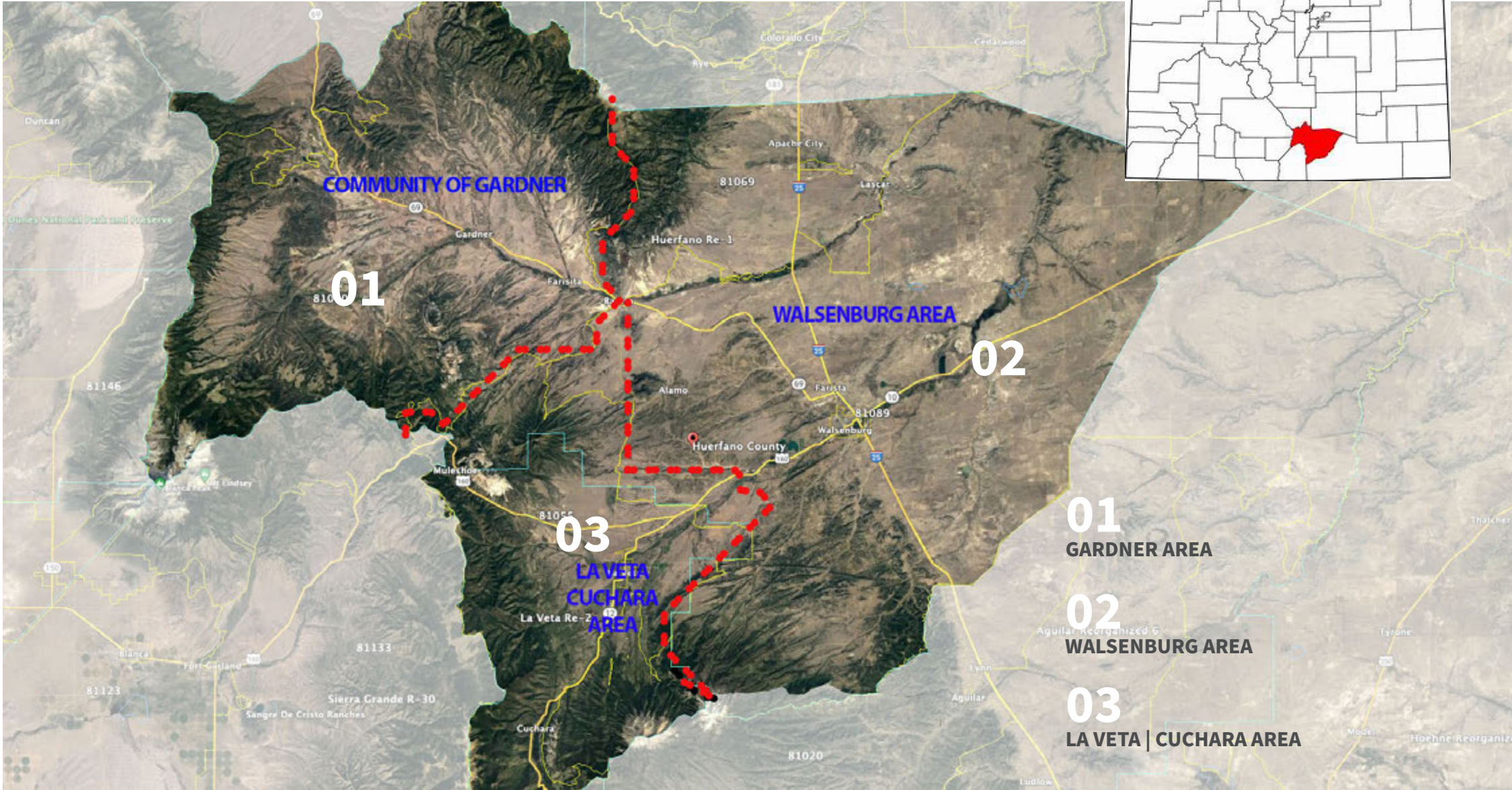
# DEFINING THE COMMUNITY OF GARDNER

This Plan Looks At Goals/ Design Guidelines And Recommendations For The Following Pages Define These Area Divisions

**AREA:** The Community of Gardner - Approximately the 81040 zip code

**VILLAGE:** The Unincorporated Village of Gardner

**SITE:** Area Of Planning Interest - the 31 acres around and including the community center.



10 Community of Gardner, Huerfano County, Colorado







## AREA: THE COMMUNITY OF GARDNER

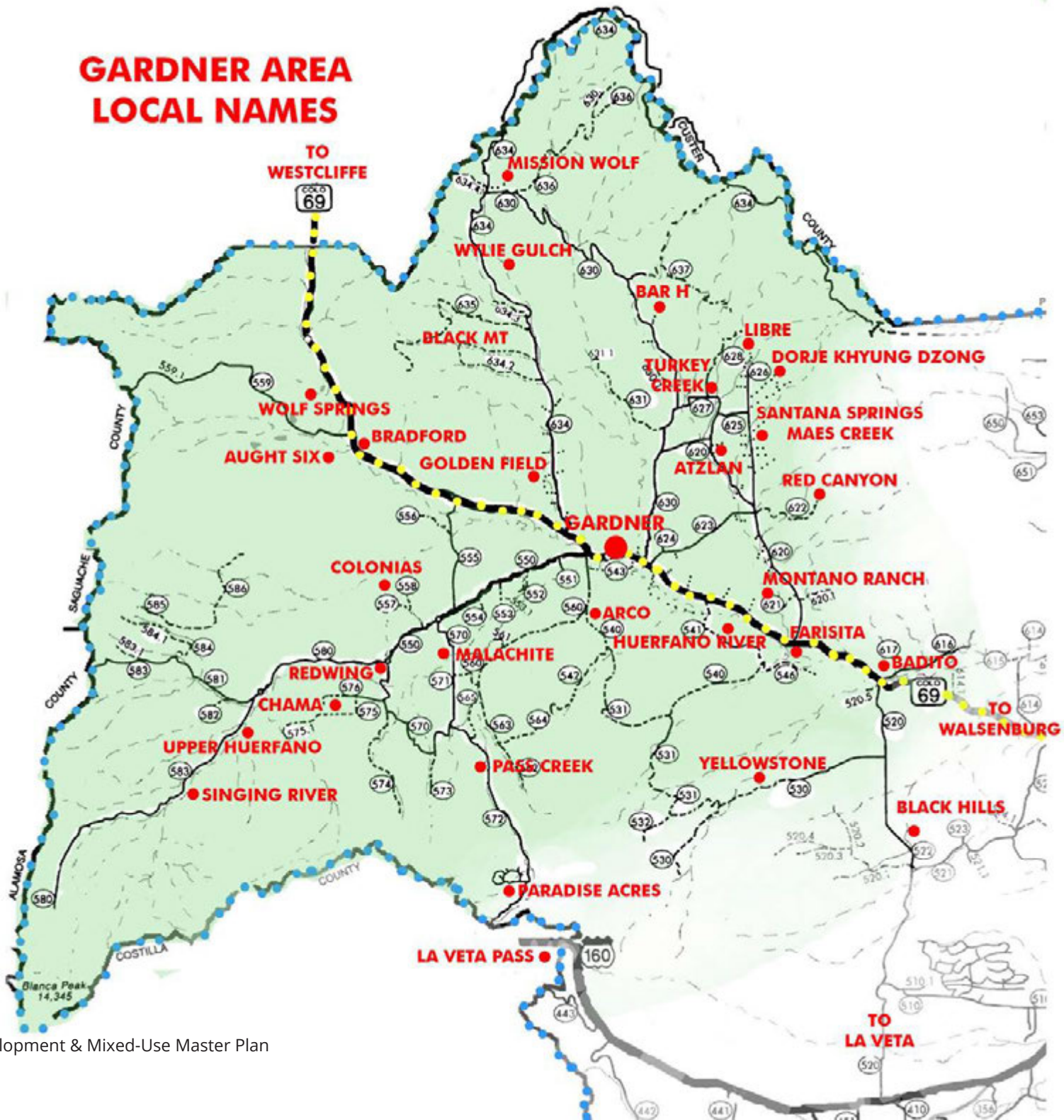
This plan is looking at the greater area around Gardner called the Upper Huerfano, which is rural in nature with a population of approximately 1900. The Upper Huerfano is bordered by La Veta Pass to the south, Custer County and Westcliff to the north west, to the North is the Greenhorn Wilderness and to the east is the Eastern Colorado Plains in Badito. There are 3 pristine wilderness areas; La Veta Pass, Lilly Lake, Blanca Basin and the Huerfano State Wildlife Area, the trailhead to Mosca Pass and the 4 wheel drive road to Medno Pass. The top of Greenhorn Mountain is between 10,000- 11,000 feet and includes miles of open forest and the blue lakes, camping areas and has forest service access. The terrain ranges wildly from high alpine mountain top above timberline at 14,000 to high plains with many exquisite alpine riparian areas. The Gardner Area is home to numerous ranches of all sizes. Some of the more prominent ones are named here: Wolf Springs Ranch, The Aught 6, and the Bar H Ranch are some of the larger operations. The first two both raise buffalo which are sometime seen along the north end of Highway 69 in Huerfano County. There are also numerous other ranches along the Huerfano and Muddy Rivers, up in the Wylie Gulch area, Colonias, Malachite, Pass Creek, Turkey Creek, Santana Springs, Farisita and Badito. Some of the ranches are owned by big corporations and have large houses. Many others are of more modest size. There are also quite a few small family run ranches some of which were settled while the West was

still wild. More than a few are a hundred years old and their families still tell stories of how they were settled. The Montoya Ranch in Farisita was established in the 1840s and first deeded in the 1860s. It was a sheep ranch with 10,000 sheep and later became a trading post and post office. There were similar settlements in Redwing, Chama, Gardner, Farisita and Badito. In the north end of the county is Mission Wolf. It is a sanctuary for wolves and is one of the few places where one can observe wolves living in alpine habitats and also interact directly with certain wolves.

In the late sixties various countercultural groups settled in the Gardner area. Libre was founded by a group of like-minded East Coast artists. The Anonymous Artists of America was a San Francisco rock band that bought land and settled near Chama. The Red Rockers had a core of Los Angeles film and drama artists. They built a magnificent 60 foot dome which was often used as a theatre as well as their home. Other communal endeavours also happened, a free school, a food co-op, a tree planting co-op and farms. Somewhat later a Native American group founded Atzlan, Atzlan still hosts an annual Sun Dance as well as sweat lodges. Large groups assemble there to enjoy and preserve Native spiritual traditions.

There are also increasingly large numbers of tourist who come here to enjoy the abundant natural beauty of this mountainous region.

# GARDNER AREA LOCAL NAMES





# VILLAGE:

## THE UNINCORPORATED VILLAGE OF GARDNER

Gardner in spite of being tiny and historically somewhat isolated has long served as the area's cultural center. In recent decades it has had the reputation of having an excellent K-8 school.

The Community Center has hosted many weddings, gathering of clans, festivals, dances, rodeos, community meetings as well as Precinct voting. Gardner has two lovely churches both build by their congregations in simpler times.





BONHAM FIELD

COUNTY SHOP

GARDNER VALLEY SCHOOL

POST OFFICE SACRED HEART CATHOLIC CHURCH

LAUDROMAT

BAR & LIQUOR STORE

SITE: AREA OF PLANNING INTEREST

RAY AQUIRRE COMMUNITY CENTER

FIRE STATION

OLD TRADING POST ESTABLISHED 1868

METHODIST CHURCH/ FARMERS MARKET

LA CLINICA

EL DEPOT WASTE TRANSFER

GARDNER WATER TREATMENT

HUERFANO RIVER

ARCO LOOP



# SITE: AREA OF PLANNING INTEREST: 31 ACRES AROUND & INC. THE COMMUNITY CENTER









# COMMUNITY OF GARDNER

## BACKGROUND & PROFILE

### Huerfano County

Huerfano County encompasses 1,593 square miles and is home to approximately 6,800 residents. The County is governed by a three (3) member Board of Commissioners, elected by districts to four (4) year terms. Huerfano County is home to two (2) incorporated communities: Walsenburg and La Veta as well as several unincorporated communities including Gardner and Cuchara.

Huerfano County, through its staff and officers, provides a variety of services including, but not limited to: zoning and code enforcement, law enforcement, revenue assessment and collections, road and bridge construction and maintenance, social services, and general government administration. Inclusive of elected officials and staff, the County employs approximately 110 full-time employees and has an annual operating budget of approximately \$16 million dollars.

### Gardner Profile

The Community of Gardner Colorado is the hub and central gathering spot for the Upper Huerfano District. This includes all of the Upper Huerfano Fire District with Gardner addresses and encompasses the entire northwest part of Huerfano County. The community is situated in the Huerfano River valley, surrounded by the Wet Mountains with Greenhorn to the north, the Sangre de Cristos including the Crestone Needles and Blanca to the west, Silver Mountain and the Sheep Mountains form the southern edge. The community of Gardner is an unincorporated community located in northern Huerfano County near mileposts 25/26 on Colorado Highway 69 between Walsenburg and Westcliffe. Community of

Gardner residents enjoy the pleasures of rural living, including dark skies, beautiful views and sunsets and sunrises and a beautiful countryside that ranges from riparian habitat along the Huerfano River that runs through community of Gardner to high desert, prairie, and alpine mountain zones.

Of the people who live in the unincorporated village of Gardner approximately half identify as Hispanic, multi-racial, or American Indian. The community's history stretches back to the 1850s, when it functioned as a stop along the stagecoach line from Westcliffe to Walsenburg. It is surrounded by several mining and trading post ghost towns. As a result, numerous structures of potential historic value, including examples of late 1800s adobe construction, are in the area. In the 1960s, the community attracted a large hippie population, and several smaller communes and intentional communities continue to exist in the area, most notably the artist commune of Libre located in the Wet Mountains north of Gardner, but also included AAA, Redwing, the Ortiviz Farm and the Red Rocks. Gardner (the village) has always been the hub and meeting ground for the Wet Mountain valley. It has offered the Gardner School, the Agnes, the original trading post, the post office, Randy Dressler's co-op, chuck wagon dinner's at the church, Mickey's laundromat and food bank, the farmers market in the summer, and the community center where the rodeo is held, funerals and wedding receptions, dances and fund raisers, and Hippie Days. The community of Gardner acts as the population center for much of northern Huerfano County, and contains a county-run community center, post office, fire station, Pre-K-8 charter school, multiple



churches, bar and liquor store, and branch library (in a mobile bus). The area surrounding the community of Gardner is a sparsely populated mix of public and private lands but has recently seen an increase in homesteading and second home ownership. Numerous recreational opportunities exist in the area, including publicly accessible US Forest Service trails. The Community Center anchors the east side of Gardner near the Butte while the Gardner School anchors the West side of the main street of Highway 69. Gardner has been a hub of creativity and

resourcefulness. Gardner is a place where extraordinarily people are born and raised, where cultures mix and people take care of each other, and community, humor, music, environmental stewardship and resiliency are the core values.

# GARDNER COMMUNITY DEMOGRAPHICS

## AREA PROFILE

<b>Gender:</b>	<b>64.8% Women</b>
<b>Age:</b>	<b>The Median Age Is 64.6 Years With 45.6% Of The Population Over The Age Of 65</b>
<b>Education:</b>	<p><b>40.9% Of People Living In Gardner Have A Only A High School Diploma</b></p> <p><b>46.1% Have Some College But No Degree</b></p> <p><b>13% Of People Living In Gardner Have A Bachelors Degree Or Higher.</b></p>
<b>Total Households by type of household:</b>	<p><b>52.1% Married - Couple Family</b></p> <p><b>4.9 % Male Householder No Spouse Present Households</b></p> <p><b>43.1% Female Householder No Spouse Present</b></p>

**\$45,724 median income**

**64.8% women in Gardner**

**64.6 Years**

**MEDIAN AGE IN HUERFANO COUNTY 55.4 YEARS**



**From The Usps Zip Code 81040 Is Located In Southern Colorado And Covers An Extremely Large Land Area Compared To Other Zip Codes In The United States. It Also Has A Slightly Less Than Average Population Density.**

**The Number Of Middle Aged Adults Is Extremely Large While The Number Of Seniors Is Extremely Large.**

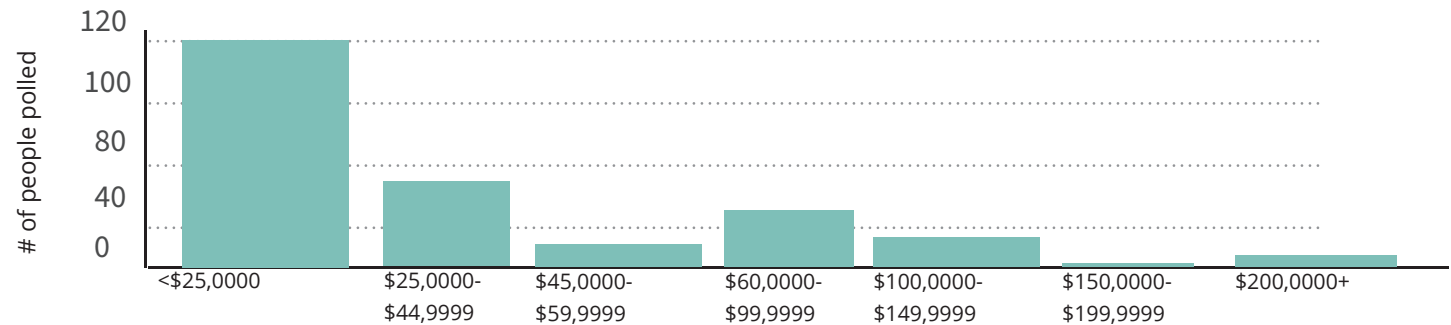
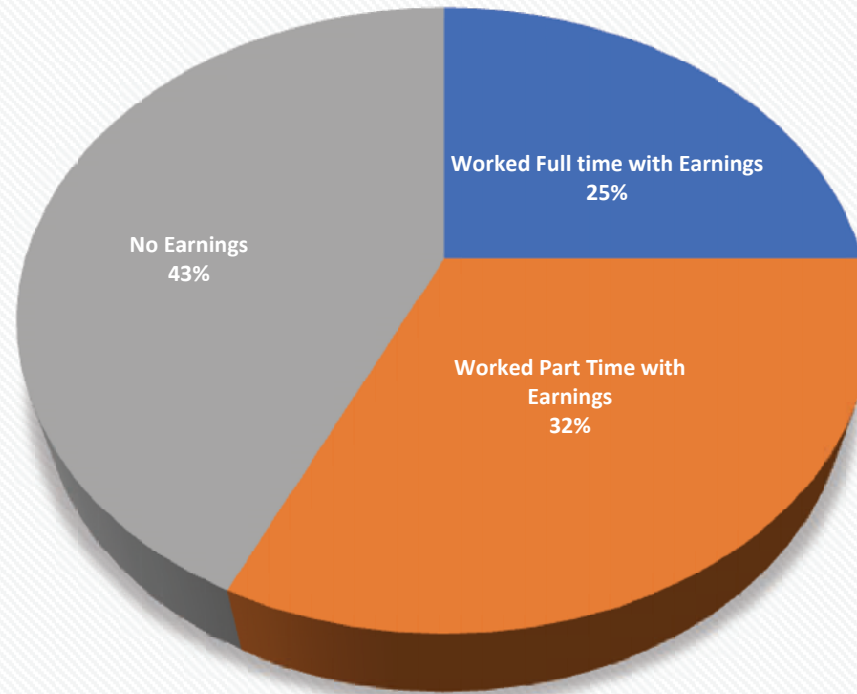
\* All Data Is From The 2020 Census And From The Us Postal Service

<b>Median Household</b>	<b>\$33,790</b>
<b>Poverty Rate</b>	<b>8.7%</b>



The area of Gardner is defined as rural. By and large, Huerfano county's population is declining and leaning towards an older population, the area around Gardner follows that trend. Gardner, is an underserved, low income, rural area. Most commute over 35 miles each way for employment, groceries, fuel and other basic services and 90.3% drive alone. The population has more women than men at 64.8% with 43% single female households. The median age is 64.6 years with 45.6% of the population over the age of 65, and a disabled population of 31.5%- primarily ambulatory, self care and independent living. The population is aging and there is not housing stock to support the aging population. There is an 8.7% poverty rate and a median household income of \$45,724, 12.4% of those do not have health care coverage at all. 13% of people living in Gardner have a bachelors degree or higher. and the majority of people are married at 52% and 43% are single female households with no spouse present. 83.2% school entrollment rate for kids kidergarden to 12th grade in Huerfano County. The Median rent in Gardner is \$638/ month.

### Gardner Area Employment Status Data from USPS



**Household Income in Gardner**



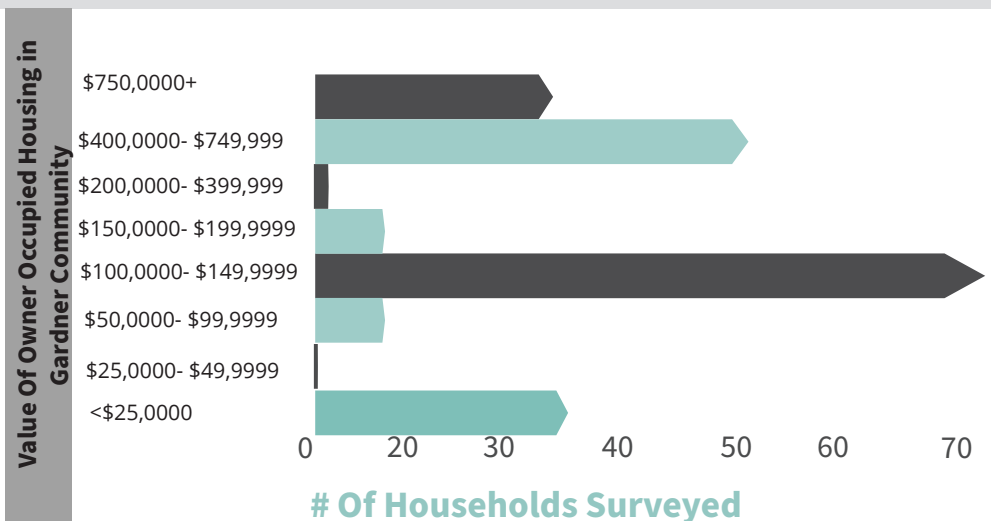
# HOUSING IN THE GARDNER COMMUNITY

There is a 100% home ownership rate in Gardner Colorado, Huerfano County according to the 2020 US census. The majority of houses are vacant. Homes in ZIP code 81040 were primarily built in the 1980s or the 1990s or before 1939. Looking at 81040 real estate data, the median home value of \$150,000 is slightly less than average compared to the rest of the country. It is also slightly less than average compared to nearby ZIP codes. 81040 could be an area to look for cheap housing compared to surrounding areas. Rentals in 81040 are most commonly 3+ bedrooms, if you can find a rental, the high percentage of vacant houses are generally lacking in services, like electricity, plumbing and water. The majority of newer housing is prefabricated housing, like mobile homes or trailers including 5th wheel trailers not attached to any services. The rent for 3+ bedrooms is normally \$1,000+/month including utilities. One of the primary reasons that this project was initiated is that there is no new housing stock in the Gardner Community, no housing for purchase that meets codes or qualifies for a loan, no housing for teachers at the Gardner Valley School (teachers have rented RV's from local residents), no housing to have a Huerfano County Sheriffs Officer and their family living in the community, to increase response times for emergencies, no housing for the needed vacancy of a fire chief for the Upper Huerfano Fire District, which is made up of 10 volunteer firefighters and has an additional 4 other volunteers on the fire board. Because the homeownership rate is 100% in the Gardner Community,

despite the median income being around \$33,000 the community is stable, and people for the most part help each other out and take care of each other. The community is by and large older, female and economically disadvantaged, and the population is declining. However, this opens up tremendous opportunity for families looking for a good place to raise their children that is affordable, has access to nature and who want to be part of a community.

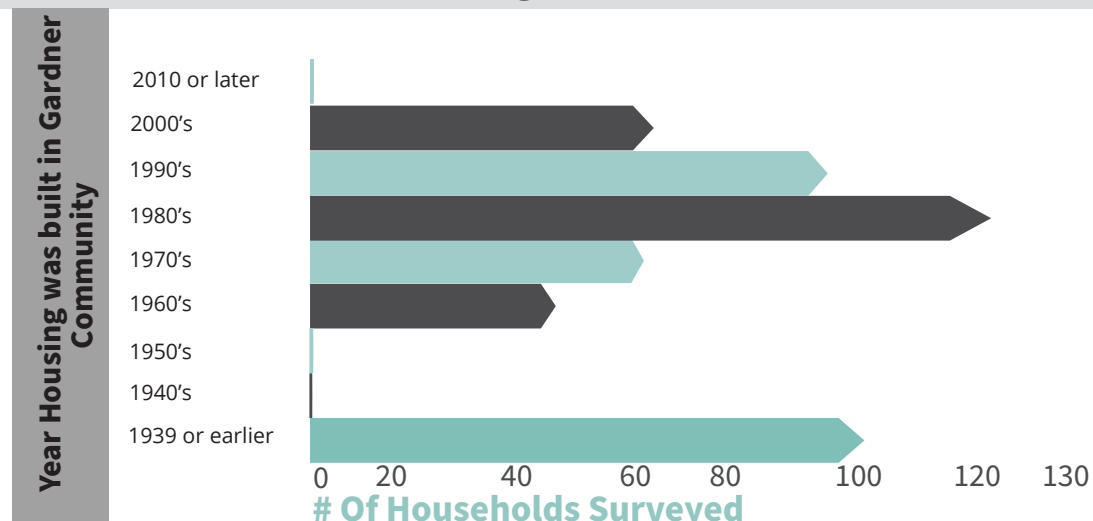
The Gardner Valley School has been consistently rated one of the best rural schools in Colorado. Gardner Valley School provides an educational program focused on agriculture and environment in a small caring dedicated school community as unique as the rural surroundings in which residents live. According to the mission stated by Gardner Valley School, the school "fosters creative, happy, healthy students who are both thinkers and doers, actively contributing to their community and the world. At GVS, children develop into well-rounded socially, emotionally and physically intelligent learners, growing their creativity, critical thinking and craftsmanship through engagement with their local communities and the world." These are the types of resourceful students and citizens who can rise to the challenges to be faced in the future.

**Owner Occupied Home Values in Gardner**



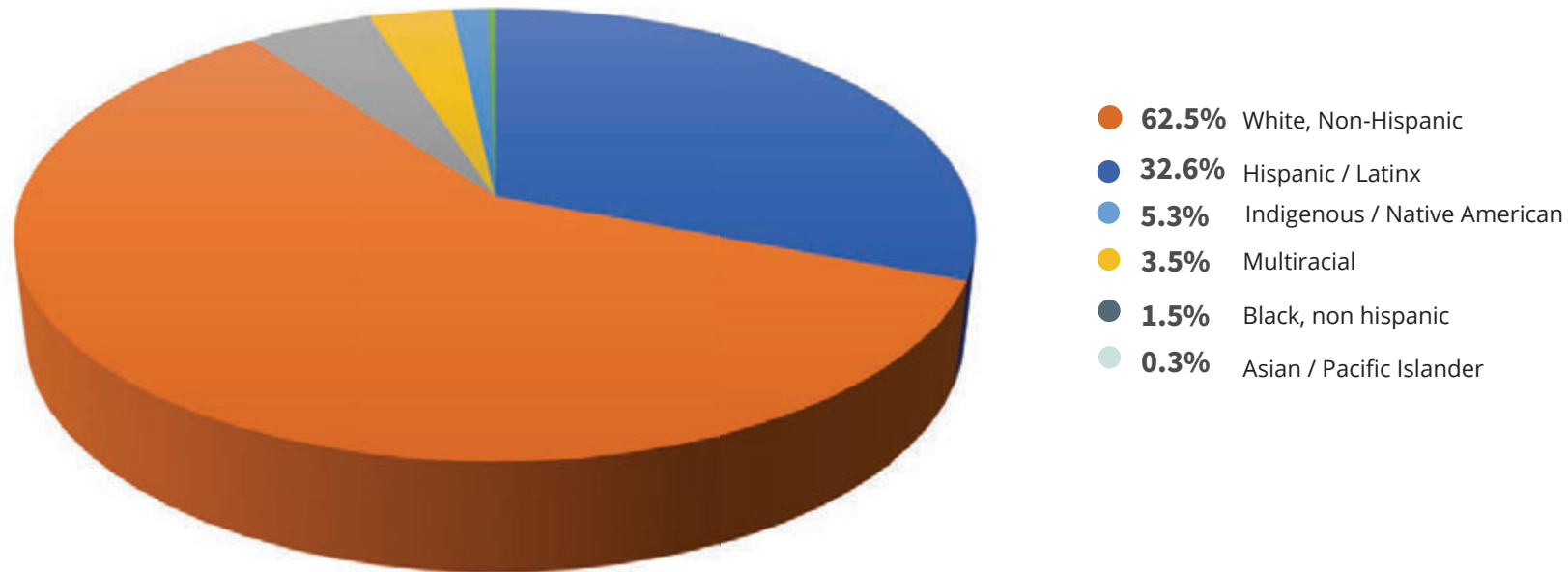
22 Community of Gardner, Huerfano County, Colorado

**Year Housing was built in Gardner**



# Gardner Area Racial Makeup

\*All data is from the 2020 Census/ USPS/ Huerfano County Survey



The community of Gardner has been traditionally underserved because it is rural, unincorporated, and the poorest part of Huerfano County. It serves as the central gathering hub for the entire northwest part of the county. The population is made up of Native American Latinx dry land ranchers and families who have resided in the area for generations, as well as people who moved to the area in the 1960's to establish hippie communes, which continue to exist in the area, and their now middle-aged children. This is one of the last affordable pockets of Colorado and as a result has recently seen an increase in homesteading. The population is aligned with the mission to serve those with less power, privilege, and income. Many of the houses in the area have no indoor plumbing and haul water. 50% of the population has a family income of \$25,000, 68% of residents have fair to poor access to affordable healthcare, 57% of the residents have difficulty paying for healthcare, dental care, and insurance, and 63% of the population have difficulty paying for food. The census statistics and the 2022 Huerfano County survey, combined with increased cost of living and the need to commute long distances for food, medical services and fuel, demonstrated the critical need for a Community Economic Development & Mixed-Use Master Plan

Services Cooperative (CoOp). Recently Huerfano County purchased 31 acres adjacent to the community center to provide opportunities for economic and housing infrastructure for the community. With the help of a DOLA TA grant, the Gardner Main Street Board formed and actively engaged with the community over the past 18 months to determine the best use for this parcel to serve the community's highest needs. The first phase of the project as envisioned by the community will be a multi-use facility supported by the non-profit CoOp that will house a bulk food venue, fuel station, satellite library, prescription pick-up point, and commercial kitchen which would be owned and run by members of the community, with all of the profits going back into the community. This hub will provide health, social, educational, and other community services serving the Gardner area to create a fair and equitable opportunity for dignified aging in place as well as amenities for service providers, especially teachers and volunteer firefighters. The CoOp model will create opportunities that will grow capacity, build equity, and serve the community after the people who started it have passed away or moved on.

## 02

# VISIONING PROCESS & COMMUNITY OUTREACH



Huerfano County received a Department Of Local Affairs (DOLA) Rural Economic Development Initiative (REDI) grant for technical assistance planning for the community of Gardner. The planning was primarily focused on a 29 acre site that was purchased by Huerfano County for the Gardner Community that directly surrounds the Gardner Community Center, which is an additional 2 acres. The purpose of the planning was to find the use that will benefit the community the most and solve some issues that the community has grappled with; including housing, economic development etc. The planning will lead into grant applications and other resource development ideas to build the project.

The Gardner Main Street Board Steering Committee met twice monthly beginning in December 2021 and worked with County

Commissioner Galusha, and county staff to develop a plan for the 31 acres adjacent to and including the Ray Aquirre Community Center. The board took comments from community members present regarding what initial needs they see in the community, including employment, housing, services, ambulance services, and a community clean-up. The board also heard concerns over the impact of growth, including noise and light pollution, water scarcity, and the state of the existing infrastructure.

The Gardner Main Street Board was comprised of residents who first determined the community needs including housing, infrastructure, recreation opportunities and economic development. The board clarified these needs, including long term community investment housing, attainable/ affordable housing, housing for elderly, housing for service providers including teachers, nurses, firefighters and county and law enforcement employees. The second need that was established was economic development including a community cooperative that will provide services including fuel, general store, propane, mail services, and other possibilities for local economic development outlined further in this document. The need to upgrade infrastructure and to add connections to recreation were also outlined.

In June 2022- The board held a community outreach meeting where over 100 residents came out to voice opinions and guide the ideas for the development. The list of needs and desires is outlined in this document. The primary needs the community outlined were housing for teachers, broadband, economic development, slowing traffic on highway 69, health services for rural residents, updating existing homes for residents, as well as availability of local foods, protecting water and being generally prepared for the future. Another primary



24 Community of Gardner, Huerfano County, Colorado



issue that arose was the need for a parent organization to go after funding because Gardner is unincorporated and must rely on the county to do its bidding and to help with funding, as a result it has lagged behind the rest of the County with opportunities.

**THE PURPOSE OF THE PLANNING IS TO FIND THE USE THAT WILL BENEFIT THE COMMUNITY THE MOST**

## **Community Visioning Goal #1: A Plan For The Area of Planning Interest That Best Benefits The Community Of Gardner Now And For Future Generations**

## **MISSION STATEMENT**



**Increase Sustainable Options and Opportunity for Local Economic Development & Improve Resiliency for the Gardner Community. Connect Community needs to solutions in Infrastructure, Housing, Recreation & Economic Development Opportunities.**



# GARDNER MAIN STREET ADVISORY BOARD



**JOHN GALUSHA**  
HUERFANO  
COUNTY  
COMMISSIONER  
DISTRICT 1  
CHAIR OF THE  
GMSB



**VASHTI  
WACHTERMAN**  
VICE- CHAIR |  
GARDNER MAIN  
STREET BOARD



**BONNIE RINKER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**JIM FOWLER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**DC ADLER**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**AMOS MACE**  
GARDNER MAIN  
STREET BOARD  
MEMBER



**CJ DICK**  
FORMER GARDNER  
MAIN STREET  
BOARD MEMBER



**JOSHUA  
KIZZARO-JONES**  
FORMER  
GARDNER MAIN  
STREET BOARD  
MEMBER



**JOHN WHITE**  
FORMER GARDNER  
MAIN STREET  
BOARD MEMBER

# GARDNER MAIN STREET CITIZEN PARTICIPANTS



**DALE LYONS**  
GARDNER MAIN  
STREET CITIZEN  
ADVISOR



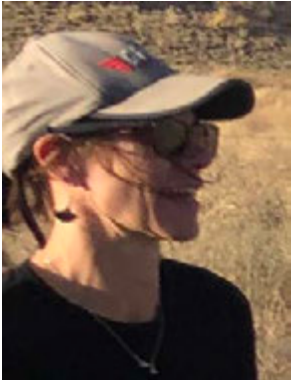
**LENA RAUBER**  
GARDNER MAIN  
STREET CITIZEN  
ADVISOR &  
WATER  
COMMISSIONER



**MICKEY  
D'AMBROSIA**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**PAULINE  
ADAMS**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**NAN FLOYD**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT



**DANIELLE  
GOODRICH**  
GARDNER MAIN  
STREET CITIZEN  
PARTICIPANT

# COMMUNITY OF GARDNER

## HOW OUR PROJECT WAS SHAPED BY THE GARDNER COMMUNITY

### OUTREACH

The Community of Gardner has a history of tackling needs collectively. In the 80s, Gardner teachers & community members formed the Huerfano Community Corporation which was born out of a need for representation in the county. Due to the nature of the unincorporated area, services were needed that this small, underfunded county could not support. Huerfano is one of the poorest communities in Colorado. In the 70's & 80's, La Clinica had a group of nurses & doctors that provided health care including delivering babies (many of the community members working on this project were delivered by these women who are also working on this project). A forestry cooperative was formed called Fourth Corner Forestry to provide employment. There was a bulk food cooperative in the '80's that lasted until its founder passed away. In 2014, Jesse Scott, Gardner Valley School alum & landscape architect, worked with the community to create a Master Plan. A board formed to tackle projects & has been awarded several grants including a Flight for Life helipad & welcome center.

In 2018, HCC started strategic planning & in 2020 launched a Community Survey and Needs Assessment with the county to begin collecting area data. This data led to: the formation of the Gardner Main Street Board (GMSB); purchase of 31 acres around the

Community Center by the County for best use of the community; and in 2021 received DOLA TA funding which enabled GMSB to meet twice monthly, hire Electra Johnson Design & Planning (Gardner School alum), Downtown Colorado Inc, & Roscoe Engineering (local resident) & begin community outreach & planning. The GMSB held 4 community workshops with 75-100 people in attendance at each & 24 open meetings where the community was invited over the course of 18 months to define their needs. RMECO did a feasibility study & survey among area residents to assess the need for a CoOp grocery store & 100% of respondents said yes, 73.4% would shop there weekly. This overwhelming response clarified the critical need for fuel, food access, affordable attainable housing & economic infrastructure for the community & illustrated this unincorporated community was being left out due to socioeconomic systematic bias and lack of representation. Local medical transport does not deliver over dirt roads which comprise 98% of the roads in this community & due to cost people had to choose between medication & food. The community began to call for a physical location & something that would benefit the entire community. This is where the CoOp model emerged.



28 Community of Gardner, Huerfano County, Colorado



Community Outreach meetings were held and the community of Gardner came out to express support and concern about development. A large concern was the traffic and safety along highway 69 as well as safety for residents. The community of Gardner was completely in support of affordable, attainable housing but was concerned about the actuality of it truly being affordable and attainable. The community was also in support of a gas station coop. The need

for local foods, ability for elderly and other residents to access medical support, food and gas. The economic development and concern about younger generations having housing and jobs. Of great concern was water and the draw on local infrastructure including power - the community was interested in leaning much more on sustainable power sources such as solar and wind and the need to be prepared for the future.



Economic Development & Mixed-Use Master Plan



# COMMUNITY OF GARDNER NEEDS

## STRENGTHS & OPPORTUNITIES

### COMMUNITY STRENGTHS AND OPPORTUNITIES

All Demographic data show a declining and aging population, the roots planted by the community of Gardner run deep and are world-wide, there is tremendous opportunity with the Gardner Community to reinvent itself yet again, which it has done several times and it has been on the cutting edge of culture and community in those reinventions. One of the most important community aspects to Gardner is that it has largely remained an open slate and that the community works together and looks after each other in a collaborative and creative way.

The leadership and advocacy that is developing through the mentorship of the community elders, a new generation has the opportunity to take the reins and create a vibrant community that has resources and opportunities. The rural nature of Gardner has kept it in a wild west state and there is something important and special in that rural quality. The Gardner Community still adheres to the Code of the West which requires resilience, and resourcefulness and coming together to get things done.

This Gardner Main Street Project presents a tremendous opportunity to create a co-operative development, it enables new generations to come to the community of Gardner to participate, to thrive. These bold steps will enable opportunities for future generations to come to Gardner. It is through the dedication and intergenerational approach that opportunities will be created to secure water, access to public lands, views, clean air, and water. Through continued efforts to work and collaborate with the county and the state, the community will open the doors to opportunities that were never available before the connection of internet. People can work remotely and have access to a healthy affordable lifestyle to raise their children and connect to the land and the landscape.

The Gardner Main Street Project opens the doors to opportunities as the community of Gardner is a gateway to a shrinking wilderness in Colorado that still exists in Huerfano County. The community of Gardner has always kept the Gardner Community School and a commitment to education at the forefront. Moving forward, the community and the greater community of alumni and visitors who this area has touched, will be connected through this process and project to invest in the community. This will ensure that the community of Gardner is not only prepared for a future where climate change and water in the west are more and more important issues to tackle but also where the community of Gardner is leading the charge with ideas that can transform and change the approach to becoming a sustainable and regenerative western community.



## COMMUNITY CHALLENGES

### COMMUNITY CHALLENGES

While economic and community development are a primary focus, the community cannot move initiatives forward without addressing some community challenges that paralyze other progress. The following areas should be addressed:

•**SAFETY**- Small towns often face challenges related to highway safety. The Gardner Community may need to consider a range of strategies to improve safety in this area, working with CDOT to address things such as adding additional signage that create a sense of arrival, working with CDOT to reduce speed limits, or redesigning roadway features such as trees, banners, and/or painted crosswalks. Working with CDOT to address safety concerns is an extremely lengthy and arduous process. In the meantime, the community can try a few guerrilla measures like signs on private property, painting fences to and working with private landowners to add points of visual interest along highway 69 that indicate that a driver has entered a village.

•**ADVOCACY**- It's not uncommon for unincorporated communities to experience a lack of clear voice and representation: This challenge can be a bit more difficult to address, as it may involve addressing broader issues related to community engagement and representation. One potential strategy might be to create more opportunities for formal participation with the county and other local government or quasi-governmental entities. It will be important to establish stronger and more consistent communications around how and when to participate in decision-making processes, such as through public forums, surveys, or other engagement activities. The unincorporated area may also need to explore ways to ensure that diverse perspectives are represented, such as by promoting greater diversity among elected officials or creating more opportunities for underrepresented groups to participate in civic life.





# SWOT ANALYSIS

## STRENGTHS

Resilient Resourceful Community  
Political Advocate And County Support For This Project  
Rich History & Tradition  
Location- Undiscovered But A Gateway To Wilderness

## WEAKNESSES

Community Resistance To Change/ Community Apathy  
Cdot/ Safety On Highway 69/ Lack Of Places To Walk  
Fixed Incomes/ Generational Poverty/ Low Pay/ Lack Of Economic Opportunity  
Cost Related To Transportation Of Goods



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## OPPORTUNITIES

Highway Access/ Location

Views | Vistas | Nighttime Dark Sky Views

Resilient Creative Resourceful Community

Access To Public Lands



Economic Development & Mixed-Use Master Plan

## THREATS

Cdot Access And Pedestrain Safety Along Hwy 69  
Which Is Gardner Main Street

Wind/ Rattlesnakes

Economic Development Not Directed By The  
Community

Rural Areas Need Better Representation And Need To  
Not Be Left Out Of Political Oppportunity



# SYNOPSIS OF COMMUNITY PROCESS

## 2022 DESIGN TASKS

FEB - MARCH

APRIL - MAY

JUNE - JULY

PROJECT INITIATION & SCOPING  
 MARCH 9 - PROJECT KICK OFF- STEERING COMMITTEE  
 BASEMAP  
 EXISTING CONDITIONS  
 APRIL 13 CO-OP TOUR MONTE VISTA  
 PRECEDENT STUDY  
 MAY 11 STEERING COMMITTEE MEETING- SITE ANALYSIS  
 COMMUNITY OUTREACH  
 VISIONING PROCESS  
 JUNE 11-COMMUNITY WORKSHOP #1  
 DEVELOP COMMUNITY USE AND PRIORITIES  
 JUNE 15 REGIONAL ROADMAP  
 JULY 13- CO OP DEVELOPMENT COMMUNITY WORKSHOP #2  
 JULY 25-STEERING COMMITTEE PRELIMINARY LAND USE CONCEPTS  
 AUGUST 10 REFINED LAND USE CONCEPTS  
 AUGUST 31 GREENHOUSES SCHOOL ERECTED- MOMENTUM BUILDING PROJECTS  
 SEPTEMBER 14 IMPLEMENTATION AND CAPITAL STACK PLANNING  
 SEPTEMBER 29- STEERING COMMITTEE MEETING- VISION, MISSION, GOALS, CORE VALUES, PRINCIPALS  
 OCTOBER 26- STEERING COMMITTEE MEETING- PARENT ORGANIZATION  
 NOVEMBER 2- STEERING COMMITTEE MEETING- GRANTS AND FUNDING MEETING  
 DECEMBER 14 STEERING COMMITTEE MEETING- PRELIMINARY PROFORMA / PROGRAM  
 FEB GMSB MEETING  
 MARCH 8 - GMSB MEETING FINAL SITE PLAN  
 MARCH 22 - GMSB MEETING DRAFT REPORT  
 SITE ROAD ENGINEERING  
 SITE UTILITY ENGINEERING  
 PUD ZONING  
 APRIL 10 - HCC ORGANIZATION  
 PROFORMA AND ECONOMIC DEVELOPMENT PLAN  
 MAY 10- DRAFT REPORT  
 FINAL MASTER PLAN  
 TRAFFIC ENGINEERING  
 FINAL REPORT  
 FINAL COMMUNITY OUTREACH MEETING  
 ADOPTION OF REPORT AND PLAN

**PRE- DESIGN**

**COMMUNITY  
VISIONING &**

AUG - SEPT

OCT - NOV

DEC 2022

JAN-FEB 2023

MARCH - APRIL 2023

MAY- JUNE 2023

# OUTREACH PROCESS

The Design & Planning Process for the Gardner Main Street meeting is a community oriented process that hears all voices, engages all stakeholders and takes into account the needs of a transforming community to create the best possibilities for the future of Gardner. With a series of community meetings and charrettes, where all ideas are considered.

The process then moves into implementation: design, engineering, zoning and building the capital stack. Then approvals with the county and the project moves into Construction.

# SCHEMATIC DESIGN LAND USE ALTERNATIVES

# DESIGN DEVELOPMENT & IMPLEMENTATION



# 03



## VISION, GUIDING PRINCIPLES, GOALS & DESIGN GUIDELINES



### VISION

The Vision For The Community Of Gardner Is One That Is Sustainable; Environmentally And Economically into the Future.

A Future That Meets The Challenges Of Climate Change, Water In The West And Growth With Solutions That Support The Resilient Nature And Improve The Rural Way Of Life For All Residents In The Community Of Gardner

# CORE VALUES

## TO GUIDE GARDNER MAIN STREET DEVELOPMENT

- 1** CREATE SYNERGY AND SUPPORT FOR ALL OTHER EFFORTS IN THE COMMUNITY OF GARDNER
- 2** PRESERVE THE FABRIC OF THE COMMUNITY OF GARDNER
- 3** INVEST IN AFFORDABLE HOUSING OPTIONS THAT PROVIDE SPACE FOR CURRENT AND FUTURE RESIDENTS AND SERVICE PROVIDERS FOR THE COMMUNITY OF GARDNER.
- 4** HELP BRING THE INFRASTRUCTURE CHANGES & UPGRADES NECESSARY SO THAT THE COMMUNITY OF GARDNER CAN MEET ITS FUTURE: INCLUDING HOUSING, ECONOMIC DEVELOPMENT, RECREATION, SECURING WATER, GROWING LOCAL FOOD, PROVIDING FUEL, ELECTRIC CAR CHARGING & SHARED TRANSIT, CONNECTING THE AREA THROUGH BROADBAND AND UPGRADED LIBRARY SERVICES.
- 5** BUILDING A LOCAL SUSTAINABLE RESILIENT ECONOMY SO THAT IT IS EASIER FOR PEOPLE TO MAKE A LIVING AND SUPPORT THEMSELVES AND THEIR FAMILIES. THE FUTURE OF THE COMMUNITY OF GARDNER REQUIRES A SOLUTION THAT ENABLES A SPACE FOR PEOPLE TO BUILD AN ECONOMIC BASE.



# VISION, GUIDING PRINCIPLES & GOALS



## GUIDING PRINCIPLES

### 01

#### COMMUNITY ORIENTED LAND USE

1. PRESERVE RURAL QUALITY OF LIFE
2. PEDESTRIAN ORIENTED STREETS
3. HOUSING
4. PLACES FOR PEOPLE-STREET SCAPES/  
COMMERCIAL USE/ BUILDING FORM/ PUBLIC SPACE
6. RECREATION/ OPEN SPACE

### 02

#### LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

1. LOCAL FOOD PRODUCTION & ACCESS
2. CREATIVE ECONOMY
3. COMMUNITY & VISITOR SERVICES
4. OUTDOOR TOURISM RECREATION
5. GO FAR TOGETHER - COOPERATIVE DEVELOPMENT
6. COMMUNITY RESILIENCE & HEALTH

### 03

#### ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

1. WATER
2. SOIL CONSERVATION & REGENERATION
3. RURAL & HABITAT PRESERVATION
4. SUSTAINABLE AGRICULTURE & RANCHING
5. RENEWABLE ENERGY
6. WASTE MANAGEMENT



# VISION

## The Future of the Community of Gardner is one that...

- Collectively works to improve the lives of its inhabitants
- Provides solutions for a housing crisis for service providers, and elderly.
- Offers a good school and a quieter way of life for families who want an alternative to city living.
- Is a gracious and open place to age with a welcome community-
- Has a diverse housing mix for all levels of income within the community.
- Provides community services that are available and accessible without commuting long distances
- Provides access to prescriptions, telehealth and health care that can be obtained locally
- Provides local access to amenities including: local foods, gas, electric car charging, propane
- Has library and reliable broadband internet that are easily accessible to all inhabitants .
- Provides opportunities for local jobs available for all ages and skills
- Offers local economic development options that create a vibrant, sustainable, rural economy.
- Preserves cultural and historical heritage
- Protects and secures water
- Conserves and rebuilds ecological assets such as soil, bird and riparian habitats, prairies, high desert and mountain areas.
- Protects the historical and environmental benefits of the irrigation ditches that serve the local farm land
- Practices stewardship of the recreational and ecological benefits of the Huerfano River valley
- Realizes the inherent renewable energy of the wind, sun, geothermal, micro hydro and biomass options.
- Meets community needs including a gas station and grocery/convenience store, affordable housing,
- Provides services for tourists travelling through the area.

### PURPOSE OF THE PLAN

The purpose of the community of Gardner Main Street Plan is to provide a framework for the 31 acres around the community center for development that begins to solve the needs of the community. These needs include: affordable-attainable housing, an economic driver, a co-operative fuel store/general store and use of the community center grounds as an event center. The addition of commercial properties to the east of the property and live-work properties would add to economic development opportunities. The plan would also give the Spanish Peaks Library District a permanent home. In the future the rodeo grounds will be reimaged for future development so that they can be used for events and rodeos.

The reason we plan for the future is so that we are prepared for change, to protect our most precious assets- the community and environment. In the face of climate change and depleting water in the west, the community needs to protect resources to create a place for future generations, where they can thrive. In a rural community, it is important to protect stewards of the land including generations of farmers and ranchers, so they can continue to grow livestock and food that the local community relies on. It is important to become less of a food desert and become a more resilient community. The goal of this plan is also to build high-quality housing that does not become a burden on future generations.



# COMMUNITY PRIORITIES + AREAS OF FOCUS

**01**

## **INFRASTRUCTURE TRANSPORTATION**

Gas  
Sidewalk along the highway 69  
Main street grant – trees / lights/ benches  
Bike lane to school from community  
Transportation/car pool/ buddy system  
Electric car charging station  
Propane fill up station and tank swap  
Bus to Walsenburg twice a day/ transportation hub  
Mechanics shop/garage  
Car wash

## **COMMUNICATION**

Need methods of community communication  
Outdoor messages board  
Announcement PA  
Newsletter email for those who have it  
Need multiple methods of communication  
Internet / Broadband

## **HEALTHCARE**

Emts (emergency responders- especially younger people)  
Elder care  
Home health care/ visits to hospital  
Hospice  
Local Food  
Community Pickup stuff for elderly/delivery personal / groceries/ medicine

## **RENEWABLE ENERGY PRODUCTION**

Solar energy production  
Integrate solar production with food systems  
Wind energy production  
Community solar garden

## **RECYCLING & WASTE TRANSFER**

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**02**

## **HOUSING- TYPES OF HOUSING**

### **PERMANENT HOUSING/ LONG TERM**

Community investment housing  
Co-Operative Housing with On-site housing manager  
Garden housing  
Tiny houses  
Townhouses (attached)  
Cluster housing around shared garden/ public space/ play area with Private space  
Attainable/ Affordable housing  
Affordable Co-housing  
Allowing ADU units in zoning  
Zoning allowing smaller lot sizes  
Pre- fab housing  
Alternative farm could be an amenity to co-housing vs a golf course as an amenity

### **WHO IS THE HOUSING SERVING**

Elderly who live alone -teachers  
Emergency Service worker housing  
Elder care Housing  
Affordable housing for teachers and young people, families  
Worker housing to attract younger people

### **HOUSING ORGANIZATIONAL STRUCTURE**

Tiny home community  
Artist resident programs  
Co-Operative Housing with On-site housing  
Co- Housing Co-op  
Deed restrictions for public service people- teachers/ firefighters/ sheriff, emt, people who run co-op and community  
Affordable Housing for teachers(attracting younger people)  
Housing for elderly/ council of gov  
more homes for families  
Housing for online remote workers (needs internet connectivity)

**03****ECONOMIC ECOSYSTEM****CO-OP- PROPANE | FUEL**

Commerce: Store or Restaurant/ Store  
 Gas station | Propane store  
 Permanent place for farm market / Year-round farmers  
 market/ Farm stand/ full year farmers/ art market  
 Distribution hub | local arts crafts | coffee hangout/ community  
 space | garage sale | little library | consignment | antique  
 store | Restaurant | Coffee shop / Local food café/ bakery

**ARTS AND ECONOMY**

Craftspeople & artists need place to sell wares | art maker  
 coOp | Vintage Art

**CREATIVE ECONOMY/ FESTIVAL HOSPITALITY**

Festivals Hippy days/ Dance festivals  
 Music festivals/ Art festivals / Arbnb  
 Tiny home hotel/ solar pool and yurt camping

**SHARED RESOURCES**

Maker space | Co-working space | Community kitchen | Library  
 | Community meeting space | Coffee space | tool library /Tool  
 rental | Heavy equipment rental | Mobile kitchen | Gypsy farm  
 bus | Colorado cottage foods  
 | Farm incubator

**FOOD PRODUCTION/ PROCESSING/ GROWING**

Meat processing place | Commercial kitchen. Small food  
 producers• Aquaponics- fish-energy / recycling water/  
 fertilizer Orchards | Edible landscape/ fruit trees | Local foods /  
 Local foods coalition Mushroom Production  
 Green Houses green house-Small food producers- bakery/  
 Honey Farming insects- crickets/ earthworms  
 Cannabis farming | Hemp | CBD products Local fiber production  
 Beverage production/wine / beer/ distillery | Wine/ beer/ malt  
 production/

Economic Development & Mixed-Use Master Plan

**04****RECREATION****RECREATION FOR LOCALS**

Recreation (especially for kids) Nature play area | Rec center- pool  
 gym- weight room (there is one in Silvercliff) | Community with  
 space for large venues-stages-potluck-dances Community  
 amenities outdoor spaces- cultural creative space-community  
 center | Dances | Potluck | Band | Music | Music festivals | Rodeos |  
 Ladies day out- free clinic to learn how to change oil/ change tires |  
 Senior citizen place to meet-bingo/games / lunches | craft corner

**OUTDOOR RECREATION**

Trails- places to walk/ benches | Bonham Field Deed-running track  
 behind the school ¼ miles | Arco loop 3 miles

**VISITOR RECREATION**

Place to buy hunting and fishing licences  
 welcome center  
 place to stop  
 public bath room  
 interactive board / Interactive map  
 Trails- hiking | biking | horse back riding | ATV's  
 Electric car hookup  
 Place for hunters -place to stay/ shower/ eat/ process meat- cooler-  
 processing- hunting shop-bars - showers  
 Gas station (come back to this)  
 Fish/hunting shop  
 digital nomads  
 scenic byways pull people through community  
 dark skies designation

# HOW TO USE THIS COMMUNITY OF GARDNER MASTER PLAN

The Community of Gardner Economic Development & Mixed Use Master Plan is intended to be a living document. This is the first step in envisioning what a future in the Community of Gardner looks like for future generations and current residents.



## 01 GOAL

A general statement about a desired future outcome. Goals provide the long-term vision and serve as the foundation of the plan but do not indicate specific actions to achieve the desired outcomes. Goals provide the basis for the more specific direction provided by the objectives and policies.

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## 02 OBJECTIVE

A statement that provides a specific direction to achieve a given goal. There are typically several objectives associated with each goal contained in the plan.

## 03 STRATEGY

Specific courses of action, recommendation or rules of conduct used to achieve the goals and objectives of the plan. They are intended to be used regularly to guide day-to-day decision-making and direct actions to be taken by the County to implement the plan.



# COMMUNITY OF GARDNER ECONOMIC DEVELOPMENT & MIXED USE MASTER PLAN

The Community of Gardner Economic Development & Mixed Use Master Plan is intended to be a living document.

This is the first step in envisioning what a future in the Community of Gardner looks like for future generations and current residents.

## GUIDING PRINCIPLES



### COMMUNITY ORIENTED LAND USE

- 1. PRESERVE RURAL QUALITY OF LIFE
- 2. PEDESTRIAN ORIENTED ROADS
- 3. HOUSING
- 4. PUBLIC SPACE
- 5. RECREATION/ OPEN SPACE



### LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

- 1. LOCAL FOOD PRODUCTION & ACCESS.
- 2. CREATIVE ECONOMY
- 3. COMMUNITY & VISITOR SERVICES
- 4. OUTDOOR TOURISM RECREATION
- 5. GO FAR TOGETHER - COOPERATIVE DEVELOPMENT
- 6. COMMUNITY RESILIENCE & HEALTH



### ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

- 1. WATER
- 2. SOIL CONSERVATION & REGENERATION
- 3. RURAL & HABITAT PRESERVATION
- 4. SUSTAINABLE AGRICULTURE & RANCHING
- 5. RENEWABLE ENERGY
- 6. WASTE MANAGEMENT

**IF YOU WANT TO GO FAST...  
GO ALONE...  
IF YOU WANT TO GO FAR...  
GO TOGETHER...**

Economic Development & Mixed-Use Master Plan



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 01 GOAL

#### PRESERVE RURAL QUALITY OF LIFE



**OBJECTIVE 1-** Protect Dark Skies

**STRATEGY 1**

Create a dark skies ordinance, and apply to become an international Dark Skies Community

<https://www.darksky.org/our-work/conservation/idsp/become-a-dark-sky-place/>

**OBJECTIVE 2 -**Ensure Preservation of Productive Agricultural Land

**STRATEGY 1**

Promote agriculture as a way to build a resilient community subsequently offer incentives for agricultural production

**OBJECTIVE 3-** Support passage of land and knowledge from generation to generation

**STRATEGY 1**

Encourage & Support Generational transfer of farmland and ranch land

**OBJECTIVE 4-** work to create/ preserve a sustainable rural economy including reliable/ affordable broadband

**STRATEGY 1**

Create an integrated operative broadband service that enables people to work remotely

**OBJECTIVE 5 -**Ensure preservation of view and preservation of open space- promote access to BLM land

**STRATEGY 1**

Provide BLM access, and public rights for mushroom picking, wood gathering - promote wood gathering as a resource for fire mitigation with permits .

**OBJECTIVE 6-** Promote economic development of hospitality that encourages visitors to come and then leave and come again for festivals.

**STRATEGY 1**

Develop a board to plan and implement community festivals for economic development

**Work to support and strengthen community opportunities - Support Local Businesses**

**STRATEGY 1**

Maintain local boards in Gardner to control the assets and resources of the upper Huerfano so that citizen input and direction is part of local governance.

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## VILLAGE: 02 GOAL PEDESTRIAN ORIENTED ROADS (WALKABLE VILLAGE )

### OBJECTIVE 1- Pedestrian Safety and Walk ability on Hwy 69

#### STRATEGY 1

Provide a multi modal, bike, walking, pedestrian, horses, and car system that priorities the safety of all users.

#### STRATEGY 2

Set up a system of reporting with County Dispatch - So that every accident that occurs in Gardner is reported by the Upper Huerfano Fire District so that CDOT has a record of incidents and will look at changing classification of highway and speed limits through Gardner.

#### STRATEGY 3

Do a traffic study with CDOT to lower the speed limit and change the highway classification in the village. Work with CDOT to place an intersection at the Gardner Valley School and add crosswalks and blinking lights for the safety of residents and children

#### STRATEGY 4

Use proven safety highway measures to promote and ensure pedestrian safety by employing context, sensitive and user appropriate multi modal trails along protected areas beside Highway 69. Add safety lighting, trees, sidewalks, bike lanes, and medians to slow traffic along Highway 69

#### STRATEGY 5

Implement safe, route to school programs and work with CDOT to develop a main street cross section of Highway 69.

#### STRATEGY 6

Protect, vulnerable pedestrians, such as children, elderly, teenagers, and those with disabilities to achieve a safe pedestrian environment. Develop user appropriate standards for the design of streets that provide for a pedestrian, crossings, slow traffic, and separate cars from bikes and pedestrians. Ensure that vulnerable users are prioritized.

### OBJECTIVE 2- Pedestrian Oriented Development

#### STRATEGY 1

Provide protected multi modal walking trails or sidewalks along the streets of all new developments and throughout existing areas in Gardner.

#### STRATEGY 2

Create designated multi modal trails throughout the 31 acre parcel surrounding the Gardner Community Center, connecting to the Arco loop with benches, clear signage and designated walking areas. Provide signage and promote access to trails throughout the Gardner area.

Economic Development & Mixed-Use Master Plan

#### STRATEGY 3

Create and promote a walkable network of connectivity via multi modal trails, multi modal, sidewalks, rural county roads with signage including the Arco loop, bikeways and gravel grinder maps

#### STRATEGY 4

Promote awareness of bicyclists, pedestrians and runners along rural county roads to ensure safety for all.

#### STRATEGY 5

Retain views and Natural Features throughout development while increasing connectivity

#### STRATEGY 6

Patterns of streets and blocks in all development that knit the neighborhood together creating interconnected streets and pathways that prioritize walking and biking and other modes of transport other than the car.

#### STRATEGY 7

On street parking for all residential street to slow traffic and allow for greater access and connection.



Disclaimer: Images are illustrative of Design Concepts Only- actual construction and development will look different and evolve according to community needs, regulatory requirements & economic realities.



## COMMUNITY ORIENTED LAND USE SITE: 03 GOAL

### HOUSING AFFORDABLE ATTAINABLE HOUSING



#### OBJECTIVE 1- Develop Affordable Attainable Workforce Housing STRATEGY

Develop housing that meets codes, is affordable and attainable for the AMI of school teachers teaching at Gardner Community school to promote an investment in the future of the education of our children. Develop housing for service providers, including teachers, EMTs, medical workers, firefighters, law enforcement officers, federal and state and county employees

#### OBJECTIVE 2 - Promote Affordable Home Ownership Options STRATEGY

Support affordable, attainable housing promote the development of affordable housing while removing barriers and providing incentives for home ownership.

#### OBJECTIVE 3- Elderly Housing Solutions STRATEGY

Develop quality housing that is accessible for elderly populations so that they can age in their community with support.

#### OBJECTIVE 4- Variety of Housing Options STRATEGY

Encourage development of affordable\attainable, housing options that are inter-generational. Allow for accessory dwelling units, rental units and promote other affordable housing options.



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### Housing Typology Design Guidelines: Affordable Attainable Housing



#### AFFORDABLE ATTAINABLE HOUSING TYPOLOGY

Small footprint 800-1200 sq feet  
Single story so that it can serve all generations.  
It will be built energy efficiently- the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.





## Housing Typology: Design Guidelines: Missing Middle / Market Rate homes for Families



Housing by Fading West



Housing by Fading West

Economic Development & Mixed-Use Master Plan

## Housing Typology Design Guidelines: Live Work TownHome



Disclaimer: Images are illustrative of Design Concepts Only- actual construction and development will look different and evolve according to community needs, regulatory requirements & economic realities.

### MISSING MIDDLE MARKET RATE HOUSING TYPOLOGY

Footprint 1200- 2500 sq feet  
 One- two stories for families.  
 2-3 Bedroom units  
 The goal of this housing is to provide affordable housing for families.  
 It will be built energy efficiently the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.

### LIVE WORK HOUSING TYPOLOGY

Footprint 1000-1800 sq feet  
 2 story with live work space on main level and loft for sleeping on upper level.  
 It will be built energy efficiently- the style and actual site layout will be determined by the developer or builder and the community at that stage of design. These illustrations are to set expectations of size and efficiency but do not demonstrate actual design.



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### SITE: 03 GOAL

#### HOUSING

#### DEVELOP QUALITY ENERGY EFFICIENT WATERWISE HOUSING

##### OBJECTIVE 1 -Develop Quality Energy Efficient Housing

##### STRATEGY 1

Develop quality housing that will last for generations, and will not become a burden of maintenance on future generations. Ensure that housing is energy efficient and takes little effort to heat and cool so that it is not expensive for residents. Use renewable energy sources when possible for heating, cooling and power.

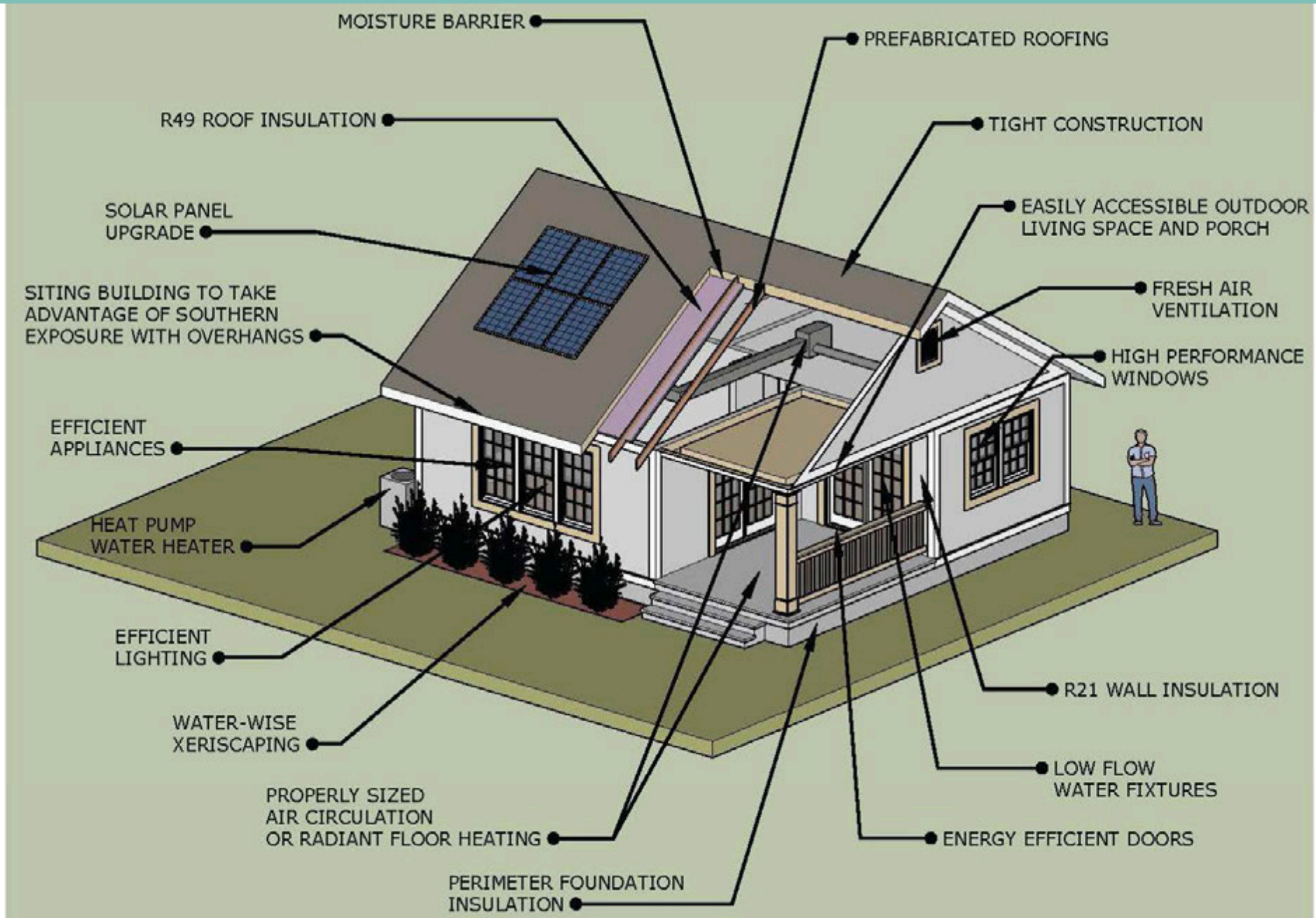
##### STRATEGY 2

Consider Solar orientation when laying out actual sites for houses and buildings.



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# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 03 GOAL



#### HOUSING

#### UPDATE EXISTING HOUSING STOCK

#### OBJECTIVE 1- Update Existing Housing Stock

#### STRATEGY 1

Work with local community to update existing housing using federal funds. Work with existing community to rehabilitate existing units through incentives, self-help programs, in addition to existing state federal housing rehab programs. (Including USDA grants for homeowners, Dola and hud funding)Conduct a housing study to develop an inventory of homes and assess their condition. Explore funding opportunities, such as community development block, grants, Main Street USA programs, USDA homeowner grants, and foundation, grants to assist with study and updates.

#### STRATEGY 2

Most housing in Gardner was either built before 1939 or between the late 60's to the early 1990's. Very little housing has been built since the 1990's, mostly only manufactured housing or mobile homes. Work with the community to update existing housing- gain access to plumbing and indoor running water. Upgrade insulation and heating and windows and update furnaces and heating systems and roofing.



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## VILLAGE: 04 GOAL

### PLACES FOR PEOPLE- PUBLIC SPACE

#### OBJECTIVE 1 -Safe Pedestrian Oriented Streets

##### STRATEGY 1

Ensure that all streets are pedestrian and bike friendly. Improve safety highway measures along Highway 69.

##### STRATEGY 2

Establish a gateway with village signage, entering both sides of unincorporated Gardner community/village to slow traffic down and promote a more pedestrian friendly environment

##### STRATEGY 3

Place banners that celebrate the Gardner Community along the central spine between the fire station and Gardner Community School and the Ray Aquirre community center that are large enough to be visible, and changed out frequently enough to be noticed.

#### OBJECTIVE 2- Public Space

Develop Community Plaza on both sides of town

##### STRATEGY 1

Support the community center board to enhance the community center grounds and create a park for children, a gathering place for the community that is activated by services to form the heart of the community around the community center on one end of Gardner and the Gardner Valley School and Upper Huerfano Fire District Station on the other end of Gardner.

#### OBJECTIVE 3-Mix of Uses

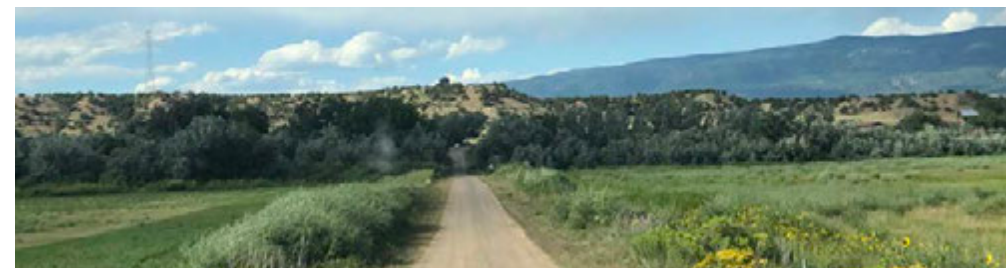
##### STRATEGY 1

Support a mix of services and uses along the central spine of Highway 69

#### OBJECTIVE 4-Art in Pubic Places

##### STRATEGY 1

Promote public art as place making elements-including sculpture/ murals/ solar lighting and art as place making elements



Economic Development & Mixed-Use Master Plan



# VISION, GUIDING PRINCIPLES & GOALS

## COMMUNITY ORIENTED LAND USE

### AREA: 05 GOAL RECREATION



**OBJECTIVE 1** -Easily Accessible Safe Walking Trails

#### STRATEGY 1

Village Walking Loop- Strengthen the connection and the pedestrian safety along the central spine of Highway 69. Establish alternative pathways and walkways to the north of Highway 69 from the school to the community center through open space. Establish a walking loop around the core of the Village of Gardner with the south border being the Arco loop. Place benches and signage, and establish a multi modal trail. Promote the Arco loop and the town loop as a walking area around Gardner Village.

**OBJECTIVE 2**- Biking and Gravel Grinders

#### STRATEGY 1

Promote gravel grinder and bicycle routes and develop rural bicycle guide or a gravel grinder map guide. .

**OBJECTIVE 3**- BLM Access and Trails

#### STRATEGY 1

Increase BLM access including marked trails and trail maps that are available- work with BLM to promote and provide access and trail heads and safe parking

**OBJECTIVE 4**- Upper Huerfano Gateway

#### STRATEGY 1

Promote area as a gateway to the wilderness



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### SITE: 05 GOAL RECREATION



**OBJECTIVE 1** -Local General Store

#### STRATEGY 1

Provide maps, hunting and fishing licenses and supplies such as propane, fuel and outdoor supplies at the general store to allow for more access into wilderness and recreation.

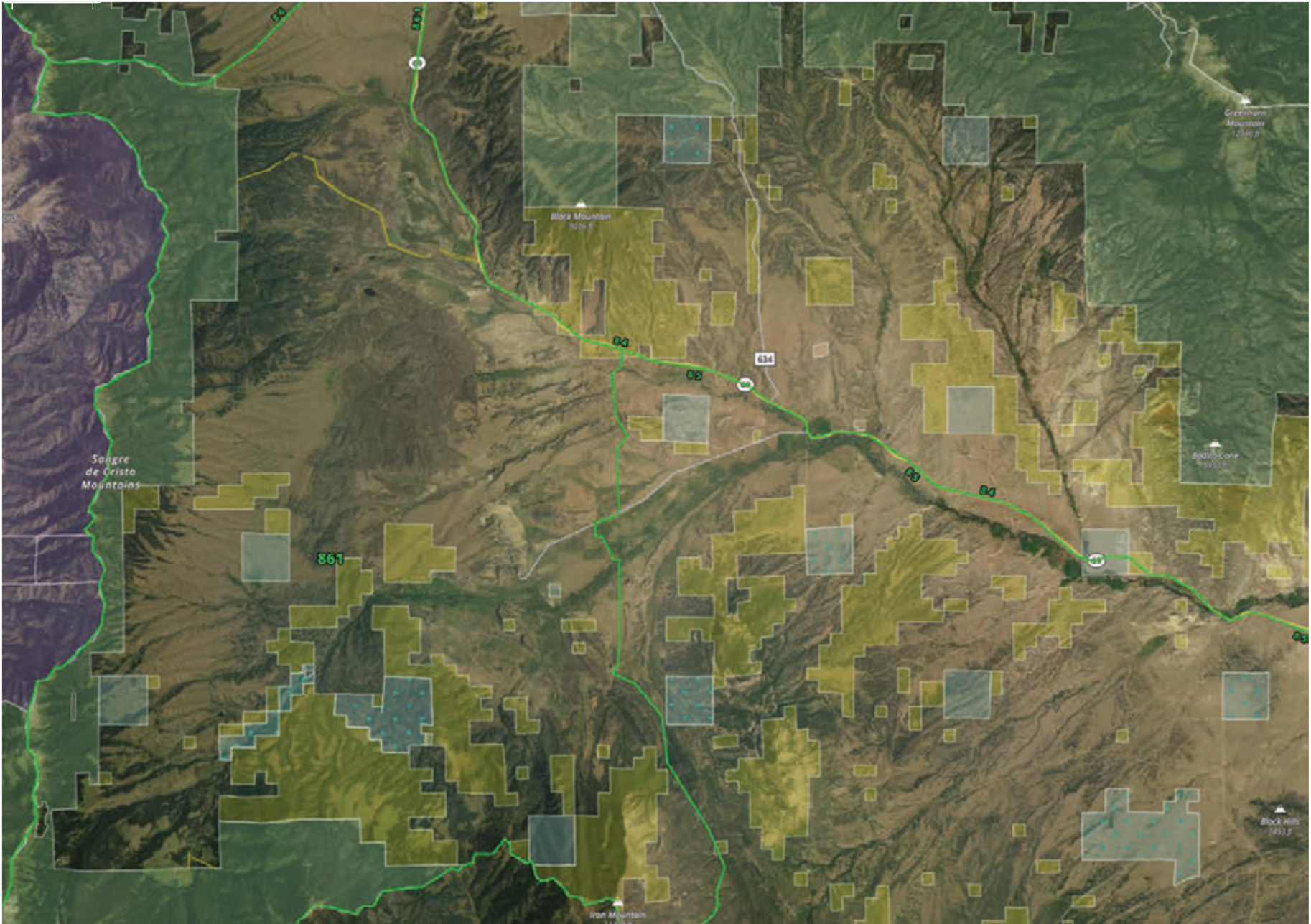
**OBJECTIVE 2**- Place for Community

#### STRATEGY 1

Update and renovate playground at the community center so that it is an attractive and fun place for kids and for the community. Work with and support community center board in developing pickle ball and other courts and work to develop the Master plan for the community center drawn up by Jesse Scott.









## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 01 GOAL LOCAL FOOD PRODUCTION & ACCESS



#### OBJECTIVE 1 -Support and Increase Local Food Production

##### STRATEGY 1

Support Gardner Community schools efforts to grow food.

##### STRATEGY 2

Develop a community garden.

##### STRATEGY 3

Promote buy local and promote local producers

##### STRATEGY 4

Attract more people who want to produce local food.

##### STRATEGY 5

Support development of a community commercial kitchen.

#### OBJECTIVE 2 -Record | Capture & Generational Knowledge

##### STRATEGY 1

Capture Generational Knowledge of local plants with the SPLD generational knowledge capture program that is in place to pass on knowledge of local flora/ fauna / stories as well as generational knowledge of canning and cooking and other skills.

Support Gardner Community schools efforts to grow food.

##### STRATEGY 2

Build soil health -Promote soil, conservation practices - Promote rotation of crops and movement of livestock across fellow fields- Support generational passing of land from one generation to the next.

##### STRATEGY 3

Promote generational, passing of land and knowledge Pair Youth with the elders for walking conversations in the community to learn about plant knowledge and healing plants- Capture conversations in written record.





## SITE 01 GOAL

### LOCAL FOOD PRODUCTION & ACCESS

**OBJECTIVE 1** -Create a Market for Local Food Producers

#### STRATEGY 1

Support local food, producers and create markets, including supporting local, farmers markets and places for them to sell their goods.

#### STRATEGY 2

Work to make community more resilient by developing local food options, including small producers, support, local community efforts to build for profit community co-op, as well as nonprofit general store.

#### STRATEGY 3

Mobile meat, production and processing facilities for hunters and ranchers - Reach out for market for hides, use all parts of the animal. Biochar from bones can be used to put carbon back into the soil.

#### STRATEGY 4

Local market for meat, producers, as well as vegetable and other food production.



Economic Development & Mixed-Use Master Plan





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 02 GOAL CREATIVE ECONOMY

**OBJECTIVE 1** -Promote Local Arts and Artists

**STRATEGY 1**

Promote local artist studio visit tour program for a weekend yearly event across the upper Huerfano area

**STRATEGY 2**

Create an artist in residency program for sculptures/painters/installation, artists,

**STRATEGY 3**

Promote live work as a housing option for makers, crafts, people artists and writers

**STRATEGY 4**

Develop an art in Public Places Program and make Local art visible in built form

### VILLAGE: 02 GOAL

#### CREATIVE ECONOMY

**OBJECTIVE 2** -Gardner Festival Economy

**STRATEGY 1**

Promote and develop the Gardner Community Center property as a seasonal hospitality, festival venue for local economic development, including festivals, such as hippie days, dance, festivals, music, festivals, art festivals an art symposiums

**STRATEGY 2**

Promote music, heritage and dancing history as part of creative economy in the Upper Huerfano, including hippie days and other musical events that bring community together



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## SITE: 02 GOAL CREATIVE ECONOMY



### OBJECTIVE 2 -Artist Support resources

#### STRATEGY 1

Promote location for a market as a nonprofit community co-op/farmers market for sales of crafted and artist items

#### STRATEGY 2

Promote and develop shared resources, such as maker, spaces, tool libraries and community meeting space to promote local creative economy

#### STRATEGY 3

Hold an annual Art and Craft Fair





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### SITE: 03 GOAL

#### COMMUNITY & VISITOR SERVICES

##### OBJECTIVE 1 -Event Camping

###### STRATEGY

Allow for primitive camping on community center grounds during festivals or weddings with a permit

##### OBJECTIVE 2- Tiny Home Hotel or Glamping

###### STRATEGY

Promote, encourage, and attract tiny home boutique hotel, or other hospitality use on 31acre parcel.

##### OBJECTIVE 3- Arbnb to Benefit Community

###### STRATEGY

Allow ADU in affordable table housing to be used as a community house and also as a

short term rental property to benefit nonprofit, cooperative, and bring in financial gain for the

##### OBJECTIVE 4-Thorne Ranch Hospitality Synergy

###### STRATEGY

Support, local, Thorne ranch development, camping, primitive, camping, RV and Glamping for local festivals

##### OBJECTIVE 4-Update Concession Stands as Showers

###### STRATEGY

Update concession stand with showers and bathrooms that could be used by primitive campers and for gravel grinders/rodeos and other events

##### OBJECTIVE 4-Welcome Center Plaza

###### STRATEGY

Instal Welcome center plaza / vault toilets at community center.



58 Community of Gardner, Huerfano County, Colorado

## AREA: 04 GOAL

### OUTDOOR TOURISM RECREATION

**OBJECTIVE 1** -Increase Mountain Bike Options for Recreation

#### STRATEGY 1

Promote gravel, grinders and other bike related events

#### STRATEGY 2

Explore Blm access and trail options for mountain biking

**OBJECTIVE 2** -BLM Trail and Wilderness Access

#### STRATEGY 1

Create signage and maps for BLM access and trails for walking/mountain biking/snowmobiling/cross-country skiing/ horseback riding

#### STRATEGY 2

Promote Gardner as a gateway to the wilderness

## VILLAGE: 04 GOAL

### OUTDOOR TOURISM RECREATION

**OBJECTIVE 2**-Walking Trails

#### STRATEGY 1

Develop a multimodal, walking loop around Gardner Village with the Arco loop to the south. Work with property owners to the north to develop a trail between the school and the

**OBJECTIVE 4**-Update Concession Stands as Showers

#### STRATEGY 2

Install information kiosk with all trail information and access information at the community

**OBJECTIVE 4**-Welcome Center Plaza

#### STRATEGY

Put signage, benches, pedestrian lighting, and develop multimodal trails throughout Gardner

## SITE: 04 GOAL

### OUTDOOR TOURISM RECREATION

**OBJECTIVE 3** -Improve Community Center Grounds

#### STRATEGY 1

Work with Gardner Community Center Board and the Huerfano Community Corporation to write grants and secure funding to do full build out of community center plan with pickle ball courts, basketball courts, updated playgrounds

#### STRATEGY 2

Update, rodeo grounds in the future phases for outdoor tourism





# VISION, GUIDING PRINCIPLES & GOALS

## LOCALLY BENEFICIAL ECONOMIC DEVELOPMENT

### AREA: 05 GOAL GO FAR TOGETHER - COOPERATIVE DEVELOPMENT- SUPPORT LOCAL BUSINESS

**OBJECTIVE 1** -Create a Culture of Synergy and Support for all other efforts in the Gardner Community

**STRATEGY 1**

Support the efforts of La Clinica to bring in medical support to the Rural community

**STRATEGY 2**

Use the Huerfano community cooperative as a business incubator to develop economic opportunity for rural residents.

**STRATEGY 3**

Support and provide needs defined by the community. In the absence of an Incorporated community use this development as a political advocate to better the lives of inhabitants in the upper Huerfano area

**OBJECTIVE 2** -Support and Promote Existing Local businesses

**STRATEGY 1**

Promote businesses with banners along highway in Gardner

**STRATEGY 2**

Develop a local business resource to go to with the Gardner cooperative that lists all local businesses - on line yellow pages

**STRATEGY 3**

Identifying and supporting local businesses

The Gardner Community may want to explore ways to attract and support local businesses that align with their sustainability goals. This could involve incentives or even community policy language around sustainable practices, providing access to financing or business development resources, or creating a supportive regulatory environment with the county.

**OBJECTIVE 3** -Communicating about a sustainable tourism industry

**STRATEGY 1**

The Gardner Community may want to explore opportunities to promote sustainable tourism, and how to interact with the environment and residents in their community. This could be a business opportunity for local outfitters, promoting local cultural events or attractions, or partnering with neighboring communities to create a regional tourism call to action - like Leave No Trace.

**OBJECTIVE 4** -Encouraging sustainable land use

**STRATEGY 1**

The Gardner Community may consider building on the history of minimalism with access to water and infrastructure, to explore being a pilot or niche community focused on sustainable land use practices, such as conservation easements or sustainable agriculture. This could involve partnering with local landowners, non-profits, or government agencies to promote sustainable land use practices.

**OBJECTIVE 4** -Supporting entrepreneurship and innovation

**STRATEGY 1**

The Gardner Community's efforts around cooperatives and community-wide problem solving lends itself to exploring ways to support entrepreneurship and innovation in the community. This could involve offering training and mentoring programs for aspiring entrepreneurs, providing access to financing or business development resources, or creating a supportive regulatory environment for new and innovative businesses.



## AREA: 06 GOAL COMMUNITY RESILIENCE & HEALTH

### OBJECTIVE 1 -Develop Local Food Economy and Options

#### STRATEGY 1

See Local food Section

One way rural health and resilience can be impacted the most is to stop relying on global food systems and supply chains for basic needs and begin to become food producers again. The health of our soil determines the health of our food and our communities. On strategy to build a more resilient community in the face of global water shortages is to increase the organic matter in our soils and to grow food locally. Developing expand access to fresh local foods. Work with Gardner Valley school to provide local food options

### OBJECTIVE 2- Support healthy lifestyle choices

#### STRATEGY 1

Promote healthy, living lifestyle choices, and make options easy to access, from places to walk and exercise to local foods that are available and affordable

#### STRATEGY 2

Develop and improve safe routes to school to encourage walking and biking

### OBJECTIVE 3- Provide access to health care services

#### STRATEGY 1

Support local community efforts to bring in weekly medical, dental and telehealth care into existing la Clinica building and provide more local health services for residents, especially the elderly, to lessen the need and expense for travel.

#### STRATEGY 2

Work with commissioners to ensure that med ride options and other providers are willing to travel on dirt roads to provide service and care to the elderly.

#### STRATEGY 3

Coordinate and support local prescription drop off at La clinica

### OBJECTIVE 3- Creating partnerships with neighboring communities

#### STRATEGY 1

The Gardner Community may want to explore ways to create partnerships with neighboring communities to share resources and expertise in support of economic and community goals. This could involve creating a regional small town council to build advocacy and collaborate on joint initiatives

### OBJECTIVE 3- Document the capacity for water and wastewater

#### STRATEGY 1

By highlighting the town's infrastructure and the need for upgrades, the Gardner Community can demonstrate the value of investing in these critical systems

Economic Development & Mixed-Use Master Plan





## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

### AREA: 01 GOAL

#### WATER

**OBJECTIVE 1** -Conserve water and reduce burden on stormwater systems

##### STRATEGY 1

Encourage use of swales and other natural drainage systems that reduce burden on stormwater systems and improve water quality in all developments.

##### STRATEGY 2

Encourage permeable pavers and porous pavement systems, as well as breeze, multimodal walkways for paths and trails.

##### STRATEGY 3

Encourage and promote the use of native xeriscaping and plantings and crop cover when soil is fallow. Implement general water conservation measures including landscaping, plant native species, water recycling and use of greenhouses where possible with aquaponics.

**OBJECTIVE 2** -Tie water to Land

##### STRATEGY 1

Do not sell water rights separate from land - set up easements to keep water with land

**OBJECTIVE 3** -Remove Invasive Species

##### STRATEGY 1

Work with local landowners to control Tamarisk along the Huerfano river

**OBJECTIVE 4** -Allow Smart Water Solutions

##### STRATEGY 1

Allow green roofs and rain gardens and the use of rainbarrels allowed by statute

**OBJECTIVE 5** -Celebrate Water in West

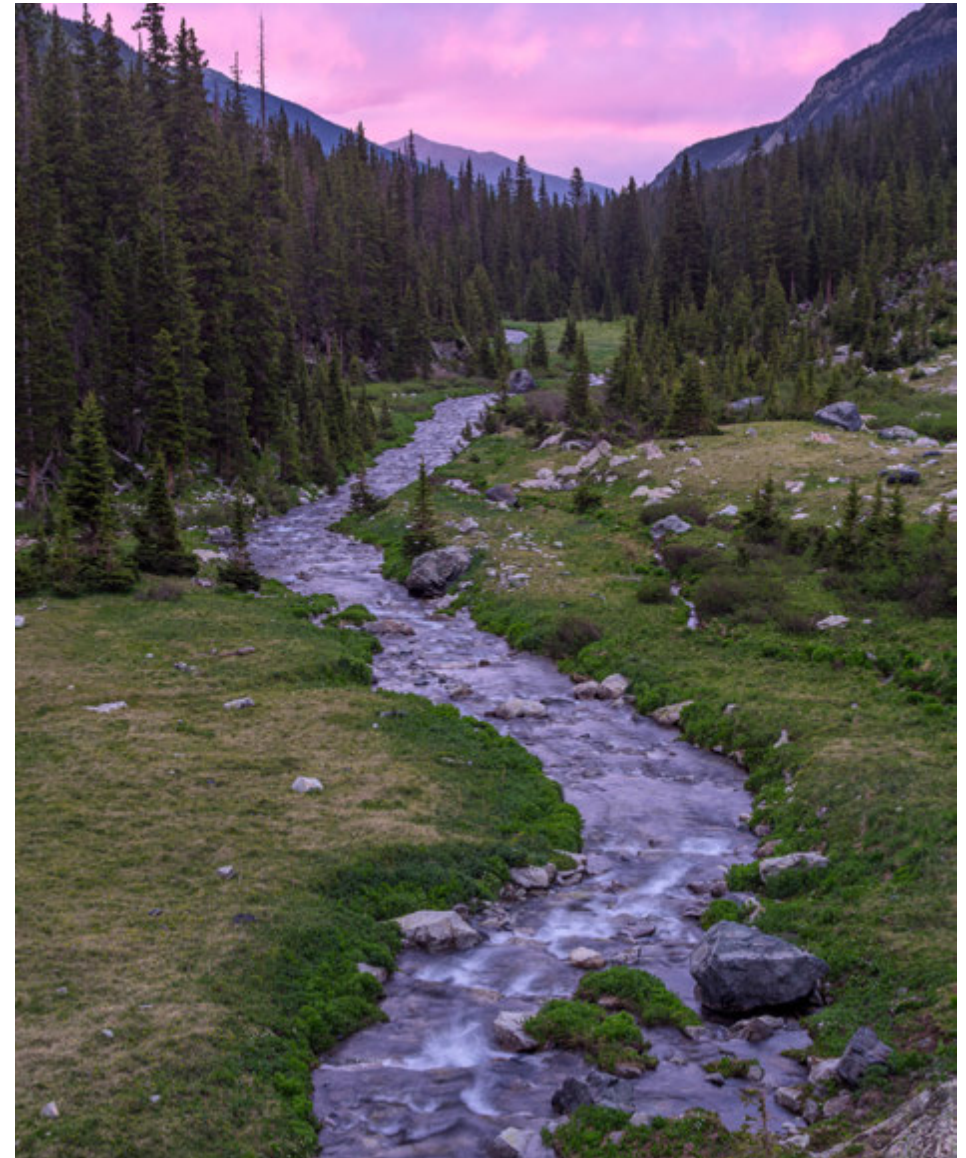
##### STRATEGY 1

Work with landowners to create access and paths along the Huerfano River

**OBJECTIVE 6** -Protect Riparian areas

##### STRATEGY 1

Implement fire mitigation and build soils with organics around rivers, streams, lakes and ponds. Protect habitat for birds and animals in riparian areas .





## AREA: 02 GOAL

### SOIL CONSERVATION & REGENERATION

**OBJECTIVE 1** -Promote agricultural practices that limit erosion

#### STRATEGY 1

Promote regenerative agricultural practices including crop rotation, movement of livestock across fallow crops. Limit overgrazing on blm land

**OBJECTIVE 2** -Improve Soil Health

#### STRATEGY 1

Improve soil health and work to increase carbon levels and organic matter in soil.

#### STRATEGY 2

Promote soil rehabilitation with the addition of organic matter into the soil, such as wood chipping, especially using burnt matter in areas of fire to alleviate erosion from runoff and to build back soil microbes.





# VISION, GUIDING PRINCIPLES & GOALS

## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

### AREA: 03 GOAL

#### RURAL & HABITAT PRESERVATION

##### OBJECTIVE 1 -Preserving Wildlife Habitat

###### STRATEGY 1

Preserve and enhance riparian habitat along the Huerfano River.

###### STRATEGY 2

Steward the environment for current and future generations. Support the preservation, conservation and restoration management of natural resources, while maintaining and enhancing environmental quality and quality of life

###### STRATEGY 3

Preserve open space and access to BLM land and promote birdwatching and other activities that help with habitat preservation.

###### STRATEGY 4

Promote Biodiversity & Bird Habitat

###### STRATEGY 5

Preserve Open Space & BLM access and promote birdwatching and other activities that help with habitat preservation.

##### OBJECTIVE 2 -Balance recreation with preservation

###### STRATEGY 1

Organized development to protect natural areas and balance, recreational development with conservation of natural areas.



64 Community of Gardner, Huerfano County, Colorado



## AREA: 04 GOAL

### SUSTAINABLE AGRICULTURE & RANCHING

**OBJECTIVE 1** -Promote and Support Intergenerational Transfer of Ranching and Farmlands

#### STRATEGY 1

Create incentives for passing on land to future generation with the knowledge of how to ranch and farm lands.

**OBJECTIVE 2** -Tie Water to Land

#### STRATEGY 1

The more land you dry up the more land you loose for growing food and developing a resilient economy and resieint community, tie water to land with easements.

**OBJECTIVE 3**- Develop a Market for Goods and Produce Grown and Raised Locally

#### STRATEGY 1

Develop an economic system that supports local food producers and pays them fair wages for their goods

### OBJECTIVE 4- Build Health Soils for Future Generations

#### STRATEGY 1

Develop and promote regenerative ranching, farming and mitigation practices to build soils - a health vibrant civilization is dependent on healthy soils- sequester carbon and organic matter and bild better biomes and soil health.





# VISION, GUIDING PRINCIPLES & GOALS

## ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY

### AREA: 05 GOAL

#### RENEWABLE ENERGY

##### OBJECTIVE 1 -Wind/ Solar/ Biomass/ Geothermal/ Hydrogen

###### STRATEGY 1

Push the use of renewable energy, including solar, wind, geothermal, and other available energy types that are renewable in any new development to alleviate the burden on local energy production in the San Isabel, Cooperative.

###### STRATEGY 2

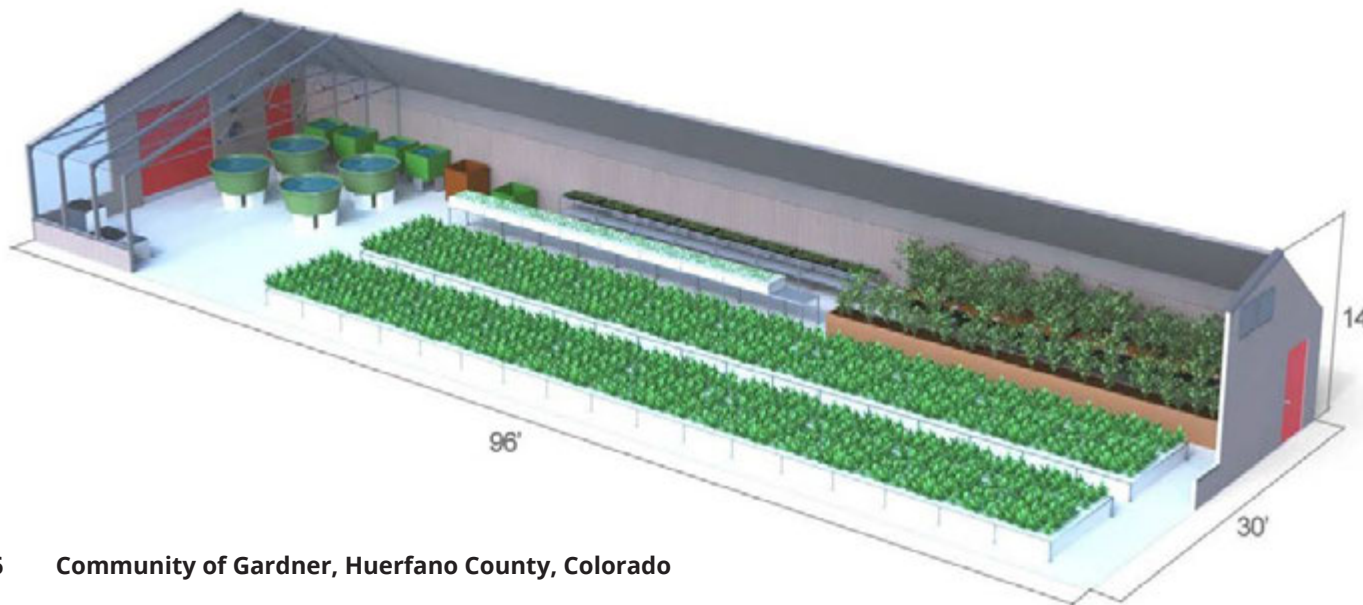
Develop safe, efficient, reliable, clean energy solutions and options to meet the future needs of the community of Gardner residents, including alternative energy and fuel focused on renewable energy.

###### STRATEGY 3

Develop a Bio-mass community co-operative for an anerobic digester to create clean green energy and feed soil with biomass waste. Promote the use of manure, compost, and other organic matters to create renewable energy in a bio digester.

###### STRATEGY 1

Develop a renewable energy economic sector- Solar farms/ anerobic digester or aquaponics greenhouse solutions or any other innovative green technology.



## AREA: 06 GOAL

### WASTE MANAGEMENT

**OBJECTIVE 1** -Provide Recycling and Waste Transfer Options to community members

#### STRATEGY 1

Ensure that waste transfer station is well-maintained screened and covered to keep trash from blowing into the landscape.

**OBJECTIVE 2** -Regenerative Waste Stream

#### STRATEGY 1

Adopt a hierarchy of solid waste management, including recycling, composting, energy recovery

#### STRATEGY 2

Develop organic recovery in composting infrastructure and use composting to feed soils.

#### STRATEGY 3

Develop ways to divert construction waste from the waste stream.

#### STRATEGY 4

Explore all methods of recycling and reuse into supply chain for recycled materials.

#### STRATEGY 5

Implement policies and programs to recover organics from waste stream to feed soil.

#### STRATEGY 6

Foster in-state market development for reusable recyclable and compostable materials.

#### STRATEGY 7

Create garage sale area for reusable materials in waste transfer station.

#### STRATEGY 8

Develop paint pick up and appliance recycling, as well as electronic waste recycling days.

#### STRATEGY 9

Meet and exceed a regulatory an environmental standards for operation of waste transfer





# 04

## MIXED USE MASTER PLAN & IMPLEMENTATION PLAN

### ALTERNATIVE PLAN LAYOUT 1

MULTIPLE SITE ACCESS- WITH VARIOUS LAND USE OPTIONS LAND USE OPTIONS ARE THE SAME FOR BOTH PLAN ALTERNATIVES ONLY SITE ACCESS VARIES



68 Community of Gardner, Huerfano County, Colorado









# ALTERNATIVE PLAN LAYOUT 1

SEPARATE BUILDING FOR LIBRARY & 2 ACCESS POINTS OFF OF HWY 69

Item 7b.



ABOVE GROUND GAS AND PROPANE

ELECTRIC CAR CHARGING

COMMUNITY SERVICES CO-OP/ FUEL STATION/ GENERAL STORE/ COMMUNITY GATHERING SPOT/ COMMERCIAL COMMUNITY KITCHEN/ OFFICES FOR COMMUNITY CO-OP

70 Community of Gardner, Huerfano County, Colorado









# ALTERNATIVE PLAN LAYOUT 2

Item 7b.



## ALTERNATIVE PLAN LAYOUT 2

CDOT HAS EXPRESSED PREFERENCE FOR THIS ACCESS

NO ACCESS POINTS OFF OF HWY 69

ALL ACCESS OFF OF COUNTY ROAD

LARGE TURN AROUND AND EMERGENCY GATED ACCESS ON HWY 69 ONLY ON THE EAST SIDE OF THE PROPERTY

LAND USE OPTIONS ARE THE SAME FOR BOTH PLAN ALTERNATIVES

CO-OP BUILDING WILL BE FURTHER AWAY FROM HIGHWAY NEXT TO RODEO GROUNDS

CIRCULATION FOR BIG TRUCKS WILL BE AROUND THE WHOLE COMMUNITY CENTER BLOCK





# ALTERNATIVE PLAN LAYOUT 2

Item 7b.





# PHASE 1- Welcome Center

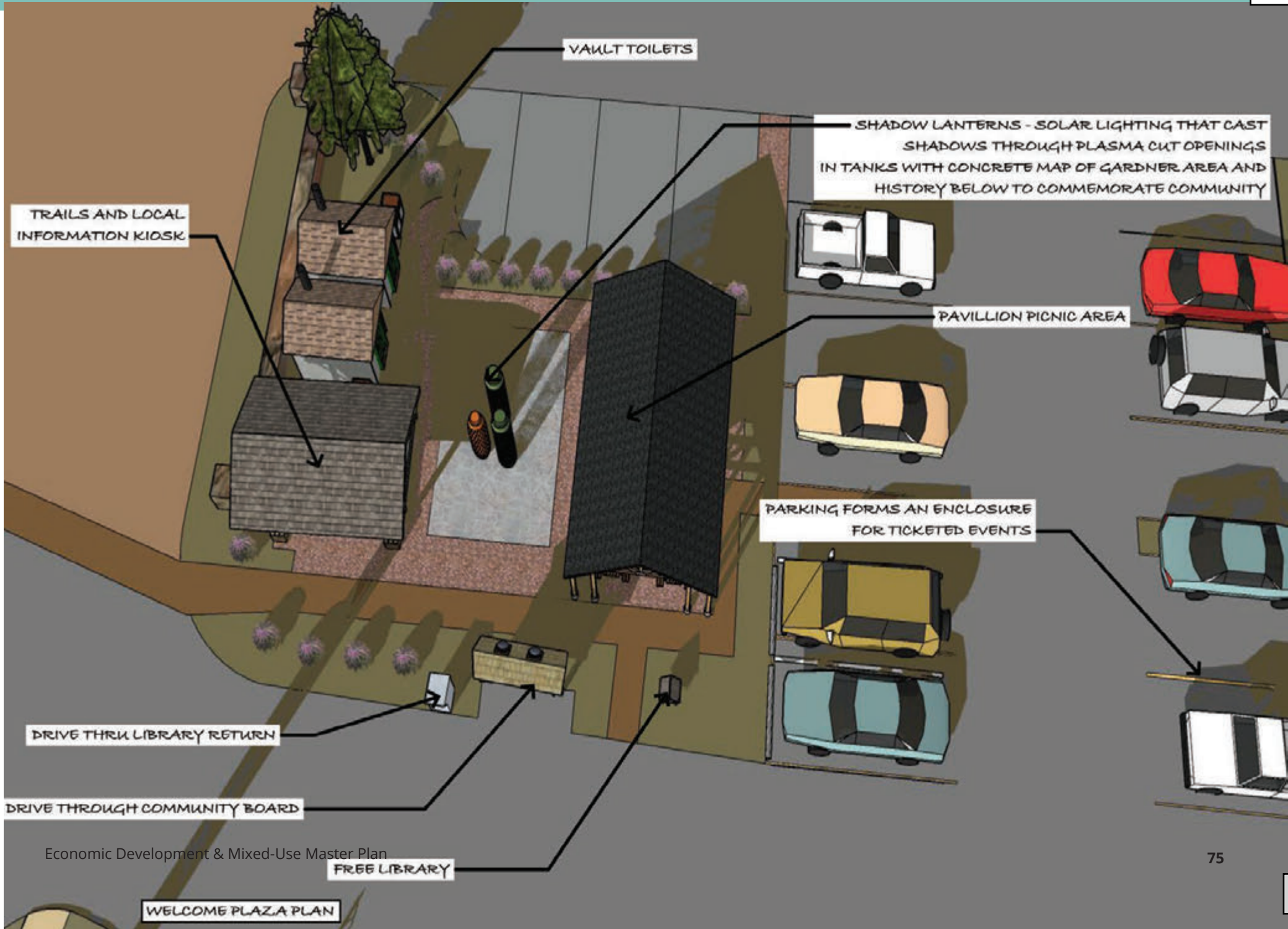
Item 7b.



01

WELCOME CENTER | CONSTRUCTION BEGINS FALL 2023

74 Community of Gardner, Huerfano County, Colorado





# PHASE 1- Community Services Cooperative

Item 7b.



The Community of Gardner identified several phases of this project to achieve a long-term Economic Development Mixed Use Master Plan. The initial priority project includes developing a multi-use CoOp facility & fuel station on the land purchased along main street in Gardner off Hwy 69.

Preliminary engineering & site plans have been completed and the permitting process for construction has begun. The vision for this multi-use facility will support a local healthy food venue, fuel/propane station and promote economic growth through circular approaches & business incubators, attracting new businesses to the area & supporting development of local industries. The CoOp building will also provide information access through broadband internet, a satellite library, maker spaces, including a commercial kitchen for local producers & shared garden to produce local food. Additionally, a new trail around the CoOp building will be constructed to provide access to nature and promote walking for health benefits.

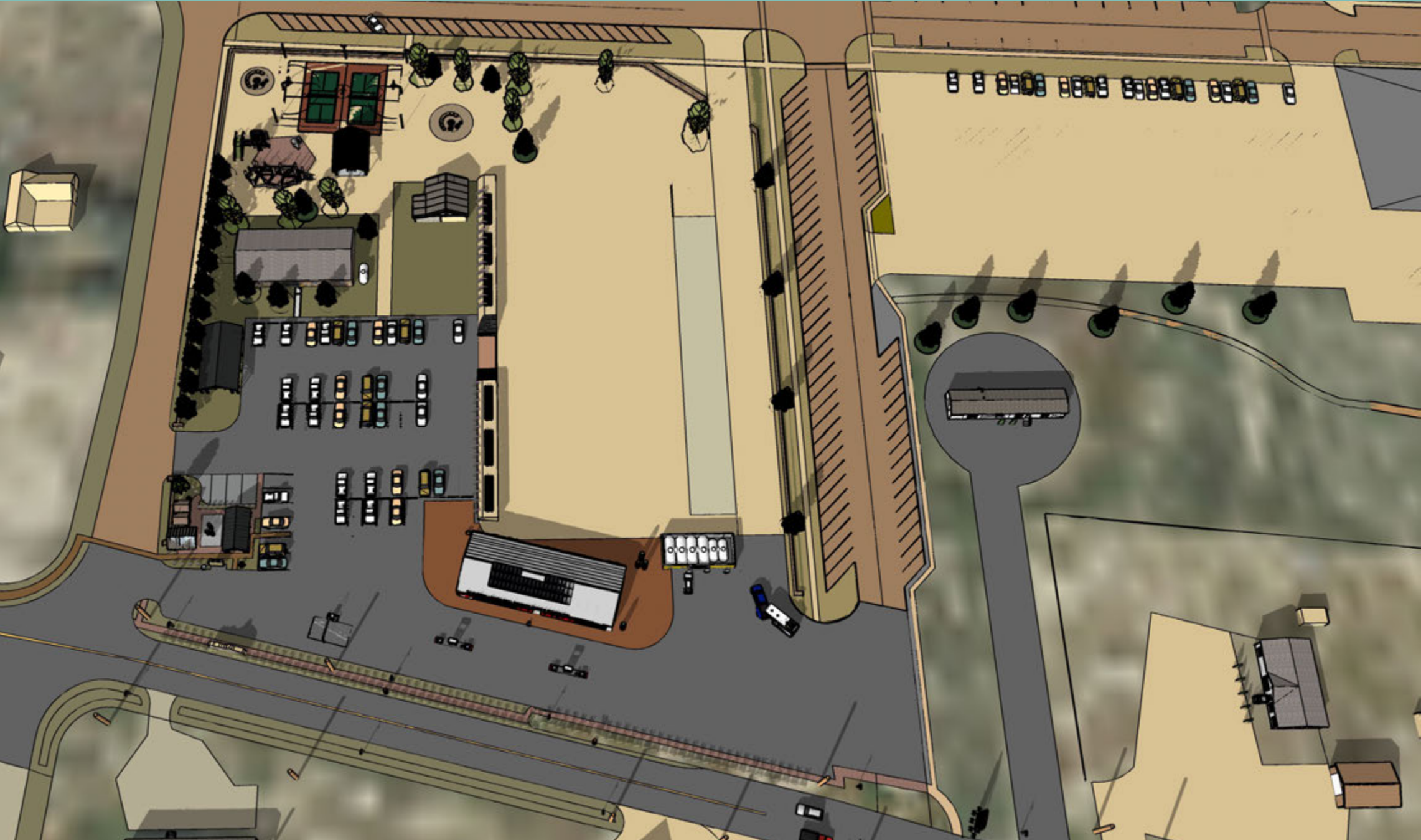
Subsequent phases will design & build affordable, attainable housing for teachers, firefighters, nurses, elderly & families, through grant subsidies to ensure equitable housing access for all. Additionally, HCC will support a short-term rental house for guests that would serve to generate revenue for upkeep and maintenance, pharmacy & telehealth care, social & economic services, and economic equity in local jobs for all ages. All design concepts involve local use & conservation to preserve cultural/historical heritage and native ecological assets which are the pride of the community.

This project was initiated by the community because there was nowhere for teachers to live, no place to get gas, no public rest room in town, no access to food of any kind, no medical resources, no places for kids to play, & no places for elderly people to walk. All proposed ideas came out of the community meetings, then community members visited and explored precedents for CoOp ownership in the region.



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Item 7b.





# PHASE 1- Community Services Cooperative

Item 7b.



Fund raising efforts have begun through grants & individual donors and will leverage strategic funding. The community has partnered with experts such as NeighborWorks, Rocky Mountain Farmers Union & Rocky Mountain Employee Ownership Center to assist with the CoOp start-up process.

The team working with the county is developing a capital stack plan and continues to network with DOLA, GOCO, USDA, CHAFA & foundations for fundraising. Huerfano Community Corporation is reaching out to current & former Gardner community members to bring their skills & resources home, including first investors who are Gardner School alumni. The team is developing a network of local builders for building materials & skilled construction labor. Community members who did not have equity to invest wanted to be part of the

solution & are willing to give sweat equity because ultimately everyone will benefit. The model is a membership buy in for a very nominal fee that will not exclude anyone and will get largest number pf community members buying into and participating in the community services cooperative.

The CoOp will explore the use of other forms of collective ownership including local food production, processing, growing & manufacturing; food store & cafe; propane & fuel; revive La Clinica Health Services, & engaging rotating providers for telehealth services. The CoOp will provide a market for local artists & producers. There is a large community of artists & musicians living in the region & the CoOp will serve a creative economy including the history of music/dance festivals.



78 Community of Gardner, Huerfano County, Colorado



Through long days of community outreach meetings, the community gathered to talk and stayed long after the workshop was over to figure out how the plan can become a reality. To ensure the community remained involved, EJD+P texted & called every local number, hung fliers at the school & post office, however, word of mouth still works best in a rural community. EJD+P had long meetings with the school board & principal (Gardner School alum) to determine the need for teacher housing. The county is reaching out to the greater community through the current year long IHOP master planning program & housing needs assessment.



**COMMUNITY SERVICES COOPERATIVE**

The community services cooperative will serve the needs of the community and adapt to the needs as the community changes over time. The needs first identified are fuel, and food. The purpose of a community services cooperative is that is driven by the community and benefits the community of Gardner that it serves.

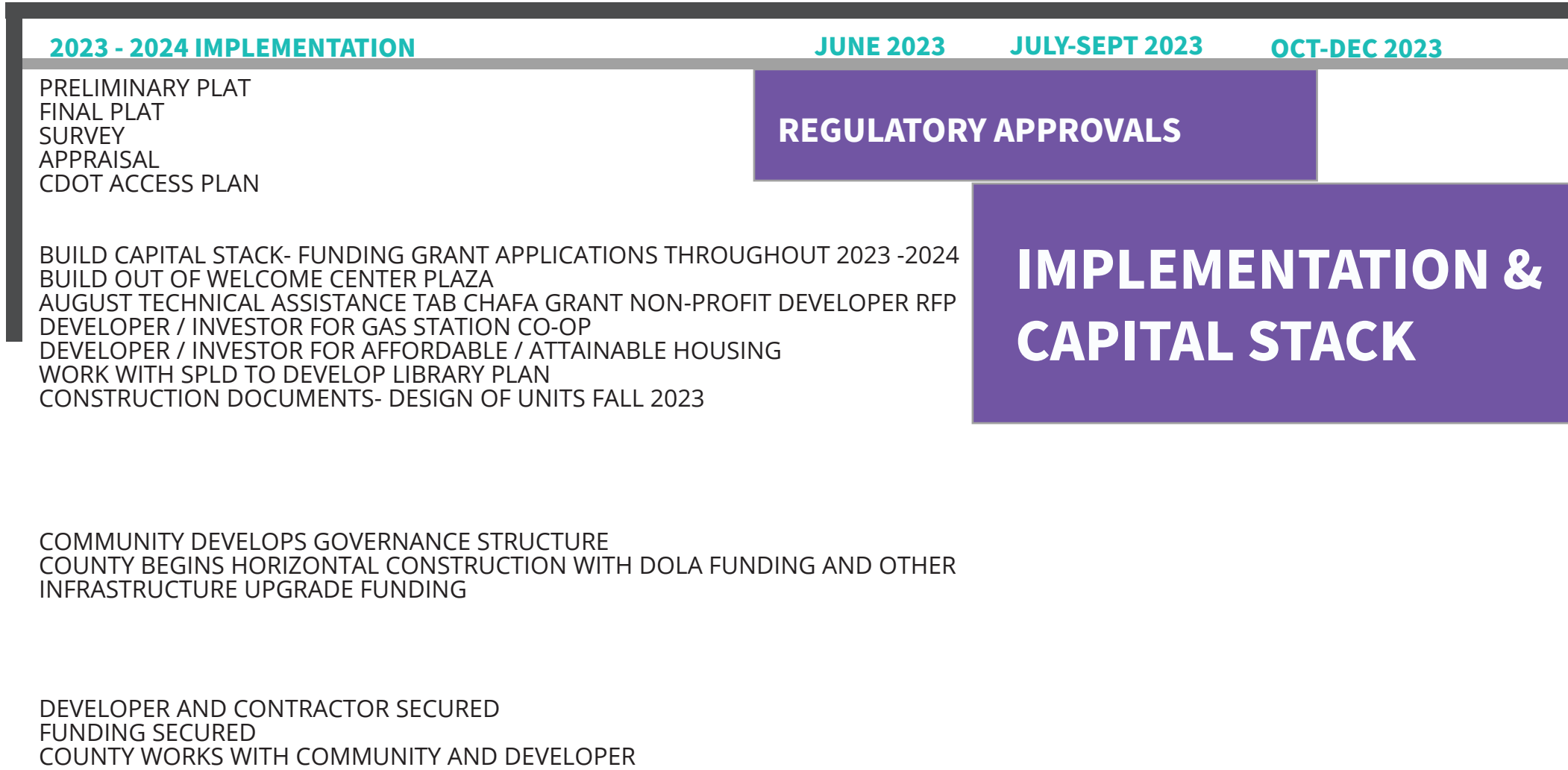
All pictures are illustrative only- these pictures are from the CO-OP in Trinidad.

The CoOp is the preferred model identified by the community to serve the needs of Gardner. Revenue from the community-owned CoOp will be directly reinvested in the community & provide multiple funding streams to support additional phases of development.

With this first phase of funding, construction will begin on the cooperative building in 2024 as Milestone (MS) 1: Construction documents (2-3 months). MS2: Metal building order and production (4-6 months). MS3: Permitting concurrent with MS2 (2 months). MS4: Foundation and Utilities (2 months). MS5: Erection of building (2 weeks) and buildout of space. In 2025, Year 2 milestones include MS6: Interior buildout of space (4 months), MS7: Trail & Garden (4 Months) & MS8: Project closeout (2 months with 2-month time contingency) & open for business!



# IMPLEMENTATION STRATEGY & SCHEDULE



**JANUARY- JULY 2024**

**JULY 2024 AND ONWARD**

**INFRASTRUCTURE  
UTILITY & ROAD  
CONSTRUCTION**

The Design & Planning Process for the Gardner Main Street meeting is a community oriented process that hears all voices, engages all stakeholders and takes into account the needs of a transforming community to create the best possibilities for the future of Gardner. With a series of community meetings and charrettes, where all ideas are considered.

The process then moves into implementation: design, engineering, zoning and building the capital stack. Then approvals with the county and the project moves into Construction.

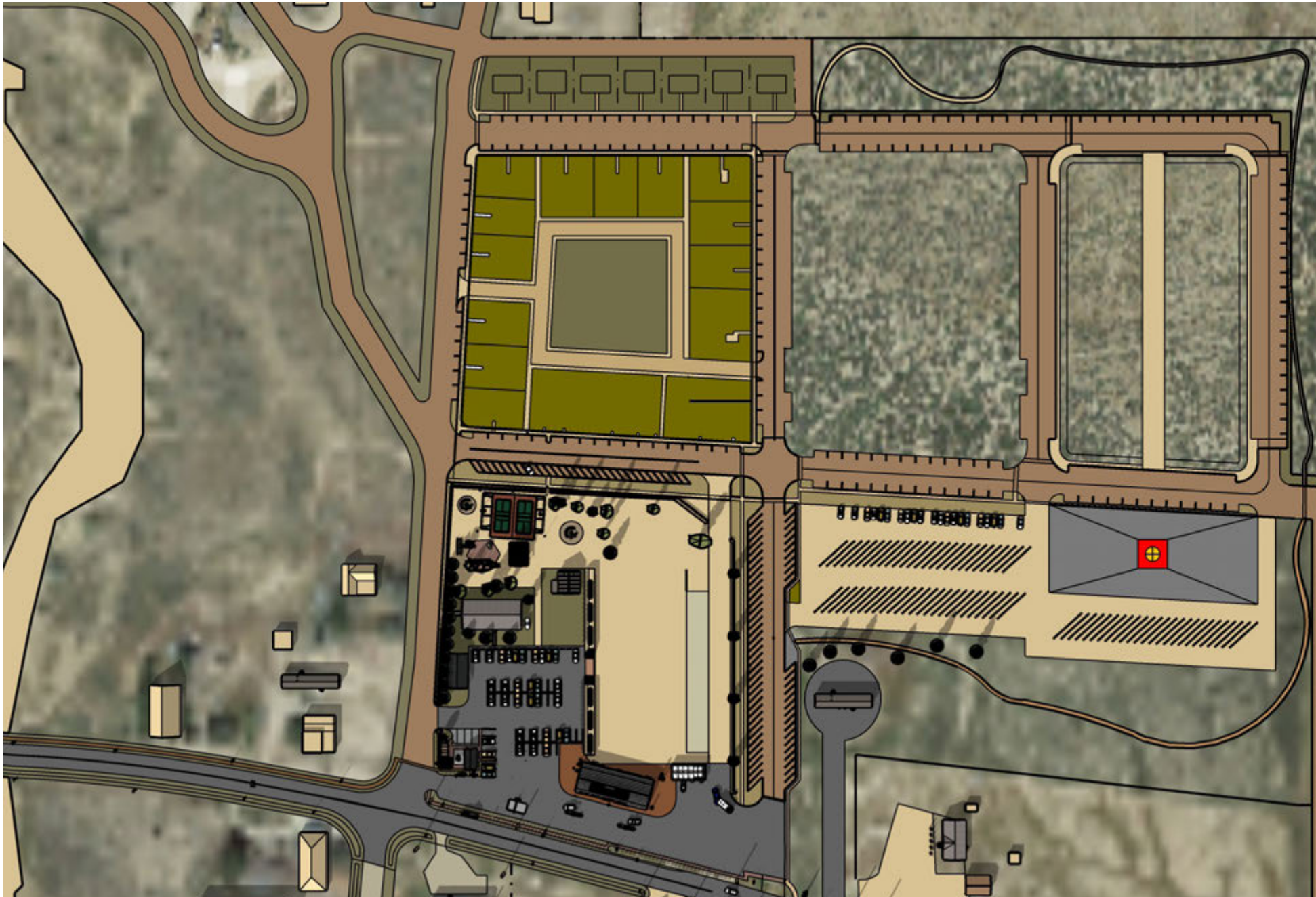
**CONSTRUCTION OF HOUSING AND  
VERTICAL CONSTRUCTION**





# PHASE 2 HORIZONTAL INFRASTRUCTURE

Item 7b.



82 Community of Gardner, Huerfano County, Colorado



# INFRASTRUCTURE UTILITY & ROAD CONSTRUCTION

The county will be coordinating with the community to cut in roads and begin horizontal infrastructure. This phase can take 3-6 months depending on the level of detail needed for drainage and to bury utilities.







TOTAL AREA  
1209670 ft<sup>2</sup> = 28 ACRES

- HOUSING 5.44 ACRES  
BLOCK 1- AFFORDABLE ATTAINABLE HOUSING  
143825 FT<sup>2</sup> = 3.3 ACRES  
BLOCK 2- AFFORDABLE / ATTAINABLE OR  
MARKET RATE STARTER HOME  
93255 FT<sup>2</sup> = 2.15 ACRES
- FLIGHT FOR LIFE HELIPORT 34192 FT<sup>2</sup> = .78 ACRES
- MIXED USE | LIVE WORK 2.6 ACRES  
BLOCK 1 MIXED-USE | LIVE-WORK 35522.5 FT<sup>2</sup> = .81 AC.  
BLOCK 2 MIXED-USE | LIVE-WORK 27880.8 FT<sup>2</sup> = .64 AC.  
C- CORNER MIXED USE/ LIVE WORK  
 C  
4922.24 FT<sup>2</sup> = 0.113 ACRES  
BLOCK 3 MIXED-USE | LIVE-WORK OR STORE FRONT  
 COMMERCIAL OR INDUSTRIAL 41772 FT<sup>2</sup> = 1 ACRES
- PARKS / OPEN SPACE 215302.89 FT<sup>2</sup> = 5 ACRES
- ACTIVE PARKS/ PLAYGROUND/ SPORTS COURT  
19790 FT<sup>2</sup> = .45
- RODEO ARENA/ EVENT SPACE 11378.8 FT<sup>2</sup> = .26 ACRES
- COMMUNITY CENTER/ LIBRARY/ WELCOME PLAZA  
/ WATER STATION SHARED COMMUNITY.  
68172 FT<sup>2</sup> = 1.6 ACRES
- COVERED WAREHOUSE WASTE TRANSFER STATION  
100' X 100' BUILDING 10,000 FT<sup>2</sup> = .229 ACRES
- CURB AND GUTTER 75570.82 FT<sup>2</sup> = 1.73 ACRES
- STREET 214197.02 FT<sup>2</sup> = 4.9 ACRES
- PARKING FOR EVENTS AND HORSE TRAILER PARKING
- CO-OP FUEL STATION/ GENERAL STORE  
26206.18 FT<sup>2</sup> = .60 ACRES

# UNDERSTANDING THE IMPACT

## PROJECT SUCCESS MEASURES

Huerfano County is a small community in Southern Colorado. Huerfano means orphan in Spanish, one of the original & native languages of the area as recently as the 1880s. In 2021, the median household income of Huerfano County households was \$45.7K with 14.2% of families living in poverty (source: CO demographics by CUBIT). Poverty is visible to the naked eye within the Gardner area & the Upper Huerfano Fire Protection District.

This project will directly serve the 536 households in the Upper Huerfano & 201 residents of the unincorporated village of Gardner as automatic CoOp members. This would have a tremendous & immediate impact in an area where the median house value is \$150,000, the elderly population lives on fixed incomes and access to high-speed internet, direct signal broadcasting, in some cases indoor plumbing & health care providers is unavailable. There are 14 volunteer firefighters & 4 volunteer fire board members & no law enforcement, as a result this area has some of the longest response times in the state. To say that Gardner & the surrounding area is a food desert is a gross understatement. Residents must travel by car for an average of 35 miles, one way, some over unpaved roads, to access the nearest grocery, fuel, propane supply, home supply, pharmacy & medical services. Propane is the primary source of heating & cooking fuel & must be acquired individually. Many of the residents do not have access to reliable transportation & there is no public transportation in the county.

The Huerfano Community Services CoOp would provide desperately needed services, amenities & access for community's residents. By including a fuel station, bulk grocery store, & prescription pick-up station alone, the project would be fulfilling a great need. By adding the library, communal professional kitchen, community garden, health-based exercise sites including sports courts, youth play area & trails which will be constructed around the Community Center, this project will address so much more that is lacking in the community. Children will feel seen and valued. Seniors will have safe gathering places & local support for their needs to be met. All the residents will have access to healthy food choices, library services, & access to building a business or production of a product. The possibilities are limitless when people are empowered to overcome obstacles. A community can thrive with a CoOp which meets their challenges & allows them

to provide for their needs in a sustainable & equitable manner; cooperatively, for the community, by the community. A physical space designed directly for the needs of the community that houses fresh, healthy food, a cafe/restaurant, commercial kitchen space & room to have nutrition & food programs will ensure that the community has equitable access to nutritious food. This will reduce the time; money & energy residents spend focusing on food. Instead of a 40–50-minute drive (each way), community members will have access to nutritious local food in the community, food delivery, prepared meals & other benefits of community access. When the Upper Huerfano area has a CoOp, it will be able to serve approximately 1,800 community members immediately & community members from other parts of the County who visit regularly, as well as tourists passing through & the 82 children & their families that attend Gardner Valley School.

In year 2 of the project, there are plans to have nutrition & food classes, & more space for community members to be able to bake & cook together in the community kitchen to add to the growing farmers market/locally produced market. Gardner takes care of their own. This will be a place to share knowledge, community, stories, & time together. The benefits of cooperative ownership go beyond the CoOp. Cooperatives bring strength to rural communities by providing jobs, building economic stability & supporting local services. With a Community Service CoOp in the community, health, social, educational, & other community services are part of the fundamental member benefits, keeping profits in the community, so the community benefits. The shared community space brings needed community connection for equitable & accessible mental, physical & social health care.

Phase 2 will be the horizontal development of the Infrastructure, building out the helipad (that already has funding) , and moving the waste transfer station to a space by the helipad.

This phase will require a lot of outside funding from DOLA and other federal and state funds to pay for infrastructure. Also, this phase will have county help to build the roads and infrastructure as part of a local match - The county will act as a partner in this phase, supplying machinery and materials and pairing this phase with an infrastructure upgrade that is currently planned with the Unincorporated Village of Gardner.





# PHASE 3 AFFORDABLE | ATTAINABLE HOUSING

Item 7b.





# BLOCK 1 LAND USE OPTIONS

Item 7b.



## BLOCK 1 LAND USE OPTIONS

USE	SF	Acre	# Units	Unit Type	Units/ Acre	Size of Units
OPTION 1						
AFFORDABLE ATTAINABLE HOUSING	143825.1	3.3	21	Mix of One bedrm/ 2-3 bedroom	6.36	800 sf-1200 sf -1500 sf
MIXED USE/ LIVE WORK	35522.47	.81	10	live work unit	12.34	1500-1700 sq ft
OPTION 2						
AFFORDABLE ATTAINABLE HOUSING both lots on block	143825.1	3.3	21	Mix of One bedrm/ 2-3 bedroom		
AFFORDABLE ATTAINABLE HOUSING both lots on block	35522.47	.81	8	live work unit		
OPTION 3						
DENSE AFFORDABLE ATTAINABLE HOUSING	179347.6	4.11	35	3 bedroom		800 sf-1200 sf -1500 sf

ALL SINGLE STORY  
 HOUSING TYPE 1 - 850 SQUARE FEET SINGLE BEDROOM FOR ELDERLY / SINGLE PERSON/ SERVICE PROVIDER ETC...  
 HOUSING TYPE 2 - 1200 – 1500 SQ FEET- 2-3 BEDROOM HOMES Deed Restricted  
 HOUSING TYPE 3 - LIVE WORK UNITS- 950 SQ FOOT LOWER LEVEL BROKEN INTO LIVE WORK SPACE/ KITCHEN BATHROOM/ WITH 500-700 SQ FEET UPPER LEVEL BEDROOMS VRBO GUEST HOUSE  
 HOUSING CLUSTERED AROUND REGENERATIVE GARDEN/ TREES/ ORCHARDS/ WORKSHOP AND SHARED SPACE IN CO-HOUSING MODEL FOR AFFORDABLE ATTAINABLE HOUSING

OPTION 1- AFFORDABLE/ ATTAINABLE DEED RESTRICTED HOUSING AND LIVE WORK.



OPTION 2- AFFORDABLE/ ATTAINABLE DEED RESTRICTED HOUSING



OPTION 2- AFFORDABLE/ ATTAINABLE DEED RESTRICTED DENSE HOUSING



# BLOCK 1 LAND USE OPTIONS

Homeownership is an important vehicle for strengthening financial security and building wealth. Owning a home is associated with financial stability and should be accessible to all. Attainable housing is housing that is affordable to people earning approximately 80% and 120% of the AMI and should not be required to spend more than 30% of their income on housing costs. (See the AMI chart from CHAFA in the financial section of this document) The goal with the affordable attainable housing portion of this project is one that allows for those who support and serve the community to live in a dignified way: teachers, firefighters, law enforcement officers, families and the elderly deserve quality, efficient housing that is built well and is affordable to heat and cool.

In the Gardner Main Street Project, we are looking at a model usually reserved for more expensive housing but applying it to affordable attainable housing- CoHousing. Cohousing communities are usually structured – in principle and often in architecture – to encourage frequent interactions and the formation of close relationships among their members. Cohousing developments are usually intentionally limited to around 20–40 homes and frequently feature large common areas for residents to enjoy, as well as shared resources such as a workshop, garden, community house and greenhouse. While cohousing developments are designed to encourage community, residents typically have as much personal privacy as they want. Residents are able to choose how much they engage within the community in order to find the right balance between their privacy and interactions with the community. Decision-making within cohousing communities is often based on forming a consensus within the community. Residents have shared space which they can all use, usually saving money and time on maintenance; however, residents can still manage their own space as they desire.

01

## AFFORDABLE ATTAINABLE HOUSING SINGLE BEDROOM 800 SF

02

## 2-3 BEDROOM 1000- 1500 SF



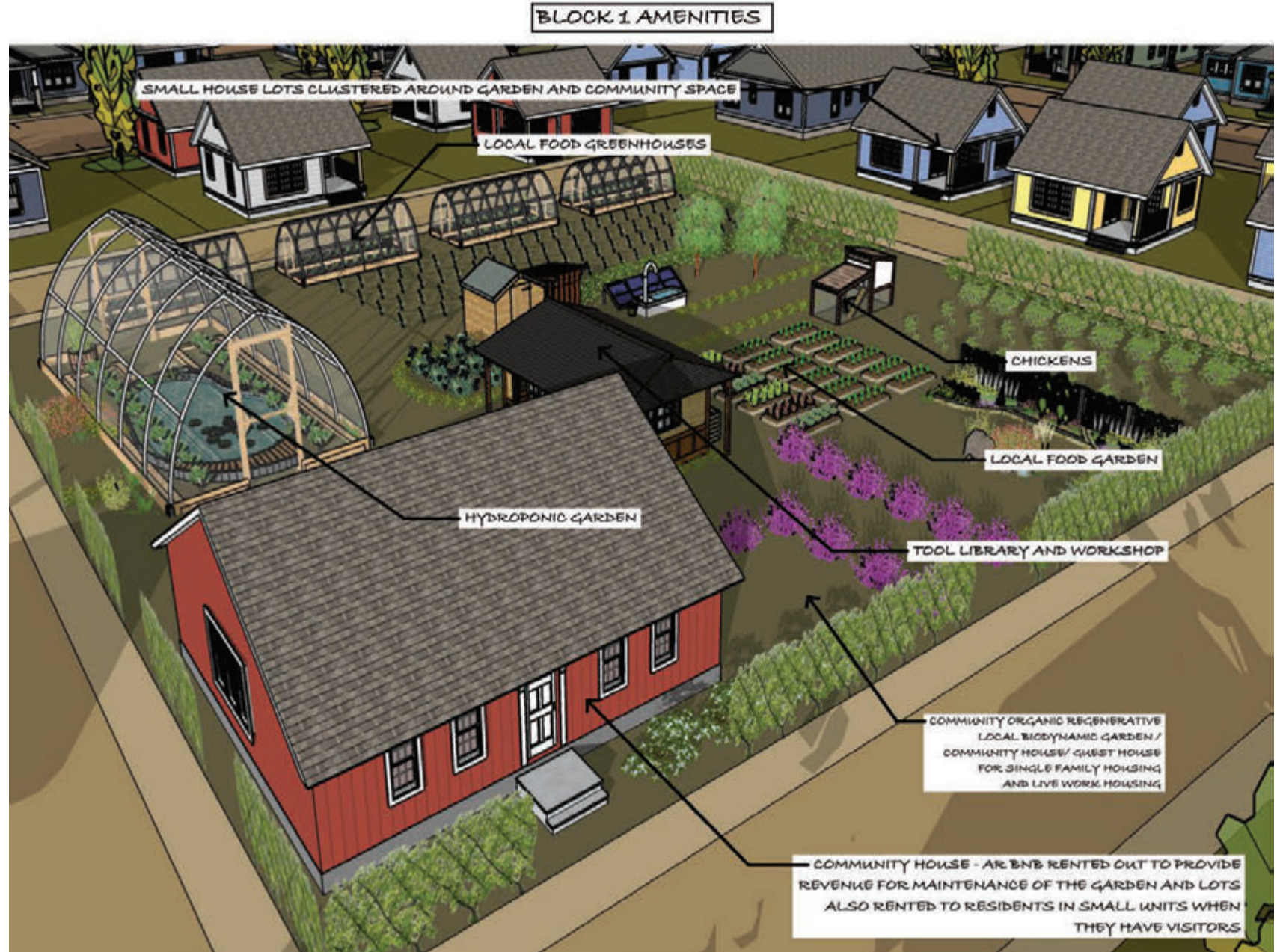
Affordable and attainable housing for service providers including teachers, law enforcement officers, volunteer firefighters, medical service providers, families and the elderly is a primary goal of the Gardner Main Street Project. The housing should be sited for and built to take advantage of views, solar gain and be efficient so that it is warm in the winter and cool in the summer and affordable to maintain.





**03**  
**LIVE WORK 1500 SF**

The live-work townhouse units- can be duplexes or single structures- they must be built with quality materials and have a studio / mixed use live work space on the ground floor. This space can be used for a shop/ gallery or workspace. This will provide a much-needed economic outlet for local people as well as working space for craftspeople, artists, makers, home craft makers etc.





# BLOCK 1 LAND USE PROFORMA & COSTS

Item 7b.

**BLOCK 1 DEVELOPMENT - 179,543 TOTAL SQFT**

4.12 Acres

Block One Program - Affordable/Attainable ("Aff/Att") Housing		\$4,744,325	Avg. Total	
			Option 2	Option 3
Total Units		37	0	0
Aff/Att - 1BR   850 SF	\$112 PSF	10	0	0
Aff/Att - 2BR   1200 SF	\$108 PSF	9	0	0
Aff/Att - 3BR   1500 SF	\$95 PSF	9	0	0
Aff/Att - Live/Work Duplex 3BR   1550 SF	\$94 PSF	9	0	-
Average SSF Per Unit		1264	-	-
Average Target \$/PSF Sale Price		\$101 PSF	-	-
Average Target Unit Sale Price		\$128,225	\$0	\$0
Parking Stalls		-	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

## 6.5% Fixed/30yr

Per Unit  
Mo. Pymt  
\$480  
\$655  
\$720  
\$738

AFFORDABLE / ATTAINABLE HOUSING DEED RESTRICTED					SSF	Per Unit	Total
Housing Unit Description	Number of Units				Sq. Feet		
	1BR	2BR	3BR	L/W Dup			
<b>Block 1 Development 37 Total Units</b>						46,750	\$4,711,075
Aff/Att - 1BR   850	10				850	8,500	\$94,975
Aff/Att - 2BR   1,200		9			1200	10,800	\$129,475
Aff/Att - 3BR   1,500			9		1500	13,500	\$142,475
Live/Work Duplex				9	1550	13,950	\$145,975



90 Community of Gardner, Huerfano County, Colorado

## MORTGAGE LOAN CALCULATOR

6.5% Interest rate/ 360 Mo. Loan

<b>LOAN DETAILS</b>	LOWER INTEREST RATE MAY BE AVAILABLE THROUGH USDA/ USDA ALSO OFFERS DOWNPAYMENT LOAN ASSISTANCE
<b>PURCHASE PRICE</b>	<b>MONTHLY LOAN PAYMENT</b>
\$94,975	\$480
\$129,475	\$655
\$145,975	\$738



Economic Development & Mixed-Use Master Plan





# PHASE 4 MISSING MIDDLE MARKET RATE HOUSING

Item 7b.





# BLOCK 2 LAND USE OPTIONS



OPTION 1- MISSING MIDDLE MARKET RATE HOUSING AND LIVE WORK



OPTION 2- MISSING MIDDLE MARKET RATE HOUSING

## BLOCK 2 LAND USE OPTIONS

	USE	SF	Acre	# Units
OPTION 1	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	MIXED USE/ LIVE WORK	27880.81	0.64	10
OPTION 2	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	27880.81	0.64	4
OPTION 3	AFFORDABLE / ATTAINABLE OR MARKET RATE STARTER HOME	93255.2	2.14	10
	TINY HOME HOTEL	27880.81	0.64	



OPTION 3- MISSING MIDDLE MARKET RATE HOUSING & TINY HOME HOTEL





## 01 MISSING MIDDLE STARTER HOME 1500-2000 SF

Missing Middle Affordable housing is affordable starter homes for families in a neighbourhood, walkable context that are close to amenities and create a connected neighbourhood. Garages are sited in the back of the house so that the front of the house faces the street with a porch or patio that fronts the street - to encourage an interactive neighbourhood.

## 02 LIVE WORK 1500 SF

The live work townhouse units- can be duplexes or single structures- they must be built with quality materials and have a studio / mixed use live work space on the ground floor- this space can be used for a shop/ gallery or workspace. This will provide a much needed economic outlet for local people as well as working space for craftspeople, artists, makers, home craft makers

## 03 TINY HOME BOUTIQUE HOTEL

The tiny home boutique hotel is a special use that could be cottages, cabins, tiny homes or renovated airstreams or trailers or gypsy wagons that create a one-of-a-kind unique hospitality experience- these are short term rentals only - but can be rented out for corporate retreats, school stays, weddings and also do a longer artist retreat as a possible use.

# MISSING MIDDLE MARKET RATE HOUSING

Item 7b.

**BLOCK 2 DEVELOPMENT - 121,136 TOTAL SQFT**

2.78 Acres

Block Two Program - Missing Middle Market Rate ("MKR")		\$2,965,867	Avg. Total	
			Option 2	Option 3
Total Units		16	0	0
MKR - 1BR   850 SF	\$0 PSF	0	0	0
MKR - 2BR   1500 SF	\$132 PSF	4	0	0
MKR - 3BR   1800 SF	\$98 PSF	6	-	-
MKR Live/Work Duplex 3BR   1,500	\$117 PSF	6	-	-
Average SSF Per Unit		1631	-	-
Average Target \$/PSF Sale Price		\$114 PSF	-	-
Average Target Unit Sale Price		\$185,367	\$0	\$0
Parking Stalls		11	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

6.5% Fixed/  
Per Unit  
Mo. Pymt  
\$0  
\$1,002  
\$891  
\$919

MISSING MIDDLE MARKET RATE HOUSING						SSF	Prc/Unit	Total
Housing Unit Description	Number of Units				Sq. Foot	Parking/ Garage		
<b>Block 2 Development 16 Total Units</b>	1BR	2BR	3BR	L/W Dup				
MKR - 1BR   850	0				-	-	-	\$0
MKR - 2BR   1,500		4			1500	2	6,000	\$198,200 \$792,800
MKR - 3BR   1,800			6		1800	3	10,800	\$176,200 \$1,057,200
MKR Live/Work Duplex 3BR   1,550				6	1550	6	9,300	\$181,700 \$1,090,200

\*SSF = Structural Square Footage





# PHASE 5 SMALL SCALE COMMERCIAL

Item 7b.





**USE** **SMALL SCALE COMMERCIAL & MANUFACTURING**

Small communities are shaping the way that they grow by investing in their communities. Gardner can be that kind of innovative community because it always has been. By building on the dynamic views and inclusive community with services and assets that attract teachers to the area who want to stay and raise their families, healthcare workers, small scale manufacturing like crafts people, builders, makers, people who want to grow food and artists who are looking for solitude but still want a place to get a coffee, Gardner can redefine itself. This new reality requires a combination of place making investments, place-based economic development, and inclusive ecosystem building. As Gardner embraces new ideas and opens the door to change that affords opportunity and possibility and preserves its natural resources it can become a place where the next generation can thrive. The work that we have done over the last 18 months is Investing in the place and that is key to economic strength. Gardner has a very unique identity and community and that is essential to long-term value. The social connections are essential to economic resilience and to the strength of the community as a whole. Small-scale manufacturing businesses help us achieve that model by bringing in jobs, and workers willing to turn those jobs into livelihood to contribute to the community.





# BLOCK 3 LAND USE PROFORMA & COSTS

Item 7b.

## BLOCK 3 DEVELOPMENT - 107,740 TOTAL SF

2.47 Acres

Block Three & Community Center Block Program - Mixed Use		\$2,023,920	Avg. Total	
			Option 2	Option 3
Total Units		12	-	-
MKR Live/Work Duplex 3BR   1,550	\$113 PSF	6	-	-
Comm./Light Ind.	\$19 PSF	3	-	-
CO-OP Gas Station	\$50 PSF	1	-	-
Library	\$42 PSF	1	-	-
Helipad	\$5 PSF	1	-	-
Average SSF Per Unit		5722	-	-
Average Target \$/PSF Sale Price		\$29 PSF	-	-
Average Target Unit Sale Price		\$168,660	\$0	\$0
Parking Stalls		8	-	-
\$/Stall		\$0.00	\$0.00	\$0.00

MIXED USE - LIVE/WORK DUPLEX RESIDENTIAL   COMMERCIAL/LIGHT INDUSTRIAL/PUBLIC USE								GSF	SSF	Prc/Unit	
Unit Description	Number of Units					Sq. Foot	Parking/ Garage	107,740	68,667		
<b>Block 3 Development 12 Total Units</b>	Qty	Qty	Qty	Qty	L/W Dup	GSF Factor					
MKR Live/Work Duplex 3BR   1,550	6						1550	8	41,771	9,300	\$174,700
Commercial/Light Industrial   50x50 or 75x75		3					5625	-	65,969	16,875	\$109,200
CO-OP Gas Station 40'x100' steel			1				4000			4,000	\$200,000
Library				1			4300	-	0	4,300	\$180,700
Helipad					1		34192	-	0	34,192	\$178,700

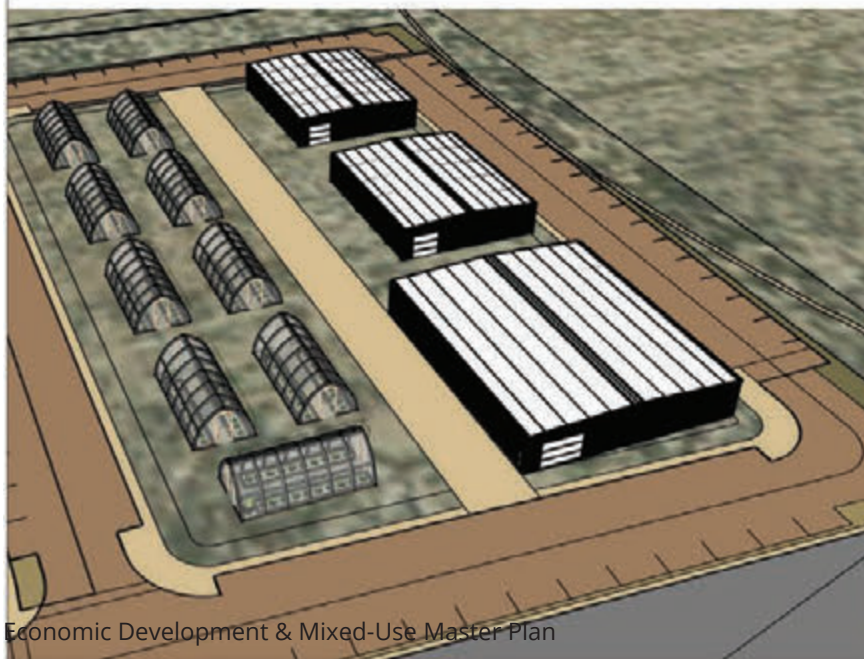
\*SSF = Structural Square Footage



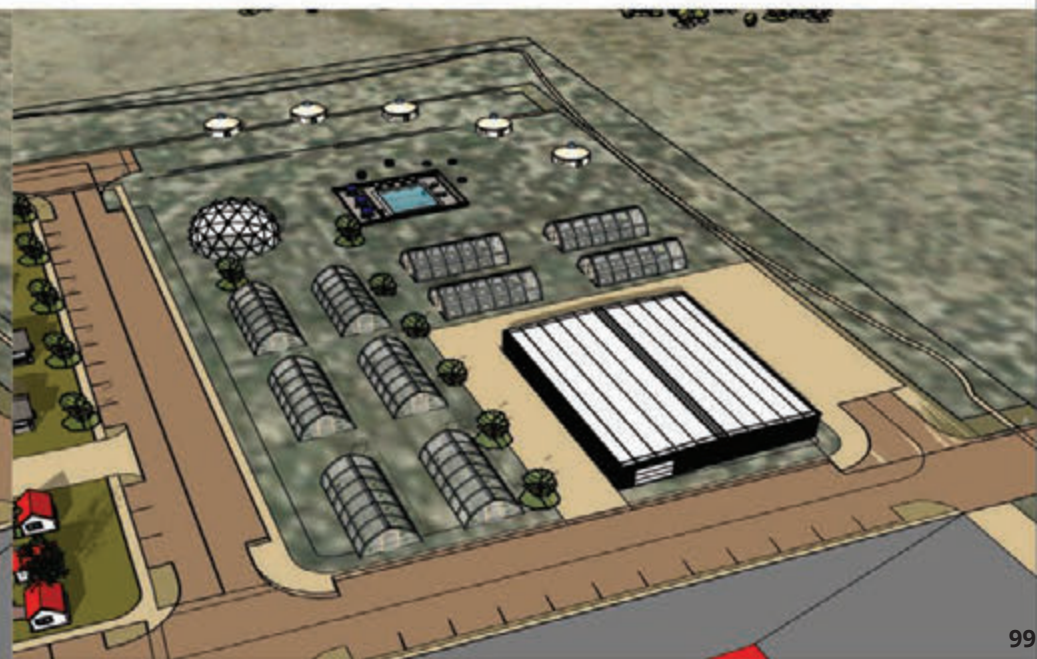
OPTION 1- LIVE WORK WITH GARAGES AND SMALL SCALE WAREHOUSE MFG.

## BLOCK 3 LAND USE OPTIONS

	USE	SF	Acre	# Units	Unit Type
OPTION 1	MIXED USE  LIVE WORK OR STORE FRONT COMMERCIAL OR INDUSTRIAL	41771.28	.9589	12	
	COMMERCIAL OR INDUSTRIAL	55969.11	1.28	2	
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229	1	
OPTION 2	Greenhouses for ag production 9	41771.28	.9589	9	
	warehouse Smaller - 2 warehouses for small mfg	55969.11	1.28	2	50 x 50 or 75 x 75
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229	1	100' X 100"
OPTION 3	HEATED SPA POOL AND YURT GLAMPING	194739.5			
	COVERED WAREHOUSE WASTE TRANSFER STATION 100' X 100" BUILDING	10,000	0.229		



OPTION 2- MISSING MIDDLE MARKET RATE HOUSING



OPTION 3- SOLAR HEATED SPA POOL AND GREENHOUSES AND YURT GLAMPING HOTEL



## 05

# ECONOMIC APPROACH & FINANCIAL PLAN



## COMMUNITY OF GARDNER ECONOMIC APPROACH

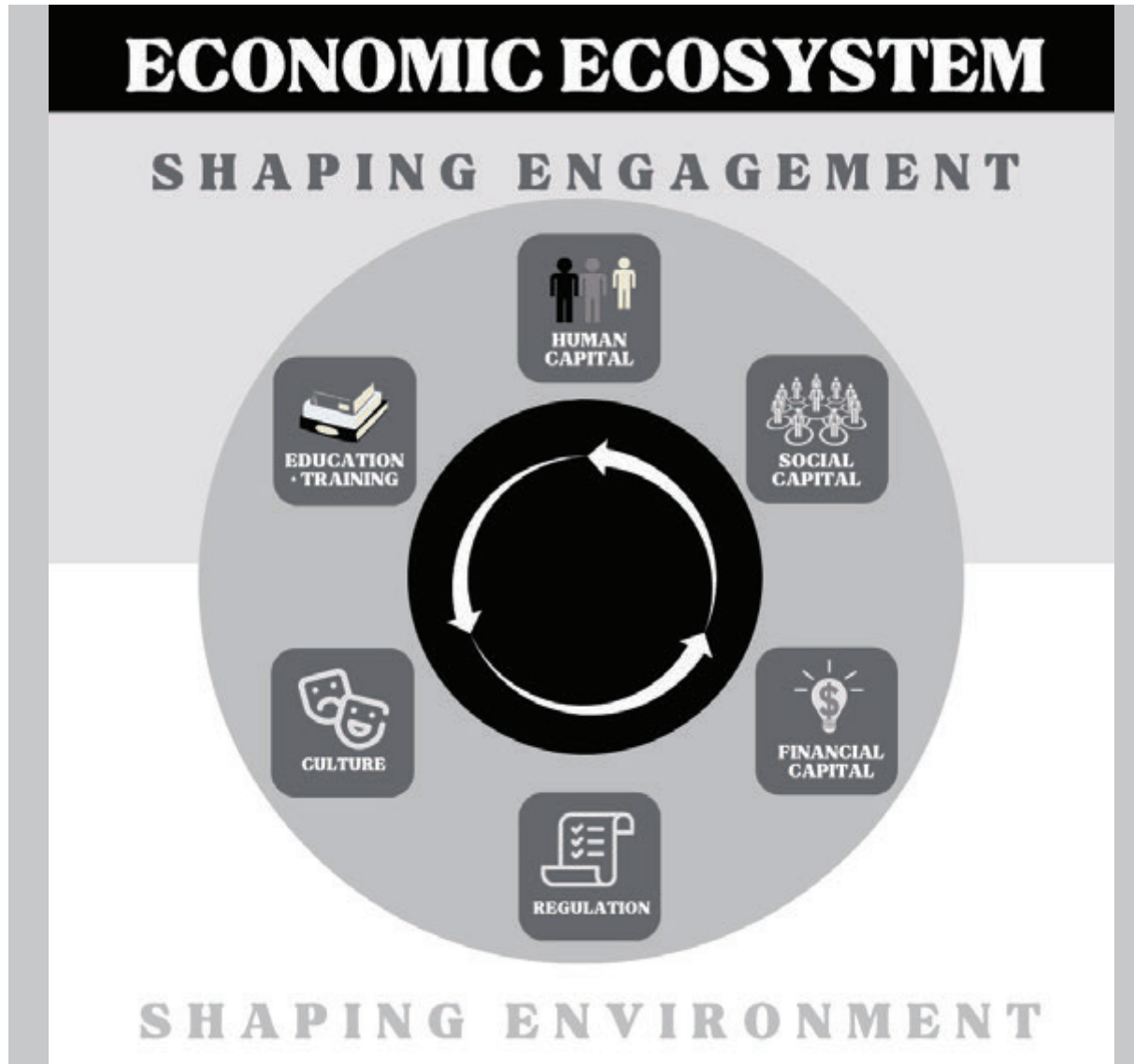
Community of Gardner has enlisted partners to assist in the research and development of organisational and economic approaches to support their community and economic objectives for the Community of Gardner efforts. The following outlines the economic approach to shape future efforts around economic and community development. Overall, the Community of Gardner's economic approach will likely involve a combination of strategies, tailored to the specific needs and opportunities of their community. By focusing on sustainable and collaborative economic development, the Community of Gardner can create a more resilient and thriving community for generations to come.



100 Community of Gardner, Huerfano County, Colorado

## ECONOMIC DEVELOPMENT PRIORITIES

THE COMMUNITY OF GARDNER IDENTIFIED  
THREE PRIORITY AREAS  
TO FOCUS THEIR COMMUNITY AND ECONOMIC DEVELOPMENT EFFORTS.



### 01 HOUSING

The Community of Gardner is working to address issues related to housing affordability, availability, and quality. This may involve initiatives such as increasing the supply of affordable housing, improving the condition of existing housing stock including increasing running water and amenities to older homes, or incentivizing property owners to invest in building new or enhancing existing properties.

### 02 INFRASTRUCTURE

Infrastructure refers to the physical systems and structures that support a community, such as roads, utilities, and the horizontal structure that allows for growth and investment in structures and uses. The Community of Gardner will not be able to significantly grow housing and economic ecosystems without improving or expanding its existing infrastructure.

### 03 ECONOMIC ECOSYSTEM

This priority area may be focused on supporting local businesses and promoting economic growth in the community. With focus this area may involve initiatives to shape local access, circular economic approaches, and providing resources and training for small business owners, attracting new businesses to the area, or supporting the development of local industry clusters.



THERE ARE NATIONAL, STATE, AND PRIVATE RESOURCES THAT COULD BE USED TO SUPPORT EFFORTS IN COMMUNITY OF GARDNER AS OUTLINED IN THE PROJECT REPORT.

SOME POSSIBLE FUNDING SOURCES AND PARTNERS TO CONSIDER INCLUDE THE FOLLOWING LIST:

## **The United States Department of Agriculture (USDA) Rural Development**

offers a variety of programs and resources to support rural development, including funding for community facilities, business development, and housing. These programs may be relevant to the Community of Gardner's efforts to create sustainable infrastructure, housing, and cooperative business and housing models.

## **Colorado State University Extension (CSU Extension)**

provides research-based information and education to residents of Colorado on a wide range of topics, including agriculture, natural resources, and community development. They offer a variety of resources and services that may be helpful for the Community of Gardner's initiatives around economic, recreation, food systems, and housing.

## **Community Land Trust (CLT)**

is a nonprofit organization that is formed to own and manage land in order to provide affordable housing and other community benefits. CLTs can be used to help ensure long-term affordability of housing or to preserve community assets, such as parks or community gardens.

## **A Metropolitan District (Metro District)**

is a form of local government that can be used to finance infrastructure projects and services within a specific geographic area. Metro districts are typically funded through property taxes or special assessments, and they may be used to fund a wide range of projects, such as roads, parks, and public facilities.

## **A Community Development Corporation (CDC)**

is a nonprofit organization that is focused on community development and revitalization. CDCs may be involved in a variety of activities, such as affordable housing development, small business development, and community organizing. CDCs may receive funding from a variety of sources, including government grants and private donations

## **The RMFU Cooperative Development Center**

a program of the Rocky Mountain Farmers Union Educational and Charitable Foundation, Inc. (The "RMFU Foundation"), was established in 1996 to provide technical, financial, and educational assistance for new and existing cooperative businesses and projects. Cooperatives are time-tested business models and are often preferred structures for our clients in rural areas. For 25 years, we have helped small to mid-scale and/or resource-limited family farmers and ranchers, other rural entrepreneurs and agencies serving rural communities begin, grow and re-tool businesses, resulting in increased economies of scale, meaningful job creation and retention, better quality of life, and increased income opportunities for rural citizens.

## **The Colorado Health Foundation**

is a nonprofit organization that supports efforts to promote health equity in Colorado communities. The foundation's focus areas include healthy living, health equity, and mental health, among others. The Community of Gardner may be able to access funding or other resources from the foundation to support their efforts to promote health and wellness in their community.



### **Great Outdoors Colorado (GOCO)**

Is a state agency that supports outdoor recreation and conservation projects throughout Colorado. GOCO funds a variety of projects, including parks and trails, wildlife habitat, and river restoration. The Community of Gardner may be able to access funding or other resources from GOCO to support their efforts to promote outdoor recreation and healthy living in their community.

### **The Colorado Department of Transportation (CDOT)**

CDOT Revitalization offers funding and support for transportation-related projects through their Revitalization program. The program supports efforts to revitalize main streets and downtown areas, improve pedestrian safety, and promote healthy living and recreation. The Community of Gardner may be able to access funding or other resources from CDOT Revitalization to support their efforts to create a safe and walkable community with access to outdoor recreation opportunities.

### **The South Central Council of Governments (SCCOG)**

Provides a range of grant opportunities for housing upgrades and improvements. These grants are aimed at supporting local communities in their efforts to create affordable and sustainable housing options. By leveraging these SCCOG grant programs, the Community of Gardner can work to create more affordable and sustainable housing options for its residents. It's important to review the specific requirements and eligibility criteria for each program to determine which ones are the best fit for the community's needs and priorities.

### **Department of Local Affairs (DOLA)**

is a state agency that serves as the primary interface between the State and local communities throughout Colorado. DOLA provides financial support to local communities and professional and technical services to community leaders in the areas of governance, housing, and property tax administration.

### **Office of Economic Development & International Trade (OEDIT)**

The Colorado Office of Economic Development and International Trade (OEDIT) creates a positive business climate that encourages dynamic economic development and sustainable job growth. OEDIT's programs work to grow a resilient economy where everyone not only gets by, but thrives. Their agency consists of 14 divisions and offices that support various industries, regions, and sectors. Their mission is to achieve and sustain a healthy Colorado economy that works for everyone and protects what makes Colorado the best state in the country to live, work, start a business, raise a family, and retire.

### **Colorado Housing Finance Authority (CHFA)**

CHFA strengthens Colorado by investing in affordable housing and community development. They offer financial resources to strengthen homeownership, affordable rental housing, and businesses. The CHFA team works together throughout Colorado to increase the availability of affordable, decent, and accessible housing for lower income Coloradans; and strengthen the state's economy by providing financial assistance to businesses. More than \$32.5 billion in Colorado's economy.



## Consider a Community Development Corporation (CDC).

A CDC is a neighborhood-level, non profit organization that implements community development projects ranging from the development of affordable housing and community centers to job training and health services. These organizations were created to build the capacity of low-income communities. CDCs often function as real estate developers, dealmakers, and intermediaries between community-based service providers, public agencies, and investors like banks, philanthropic organizations, and community development financial institutions (CDFIs). A significant portion of funding for CDCs often comes from local government and through state and federal grants, such as the U.S. Department of Housing and Urban Development's Community Development Block Grant. CDCs can also receive funding from philanthropic foundations.

## Community Housing Development Organization (CHDO)

A Community Housing Development Organization (CHDO) is a private, nonprofit, community-based organization with qualified staff that is receiving HOME funds as the owner, developer, or sponsor of affordable housing for the community it serves.

Since 1995, the Colorado Division of Housing (DOH) has made funds available to CHDOs for pre-development, capacity building, administration and operating activities that increase the supply of affordable housing in Colorado. The Colorado Division of Housing accepts applications for CHDO Operating Grants once a year, on September 1st. The Colorado Division of Housing will award CHDO Operating Grant funds on an as-needed basis. In order to receive CHDO funds from the Colorado Division of Housing (DOH), a local housing organization must be formally certified by the CDOH at the time of each application for operating grants and CHDO eligible housing projects.

## Housing Cooperative Model

A housing cooperative, or housing co-op, is a type of housing arrangement where a group of people collectively own and manage a multi-unit residential property. Rather than individual ownership of units, residents of a housing co-op hold shares in the cooperative corporation that

owns the property. This means that residents have a say in how the co-op is run, but they do not own their individual units as they would in a condominium or other forms of ownership.

Housing co-ops can be funded in a variety of ways. In some cases, co-ops are financed through loans from banks or other financial institutions. However, housing co-ops may also be eligible for government funding or subsidies, particularly if they are focused on providing affordable housing. For example, some housing co-ops in the United States are funded through the Department of Housing and Urban Development (HUD), which provides financial assistance to low-income individuals and families. Additionally, some co-ops may raise funds through membership fees or other types of investments.

It's worth noting that housing co-ops can be structured in different ways, and the specifics of how they are funded can vary depending on the particular co-op and the local laws and regulations that govern housing cooperatives. However, the basic idea behind a housing co-op is to provide an alternative model of housing ownership and management that is more community-oriented and collectively managed than traditional forms of ownership.

## Incorporation

Gardner is currently an unincorporated town which means it does not have a local government. These communities typically do not have elected officials at the town level and as a result must rely on the county to represent it. The area is bound to the laws of the Huerfano county.

A town or township may wish to incorporate to have greater local control and autonomy. Police, trash collection, local government and zoning boards are four examples of ways incorporated towns have autonomy. When a town is incorporated it also has greater control over finances. This gives the town control over its tax revenue which can then be used for services.

A town or city that is incorporated has received a charter from the state. Thus, it is legally allowed to have its own elected officials, and, with some exceptions, make its own rules. The rules a municipality follows are either home-rule or general-law rule.



# UNINCORPORATED TINY TOWN

<b>WHY</b>	Establish a sustainable and resilient approach to support the quality of life and community values specific to Gardner.		
	<b>GOVERNANCE</b>	<b>CAPITAL</b>	<b>EXPERTISE</b>
<b>WHAT</b>	Establish a legal entity that can advocate for and represent the community, accept and manage funds, and liaise and contract with other governmental and private entities.	Identify and manage funds, partnerships, and programs to ensure local initiatives and citizens can acquire and grow equity and wealth through place based investments.	Analyze, collect, and create access to knowledge and training around place based investing through building trades, certifications, and areas of skill needed.
<b>HOW</b>			
Legal Entities	Consider a Community Development Corporation with a Cooperative Model for governance and decision-making.	Use a Community Development Corporation to raise funds for a set geographic area, invest in the upfront costs, and manage housing to demonstrate local investment in support community initiatives.	Establish a training program to help guide locals to learn building trades, property management + development, and financial + business management.
Public-Support	Educate and discuss options for establishing a Community Development Corporation to demonstrate local investment in supporting community initiatives.	Consider a USDA loan for any public facilities and infrastructure, and managing revolving loan funds for local access.	Research and compare grant funds and projects funded through grassroots fundraising efforts.
Private Support	Establish a Community Development Corporation.	Establish a local lending process to allow locals to build equity in new developments.	Enlist a financial advisor to help guide decisions around financing mechanisms and capital.
Regional Support	Identify a representative to communicate and attend meetings with the county, fire district, SCCOG, and other meetings.	Participate in a County Stronger Communities grant to get support for infrastructure.	Consider outlining projects for the Trinidad State University Building Trades program - infill upgrades in senior's homes AND new building of homes.



**THE COMMUNITY OF GARDNER FOCUS GROUP PARTICIPANTS EXPRESSED INTEREST IN A STRONGER UNDERSTANDING AND CREATIVE IDEAS AROUND THE FOLLOWING FOCUS AREAS:**

## **Food Systems + Light Manufacturing**

The food and light manufacturing industries can provide valuable economic opportunities for rural communities like the Community of Gardner. One potential model for supporting these industries is through the use of business incubators, which provide a supportive environment for new and emerging businesses. Business incubators may offer services such as shared workspace, mentorship, and access to capital.

Additionally, the Community of Gardner could explore the use of cooperatives or other forms of collective ownership to support local food and manufacturing businesses.

- Expand local options for cooperation and commerce with the enhanced gas station and healthy food convenience store.
- Expand access to services by supporting the Clinica Health Services + Food Coop + Shower - and engaging rotating providers with telehealth opportunities.
- Support the formation of an Agricultural Cooperative to include light creative culinary manufacturing, canning, and production.

## **Public-Private Partnership for Transit**

Public-private partnerships (PPPs) can be a valuable tool for financing and delivering transportation. PPPs involve a collaboration between public and private sector entities to design, build, and/or operate transit. PPPs can help to leverage private sector capital and expertise, while also ensuring that public sector goals and objectives are met. A partnership in Huerfano County could form around shared vehicles and staffing to accomplish more with less.

- Advocate for a review and revision of South Central Council of Government policy around use of buses to permit some vehicles to drive on dirt roads.
- Consider Strategy, grants, and communications to establish electric vehicle charging stations as contributing to a local grid and tourist attraction.
- Expand training and staff sharing for drivers with commercial licenses to build a regional pool of qualified professionals.
- Expand gateway markers and communication of fire restriction updates to ensure awareness and attract attention of passers by.
- Consider traffic calming measures in the community to ensure safety and to encourage visitors to stop and stay a while.



## Cooperative Ownerships for Co-Housing

Cooperative ownership can be a useful model for supporting co-housing communities, which involve a group of people living together in a shared housing arrangement. In a cooperative ownership model, the residents collectively own and manage the property, and decisions are made democratically. Cooperatives can help to ensure that residents have a say in how the property is managed and maintained, and they can also provide a framework for sharing costs and responsibilities. Additionally, co-housing communities may be eligible for government funding or other forms of support if they are focused on providing affordable housing.

Some of the key factors the community would like to focus on includes these key ideas:

- There should be a focus on dedicated housing for law enforcement, teachers, and other civil servants.
- Review housing strategy with SCCOG to discuss housing improvement funds for housing upgrades with bulk purchasing of equipment to reduce costs in Gardner.
- Consider some form of taxing district to help fund and manage projects.
- Plan housing around locations that allow for reduced costs if the horizontal infrastructure can be done in-house and the water, sewer, and electricity goes to the boundary of the parcel.
- Consider cooperative ownership structure in place to keep costs reasonable and allow for group purchase.
- Consider forming a Community Housing Development Organization under the existing Housing authority to tap into Housing Authority Revenue bonds would be a possibility.
- Consider how to work through economies of scale - group this with multiple projects. •

## Community Incubators for Recreation + Tourism

Community incubators for recreation and tourism can be a powerful way to engage both locals and visitors in the sustainable development of the Community of Gardner's outdoor recreation opportunities. By creating community incubators for recreation and tourism, the Community of Gardner can build a more sustainable and engaged community that supports both the local economy and the environment. Here are some potential strategies for implementing this approach:

- Formalize and Communicate the community trail network. To address the challenge of private land surrounding the Community of Gardner, the community could work to establish a network of community trails that connect existing public lands and recreation areas. Partnering with neighbouring communities or landowners to create trail easements and improve access.
- Establish regular community presence at the community center or kiosk as a welcome center to provide visitors with information about local recreation opportunities, including trail maps, hunting amenities, and information about nearby byways and dark sky viewing areas.
- The Community of Gardner could work to establish partnerships with local businesses, to provide visitors with access to equipment, tours, and other services to support local businesses and create economic opportunities for the community.
- To engage both locals and visitors in the sustainable development of Community of Gardner's outdoor recreation opportunities, the community could work to layer recreation activities with community events and engagement opportunities.
- The Gardner Community could work to document and communicate existing trails to increase public access. This could involve creating a comprehensive trail map, posting signage and way finding markers, and engaging with local organizations to promote trail use.



# CASH FLOW & PROFORMA

Item 7b.

## Cash Flow & Proforma

<u>Year</u>		<u>Total</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
<u>Project Milestones</u>						
Infrastructure (includes time for permitting, etc.)						
Units Under Construction (includes time for entitlement, etc.)						
<u>For Sale Units online</u>	Y	<b>62</b>				24
Affordable/Attainable 1-3BR	32 Total Units Proj.					18
Missing Middle Mkt Rate 1-3BR	16 Total Units Proj.					6
MKR Live/Work Ind./Comm/Public	14 Total Units Proj.					-
<u>POTENTIAL SOURCES</u>						
<u>For Sale Unit Proceeds</u>						
Block One Development	32					
Aff/Att - 1BR   850 SF	\$112 PSF	10	\$ 949,750			949,750
Aff/Att - 2BR   1200 SF	\$108 PSF	7	\$ 906,325			
Aff/Att - 3BR   1500 SF	\$95 PSF	7	\$ 997,325			
Aff/Att - L/W 3BR   1550 SF	\$94 PSF	8	\$ 1,167,800			1,167,800
Block Two Development	16					
MKR - 1BR   0 SF	\$0 PSF	0	\$ -			
MKR - 2BR   1500 SF	\$132 PSF	4	\$ 792,800			
MKR - 3BR   1800 SF	\$98 PSF	6	\$ 1,057,200			
MKR - L/W 3BR   1550 SF	\$117 PSF	6	\$ 1,090,200			1,090,200
Block Three Development	14					
MKR Live/Work Duplex   1550	\$113 PSF	8	\$ 1,397,600			
Commercial/Light Industrial   5625	\$19 PSF	3	\$ 327,600			
CO-OP Gas Station   4000	\$50 PSF	1	\$ 200,000			
Library   4300	\$42 PSF	1				
Library   34192	\$5 PSF	1				
Total			\$ 8,886,600			3,207,750
CO-OP Community Store/Gas Station Sales						-
Grants						-
Cash/Equity Contribution						-
OPEN						-
TOTAL			\$ -	\$ -	\$ -	\$ 3,207,750



Gardner, Huerfano County, CO

Plan of Development

- 3 large lot light industrial
- 10 market rate residential lots
- 14 live work lots
- 24 affordable attainable residential lots
- 8 flex (live work/ townhouse w detached garage/ or commercial)
- Helipad (have grant)
- Co-op gas station
- Library

Water Tap Fee \$5,500

Sewer Tap Fees \$3,300

Property Taxes - 94.762

94.672 or 58.55 mills



# PROFORMA

Item 7b.

Gardner, Huerfano County, CO

Plan of Development

Construction Cost:

**Block 1 - 3.3 acres - Affordable/Attainable Housing, Deed Restricted 32 Units**

Aff/Att - 1BR	850 SF	10 Units	Aff/Att - 2BR	1200 SF	7 Units	Aff/Att - 3BR	1500 SF	7 Units	Aff/Att - 3BR	1550 SF	8 Units
Early Development		\$ 6,100	Early Development		\$ 6,100	Early Development		\$ 6,100	Early Development		\$ 6,100
Soft Costs		\$ 15,000	Soft Costs		\$ 15,000	Soft Costs		\$ 15,000	Soft Costs		\$ 15,000
Hard Costs		\$ 55,000	Hard Costs		\$ 85,000	Hard Costs		\$ 95,000	Hard Costs		\$ 98,500
Development Fee		\$ 2,875	Development Fee		\$ 2,875	Development Fee		\$ 2,875	Development Fee		\$ 2,875
Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500	Sales & Marketing		\$ 1,500
Contingency		\$ 14,500	Contingency		\$ 19,000	Contingency		\$ 22,000	Contingency		\$ 22,000
Total		\$ 94,975			\$ 129,475			\$ 142,475			\$ 145,975
Total Per Square Foot		\$112 PSF			\$108 PSF			\$95 PSF			\$94 PSF
		\$949,750			\$906,325			\$997,325			\$1,167,800

**Block 2 - 2.78 acres - Missing Middle Market Rate Housing ("MKR") 16 Units**

MKR - 1BR	0 SF	0 Units	MKR - 2BR	1500 SF	4 Units	MKR - 2BR	1800 SF	6 Units	MKR - Live/Work Duplex	1550 SF	6 Units
Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 9,700
Soft Costs		\$ 35,000	Soft Costs		\$ 35,000	Soft Costs		\$ 35,000	Soft Costs		\$ 35,000
Hard Costs		\$ 75,000	Hard Costs		\$ 120,000	Hard Costs		\$ 95,000	Hard Costs		\$ 98,500
Development Fee		\$ 7,000	Development Fee		\$ 9,000	Development Fee		\$ 8,000	Development Fee		\$ 9,000
Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500
Contingency		\$ 22,000	Contingency		\$ 22,000	Contingency		\$ 26,000	Contingency		\$ 27,000
Total		\$ 151,200			\$ 198,200			\$ 176,200			\$ 181,700
Total Per Square Foot		\$0 PSF			\$132 PSF			\$98 PSF			\$117 PSF
		\$0			\$792,800			\$1,057,200			\$1,090,200

**Block 3 & CCB - 2.47 acres - L/W Duplex & Commerical/Industria/Public 13 Units**

L/W Duplex	1550 SF	8 Units	Comm./Light Ind.	5625 SF	3 Units	CO-OP Station	4000 SF	1 Unit	Library	4300 SF	1 Unit	Helipad	34192 SF
Early Development		\$ 9,700	Early Development		\$ 9,700	Early Development		\$ 12,500	Early Development		\$ 9,700	Early Development	
Soft Costs		\$ 35,000	Soft Costs		\$ 12,000	Soft Costs		\$ 39,000	Soft Costs		\$ 35,000	Soft Costs	
Hard Costs		\$ 98,500	Hard Costs		\$ 55,000	Hard Costs		\$ 112,000	Hard Costs		\$ 98,500	Hard Costs	
Development Fee		\$ 7,000	Development Fee		\$ 8,000	Development Fee		\$ 8,000	Development Fee		\$ 9,000	Development Fee	
Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing		\$ 2,500	Sales & Marketing	
Contingency		\$ 22,000	Contingency		\$ 22,000	Contingency		\$ 26,000	Contingency		\$ 26,000	Contingency	
Total		\$ 174,700			\$ 109,200			\$ 200,000			\$ 180,700		
Total Per Square Foot		\$113 PSF			\$19 PSF			\$50 PSF			\$42 PSF		
		\$1,397,600			\$327,600			\$200,000			\$180,700		



# PLAN OF DEVELOPMENT USES & SOURCES OF FUNDING

Uses of Funding	
Early Development	\$ 500,100
Soft Costs	\$ 1,470,000
Hard Costs	\$ 5,762,500
Development Fee	\$ 334,375
Sales & Marketing	\$ 125,500
Contingency	\$ 1,394,000
Public Infrastructure	\$ 7,150,245
<b>TOTAL</b>	<b>\$ 16,736,720</b>
Excess/(Deficit)	\$ (7,384,645)

Sources of Funding	
Grant funding (TOTAL)	\$ -
County Contribution (TOTAL)	\$ -
Private Contributions (TOTAL)	\$ -
Foundations (El Pomar, etc....)	\$ -
For Sale Unit Proceeds (TOTAL)	\$ 9,227,075
Block One - Affordable/Attainable Deed Restricted	\$ 4,711,075
Block Two - Missing Middle Market Rate	\$ 2,940,200
Block Three - Live/Work Duplex & Comm./Light Ind./Public	\$ 1,575,800
Financing (TOTAL)	\$ -
[open]	\$ -
<b>TOTAL</b>	<b>\$ 9,352,075</b>



# HUERFANO COUNTY AMI

Item 7b.



Colorado Housing Financing Authority ("CHFA")

Huerfano County

AMI	2022 Maximum Rents						2022 Income Limits			
	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
120%	1,728	1,850	2,220	2,565	69,120	78,960	88,800	98,640	106,560	114,480
100%	1,440	1,542	1,850	2,137	57,600	65,800	74,000	82,200	88,800	95,400
80%	1,152	1,234	1,480	1,710	46,080	52,640	59,200	65,760	71,040	76,320
70%	1,008	1,079	1,295	1,496	40,320	46,060	51,800	57,540	62,160	66,780
60%	864	925	1,110	1,282	34,560	39,480	44,400	49,320	53,280	57,240
55%	792	848	1,017	1,175	31,680	36,190	40,700	45,210	48,840	52,470
50%	720	771	925	1,068	28,800	32,900	37,000	41,100	44,400	47,700
45%	648	694	832	961	25,920	29,610	33,300	36,990	39,960	42,930
40%	576	617	740	855	23,040	26,320	29,600	32,880	35,520	38,160
30%	432	462	555	641	17,280	19,740	22,200	24,660	26,640	28,620
20%	288	308	370	427	11,520	13,160	14,800	16,440	17,760	19,080

Down Payment Assistance - Select Sources

### Colorado Housing Assistance Corporation

670 Santa Fe Drive Denver, CO 80204

(303) 572-9445

<https://chaconline.org/>

Low interest, flexible loans for down payment & closing costs.

Loan is a second mortgage serviced by CHAC

Lending Partner: FirstBank

Summary of eligibility:

No ownership interest in a primary residence for 3yrs

Must occupy property as your primary residence

Do not own other residential property

Requires full disclosure of all sources of income and assets

Home Price and Asset Limits apply

Demonstrated need

### South Central Council of Governments

300 Bonaventure Ave. Trinidad, CO 81082

(719) 845-1133

<https://sccog.colorado.gov/>

### CHFA

1981 Blake St. Denver, CO 80202

(303) 297-2432

[Link to DPA Programs](#)

#### Down Payment Assistance Grant

Up to 3% of first mortgage (30yr, fixed rate)

Higher interest rates apply

#### Second Mortgage Loan

Up to 4% of first mortgage (30yr, fixed rate)

Loan repayment deferred.

Higher interest rates apply

## THE BOARD OF COUNTY COMMISSIONERS OF HUERFANO COUNTY, COLORADO

### A RESOLUTION CREATING THE GARDNER MAIN STREET ADVISORY BOARD

WHEREAS, C.R.S. § 30-28-107 authorizes the Board of County Commissioners to establish any such office that in its judgement may be required for the efficient management of the business and concerns of the county; and,

WHEREAS, the Board of County Commissioners has determined that the establishment of certain boards and committees are necessary to help protect the best interests of the County's inhabitants and to promote the health, safety, prosperity, security, and general welfare of the County; and,

WHEREAS, Huerfano County was awarded and has accepted a Rural Economic Development Initiative Grant from the Colorado Department of Local Affairs for the creation of an economic development master plan for the unincorporated Community of Gardner; and,

WHEREAS, the Board of County Commissioners has purchased a 29-acre property with the intent of leveraging it for the benefit of the Community of Gardner; and,

WHEREAS, the Board of County Commissioners desires the creation of an advisory board to steer the creation of the economic development master plan and in turn develop the Gardner Mixed Use Development Plan for the 29-acre parcel; and,



WHEREAS, notice has been placed in the World Journal, Huerfano County's paper of record, that letters of interest with a brief biography are being accepted until Thursday Development.

NOW, THEREFORE, BE IT RESOLVED by the Huerfano County Board of County Commissioners of Huerfano County, Colorado that the Gardner Main Street Advisory Board is hereby created.

BE IT FURTHER RESOLVED that the following is hereby adopted:

**Section 1. Purpose.**

The purpose of the Gardner Main Street Advisory Board is to serve as the steering committee for the economic development master plan and the Gardner Mixed Use Development Plan and generally advise the Board of County Commissioners on issues and projects in the Community of Gardner.

**Section 2. Composition.**

The Gardner Main Street Advisory Board will be comprised of up to seven (7), but no less than three (3), members appointed by the Board of County Commissioners. The Commissioner from District 1 is hereby appointed to the Board and designated to serve as the initial chair of the Board, voting only in case of a tie. The Board of County Commissioners may appoint up to two members of the Planning Commission to serve as special advisors to the Gardner Main Street Advisory Board. Members of the Board will be appointed for terms ranging from one (1) to three (3) years. Members of the Gardner Main Street Advisory Board will serve without compensation.

### **Section 3. Meetings.**

The Gardner Main Street Advisory Board (“the Board”) will have its initial meeting on Wednesday December 15, 2021, at 6PM at the Raymond Aguirre Community Center in Gardner. During which the Board will select a vice-chair and adopt a meeting schedule for 2022. The meetings of the Board will be open to the public and noticed on the door of the Gardner Community Center and on the Huerfano County website.

### **Section 4. Duties.**

The Duties of the Gardner Main Street Advisory Board will be as follows:

1. To review a draft Request for Qualifications for a consultant to develop the economic development master plan and plan for the development.
2. To serve as the review committee for responses received from said RFQ.
3. To familiarize themselves with the tools, resources, and best practices of main street revitalization and development
4. To familiarize themselves with Gardner’s water situation and future needs.
5. To consult with businesses located in the Upper Huerfano region and throughout the County to understand their needs for workforce housing
6. To consult with the Spanish Peaks Regional Health Center, the Gardner Valley School, and Huerfano RE-1 School District on their needs for workforce housing and how they can help improve the quality of life in Gardner
7. To work with the selected consultant to seek broad public input from residents of Gardner and the Upper Huerfano Region on both the economic master plan and the development plan
8. To advise the Board of County Commissioners on issues related to improving the economic health quality of life in Gardner.
9. To coordinate efforts with the Raymond Aguirre Community Center Board.



# ADDENDUM 1- RESOLUTION CREATING GMSAB

## Section 5. Support.

The County Planner will be the lead support staff for the Gardner Main Street Advisory Board with the assistance of the Economic Development and Tourism Director and under the oversight of the County Administrator.

**INTRODUCED, READ, AND ADOPTED** on this 11<sup>th</sup> day of May 2021.



ATTEST:

DocuSigned by:  
*Nancy Cruz*  
\_\_\_\_\_  
Cc: 5E423A01C7FD47F...Recorder and  
Ex-Officio Clerk to said Board

BOARD OF COUNTY COMMISSIONERS  
OF HUERFANO COUNTY, COLORADO

BY: DocuSigned by:  
*Gerald Cisneros* \_\_\_\_\_  
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DocuSigned by:  
*John Galuska* \_\_\_\_\_  
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DocuSigned by:  
*Arica Andreatta* \_\_\_\_\_  
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**GARDNER, COLORADO**

**COMMUNITY VISIONING WORKSHOP #1**

SATURDAY JUNE 11, 2022




1

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022



29 acre Site adjacent

GARDNER Main Street Project Background

Project Background Site



**DOWNTOWN COLORADO** INC.




2

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022


GARDNER Main Street Project Background

**GOAL:**  
A Plan for the 29-acres that best benefits the Community of Gardner now and for future generations

1. An Economic Development Master Plan for the Gardner Area
2. Site planning for a 29-acre mixed-use development
3. A community-led process that implements best practices in sustainability, walkability, and creative economic development



**DOWNTOWN COLORADO** INC.



3

Economic Development & Mixed-Use Master Plan

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

GARDNER Main Street Project Background

This Goal of this project is also to create synergy with other projects not a competitive environment

Joshua Jones-Kizzare

Vashti Wachterman



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

1. Filled all member positions on the board
2. Established rough timeline & schedule
3. Inventory of what was completed from the Master Plan for the Community Center

**BUILDING ON WHAT WE HAVE ALREADY**  
From Jesse Scott's 2014 Community Master Plan

**Gardner Main Street Advisory Board**  
Meeting 1  
March 9, 2022

Location for existing and/or Study Structure

Provide foundation, concrete pad, main structure and site plan for existing study structure.

Resurface Parking Lot  
Reopen existing parking area.

Consider water harvesting and shade trees in parking area.

**Landscaping**  
Site to the vicinity of water all planting should be done in situ.

**2 Principles of Landscaping**  
Planning and Design  
Soil Improvement  
Practical Turf Area  
Efficient Irrigation  
Mulch  
Low Water Use Plants  
Appropriate Maintenance

Water harvesting should be utilized wherever possible.

**Windbreaks**  
Planted windbreak would take up significant amount of space and would require water for maintenance.

New technology in windbreaks provide less expensive and more durable products than in the past.



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**CO-OP PRECEDENTS**  
**Monte Vista Co-op- visit**

- Formed in 1949 as a locally owned convenience store
- Sales in 2021/ Profitable
  - 2 retail stores
  - Propane is #1 business
  - Fertilizer is #2 business
    - Equipment dealer
    - Rental business
  - They also own a chain of gas stations across eastern Colorado



**All profit from other businesses and dealerships leaves the area**

**Last year returned 1 million dollars in patronage to members and 800,000 dollars in equity**

Apply for membership
 

- 2 classes of members
  - Voting members (be a farmer)
  - Non voting member-participating patron

700 voting members  
7000 non voting members

6

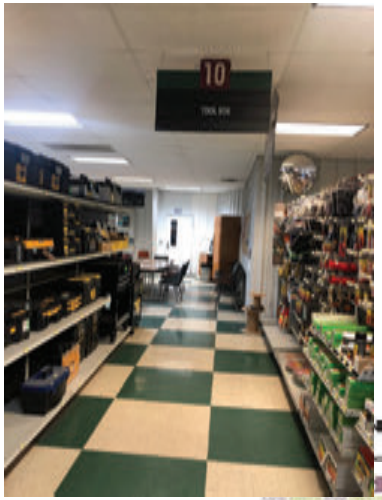
**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**Monte Vista Co-Op Lessons Learned**

- Benefits of Co-ops**
  - Co-ops financially stronger Colorado
  - Co-ops hold their value
- Run by the board**
  - 7 member board- 4 – 3 year terms try to keep them geographically diverse and also diverse by crops they produce – potato farmer/ cattle / sheep
- Goals and vision statement is important**
  - Service the customer
  - Make money
  - Provide local support



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board**  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**CO-OP PRECEDENTS**  
**St. Luis Valley Local Foods Coalition**

**Local Foods Local Places**

- Economic Development  
Desarollo Economico
- Local Food System Building  
Construccion de Sistema Alimentario Local
- Mobile Kitchen "MoKi"  
Cocina Móvil "MoKi"
- Community Stakeholders  
Partes Interrelacionadas de la Comunidad
- SLV Cooking Matters  
Nutrition Education  
Educación Nutricional
- Budgeting Tips  
Consejos de Presupuestación
- For Families & Individuals  
Para Familias e Individuos
- English & Spanish  
Inglés e Español

**Our Mission**  
To foster an equitable local food system that restores the health of the people, community, economy, & ecosystem.

**Goal; build a resilient local food system in the San Luis Valley, buy local, start a business, forage, or grow your own food...**




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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

Gardner Main Street Advisory Board  
April 13, 2022  
Tour of Monte Vista Co-op and Natural Foods  
Cooperative & Board Meeting

**CO-OP PRECEDENTS**  
St. Louis Valley Local Foods Coalition



**Valley Roots Food Hub**  
Buy Local Foods  
Compra Alimentos Locales  
65 Local Producers  
65 Agricultores Locales  
Wholesale & Individual Customers  
Clientes Mayoristas e Individuales  
Order Online  
Ordenar En Línea



**Rio Grande Farm Park**  
Grow Food  
Cultivar Alimentos  
Learn About Agriculture  
Aprender Sobre Agricultura  
Explore Playground & Trails  
Explorar el Patio de Recreo & las Senderas  
Volunteer  
Ser Voluntario





**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

Gardner Main Street Advisory Board  
May  
Board meeting and site walk







  
**DOWNTOWN COLORADO**  


**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**BASIC SITE ANALYSIS**

29 acre Site adjacent



  
**DOWNTOWN COLORADO**  


**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**



**Gardner Main Street Advisory Board Areas Of Focus**

**GARDNER COMMUNITY CHALLENGES**

- Stopping traffic
- Capital
- Speed limit
- Edge of community
- Community apathy
- Water
- Younger people attractive or not
- Entertainment desert
- How to become a destination- what kind
- Workforce skilled workers
- Climate
- Low pay
- Communication community connection
- Generational poverty
- Climate Change and threats from Fire
- Water shortages and Drought

**GARDNER COMMUNITY OBSTACLES**

- Community resistance to change
- Cdot
- Fixed incomes
- Location
- Cost related to logistics and transportation of goods
- Access to public lands

  
**DOWNTOWN COLORADO**  




GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**AREAS OF FOCUS**

1. HOUSING
2. ECONOMIC ECOSYSTEM
3. INFRASTRUCTURE
4. RECREATION

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**

Temporary

- (Phase one for Layout of permanent
- Co-op Housing)
- R.V park /Campground
- Van life parking (digital nomads)
- Hip camp rental (arbnb of camping)
- Dark Sky Star viewing housing
- Artist Residency Programs

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**

Permanent Housing/ long term community investment housing

- CO-Housing
- Garden housing
- Tiny houses
- Townhouses (attached)
- Cluster housing around shared garden/ public space/ play area with Private space
- Pre- fab housing
- Alternative farm could be an amenity to co-housing vs a golf course as an amenity
- Attainable/ Affordable housing

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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GARDNER COMMUNITY VISIONING WORKSHOP #1 SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022


**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**  
**Who is the housing serving**

- Elderly who live alone/Elder care Housing
- Teachers- sheriff- Emts- fire department
- Affordable housing for teachers and young people,
- Families
- Worker housing to attract younger people
- Housing for single parents
- Housing for online remote workers (needs internet connectivity)

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**  
**Housing Organizational Structure**

- Tiny home community
- Co-Operative Housing with On-site housing
- Co- Housing Co-op
- Multigenerational co-housing
- Deed restrictions for public service people- teachers/ firefighters/ sheriff, emt, people who run co-op and community
- Affordable and Attainable Housing
- Community Land Trust

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**1. HOUSING**  
**Programs to support Housing**

- Council of governments housing
- Housing first
- DOLA
- Scattered site development housing- large scale development over large area for economy of scale
- USDA
- State Housing initiatives
- Money For co-ops
- Grants and matching funds

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus




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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**

1. Commerce: Store/ Restaurant
2. Local Food Production/ Growing/ Processing/ Agriculture Based Businesses
3. Creative Economy

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Commerce: Store or Restaurant**

- **Store**
  - Gas station (Unmanned)
  - Propane store
  - permanent place for farm market / Year-round farmers market/ Farm stand/ full year farmers/ art market Distribution hub
  - food coop Local foods coalition or co-op
  - Local co-op Grocery store
- **Arts and Economy**
  - Art / art maker co op / local arts crafts
  - Vintage /antique store /garage sale
  - coffee hangout/ comm
  - little library
  - consignment
  - Drug store dropoff

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Commerce: Store or Restaurant**

- **Restaurant**
  - Coffee shop
  - Local food café
  - bakery
  - brewery
  - beverages with cannabis
  - Bathrooms for tourists passing through or locals
  - Gathering Spot for the community

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**



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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business Food Production/ Processing**

- **Local foods /Local foods coalition or co-op**
  - **Farming**
    - Vegetable farming
    - Mushroom Production
    - Flowers/ lavender/ herbs
    - Orchards/ Edible landscape/ fruit trees
    - Green Houses green house-community garden-
    - potatoes/quinoa/spinach/lettuces
  - Eggs
  - Dairy
  - **Ranching**
    - Meat- local beef/ Lamb/ Bison/ Chicken
    - Wild Game
  - **Aquaponics- fish-energy / recycling water/ fertilizer**

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**



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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business Food Production/ Processing**

- **Meat processing place(mobile unit?)**
  - Agriculture – Cattle/ lambs
  - Hunting- deer/ elk
- **Commercial kitchen**
  - Adult education(trades/ college)
  - Canning
  - Baking
- **Small food producers-**
  - breakfast burritos/ Tortillas
  - butter/ dairy/ eggs/
  - bakery/

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**



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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Ag. Based Business**

- Fertilizer/ compost/ Farming insects- crickets/ earthworms
- Cannabis farming-Hemp /CBD products
- Agritourism/ Bio-dynamic processes/ Organic /Permaculture/ Regenerative
- Conservation easements
- Local fiber production
- Hay/ Alfalfa
- Malt or Beverage production/wine / beer/ distillery

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Creative Economy**

- Festivals
- Hippy days
- Dance festivals
- Music festivals
- Art festivals
- Mural Project
- Street calming mural painting
- Sculpture symposiums

GARDNER Main Street Project Background

Gardner Main Street Advisory Board

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**2. ECONOMIC ECOSYSTEM**  
**Shared Resources**

- Maker space
- Co-working space
- Community kitchen
- Library
- Community meeting space
- Coffee space
- Tool library /Tool rental
- Heavy equipment rental

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

Economic Development & Mixed-Use Master Plan

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**3. INFRASTRUCTURE**

1. Transportation
2. Communication
3. Healthcare
4. Energy
5. Recycling

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus

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**GARDNER COMMUNITY VISIONING WORKSHOP #1**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**


**3. INFRASTRUCTURE**

**1. Transportation**

- Sidewalk along the highway 69
  - Crusher fines sidewalk
  - Does not have to be shoveled
  - main street grant – trees / lights/ benches/
- Bike lane to school from community center
- Transportation/car pool/ buddy system for people in need
- Electric car charging station
- Gas Station Unmanned
- Propane fill up station and tank swap out
- Bus to Walsenburg twice a day/ transportation hub
- Mechanics shop/garage

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**3. INFRASTRUCTURE**

**2. Communication**

- Need methods of community Communication
  - Outdoor messages board
  - Announcement PA
  - Newsletter email for those who have it
  - Monthly Newsletter mailed to all residents or dropped off to pick up
  - Need multiple methods of communication
- Internet / Broadband
- Community Access Broadband
  - Antenna at community center with open broadband

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**


**3. INFRASTRUCTURE**

**3. Healthcare**

- Emts (emergency responders- especially younger people)
- Elder care
  - Home health care/ visits to hospital
  - Hospice
  - Food
  - Community
  - Pickup stuff for elderly/delivery personal / groceries/ medicine
- Midwives

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



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**GARDNER COMMUNITY VISIONING WORKSHOP #1** **SATURDAY JUNE 11, 2022**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**3. INFRASTRUCTURE**

**3. Renewable energy Production**

- solar backup-
- solar energy production
- integrate solar production with food systems
- Wind energy production
- community solar garden

**4. Recycling options at the Depot**

GARDNER Main Street Project Background

Gardner Main Street Advisory Board Areas Of Focus



**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**4. RECREATION**  
 (A lot of this is covered in Jesse Scott's 2012 Community Center Master Plan)

**1. RECREATION FOR LOCALS**

- Recreation (especially for kids) Naturalized Playground
- Rec center- pool -gym- weight room (there is one in Silvercliff)
- Community Center (Board could run community Center as well)
  - Community with space for large venues-stages-potluck-dances Community
  - Amenities outdoor spaces- cultural creative space-community center
  - Dances/ Potluck/ Band/ Music/ Music festivals
  - Ladies day out- free clinic to learn how to change oil/ change tires
  - Senior citizen place to meet-
    - bingo/games / lunches
    - craft corner
- Outdoor recreation
  - Trails- places to walk/ benches
    - Bonham Field Deed/ running track behind the school ¼ miles / impassible because of weeds/ Americorps could clean it up
    - Arco loop 3 miles/ adding benches for elderly to walk

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

**Community Center Plan 2012 Jesse Scott**

**DOWNTOWN COLORADO**

**studioseed**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Community Center Plan 2012 Jesse Scott**

**RAY AGUIRRE GARDNER COMMUNITY CENTER MASTER PLAN**  
 DECEMBER 27<sup>TH</sup>, 2014  
 PREPARED BY JESSE SCOTT, AIA

**Information Kiosk**  
 Kiosk to provide information for local recreation opportunities and community information.

**Community Meeting December 2012**  
 Preliminary meeting was held to get input from the community on future plans for the Community Center grounds. The following is a list of desired improvements generated during the meeting:

Passive Activity & Misc. Improvements	Active Sports Improvements
<ul style="list-style-type: none"> <li>• Information kiosk for visitors and those who frequent</li> <li>• Free Library kiosk</li> <li>• Concession stand/kiosk</li> <li>• Location for seating of 100+ park chairs</li> <li>• Basketball playing area</li> <li>• Windbreaks - preferably mechanics at that site - these could be maintenance.</li> <li>• Outdoor Seating Area</li> <li>• Outdoor Seating Area</li> <li>• Site lighting and electrical upgrades</li> <li>• Camping area, 1000 sq. ft. (1000 sq. ft. required for horses)</li> <li>• Gas facilities - 1000 gal. tank - propane, butane, and water</li> <li>• water fountain, picnic tables and picnic area with shade.</li> </ul>	<ul style="list-style-type: none"> <li>• Playground for 60+ kids</li> <li>• Basketball Court (indoor/outdoor)</li> <li>• Baseball field</li> <li>• Volleyball court</li> <li>• Tennis court</li> <li>• Mini-golf course</li> <li>• Outdoor Ping Pong Table</li> <li>• Outdoor Chess/Checkers Board</li> <li>• Climbing Wall</li> <li>• Horseshoe Pit</li> <li>• Bow-tie Court</li> <li>• Walking Paths/Track</li> <li>• www.gardnercolorado.com</li> </ul>

**Free Library**  
 Free libraries have been gaining in popularity and popping up all over the US.

**DOWNTOWN COLORADO**

**studioseed**

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Community Center Plan 2012 Jesse Scott**

**Gazebo/Stage**  
 Provide permanent outdoor structure for performances and events.  
 Provide electrical service to structure.

**Outdoor Vending Area**  
**Top Requests for Farmer's Market:**  
 - Vending tables/benches  
 - Access to water  
 - Access to electricity  
 - Shade  
 - Protection from wind  
 - Paved area

**Outdoor Exercise Area**  
 Shade  
 Paved and unpaved areas  
 Exercise equipment

**Landscaping**  
 Xeriscaping & Water Harvesting  
 Due to the scarcity of water all plantings should be xeric in nature.

**7 Principles of Xeriscaping**  
 - Planning and Design  
 - Soil Improvement  
 - Practical Turf Area  
 - Efficient Irrigation  
 - Mulch  
 - Low Water Use Plants  
 - Appropriate Maintenance  
 Water harvesting should be utilized whenever possible.

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Economic Development & Mixed-Use Master Plan

**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Community Center Plan 2012 Jesse Scott**

**Playground**  
 Separate play areas for toddlers 2 to 5 years and kids 5 to 14 years.  
 Desire for play area that can accommodate 50+ children during large events.  
 Cost: Varies

**Volleyball**  
 Galvanized posts, durable outdoor net, sand surface.  
 Cost: \$10,000

**Basketball Court**  
 Concrete Court, Galvanized Goals, Fennel Court Lines.  
 Cost: 1/2 Court \$15,000  
 Full Court \$20,000

**Outdoor Climbing Wall**  
 Prefabricated concrete climbing boulders or attached climbing holds are a real possibility. Often issues with size and weight.  
 Cost: \$2,000 - \$15,000

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Community Center Plan 2012 Jesse Scott**

**Horseshoe pit**  
Horseshoe pits can be built from a variety of material. Pits can be basic and simple to build.

Cost: \$1,000 - \$2,000

**Entrance Gateway and Signage**  
Provide Entrance from Highway 69 with signage for identity and information.

Cost: \$2,000 - \$5,000

**Walking Path / Track**  
Walking paths can be concrete, asphalt or compacted, crushed stone.

Cost: \$10 per linear foot crushed stone path @ 2' wide.

**Camping Sites and RV Hook-ups**  
Area needed for stable RV and camping park to large for existing community center site. Recommended looking into adjacent parcels for purchase or lease for RV and Camping Park.

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

**GARDNER COMMUNITY NEEDS/ WANTS/ POSSIBILITIES**

**4. RECREATION**  
(A lot of this is covered in Jesse Scott's 2012 Community Center Master Plan)

**1. RECREATION FOR VISITORS**

- Welcome center/ place to stop / public bath room
- interactive board / Interactive map
  - Trails/ hiking /biking /horse back riding and rental/ ATV's
- Electric car hookup charging station
- Place for hunters and anglers
  - place to stay/ shower/ eat/ process meat- cooler processing- hunting shop-bars - showers
- Fish/hunting shop /Place to buy hunting and fishing licenses
- Gas station
- digital nomads
- scenic byways pull people through community
- dark skies designation

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**GARDNER Main Street Project Background**

**Gardner Main Street Advisory Board Areas Of Focus**

**RESOURCES FUNDING OPPORTUNITIES**

- Grants or Loans
- ARPA Bill- ARPA funding – funding for rural/ low income/ people of color/ native populations – housing insecure/ food insecure
- DOLA
- USDA GRANTS
  - broadband and housing
  - rural business development grant
  - libraries/ education/ essential needs- fair grounds/ loans/ Equipment and technology
  - Health Infrastructure
  - Rural Ag based business grants
  - Co-op grants
  - Meat processing grants
- COLORADO CREATIVE INDUSTRIES- community revitalization grants- mixed use development – housing/ food market/ maker space for example
- Housing first approach
- Ecologists without Borders
- Certified Creative District
- TIFF financing
- CDFA – Council for Development Finance authority agency
- Community investment/labor/capitals
- Gates Foundation
- Walton Foundation
- Entrepreneurial mentors
- funding for small biz co-op
- Sustainable funders coalition
- ULI
- Asphalt art initiative- slow down traffic on public highways- asphalt art. Bloomberg
- The Funder's network
- Smart Sustainability Gardens funding
- entrepreneurs- self opportunity
- tourist income
- economic gardening
- Task Rabbit
- CSU extension
- Attract local rural investors

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**GARDNER COMMUNITY VISIONING WORKSHOP #1** SATURDAY JUNE 11, 2022

**Gardner Main Street**

**NEXT STEPS**

**GARDNER COMMUNITY NEXT STEPS....**

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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

Item 7b.



- HOUSING
- CAMPGROUND
- GAS STATION / WELCOME CENTER
- PARKS / OPEN SPACE
- CO-OP / MARKET / CAFE
- TRAILS
- COMMUNITY CENTER / EVENTS VENUE
- NEW ROADS
- LIGHT INDUSTRIAL / MFG. / FOOD PRODUCTION / MEAT PROCESS / RV STORAGE / EARTH WORM OR CRICKET PROD. / SOIL MAKING / RECYCLING

Economic Development & Mixed-Use Master Plan

3 SD1 LAND USE OPTION 3  
 SCALE: 1" : 300' 1:3600



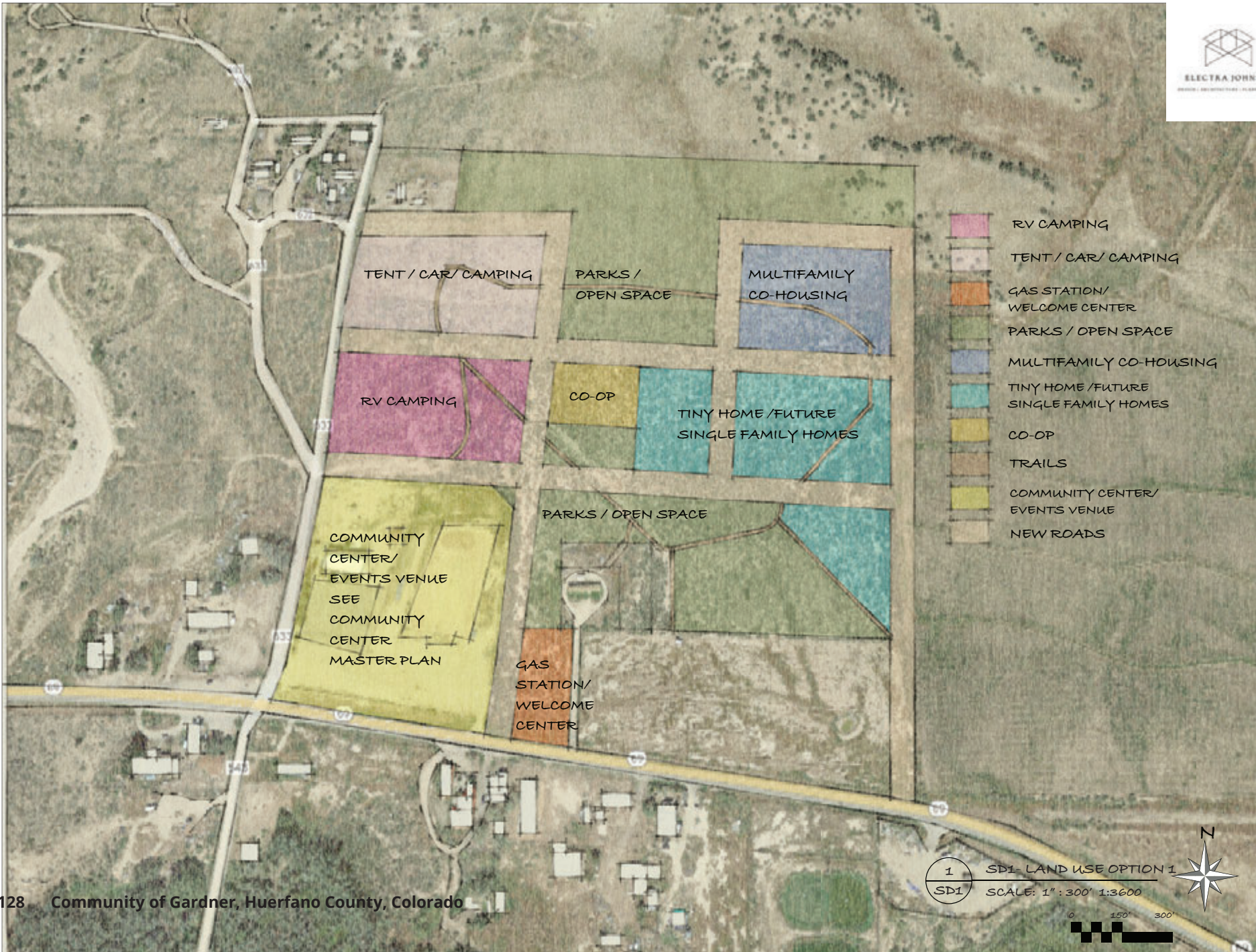
ELECTRA JOHNSON DESIGN & PLANNING LLC.

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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

Item 7b.



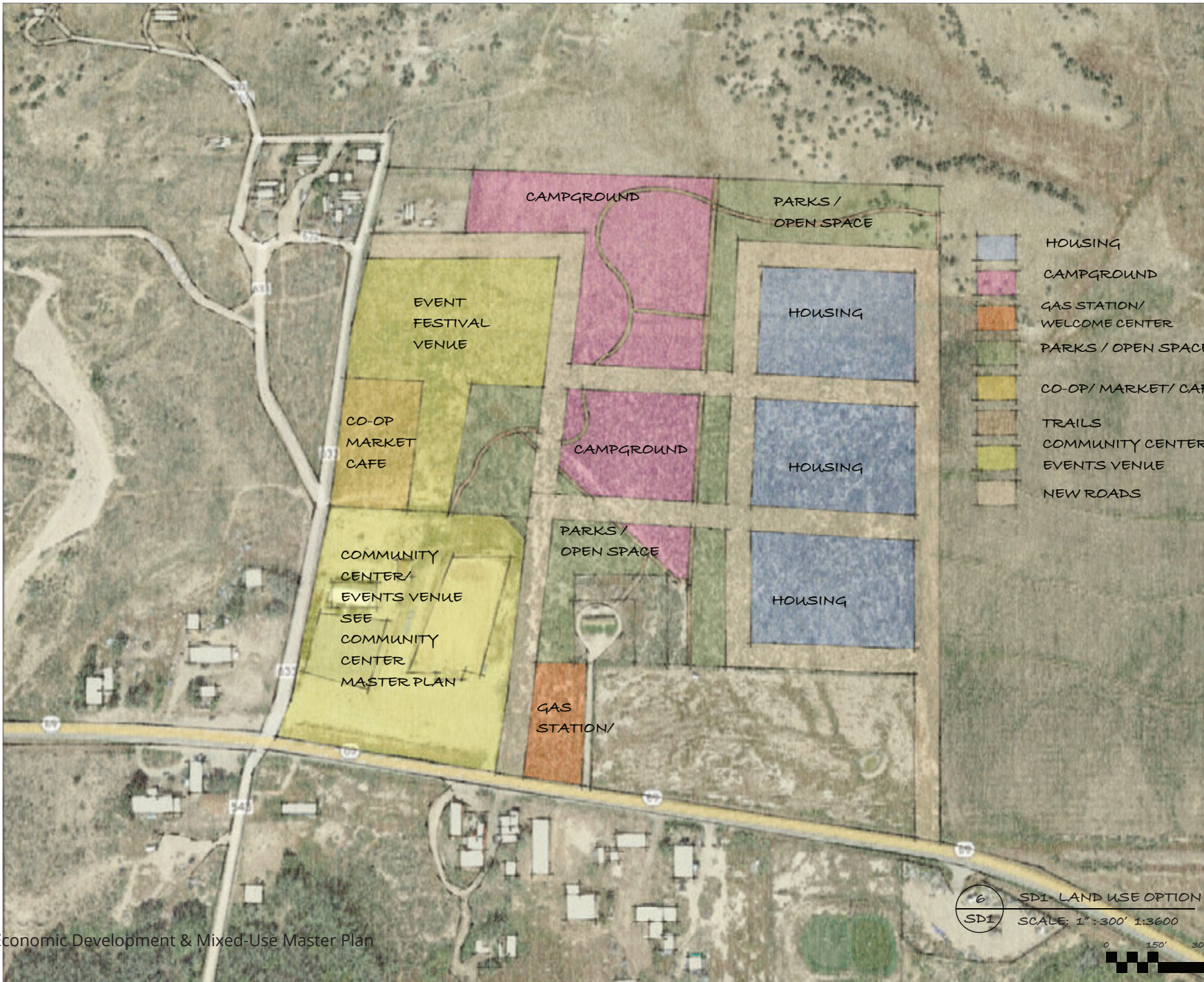
ELECTRA JOHNSON DESIGN & PLANNING LLC.

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1 SD1 LAND USE OPTION 1  
SCALE: 1" = 300' 1:3600







- HOUSING
- CAMPGROUND
- GAS STATION / WELCOME CENTER
- PARKS / OPEN SPACE
- CO-OP / MARKET / CAFE
- TRAILS
- COMMUNITY CENTER / EVENTS VENUE
- NEW ROADS

ELECTRA JOHNSON DESIGN & PLANNING LLC.

6 SD1 LAND USE OPTION 6  
 SD1 SCALE: 1" = 300' 1:3600

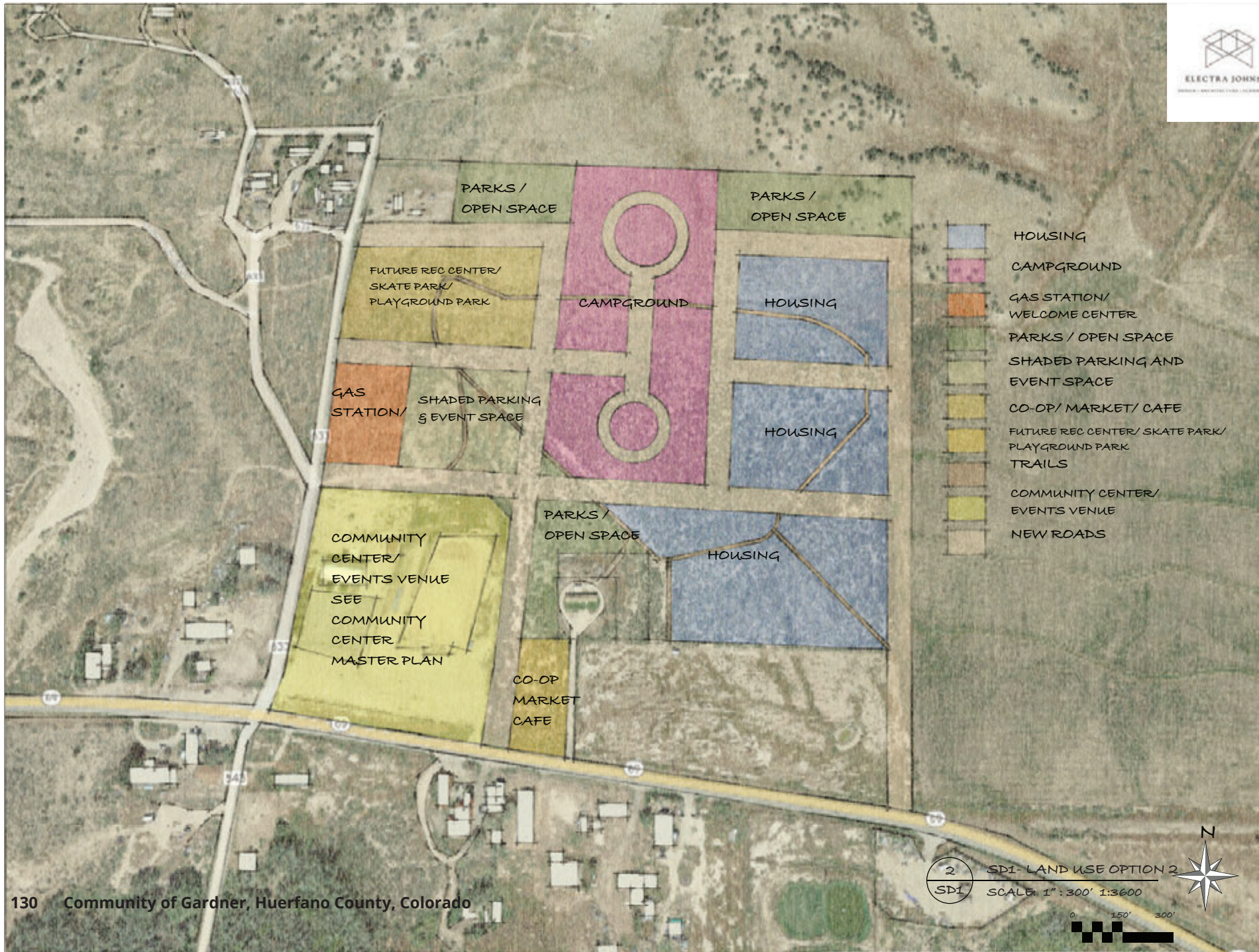
Economic Development & Mixed-Use Master Plan

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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

Item 7b.



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130 Community of Gardner, Huerfano County, Colorado

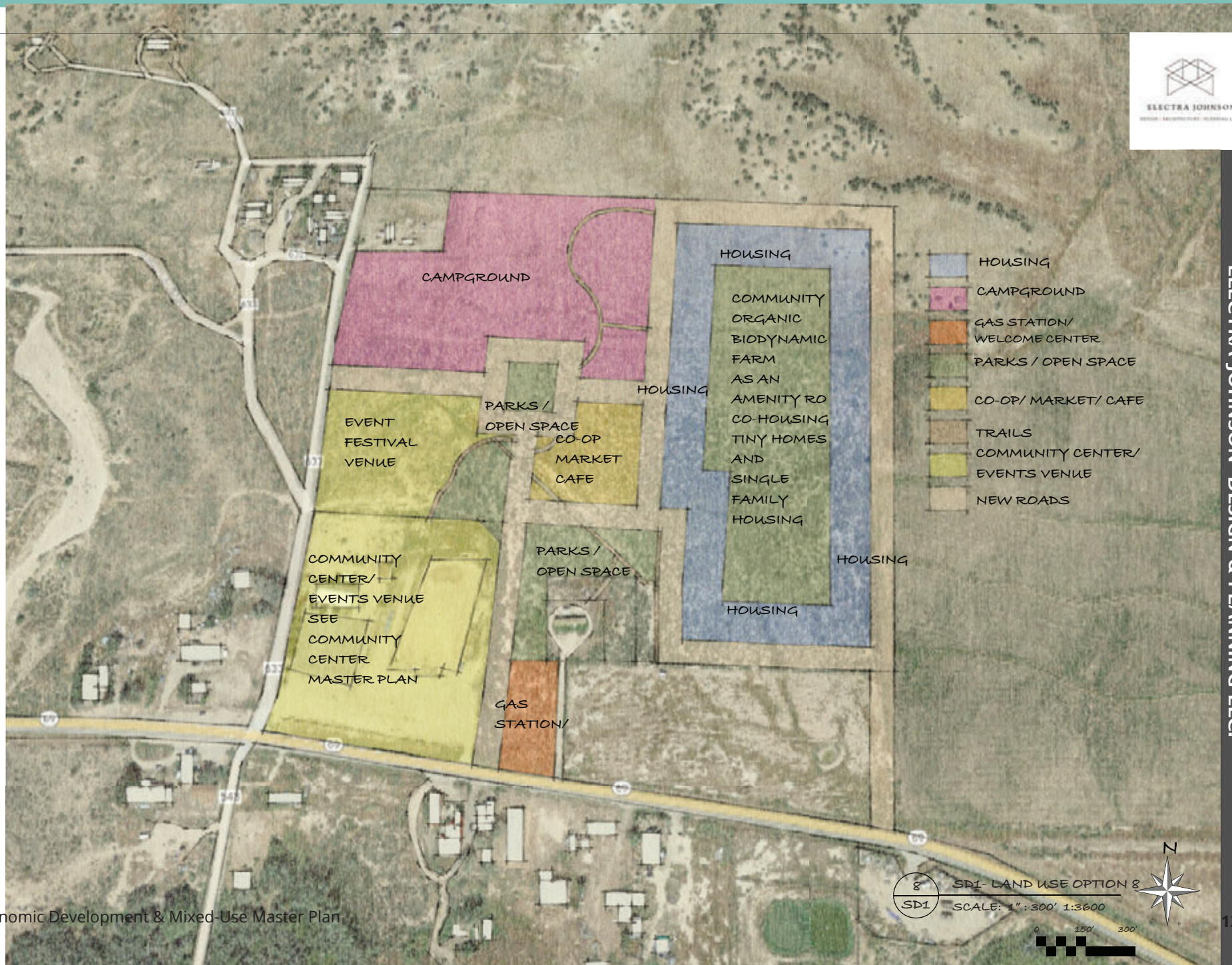
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SCALE: 1" = 300' 1:3600







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Economic Development & Mixed-Use Master Plan

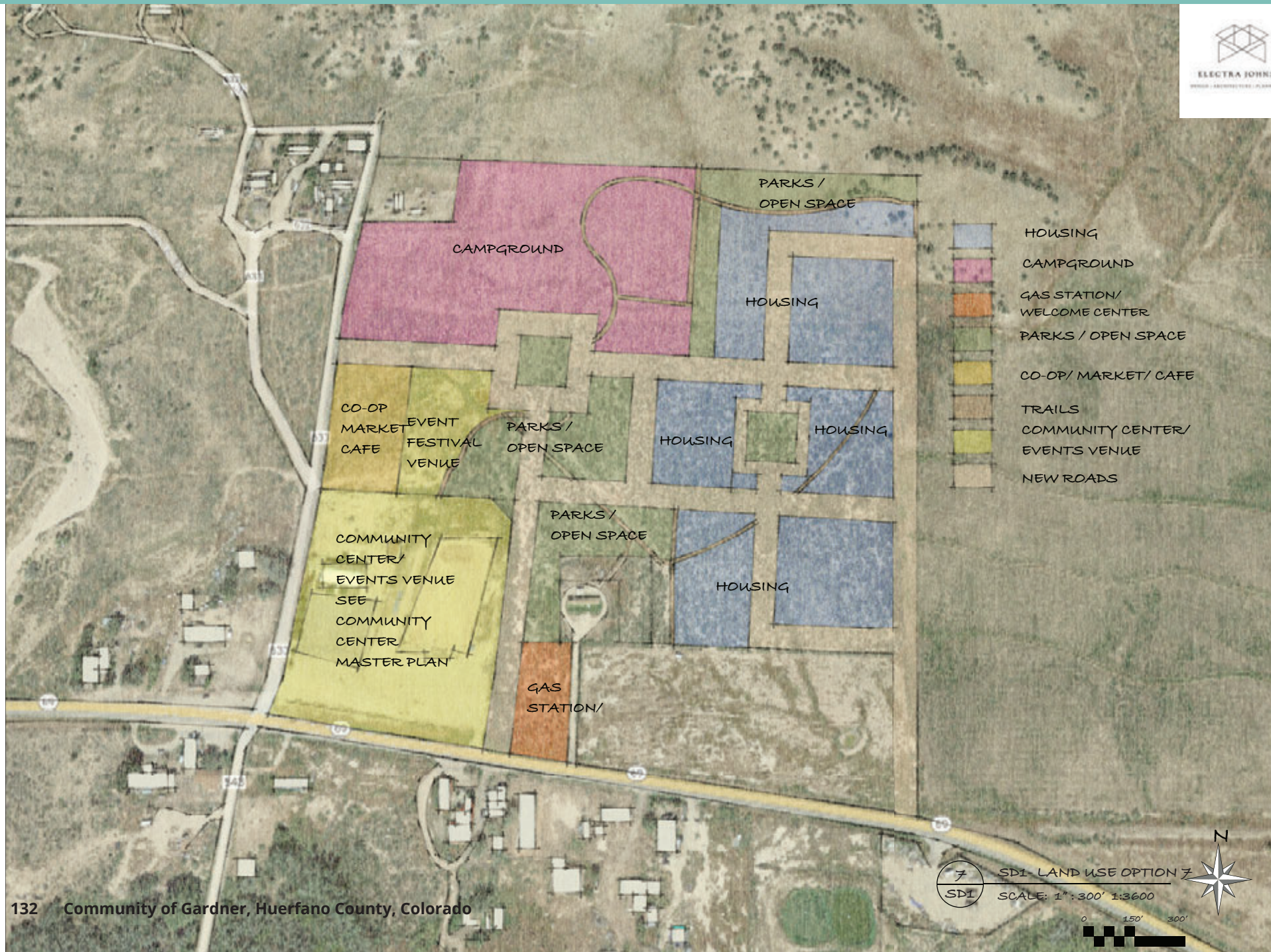
SD1 LAND USE OPTION 8  
 SCALE: 1" = 300' 1:3600

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# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

Item 7b.



- HOUSING
- CAMPGROUND
- GAS STATION/  
WELCOME CENTER
- PARKS / OPEN SPACE
- CO-OP/ MARKET/ CAFE
- TRAILS
- COMMUNITY CENTER/  
EVENTS VENUE
- NEW ROADS

ELECTRA JOHNSON DESIGN & PLANNING LLC.

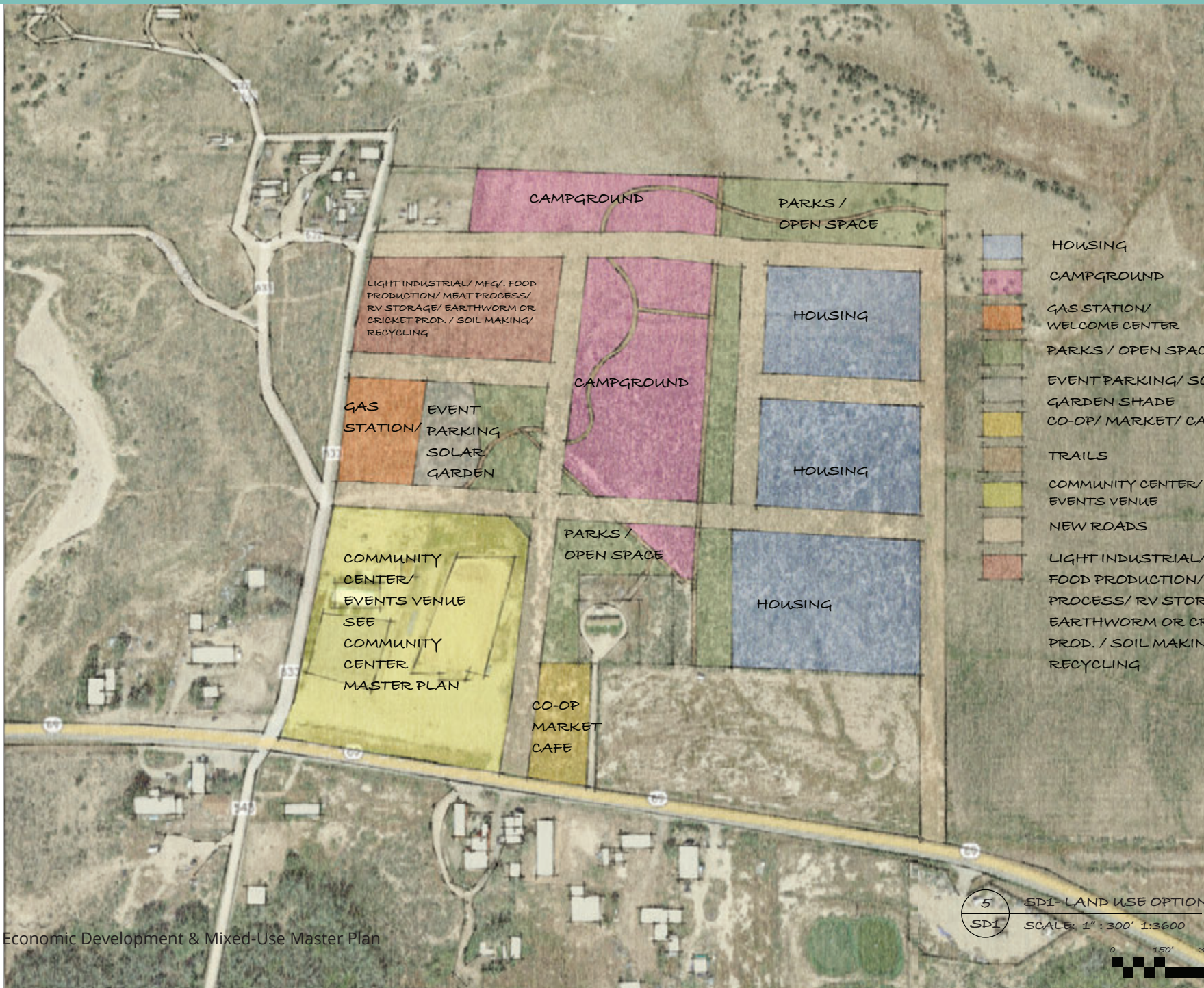
132 Community of Gardner, Huerfano County, Colorado

7  
SDI

SDI LAND USE OPTION 7  
SCALE: 1" = 300' 1:3600







- HOUSING
- CAMPGROUND
- GAS STATION/ WELCOME CENTER
- PARKS / OPEN SPACE
- EVENT PARKING/ SOLAR GARDEN SHADE
- CO-OP/ MARKET/ CAFE
- TRAILS
- COMMUNITY CENTER/ EVENTS VENUE
- NEW ROADS
- LIGHT INDUSTRIAL/ MFG./ FOOD PRODUCTION/ MEAT PROCESS/ RV STORAGE/ EARTHWORM OR CRICKET PROD. / SOIL MAKING/ RECYCLING

Economic Development & Mixed-Use Master Plan

5 SD1 LAND USE OPTION 5 SCALE: 1" = 300' 1:3600



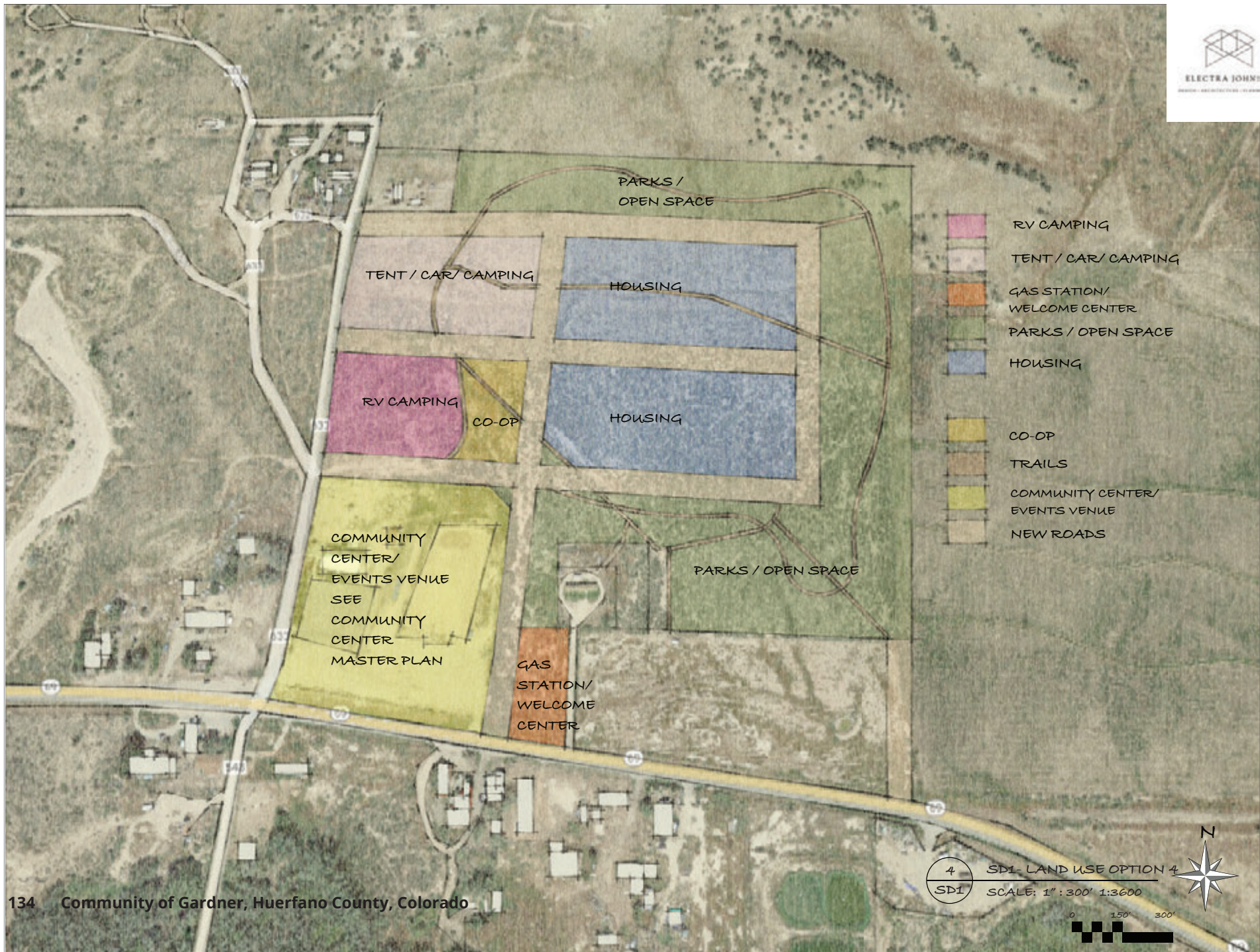
133

ELECTRA JOHNSON DESIGN & PLANNING LLC.



# ADDENDUM 3- PRELIMINARY SITE CONCEPT DIAGRAMS

Item 7b.



ELECTRA JOHNSON DESIGN & PLANNING LLC.

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JULY 22, 2022

PRELIMINARY SITE CONCEPT DIAGRAMS SCHEMATIC DESIGN | GARDNER COMMUNITY

SD1 A



## OWN THE CHANGE!

### OPEN COMMUNITY EVENT

CO-OP 101: Introduction to cooperative fundamentals and their capacity for change.

**Saturday, August 27, 2022**  
**12:00pm - 3:00pm**  
**Raymond Aguirre Community Center**  
**28 County Road 632**  
**Gardner, CO 81040**

Come and learn about the basics of cooperative businesses and how we, as a community, can fulfill our common economic, social, and cultural needs and goals through cooperation and collective ownership.



### WHAT IS A COOPERATIVE?

A cooperative is a business that is owned and controlled by its members, and operated solely for the benefit of the member-owners.

Co-ops are governed by 7 international principles:



Co-ops can serve all aspects of industry to create a cooperative society:





# ADDENDUM 5- CASE STUDIES

Item 7b.

Downtown Colorado, Inc.



## Re:Vision Co Op Mini Study

### WHAT IS RE:VISION?

Established in 2007, Re:Vision was created as a Co Op to serve Southwest Denver, home to some of the city's most economically marginalized communities. Re:Vision works predominantly on food access, however they are also a leader in the community development space.

### PROMOTORAS

What differentiates Re:Vision from other food co ops is their focus on community leadership and training through the Promotora Program. They employ local residents to be trained in urban agriculture, health, and leadership to train other neighbors and peers on food justice and activism. Promotoras has a network organizing framework to ensure community members have multiple methods of participation and agency. This model empowers people to take charge of their lives while helping themselves and others.

### MISSION

Work with people in economically marginalized neighborhoods to develop resident leaders, cultivate community food systems, and create an economy owned by the community.

### FOOD AND GARDENS

Re-Vision has two forms of urban agriculture: community farms and backyard gardening. In partnership with Denver Urban Gardens and CSU Extension, Re:Vision provides free seeds, irrigation, compost, and plants to community members to kickstart a garden in their yard. They also have group plots that different people can use if they do not have a backyard.

With Kaizen Food Rescue, Re:Vision hosts a No Cost Grocery Program twice a week to provide free fresh food.



Downtown Colorado, Inc.

## Sun Valley Kitchen & Community Center Mini Study



Just south of Mile High Stadium, the Sun Valley Kitchen and Community Center was established in 2014 to provide affordable meals and community building efforts. The area is considered a food desert and the organization has become a community hub for access to fresh and affordable fruits and vegetables.

### Mission Statement

Serve children and families with food and love, while providing a space where residents feel supported, safe and connected.

### Services

#### Restaurant

The restaurant is a part of the use of the commercial kitchen the organization owns. It is open Monday through Friday from 6:30 AM to 1:30 PM and offers consistent, fresh, affordable breakfast and lunch options.



Food Access



Mentorship & Support



Educational Resources



Employment Opportunities



Space to Connect

#### No-Cost Grocery Program

In collaboration with Denver Food Rescue, Sun Valley Community Center offers a bi-weekly food pantry on Wednesdays and Saturdays. Individuals receive 5-7 bags of produce, meat, toiletries, fruit, vegetables, milk, juice, and hot meals prepared in the kitchen. Since the COVID-19 pandemic began, they have served more than 14,000 individuals.

#### Education

One of the cornerstone programs of the organization is cooking classes. Offered for free virtually and in-person, community members can learn how to use fresh food to make healthy and accessible meals. Art, music, and dance classes are also available. In addition, Youth community members can attain employment at 16 and work for the organization and develop their hospitality, cooking, and organization skills.

#### Gathering Space

The Sun Valley Community Center offers a daily space for meeting and connection for the neighborhood. The Center also has certain structured activities such as after school tutoring, monthly neighborhood meetings, and mentorship semi



Downtown Colorado, Inc.

# La Montañita Food Co-Op Case Study

## What is La Montañita?

La Montañita is a community-owned grocery and regional food distribution center based in Albuquerque, New Mexico. It was formed in 1976 with 300 members. Over the last 45 years, the organization has expanded to serving 16,000 members throughout 4 locations:

- Gallup,
- Albuquerque (x2)
- Santa Fe

The Co-Op offers a grocery store with locally sourced fruit, vegetables, meat, and cheese, but also has deli chefs and catering opportunities. They are committed to ethical business practices and participatory management from both members and Board of Directors.

The stores strive to become a community hub for all. While members do receive more benefits (see below), the store is free for all to shop at. While most food is sourced from New Mexico, if certain goods are not produced in the state the co-op works to find the closest and most socially and environmentally conscious local farm to

Economic Development & Mixed-Use Master Plan

## Mission Statement

**"Provide to our member-owners, at the lowest price possible, exemplary customer service, environmentally sound products, and the highest quality natural and organic food."**

## Seven Principles of the Co-Op

The Co-Op upholds these seven principles throughout their work, stores, and membership ethos:

- Voluntary and Open Membership
- Democratic Member Control
- Member Economic Participation
- Autonomy and Independence
- Education, Training and Information
- Cooperation among Cooperatives
- Concern for Community



# Community Land Trusts: Case Study

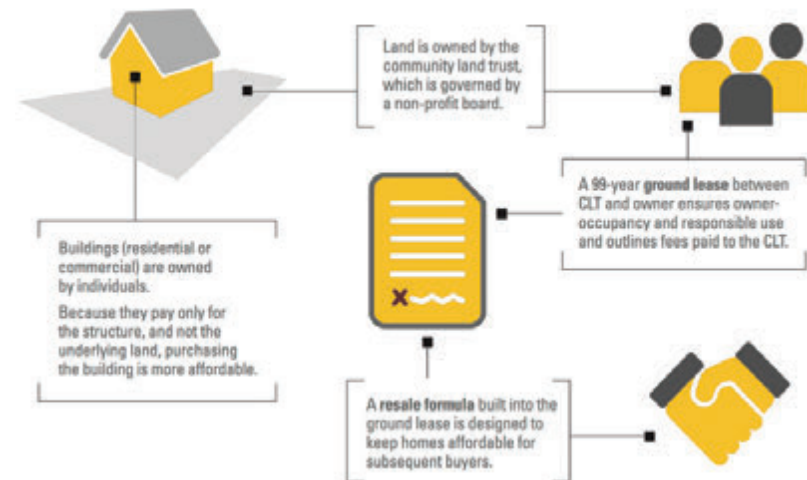
## WHAT IS A COMMUNITY LAND TRUST?

"A community land trust is a nonprofit, community-based organization whose mission is to provide affordable housing in perpetuity by owning land and leasing it to those who live in the houses built on that land."

- The Lincoln Institute

The most expensive part of buying a home, particularly in Colorado, is the land. By purchasing the land and therefore removing it from the value of a home, CLTs create permanently affordable housing and increase the viability of homeownership. CLTs not only offer permanent affordable housing, but also improve community development, planning, and local power.

## COMMUNITY LAND TRUSTS - HOW DO THEY WORK?



Source: City of Austin Strategic Housing Blueprint, <http://www.austintexas.gov/blueprint>



## THE CODE OF THE WEST

### TO CLARIFY EXPECTATIONS

The Code of the West was first chronicled by the famous western writer Zane Grey. The men and women who came to this part of the country during the westward expansion of the United States were bound by an unwritten code of conduct. The values of integrity and self-reliance guided their decisions, actions, and interactions. In keeping with that spirit, we offer this information to help the citizens of Huerfano County who wish to follow in the footsteps of those rugged individualists by living outside city limits. The body of this document and most of the original wording was taken from a work by John Clarke, a Commissioner for Larimer County, Colorado.

It is important for you to know that life in the country is different from life in the city. County governments are not able to provide the same level of service that municipal governments provide. To that end, we are providing you with the following information to help you make an educated and informed decision when choosing to purchase rural land outside the boundaries of the City of Walsenburg and the Town of La Veta.

The fact that you can drive to your property today does not necessarily guarantee that you, your guests, and emergency service vehicles can achieve that same level of access at all times. Please consider:

### ACCESS

Emergency response times (sheriff, fire suppression, medical care, etc.) cannot be guaranteed. Under some extreme conditions, you may find that emergency response is extremely slow and expensive.

There can be problems with the legal aspects of access, especially if you gain access across property belonging to others. It is wise to obtain legal advice and understand the easements that may be necessary when these types of questions arise.

You can experience problems with the maintenance and cost of maintenance of your road. Huerfano County maintains 675.23 miles of roads, but many rural properties are served by private and public roads which are maintained by individuals or by private road associations. Additionally, there are many miles of county roads that are not maintained by the county – no grading or snow plowing. There are even some public roads that are not maintained by anyone. Make sure you know what type of maintenance to expect and who will provide that maintenance.

Extreme weather conditions can destroy roads. Many roads were not built to current standards, and the combination of the weather and increased loading will result in high maintenance costs.

Many large construction vehicles cannot navigate small, steep, narrow roads. If you plan to build, it is prudent to check out construction access.

School buses travel only on maintained county roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest county road so they can get to school.

In extreme weather, even county maintained roads can become impassable. You may need a four wheel drive vehicle with chains for all four wheels to travel during those episodes, which could last for several days.

Natural disasters, especially floods, can destroy roads. A dry creek bed can become a raging torrent and wash out roads, bridges, and culverts. The repairs of these private roads are the responsibility of the landowners who use those roads. Huerfano County by law can only repair and maintain roads in the County Road system.

Unpaved roads generate dust when traffic reaches specific levels. As a rule Huerfano County does not treat county roads to suppress the dust. Dust is a fact of life for most rural residents. If you reside near an unpaved Huerfano County road, you may be able to obtain a permit from the Road and Bridge Department to treat the road for dust suppression using a county approved contractor at your expense.

If your road is unpaved, it is highly unlikely that Huerfano County will pave it in the foreseeable future. Check carefully with the Huerfano County Road and Bridge Department when any statement is made by the seller of any property that indicates any unpaved roads will be paved.

Unpaved roads are not always smooth and are often slippery when they are wet. You will experience an increase in vehicle maintenance costs when you regularly travel on rural county roads.

### 138 Community of Gardner, Huerfano County, Colorado

Mail delivery is not available to all areas of the county. Ask the postmaster to describe the system for your area. Newspaper delivery is similarly not always available to rural areas. Check with the newspaper of your choice before assuming you can get delivery. Standard parcel and overnight package delivery can be a problem for those who live in the country. Confirm with the service providers as to your status.

## UTILITIES

Water, sewer, electric, telephone, trash pick-up, and other services may be unavailable or may not operate at urban standards. Repairs can often take much longer than in towns and cities. Please review your options from the non-exhaustive list below:

Telephone communications can be a problem, especially in the mountain areas; and the eastern plains areas of Huerfano County. If you have a private line, it may be difficult to obtain another line for fax or computer modem uses. Even cellular phones will not work in all areas.

Outside of water and sanitation districts, sewer service is not available to your property. It also may be expensive to maintain the system you use.

If sewer service is not available, you will need to use an approved on-site septic system or other treatment process. The type of soil you have available for a leach field will be very important in determining the cost and function of your system. Have the system checked by a reliable sanitation firm and ask for assistance from the Las Animas-Huerfano Counties District Health Department.

If you have access to a supply of treated domestic water, the tap fees can be expensive. You may also find that your monthly cost of service can be costly when compared to municipal systems.

If you do not have access to a supply of treated domestic water, you will have to locate an alternative supply. The most common sources of water in rural areas are private wells. Private wells are regulated by the Colorado State Engineer. The cost for drilling and pumping can be considerable. The quality and quantity of well water can vary considerably from location to location and from season to season. It is strongly advised that you research this issue very carefully.

Not all wells can be used for watering of landscaping and/or livestock. If you have other needs, make certain that you have the proper approvals before you invest. It may also be difficult to find enough water to provide for your needs even if you can secure the proper permit.

Electric service is not available to every area of Huerfano County. It is important to determine the proximity of electrical power. It can be very expensive to extend power lines to remote areas.

It may be necessary to cross property owned by others in order to extend electric service to your property in the most cost efficient manner. It is important to make sure that the proper easements are in place to allow lines to be built to your property.

Electric power may not be available in two phase and three phase service configurations. If you have special power requirements, it is important to know what level of service can be provided to your property.

If you are purchasing land with the plan to build at a future date, there is a possibility that electric lines (and other utilities) may not be large enough to accommodate you if others connect during the time you wait to build.

The cost of electric service is usually divided into a fee to hook into the system and then a monthly charge for energy consumed. It is important to know both costs before making a decision to purchase a specific piece of property.

Power outages can occur in outlying areas with more frequency than in more developed areas. A loss of electric power can also interrupt your supply of water from a well. You may also lose food in freezers or refrigerators and power outages can cause problems with computers as well. It is important to be able to survive for up to a week in severe cold with no utilities if you live in the country.

Trash removal can be much more cumbersome and expensive in a rural area than in a city. It is illegal to create your own trash dump, even on your own land. It is good to know the cost for trash removal as you make the decision to move into the country. In some cases, your only option may be to haul your trash to a solid waste transfer station (Gardner) yourself or a landfill (Trinidad; Pueblo; Westcliffe). Recycling is currently available in Walsenburg and La Veta.

The State of Colorado has laws which prohibit and/or restrict the open burning of trash and yard debris. You will need to contact the applicable local fire protection District and the Las Animas-Huerfano Counties District Health Department to determine your ability to burn these types of materials on your property.



## THE PROPERTY

There are many issues that can affect your property. It is important to research these items before purchasing land.

Construction of most buildings in Huerfano County requires county issued building permits. Depending on the building location and use, other permits and approvals may also be required, such as conditional use, zone change, or subdivision approval. You should verify all permits required by contacting the Huerfano County Building Inspector. Not all lots or parcels are buildable. The Huerfano County Assessor has many parcels that are separate for the purpose of taxation that are not legal lots in the sense that a building permit will not be issued. You must check with the Huerfano County Planning Department to know that a piece of land can be built on.

Easements may require you to allow construction of roads, power lines, water lines, sewer lines, etc. across your land. There may be easements that are not of record. Check these issues carefully.

You may be provided with a plat of your property, but unless the land has been surveyed and pins placed by a licensed surveyor, you cannot assume that the plat is accurate. Fences that separate properties are often misaligned with the property lines. A survey of the land is the only way to confirm the location of your property lines. A 'historic' fence may define property ownership and take precedence over a 'legal' survey.

Many subdivisions and planned unit developments have covenants that limit the use of the property. It is important to obtain a copy of the covenants (or confirm that there are none) and make sure that you can live with whose rules. Also, a lack of covenants can cause problems with neighbors. Huerfano County does not become involved in the enforcement of covenants.

Homeowners Associations (HOAs) are required to take care of common elements, roads, open space, etc. A dysfunctional homeowners association or poor covenants can cause problems for you and even involve you in expensive litigation.

Dues are almost always a requirement for those areas with a HOA. The by-laws of the HOA will tell you how the organization operates and how the dues are set.

The surrounding properties will probably not remain as they are indefinitely. You can check with Huerfano County Planning Department to find out how the properties are zoned, find out what kind of buildings and uses are allowed, and to see what future developments may be in the planning stages. The view from your property may change. The current Huerfano County Land Development Guide is available for review at the Spanish Peaks Library and La Veta Public Library.

The development of lots or portions of lots may be affected by geological hazards, frequent flooding, wetlands, streams, rivers, and lakes. Additionally, priority fish and/or wildlife habitats and species may limit the type and location of development you may perform on your property. Development constraints, extra costs, special studies and/or permits may be required for development of lots or portions of lots affected by the above physical characteristics and attributes.

The location of a new residence is a particularly important decision because it is so permanent. Recent arrivals often build their homes on the highest ridge or hilltop on their property. However, what they may not realize is that the farther they can see from their picture window, the farther their home can be seen by others. Weather conditions, like wind and snow, can affect your utility expenses if your residence is out in the open and subject to the elements.

When well designed and properly installed, outdoor lighting can be very useful in improving visibility and safety and creating a sense of security, while at the same time minimizing energy use and operating costs. If outdoor lighting is not well designed and properly installed, it can be costly, inefficient, glaring and harmful to the nighttime environment. Poorly designed or poorly installed lighting can cause a great deal of glare that can severely hamper the vision of pedestrians, cyclists, and drivers, creating a hazard rather than increasing safety. Glare occurs when you can see light directly from the fixture (or bulb). Unshielded and overlamped outdoor lighting shines onto neighborhood properties and into bedroom windows, reducing privacy, hindering sleep, and creating an unattractive look to the area. Much of our outdoor lighting wastes energy because it is not well designed. This waste results in high operating costs and increased environmental pollution from the extra power generation needs. We waste over a billion dollars a year in the United States alone lighting up the sky at night. A large fraction of poor lighting shines directly upwards, creating the adverse sky glow above our cities that washes out our view

of the dark night sky, taking away an important natural resource. In addition to the cost savings, less sky glow will allow future generations to enjoy the beauty of the stars, and children will be inspired to learn and perhaps to enter the field of science.

If you have a ditch running across your property, the owners of the ditch have the right to come onto your property with heavy equipment to maintain the ditch and to access the ditch and the water source. The water flowing in irrigation ditches belongs to someone. You cannot assume that because the water flows across your property, you can use it. Flowing water can be a hazard, especially to young children. Before you decide to locate your home near an active ditch, consider the possible danger to your family. Ditch owners are not legally responsible for accidents. Also, flow levels may be changed abruptly without warning. Irrigation ditches tend to raise the groundwater level. Be sure to check if there is a seasonal groundwater fluctuation that may affect your basement or well.

## MOTHER NATURE

Residents of the county usually experience more problems when the elements and earth turn unfriendly. Here are some thoughts for you to consider.

The physical characteristics of your property can be positive and negative. Trees are a wonderful environmental amenity, but can also involve your home in a forest fire. Building at the top of a forested draw should be considered as dangerous as building in a flash flood area. "Defensible perimeters" are very helpful in protecting buildings from forest fire and, conversely, can protect the forest from igniting if your house catches on fire. If you start a forest fire, you are responsible for paying for the cost of extinguishing that fire. For further information, you can contact the applicable local Fire District.

Steep slopes can slide in unusually wet weather. Large rocks can also roll down steep slopes and present a great danger to people and property. Expansive soils can buckle concrete foundations and twist steel I-beams. You can determine the soil conditions on your property if you have a soil test performed, or consult a geologist or geotechnical engineer.

North facing slopes or canyons rarely see direct sunlight in the winter. There is a possibility that snow will accumulate and not melt throughout the winter. The topography of the land can tell you where the water will go in the case of heavy precipitation. When property owners fill in ravines, they have found that the water that drained through that ravine now drains through their house. Low areas will collect water when snow melts or large rain events occur. Take your property's topography into account when siting structures and other development.

A flash flood can occur, especially during the summer months, and turn a dry gully into a river. It is wise to take this possibility into consideration when developing your property or building.

Spring run-off can cause a very small creek to become a major river. Many residents use sandbags to protect their homes. The county does not provide sandbags, equipment, or people to protect private property from flooding.

Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive additions to the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause traffic accidents. Rural development encroaches on the traditional habitat of coyotes, bobcats, mountain lions, rattlesnakes, prairie dogs, bears, mosquitoes, and other animals that can be dangerous and you need to know how to deal with them. In general, it is best to enjoy wildlife from a distance and know that if you do not handle your pets and trash properly, it could cause problems for you and the wildlife. The Colorado Division of Wildlife has many free publications to help educate you about rural living.

Many areas in Huerfano County are open for hunting. Hunting, while providing recreational opportunities, is a tool for managing wildlife populations. It also involves individuals who may trespass, litter, and fire guns. Don't assume that adjacent property is a 'no shooting' area.



## AGRICULTURE

The people who tamed this wild land brought water to the barren, arid east slope of the Sangre de Cristo Mountain through an ingenious system of water diversion. This water has allowed agriculture to become an important part of our environment. Owning rural land means knowing how to care for it. There are few things you need to know:

It is possible that adjoining agriculture uses can disturb your peace and quiet.

Land preparation and other operations can cause dust, especially during windy and dry weather.

Farms occasionally burn their ditches to keep them clean of debris, weeds and other obstructions. This burning creates smoke that you may find objectionable. Chemicals are often used to grow crops. You may be subject to spray drift or over spray. You may be sensitive to these substances and many people actually have severe allergic reactions. Many of these chemicals are applied by airplanes that fly early in the morning.

Animals and their manure can cause objectionable odors. What else can we say?

Agriculture is an important business in Huerfano County. If you choose to live among the farms and ranches of our rural countryside, do not expect county government to intervene in the normal day-to-day operations of your agribusiness neighbors. In fact, Colorado has "Right to Farm" legislation that protects farmers and ranchers from nuisance and liability lawsuits. It enables them to continue producing food and fiber.

The State of Colorado has an open range law. This means that if your property is located in an open range and you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out. It is not the responsibility of the rancher to keep his/her livestock off your property.

Before buying land you should know if it has noxious weeds that may be expensive to control and you may be required to control. Some plants are poisonous to horses and other livestock. In July 1990, the Colorado Legislature passed a bill commonly called the 'Colorado Weed Management Act.' This weed bill requires all landowners to manage 'undesirable plants which present a threat to the continued economic and environmental value of the lands of the state'.

Animals can be dangerous. Bulls, stallions, rams, boars, etc. can attack human beings. Children need to know that it is not safe to enter pens where animals are kept.

Huerfano County receives an average of between 12-14 inches of precipitation per year. As a result, we have a problem with overgrazing and fugitive dust. Without irrigation, grass does not grow very well. There is a limit to the amount of grazing the land can handle. The Huerfano County Cooperative Extension office can help you with these issues.

## IN CONCLUSION

Even though you pay property taxes to the county, the amount of tax collected does not cover the cost of the services provided to rural residents. In general, tax revenues derived from oil and gas production, commercial, industrial, agricultural, and forest uses and activities in the County subsidize the lifestyle of those who live in the country by making up the shortfall between the cost of services and the revenues received from rural dwellers. This information is by no means exhaustive. There are other issues that you may encounter that we have overlooked and we encourage you to be vigilant in your duties to explore and examine those things that could cause your move to be less than you expect. We at Huerfano County have offered these comments in the sincere hope that they can help you enjoy your decision to reside in the country. It is not our intent to dissuade you, only to inform you. If you have any questions, please do not hesitate to call us.







# THANK YOU



Electra Johnson Design & Planning  
Architectural Design + Community Planning  
Colorado Springs  
2036 Ridgeway Avenue  
Colorado Springs, Co 80906

John Galusha, Chairman  
Arica Andreatta, Commissioner  
Karl Sporleder, Commissioner

Item 7c.



## Board of County Commissioners

The Honorable Lauren Boebert  
United States House of Representatives  
1713 Longworth House Office Building  
Washington, DC 20515

July 11, 2023

RE: Authorizing Legislation for Upper Colorado and San Juan Endangered Fish Recovery Programs

Dear Representative Boebert,

Thank you for your ongoing support for the Upper Colorado and San Juan Endangered Fish Recovery Programs.

We very much appreciate your efforts over the last several months to develop legislation reauthorizing federal cost sharing for the recovery programs. Our understanding is that the legislation authorizes continued funding for 7 years, with \$50 million for capital projects tied to recovery programs and \$70 million of annual funding, both to be provided by appropriations to the Bureau of Reclamation.

We support introduction of the reauthorizing legislation at the earliest possible date.

The recovery programs provide Endangered Species Act compliance for 2,500 water projects in Colorado, New Mexico, Utah, and Wyoming. The programs are also engaged in recovery of four endangered fish species. Those efforts are successful in preserving and moving the species towards recovery.

Thank you for your support of these important programs.

Sincerely,

---

John Galusha, Chairman

---

Arica Andreatta, Commissioner

---

Karl Sporleder, Commissioner





401 Main Street,  
Walsenburg, CO 81089

719-738-1220 Ext.103

<b>BULK-23-0001</b>	<b>Bulk Water Application</b>
SITE ADDRESS: SILVER MOUNTAIN DR # 00700 PROJECT NAME: Veach- Water Permit and Bulk Water Use <span style="float: right;">EXPIRES: 12/18/2023</span>	

**PARCEL: 33224**

PERMIT INFO:  
User Type  
Electrical Service

<b>APPLICANT:</b>	VEACH, GREGORY JAMES & PO BOX 1451 MASON, TX 76356-0000 325-248-9056	<b>OWNER:</b>	VEACH, GREGORY JAMES & PO BOX 1451 MASON, TX 76856-0000
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Permit Request: Acres

VALUATION:	<u>Quantity</u>	<u>Value</u>	FEES:	<u>Paid</u>	<u>Due</u>
			Administrative Fee		\$50.00
<b>CONDITIONS</b>					
<b>Total:</b>				<b>\$0.00</b>	<b>\$50.00</b>

**ACTION (by the authorized permitting authority)**

Approved    
  Conditional Approval    
  Denial

Name _____	Signature _____ Date: _____
Comments _____	Title _____
_____	_____



**Huerfano County  
Land Use Department  
401 Main Street, Suite 304  
Walsenburg, Colorado 81089  
719-738-1220, Ext. 1117 (Bldg Department)**

July 7, 2023

This Letter is concerning Gregory & Machelie Veach Twp 27, Rng 69 Sec 26 & 27 (parcel number 33224) Major Ranch Lot #4 in Gardner. After investigating, the property, there is one structure (residence) currently on the property as well as a cistern.

Gregory & Machelie Veach have applied for a bulk water permit to supply water to their cistern for house hold use.

Please let us know if you have any further questions or concerns.

Best Regards,

**Cheri Chamberlain**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
Walsenburg, CO 81089  
(719) 738-1220 ext. 117 (Office)  
(719) 248-6715 (Cell)  
[cchamberlain@huerfano.us](mailto:cchamberlain@huerfano.us)

**Ryan Sablich**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
(719) 738-1220 ext. 118 (Office)  
(719) 248-9019 (Cell)  
[rsablich@huerfano.us](mailto:rsablich@huerfano.us)



ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Item 7d.

Account 33224 Flag R LEGAL DESCRIPTION  
 Name VEACH, GREGORY JAMES & THIS SCHEDULE IS FOR TAX  
 Address 1 MACHELLE LEE DISTRICT 1S  
 Address 2 PO BOX 1451 PT OF LOT 4 MAJOR RANCH #4  
 Address 3 MASON DESC AS FOLL: A TR OF LAND  
 Address 4 LOCATED IN SEC 26&27 TWP 27  
 State/Zip TX 76856 0000 RNG 69 BEING A PORTION OF  
 Property SILVER MOUNTAIN DR # 00700  
 Map Num 28-4991-263-04-004  
 Prev Name1 MIJALIC, DEAN AND LYNN ELLIOTT  
 Prev Name2 700 SILVER MOUNTAIN LLC

Use 1212	City 00000	Subdv 0361	VALUES-ASSD	TAXABLE	EXEMPT
Anlys SF8	Tax/Dst 150	Zone 0D	LAND	2219	
Exempt	Late Filing	Advrt Y Bnkrpt N	IMPROVMENT	10430	
ACRES: Master	Legal	Value	TOTALS	12649	
00000003094	000	3094	Ignore PP \$	14508	Exemption N
			NOV #	2678	NOD #

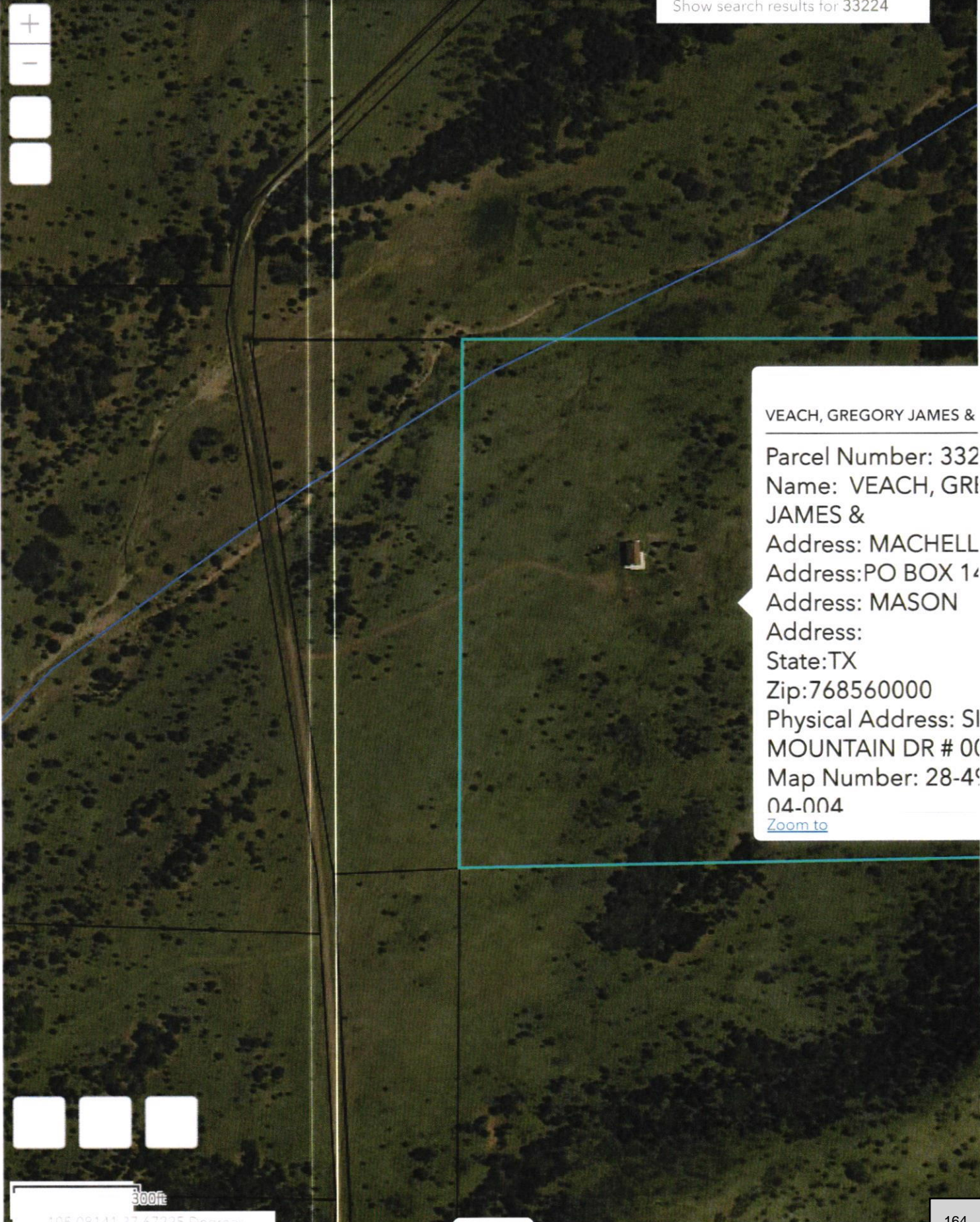
CHANGES

Parcel On 04/06/2021	By COHUQBRU	CMD1-Value Change	CMD2-Legal Change
Name On 06/17/2020	By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 09/26/2016	By COHUMELI		
Legal On 04/06/2021	By COHUQBRU	CMD22-Abort Entry	HELP-More Details



▼ 33224 Item 7d.

Show search results for 33224



VEACH, GREGORY JAMES &  
 Parcel Number: 332  
 Name: VEACH, GRI  
 JAMES &  
 Address: MACHELL  
 Address: PO BOX 14  
 Address: MASON  
 Address:  
 State: TX  
 Zip: 768560000  
 Physical Address: S  
 MOUNTAIN DR # 00  
 Map Number: 28-49  
 04-004  
[Zoom to](#)



300ft  
-105.08141 37.67225 Degrees





401 Main Street,  
Walsenburg, CO 81089

719-738-1220 Ext.103

**BULK-23-0002** **Bulk Water Application**

SITE ADDRESS: NO SITUS ADDRESS

PROJECT NAME: Water permit EXPIRES: 12/29/2023

**PARCEL: 36536**

**PERMIT INFO:**  
 User Type: Non County Resident  
 Electrical Service: No

**APPLICANT:** Garcia, Oscar  
 374 Blackbird Loop  
 Clovis, NM 88101  
 209-456-2058

**OWNER:** SKIPPER, BRENT & GLENDA  
 218 MAPLE  
 WALSENBURG, CO 81089-0000

Permit Request: To get a camping permit. Power is ran to property but waiting on meter/panel and final inspection. Acres

VALUATION:	<u>Quantity</u>	<u>Value</u>	FEES:	<u>Paid</u>	<u>Due</u>
			Administrative Fee	50.00	\$0.00
			Administrative Fee	50.00	\$0.00
<b>CONDITIONS</b>				<b>Total:</b>	<b>\$50.00</b>
					<b>\$0.00</b>

**ACTION (by the authorized permitting authority)**

Approved   
  Conditional Approval   
  Denial

Name \_\_\_\_\_ Signature \_\_\_\_\_ Date: \_\_\_\_\_  
 Comments \_\_\_\_\_ Title \_\_\_\_\_  
 \_\_\_\_\_



Item 7e.

**Huerfano County  
Land Use Department  
401 Main Street, Suite 304  
Walsenburg, Colorado 81089  
719-738-1220, Ext. 1117 (Bldg Department)**

July 7, 2023

This Letter is concerning Oscar Garcia in Rio Cuchara's subdivision by County Road 504 (parcel number 36536) in Walsenburg. After investigating, the property, there are no structures currently on the property and has no code concerns.

Oscar Garcia has applied for a bulk water permit for camping on the property as a seasonal resident.

Please let us know if you have any further questions or concerns.

Best Regards,

**Cheri Chamberlain**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
Walsenburg, CO 81089  
(719) 738-1220 ext. 117 (Office)  
(719) 248-6715 (Cell)  
[cchamberlain@huerfano.us](mailto:cchamberlain@huerfano.us)

**Ryan Sablich**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
(719) 738-1220 ext. 118 (Office)  
(719) 248-9019 (Cell)  
[rsablich@huerfano.us](mailto:rsablich@huerfano.us)



ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account 36536 Flag R LEGAL DESCRIPTION  
 Name GARCIA, OSCAR A JR & LOT 158, RCP#1 333-610  
 Address 1 ALISON M PRICE-GARCIA  
 Address 2 374 BLACKBIRD LOOP REC. # 351084 392644DC(NOT  
 Address 3 CLOVIS JT) 419968 419970  
 Address 4 419971 421342 429392  
 State/Zip NM 88101 0000  
 Property  
 Map Num 28-5157-112-01-158  
 Prev Name1 SKIPPER, BRENT & GLENDA  
 Prev Name2 TO LAND MATE LLC

Item 7e.
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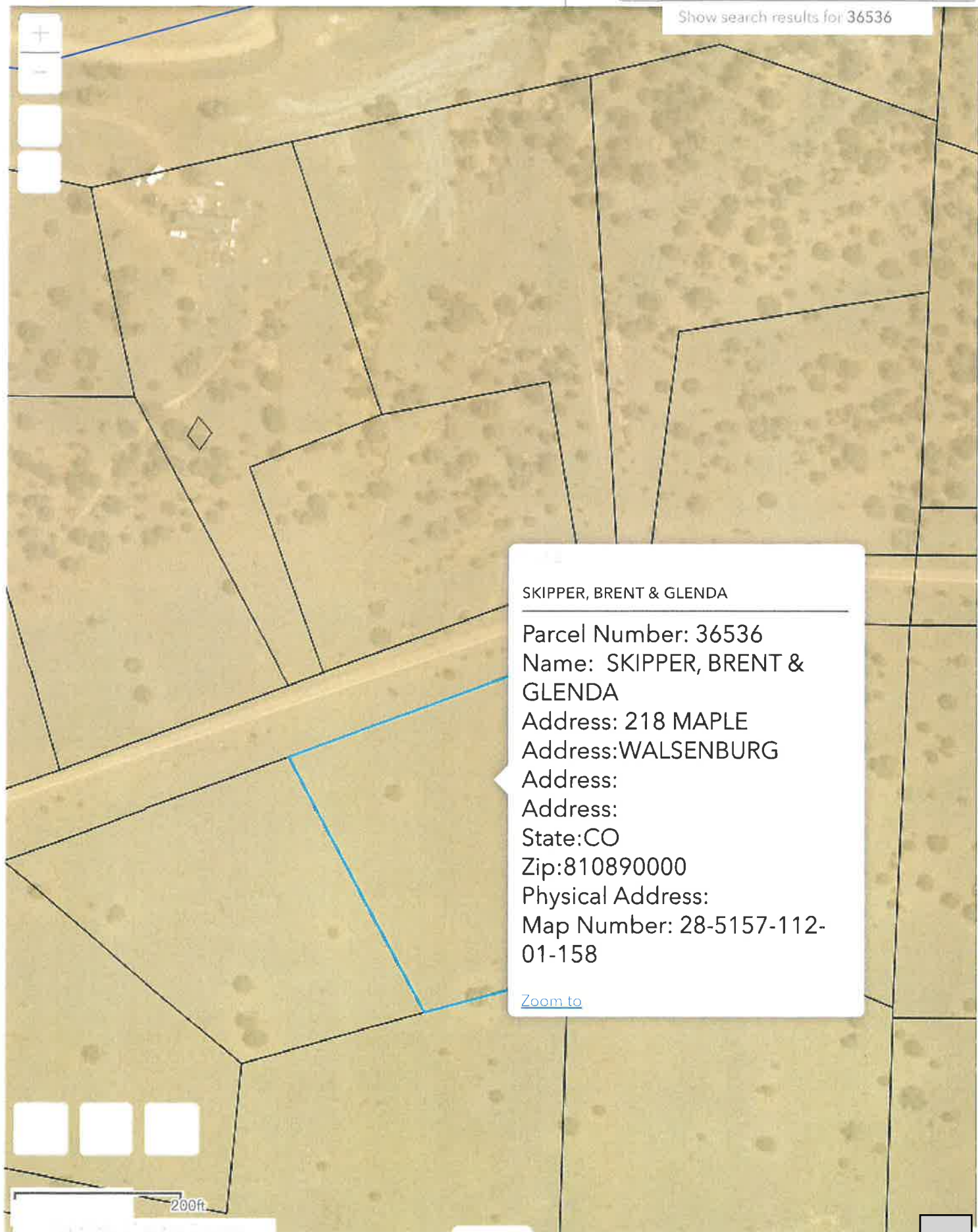
Use 0100	City 00000	Subdv 0500	VALUES-ASSD	TAXABLE	EXEMPT
Anlys 000	Tax/Dst 100	Zone 00	LAND	2580	
Exempt	Late Filing	Advrt Y Bnkrpt N	TOTALS	2580	
ACRES: Master	Legal	Value	Ignore PP \$	14508	Exemption N
0000000213	000	213	NOV # 13363	NOD #	

CHANGES

Parcel On 03/16/2023	By COHUPTON	CMD1-Value Change	CMD2-Legal Change
Name On 03/16/2023	By COHUPTON	CMD3-Both Changes	CMD4-Sales Change
Values On 00/00/0000	By		
Legal On 03/16/2023	By COHUPTON	CMD22-Abort Entry	HELP-More Details



Show search results for 36536



SKIPPER, BRENT & GLENDA

Parcel Number: 36536  
Name: SKIPPER, BRENT & GLENDA  
Address: 218 MAPLE  
Address: WALSENBURG  
Address:  
Address:  
State: CO  
Zip: 810890000  
Physical Address:  
Map Number: 28-5157-112-01-158

[Zoom to](#)

200ft



John Galusha, Chairman  
Arica Andreatta, Commissioner  
Karl Sporleder, Commissioner



## HUERFANO COUNTY GOVERNMENT GRANT APPROVAL MEMORANDUM

**Date:** July 11, 2023  
**To:** Huerfano County Board of County Commissioners  
**From:** Carl Young, County Administrator  
**Re:** Safe Streets and Roads for All Planning Grant  
**Attachments:** Application

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**Summary:** This is a request to approve an application for a Safe Streets and Roads for All (“SS4A”) Planning Grant to the US Department of Transportation. The total project cost is \$177,100 and if awarded the County would need to provide \$35,420 in matching funds. The County may be able to apply to the Department of Local Affairs for some or all of the required matching funds.

### **Requested Motion/Action:**

Motion to approve the application for a Safe Streets for All Planning grant to the US Department of Transportation in the total amount of \$177,100 with \$35,420 of that total to be provided from County matching funds.

### **Grant Program:**

This is a federal grant from the US Department of Transportation and is authorized by the Bipartisan Infrastructure Law. The purpose of SS4A grants is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development and refinement and implementation focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micromobility users, and commercial vehicle operators. The program provides funding to develop the tools to help strengthen a community’s approach to roadway safety and save lives and is designed to meet the needs of diverse local, Tribal, and regional communities that differ dramatically in size, location, and experience administering Federal funding.

### **Our Project:**

The County’s project would develop a SS4A Action Plan. Our action plan would cover the USDOT requirements for these plans and make Huerfano County eligible for a future SS4A Implementation Plan. Our plan would include components around road maintenance and asset management as well as the baseline data analysis and community outreach to identify existing road hazards. The County, as a part of adopting this plan, will have to make an official commitment for an eventual goal of zero roadway fatalities and serious injuries.

### **Alignment with County Objectives:**

This project aligns with County goals around infrastructure improvement.

### **Financial Considerations:**

This is a federal grant with an 80/20 cost split. The total project will cost \$177,100 of which \$141,680 will come from the US DOT and \$35,420 would be provided by Huerfano County.

---

Signature of the Chair

Approved

Denied



### SS4A- Comprehensive Transportation Action Plan Initial Cost Estimates

Initial Cost Estimates are based on the community of Huerfano County, Colorado, which encompasses 1,591 square miles and has a population of 6,820 individuals. The corresponding description of scope of work and public engagement plan are in a separate document entitled “SS4A Transportation Action Plan Scope of Services.”

When considering costs and variations of Plan completion costs as they related to additional/other projects, the following should be considered:

1. Changes (increases or decreases) in travel distance/time for the selected Project Team
2. Whether kick-off and study team advisory team meetings will be virtual or in-person or a combination of those
3. The size of the study area and number of incorporated communities or Tribes included in the study.
4. Level of public engagement required/desired and how much of that public engagement will be in-person (whether they are scheduled or pop-up)

Scope/Type of Work	Estimated Cost
<b><i>Kick-Off Meeting</i></b>	\$9,700
<b><i>Study Advisory Team Meeting #1</i></b> (In-person)	\$7,900
<b><i>Data Collection</i></b> (includes data gathering, mapping & compiling, crash data collection & analysis & existing deficiencies analysis)	\$21,000
<b><i>Standards Development</i></b> (includes functional classifications, typical sections, access management, development of the 20-year road plan and related projects and the 20 year bike/ped plan and related projects)	\$21,000
<b><i>Pavement and Asset Management Development</i></b> (includes development of pavement and road maintenance safety inventory/schedule, and asset management system to inventory and quality control safety countermeasures i.e., road signs, culverts, delineator posts, etc.)	\$10,000
<b><i>County Wide Needs Survey</i></b> (Includes development and distribution of county-wide, community specific transportation planning and safety survey)	\$15,000
<b><i>Future Needs Analysis</i></b> (includes traffic forecasting, level of service analysis, deficiencies analysis, structures analysis, and future needs development and mapping)	\$11,500
<b><i>In-Person Public Outreach</i></b> (includes 4 scheduled public meetings, and a series of “pop-up” meetings and related survey development/calculations)	\$25,000
<b><i>Town/County Board and/or Commission Meetings</i></b> (for providing updates/draft reports and related information)	\$4,500
<b><i>Website and Virtual Engagement</i></b> (includes website development, social PinPoint development/maintenance, and website results summary)	\$8,000
<b><i>Study Advisory Team Meetings</i></b> (includes a maximum of 2 additional meetings after the first meeting that are virtual that include all consultant staff working on the plan)	\$12,000
<b><i>Final Report</i></b> (includes report development, report revisions (up to 2) & final report production that ensures the final report meets SS4A self-certification requirements provided in electronic format as well as up to 15 printed/bound reports)	\$23,000

<b>Project Management</b> (includes scheduling and coordination of both internal/external teams, invoicing, and provision of project status reports)	\$8,500
<b>TOTAL:</b>	<b>\$177,100</b>



## Narrative – Planning and Demonstration Grants

### Comprehensive Safety Action Plan

Huerfano County, Colorado is requesting **\$141,680** in safe Streets and Roads for All (SS4A) planning grant dollars for completion of a county-wide, publicly available, Comprehensive Safety Action Plan (the Plan). The County believes this is a critical first step in assessing roadway safety issues and identifying projects/strategies that reduce or eliminate roadway fatalities and serious injuries.

#### **Selection Criteria #1: Safety Impact**

Huerfano county is a rural county, encompassing 1,591 square miles with a population of 6,820 (2020 Census). There are 2 incorporated communities: Walsenburg (pop. 3,049) and La Veta (pop. 862) as well as 2 well defined unincorporated communities: Gardner (pop. 106) and Cuchara (pop. included in La Veta by Census). The county markets itself as Southern Colorado's Spanish Peak Country and borders the Sangre de Cristo Range to the west. Huerfano County experienced its largest economic boom during the early to mid-1900s with the discovery and utilization of large coal deposits. Since then, with the decline in coal reliance, there has been a steady economic decline. This has resulted in a shift in economic drivers to tourism and outdoor recreation-related activities. In addition to impact on transportation infrastructure created by tourism growth, the County has identified several areas that require work to alleviate unsafe and/or hazardous transportation infrastructure conditions.

Between 2017 and 2021, Huerfano County recorded 1,049 vehicle crashes resulting in 17 fatalities. The result is an estimated total average annual fatality rate of 13.56 (per 100,000 population) (based on DOT-FARS data). These numbers are high for a rural area and reflect a regional increase in fatalities and serious injuries. Based on the County's continued economic development and tourism strategies, supporting safety and transportation investment, the County believes this is the optimal time to complete the Plan as it will provide information needed to assess current roadway safety concerns, predict impact to safety based on anticipated growth and use of the transportation system, engage county residents in a meaningful and robust way, and support planning, construction, and policy activities that will allow for reduction or elimination of roadway fatalities and serious injuries.

#### **Selection Criteria #2: Equity**

According to the USDOT Equitable Transportation Community (ETC) Explorer, 2 of the 3 Census tracts in Huerfano County are considered disadvantaged (~4,800 individuals). The ETC also indicates that Huerfano County has an estimated 96 percent of the population experiencing transportation insecurity based heavily on transportation access (94%) followed by traffic safety (92%) and transportation cost burden (84%). Additionally, an estimated 64 percent of the population is experiencing social insecurity based heavily on an aging population (97%), lack of internet access (93%), disability (86%) and mobile home living (85%). Given commuter patterns and the demographics of those involved, this will have impact on transportation infrastructure planning and ensuring equitable application of policy and project implementation within Huerfano County.

As part of the process for creation of the Plan, Huerfano County will include robust public engagement to include multiple means/avenues by which all community members will have the opportunity to contribute. Project activities will meet selection criteria and administration goals of equity by ensuring investment in the safety needs of all community members, preventing roadway fatalities and injuries in all places, including rural communities.

### **Selection Criteria #3: Additional Safety Context:**

Huerfano County is proposing the development of a county-wide, publicly available Comprehensive Safety Action Plan that will not only meet SS4A self-certification criteria, opening doors for potential implementation funding moving forward, but will also: 1) Lead to a significant reduction or elimination of roadway fatalities and serious injuries involving various road users; 2) Employ low-cost, high-impact strategies that can improve safety over a wider geographical area; and 3) Involve engaging with a variety of public and private stakeholders. The completed plan will include:

1. Development/solidifying of leadership and an official public commitment to an eventual goal of zero roadway fatalities and serious injuries to include goals and timelines with target dates.
2. Review of membership and recruitment to the committee with oversight of Plan development, implementation, and monitoring
3. Safety analysis of existing conditions and historical trends that provide the baseline crash data as well as analysis of systematic and specific safety needs and identification of higher-risk locations.
4. Robust public engagement and incorporation of information/input into the Plan
5. Consideration of equity in analysis and in development of proposed projects and strategies.
6. Assessment of current policies, standards and plans to identify opportunities for improvement/revision.
7. Identification of comprehensive projects and strategies based on data, best practices and stakeholder input and equity considerations.
8. Identification of methods for measuring progress, including outcome data and ongoing transparency with community members and partners.

A comprehensive scope of work including individual activities to be conducted is attached.

### **Additional Considerations: Budget Costs**

Huerfano County believes the budget reflects reasonable costs to perform the activities as outlined above and in the attached scope of work. Costs include development/implementation of a robust and diverse public engagement plan to include consideration of equitable input and outreach to difficult-to-engage populations in all three incorporated communities. The County is committed to the 20 percent required match, which is available at the time of award. Should costs exceed the proposed budget estimate, the County is prepared to pay for any overruns/additional costs.



## Comprehensive Transportation Action Plan Scope of Services

### Plan Advisory Team:

Huerfano County will establish an advisory committee that will guide the Plan through completion. This Team will be charged with overseeing the Plan's development, implementation, and monitoring and will be comprised of representative parties of the County, the procured consultant team, and diverse stakeholders representing the communities and the traveling public as designated by the County.

### Plan Expectations:

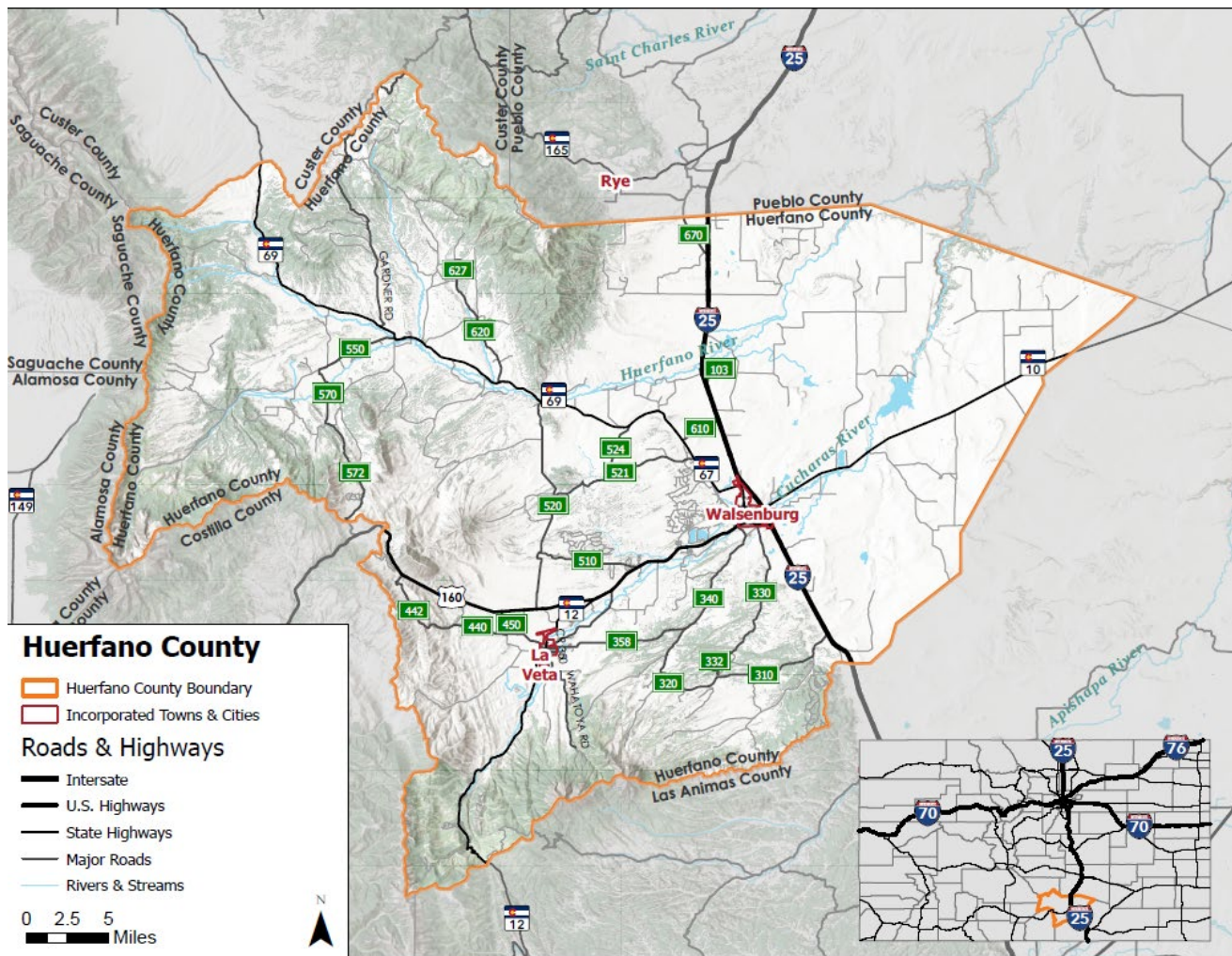
The Comprehensive Transportation Action Plan (the Plan) is expected to fulfill the following objectives:

1. Analysis of existing conditions and historical trends to baseline the level of crashes involving fatalities and serious injuries to include analysis of locations, contributing factors and crash types. Analysis will include systematic and specific safety needs and geospatial identification of higher risk locations throughout the community.
2. Assessment of current policies, standards, and opportunities seeking ways to improve safety and implement revised policies, guidelines, and community standards as appropriate.
3. Robust and meaningful engagement of the community and relevant stakeholders, including private sector and community groups and incorporation of information/feedback received into the plan. This will include considerations of equity and inclusivity and identification/engagement of traditionally underserved community members.
4. Development of feasible solutions to address those issues and needs that meet current design standards and/or traffic level of service expectations under both the current and predicted future traffic conditions while promoting a livable community that will enhance the economic and social well-being of residents. Solutions and proposed projects/strategies will be linked directly to high-risk/high-level safety concerns and to population characteristics.
5. Creation of final products for use by the County and the incorporated communities within the County which will provide guidance to implement recommended improvements and react to future development plans within the area and to support identified funding resources that will assist the community in implementation of identified policies, procedures, and infrastructure improvements.

**Plan Area:**

The area the Plan will encompass, Huerfano County, is indicated in the following map.

**Figure 1: Plan Area**





**Scope of Plan:**

The Advisory Team believes the study needs to include, but not be limited to, the following tasks:

- 1) Kick Off Meeting: The procured consultant will facilitate a kickoff meeting with the Advisory Team to confirm expectations and to finalize the work plan. This is one of three planned Advisory Team meetings.
- 2) Data Collection / Baseline Conditions Analysis: The procured consultant should prepare an approach to assess the existing transportation network within the study area.
  - a) Obtain and review current ordinances and guidelines.
  - b) Gather base mapping data.
  - c) Obtain daily traffic volume and classification counts from available MDT resources. Additional traffic count data collection is not included but may be completed under an approved amendment.
  - d) Obtain available National Bridge Inspection Standard (NBIS) data for all structures.
  - e) Gather other relevant data (transportation revenues generated for highway system maintenance, land use, design plans, photography, utilities, functional classifications, existing development plans, etc.).
  - f) Identify traffic safety problems based on a 5-year crash history and potential traffic safety issue areas based upon local knowledge.
  - g) Identify bicycle / pedestrian facilities, connections, and needs, including ADA accessibility/mobility needs.
  - h) Identify development issues outside of the Plan area that impact the transportation network.
  - i) A cursory review to identify school-related issues and needs.
  - j) A cursory review to identify railroad issues and needs.
  - k) Identify freight issues and needs.
  - l) Review existing streets/roadway design standards.
  - m) Identify existing capacity, geometric, right of way, and other deficiencies.
  - n) Develop a list of transportation issues currently facing the area.
- 3) Standards Development: The procured consultant will work with the study advisory team to update existing roadway network and cross section standards and develop a roadway network and cross section standards where lacking. This may include:
  - a) Development of a roadway classification system that meets local needs and can correspond with the FHWA functional classification system.
  - b) Confirm and develop where needed base typical cross sections for various roadway type dependent upon classification. This includes the changing of surface type.
  - c) Confirm and develop where needed access management recommendations.

- d) Development of a major road plan for 5 and 20 years in the future that includes the preferred location for future arterials & collectors within the study area.
  - e) Development of a master bicycle and pedestrian plan for 5 and 20 years in the future.
- 4) Pavement and Asset Management Development: The procured consultant will assist the town in outlining and developing an pavement and road maintenance safety inventory and schedule, as well as an asset management inventory system for roadway safety countermeasures. At a minimum, this will include:
- a) Inventory current pavement and roadways and provide an assessment of road and pavement conditions county wide.
  - b) Develop schedule for repair/replacement of pavement and roadways including detailed timeline and priority.
  - c) Identify, inventory, and quality control safety countermeasures (i.e., road signs, culverts, delineator posts, etc.) across the County footprint.
- 5) County Wide Needs Survey: The County will seek assistance in performing a County wide, transportation and safety focused needs survey. At a minimum, this will include:
- a) Pre-approved questions by the County advisory committee in a short form survey format. These questions will address transportation burdens and safety concerns across the county footprint, as well as more focused questions in targeted County areas.
  - b) Dispersal of surveys in a multi-media, multi-lingual format. The surveys will be available in multiple languages and conducted via several different mediums to ensure the largest response turnout.
  - c) The survey will guide the recommendations and provide critical public insight for the Plan.
- 6) Future Needs Analysis: The procured consultant will build upon the baseline analysis and standards developed to determine the future transportation needs within the study area. At a minimum, the Advisory Team believes this analysis will need to:
- a) Forecast traffic for 20 years along key routes based on percentage annual growth and considering forecasted changes in local land use.
  - b) Determine future levels of service (LOS) and operating conditions along key routes and intersections without improvements. This will be based on projected daily volumes and not detailed intersection analysis.
  - c) Identify capacity, geometric, right of way, and other deficiencies along key roadway routes identified for the 20-year time frame.
  - d) Identify future structural needs for NBIS structures for the 20-year time frame based upon current condition and anticipated deterioration.



- e) Identify future roadway, rail, freight, pedestrian, and bicycle transportation needs that will help promote the County as a livable and sustainable community.

- 7) Public Outreach/Engagement: The procured consultant team will prepare and facilitate a public engagement plan that will meet the specific needs of the community and will include in-person, virtual and on-line resources, and access. It is proposed there be a series of community “pop-up” meetings in which consultant team and Advisory Team members will go to various community locations in which people are already gathered to collect feedback/surveys and to provide information about the planning process.

In addition, it is proposed there be a minimum of four scheduled public meetings. Meeting dates, times, and locations will need be determined at least one month prior to the date of each public and pop-up meeting.

- Two public meetings and a minimum of 4 pop-up meetings will be held as part of the baseline conditions analysis to introduce the project and gather information pertaining to the needs and desires of town residents.
- One public meeting to be held at least 30 days prior to submitting the final report to present preliminary results and gauge public reaction to solution ideas to be included within the final report.

The consultant will allow for the public to provide input into the study for a minimum period of two weeks following public/pop-up meetings. Public comment sheets will be made available at all public meetings. The public comment sheets will include a return address. An email address will also be provided for the public to send their comments and concerns.

- 8) County Board Meetings: The consultant will provide materials to County staff for presentation of updates as needed. The consultant will provide a study summary and present recommendations during the time the Advisory Team is reviewing the draft final report.
- 9) Website and Virtual Engagement: The consultant team will work with the County to either utilize the existing County and/or Town websites or to create a website dedicated to the study. The website will be organized in such a way that will help dispense information to the public regarding the status of the study, public meeting announcements, presentations, meeting summaries, and reports. The website will also allow for public input into the study during the duration of the study. The website will be used to assist in data gathering through use of Social PinPoint. Public meeting notifications and public comment sheets will list the website address.
- 10) Advisory Team Meetings: The consultant will have a maximum three (3) meetings with the Advisory Team for Plan coordination. A face-to-face kick-off meeting should be held within 30 days of the beginning of the planning process. Other Advisory Team meetings can be held through video, web, or telephone conference technologies if desired.

- 11) Final Report: The consultant will prepare and submit a final report. The report, at a minimum, will ensure SS4A self-certification guidance and include:
- a) Summary of analysis and assessment of existing conditions, policies, plan guidelines and standards
  - b) Identification of projects needed to address existing and future deficiencies, including description of work, estimated range of year of need, and planning level cost estimates.
  - c) Highlighting of enhancements to existing transportation facilities and future roadway links.
  - d) Proposed solutions for identified problem areas.
  - e) Listing of desirable but not necessarily needed projects, including description of work and planning level cost estimates.
  - f) Prioritization for the implementation of recommended solutions based upon town input. This will align with analysis of available or proposed use of revenues and funding and will meet identified needs for equity, inclusion, and accessibility for all travelers.
  - g) A methodology for the prioritization of improvement projects
  - h) Report Deliverables: The consultant will provide the following items to the County:
    - Study updates of the study's progression due with each invoice.
    - An electronic copy for the County, in word processing format (Microsoft® Word compatible) or as Portable Document Format (Adobe® .pdf) of all draft final report(s).
    - Fifteen (15) printed copies of the final study report.
    - An electronic copy for the County, in word processing format (Microsoft® Word compatible) as well as Portable Document Format (Adobe® .pdf), of the complete final report.

After the Advisory Team's review of the draft report, the County contact person will advise the consultant team as to its acceptability and will request any changes that may be desired. It is anticipated that up to two drafts of the final report may be needed before final acceptance.

- 12) Project Management: The consultant will provide management of the project, including forecasting staff utilization, scheduling, invoicing, status reporting, and coordination.

#### **Available Information:**

The following will be made available to aid the selected consultant in performing the study if the consultant deems them needed:

- Available GIS data, including aerial photography
- Zoning Ordinances and applicable plans
- Existing Transportation Plan(s), if applicable



# From the Desk of Jeff Bolding

Item 7g.

To whom it may concern, at the Huerfano County, Commissioner Court.

My name is Jeff Bolding, Manager of Mountain Shadows Ranch LLC. We humbly request permission to lock the entrance gate to our property on County Road 312.

We will use a combination lock and will gladly provide the combination to the county.

The two land owners, who would be potentially impacted, Doug Houghton and Karl Sporleder, have already provided consent, by previous signed letters. This will not impact them because presently both parties have to unlock and lock back one gate upon each entry and exit. Operating only the gate at the primary entrance will not be a burden.

Furthermore, this solution will prevent Mountain Shadows Ranch from having to lock 8 gates and will reduce or eliminate the joy riders, vandalism, theft and trespassers from leaving gates open and comingling sorted cattle.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

 7-7-23

Jeff Bolding  
Cell 903-985-6510  
boldingj@gmail.com

## From the Desk of Doug Houghton

To whom it may concern, at the Huerfano County, Commissioner Court.

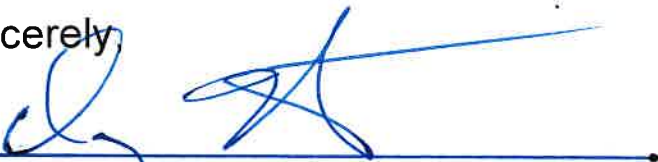
My name is Doug Houghton and I am in agreement for Mountain Shadows Ranch LLC, (The Bolding family) to be able to close and lock the entry gate.

We presently have to unlock and lock back one gate upon each entry and exit. Operating the gate at the primary entrance will not be a burden.

Furthermore, this solution will prevent Mountain Shadows Ranch from having to lock 8 gates and will reduce or eliminate the joy riders, vandalism, theft and trespassers from leaving gates open and comingling sorted cattle.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Doug Houghton

Cell 719-250-5481

doug@acornconstructioncompany.com



## From the Desk of Karl Sporleder

To whom it may concern, at the Huerfano County, Commissioner Court.

My name is Karl Sporleder and I am in agreement for Mountain Shadows Ranch LLC, (The Bolding family) to be able to close and lock the entry gate.

We presently have to unlock and lock back one gate upon each entry and exit. Operating the gate at the primary entrance will not be a burden.

Furthermore, this solution will prevent Mountain Shadows Ranch from having to lock 8 gates and will reduce or eliminate the joy riders, vandalism, theft and trespassers from leaving gates open and comingling sorted cattle.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Karl Sporleder  
Cell 719-989-1173  
lazeekds@gmail.com

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY COUNCIL OF THE CITY OF WALSENBURG AND THE BOARD OF HUERFANO COUNTY COMMISSIONERS FOR LAW ENFORCEMENT SERVICES FOR CALENDAR YEAR 2023**

This document constitutes an agreement ("Agreement") by and between the City Council and the City of Walsenburg (the "City"), a Colorado municipal corporation, and the Board of County Commissioners of Huerfano County, Colorado, the governing body of Huerfano County (the "County"), a political subdivision of the state, collectively, (the "Parties").

**WHEREAS**, Colo. Const. art. 14 § 18, and C.R.S. § 29-1-201, 203 et. seq. permit and encourage political subdivisions to enter intergovernmental agreements to provide any function, service, or facility lawfully authorized to each of the cooperating or contracting units, including the sharing of costs for the mutual benefit of both;

**WHEREAS**, C.R.S. § 30-11-410(1) provides that the governing body of a municipality and the board of county commissioners may contract to provide law enforcement services, including enforcement of municipal ordinances, by the sheriff within the boundaries of the municipality;

**WHEREAS**, public safety within the jurisdictional limits of the City of Walsenburg and Huerfano County is in the mutual interest of both entities;

**WHEREAS**, the Parties previously entered into an agreement for law enforcement services and that agreement expired ~~at the end of 2022;~~ December 31, 2022 at 11:59 p.m. ("the 2016 Agreement");

**WHEREAS**, the Parties wish to enter into a new agreement for law enforcement services ~~under substantially similar terms as for a period of 1 year while the prior City explores options for law enforcement including the opportunity to re-establishes the Walsenburg Police Department;~~

**WHEREAS**, the Parties understand and agree that under provision of a 1-year agreement the County cannot be expected to expand staffing beyond currently budgeted levels, set without consideration to providing service to the City of Walsenburg;

**WHEREAS**, the City of Walsenburg desires to obtain all reasonable and necessary law enforcement services from the County and the County desires to provide all reasonable and necessary law enforcement services to the City; and

**WHEREAS**, the County and the City desire to enter into an agreement for the provision of law enforcement in accordance with the terms herein provided. \_

NOW, THEREFORE, the City and the County agree as follows:

- 1. General Purpose.
  - a. The Huerfano County Sheriff shall provide law enforcement services within the Walsenburg corporate limits including, but not limited to,

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patrolling, issuing summons and complaints, preparing and timely delivering to the District Attorney all reports and information necessary to prosecute matters, appearance by the appropriate law enforcement officials at all court proceedings as necessary to prosecute matters, gathering and retaining evidence so as to provide for proper chain of custody, responding timely to complaints or calls, transportation of persons arrested to jail, investigation, traffic control, emergency response, civil document service, training, developing and maintaining all records and written law enforcement policies ordinarily required by law enforcement agencies, and all other tasks typically associated with and performed by a municipal police department.

- b. The law enforcement services described below will be implemented by the Huerfano County Sheriff (the "Sheriff"). It is the intent of the parties that implementation of this Agreement will not adversely impact law enforcement services provided to unincorporated portions of Huerfano County.

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~~e. As part of the implementation process, the~~

~~The~~ Sheriff will make all determinations regarding scheduling and designating the patrol area of deputies delivering services to ~~Walsenburg~~the City under this Agreement. Standards of performance, employee discipline, control of personnel providing such services and other matters incident to the performance of the services to be provided hereunder shall be in accordance with Huerfano County Sheriff's policies and procedures a copy of which will be provided to ~~the~~ Walsenburg City Council upon execution of this Agreement. The written policies and procedures will remain the property of the Huerfano County Sheriff's Department and the Sheriff will remain the legal custodian of the written policies and procedures. Any request for the documents under the Colorado Open Records Act or by subpoena shall be given to the Sheriff who will timely respond to the request or subpoena.

2. Municipal Authority.

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- a. At the effective date and time of this Agreement and for the duration of this Agreement, ~~Walsenburg~~the City grants the Huerfano County Sheriff and all sworn sheriff's deputies that are Colorado peace officers the law enforcement authority granted to any Walsenburg police officer by statute or by Walsenburg municipal ordinance to engage in law enforcement pursuant to this Agreement to enforce State law and Walsenburg ordinances within the City of Walsenburg's jurisdiction.

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- b. ~~Immediately upon proper transfer of evidence and records in a case from the Walsenburg Police Department to the Huerfano County Sheriff's Department, the Huerfano County Sheriff's Department shall be the legal~~

~~eustodian of the evidence and records for all purposes under Colorado law through the duration of this Agreement.~~

- e. ~~The Huerfano County Sheriff's Department shall be the~~ legal custodian or all evidence and law enforcement records developed in any case within the Walsenburg municipal limits commencing with the effective date of this Agreement and continuing until the termination of this Agreement and the proper transfer of such evidence and records to the Walsenburg Police Department

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3. Duties and Levels of Service.

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- a. The Sheriff will have at least one on-duty deputy responding to calls within the municipal limits of ~~Walsenburg~~the City at all times.
- b. Deputies. The number of on-duty deputies available to respond to calls will be adjusted accordingly during peak times except in extraordinary circumstances. For the purposes of this paragraph, "peak times" and "extraordinary circumstances" shall be determined in the sole discretion of the Sheriff or his designee. "Peak times" will be defined in reports presented to the Walsenburg City Council. Any changes to these definitions shall be noted in the written reports to the Walsenburg City Council as they occur.
- c. Municipal Court. The appropriate Sheriff's deputy or other Sheriff's Department representative(s) will appear in Walsenburg Municipal Court as needed to aid in the prosecution of individuals accused of ordinance violations.
- d. County and District Court. The appropriate Sherriff's deputy or other Sherriff's Department representative(s) will appear in the County and District Courts of Huerfano County, as necessary.
- e. Ordinance Criminal and Administrative Enforcement.
  - (i) The County and City acknowledge that all municipal ordinances have a criminal law component over which the municipal court has authority. The County and City also acknowledge that a limited set of Walsenburg ordinances also provide a procedure for administrative enforcement.
  - (ii) The Sheriff's Department shall enforce all ordinances where the only enforcement provided by the ordinance is criminal in nature and the ordinance does not provide authority to the City to enforce the ordinance administratively and the Model Traffic Code adopted by the City.

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(iii) The City shall enforce all ordinances where the ordinance provides an administrative enforcement procedure. Except as set forth below.

1. In any case where an administrative procedure is available and human safety is at issue, the sheriff will provide enforcement under the ordinance's criminal enforcement provision or, at the option of the city administrative enforcement to the extent necessary to assure the safety of all involved.
2. The Sheriff will also enforce the criminal component of any ordinance in a particular case upon request by the City administrative enforcement representative where the administrative enforcement has proven ineffective.

The Sheriff should cite all traffic violations contained in the Model Traffic Code under the Model Traffic Code into municipal court and not under Title 42 of the Colorado Revised Statutes.

3. Examples of ordinances that provide administrative enforcement are the city weed ordinance, dogs at large, licensing ordinances and zoning ordinances.
4. Animal Control. The Sheriff's Department will respond to dangerous animal and human safety calls related to animals within Walsenburg City limits. The City will enforce ordinances related to animal control where human safety is not an issue.

~~5. Land Use Ordinances. The City will continue to enforce all land use and associated ordinances. The Sheriff should cite all traffic violations contained in the Model Traffic Code under the Model Traffic Code into municipal court and not under Title 42 of the Colorado Revised Statutes.~~

- f. Marijuana and Liquor. The Sheriff will provide the City with reports as necessary regarding enforcement of marijuana and liquor licensing.
- g. The City of Walsenburg will provide three (3) copies of their ordinances to the Sheriff, including regular updates, and shall work with the Sheriff providing information required to assist Sheriff's employees in enforcing the ordinances.

4. Independent Contractor.

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- a. The parties agree that Huerfano County is acting as an independent contractor. All Huerfano County Sheriff's Department personnel shall be employees of the Huerfano County Sheriff's Department for all purposes and controlled by the Huerfano County Sheriff, including standards of performance and discipline.
- b. The County shall be solely responsible for the Huerfano County Sheriff's Department employees' wages, benefits, tax withholdings of all types, timely filing of all employment tax reports and payment of all employment tax deposits, filing of all Workers Compensation and Unemployment forms and payment of all Workers Compensation and Unemployment premiums.
- c. The County is solely responsible for meeting all state and federal criteria to maintain its independent contractor status and holds Walsenburg the City harmless for any claim resulting from a determination that the County is not an independent contractor.

5. Contract Administration. The parties will comply with the Colorado Criminal Justice act.

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6. Conform Laws. The County and Walsenburg the City shall, to the extent reasonable and feasible and with all due consideration for local circumstances, make diligent efforts to conform ordinances, rules and regulations to provide for consistent effective and efficient delivery of law enforcement. This shall not be interpreted to require the approval of either party of the other party's ordinances, rules and regulations.

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7. Reporting.

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- a. The Huerfano County Sheriff or his/her designee shall attend the first regularly scheduled Walsenburg City Council meeting of each quarter and provide the ~~city council~~ Walsenburg City Council with an oral and a written report of its activities within the City of Walsenburg. The written report will include but not be limited to:
  - (i) definition of "peak times";
  - (ii) any information the Huerfano County Sheriff deems relevant, appropriate, and necessary to illustrate regular and ongoing law enforcement activities and issues; and
  - (iii) addressing any questions presented in writing by the Mayor of Walsenburg or the Walsenburg City Council;



- b. The Huerfano County Sheriff or his/her designee will submit the written reports by noon on the Friday prior to the meeting.
- c. The Huerfano County Sheriff or his/her designee may meet with the Mayor of Walsenburg or the Walsenburg City Council from time to time to foster communication and enhance community policing and partnerships.

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8. Fee for Services.

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The City and County shall share the cost of law enforcement through the payment of fees by Walsenburgthe City to the County to offset the cost of law enforcement services within the City of Walsenburg as set forth below. The fees do not constitute tax revenues to the County or the imposition of debt on Walsenburgthe City.

a. ~~a.~~ 2023 Fee. WalsenburgThe City shall pay the County seven-hundred-thirteen thousand eight hundred and fifty-seven dollars (713,857.00) for the twelve-month period commencing upon the date of execution in twelve (12) equal monthly payments of \$59,488 due on or before the 20th day of each calendar month. Failure to pay will be considered a contract breach by Walsenburgthe City at the option of the County. ~~The monthly fee during the six month renewal period shall be \$59,488 due on or before the 20<sup>th</sup> day of each calendar month.~~

b. 2024 Fee. If the City exercises its right to enter into a 12-month renewal period, the City shall pay the County an annual amount not to exceed seven-hundred seventy-thousand nine-hundred and sixty-five dollars and fifty-six cents (\$770, 965.56) for the twelve-month period commencing January 1, 2024 in twelve (12) equal monthly payments of \$64,247.13 due on or before the 20th day of each calendar month. Failure to pay will be considered a contract breach by the City at the option of the County.

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~~cb.~~ Successive Years of Agreement. Should Walsenburg wish to extend this agreement past the expiration of the renewal period or enter into a new agreement for the long term provision of law enforcement services, the City and the County will negotiate to arrive at a mutually agreeable situation.

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~~(i) Negotiations. Walsenburg and County shall negotiate amendments to the fee annually with negotiations to commence September 15 and conclude prior to November 15 each year to allow the parties to appropriately budget. If the parties fail to agree by October 20, they shall enter mediation as provided in this Agreement.~~

~~(ii) Basis. The basis for any modification to the fee shall be the actual cost of services provided by County to Walsenburg.~~

~~(iii) Maximum Increase. The annual fee amount shall not increase by more than the rate of "Inflation" as defined in Colo. Const. art. X § XX(Z)(f) unless Walsenburg requests additional services in which case the cost of providing the additional services shall increase the maximum annual increase by that cost in addition to the increase in the Denver Boulder Greeley CPI referenced in Colo. Const. art. X § XX(2)(f).~~

~~(iv) Amendment. Any decrease or increase in the annual fee shall be in writing executed by the parties as provided by law and shall constitute an amendment to this Agreement.~~

de. Civil Service Fees

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(i) Legal documents, including, but not limited to, subpoenas, summons and legal paperwork not generated by the Huerfano County Sheriff's Office, that require service shall be handled as follows.

1. ~~Walsenburg~~The City will provide legal documents that require service to the Huerfano County Sheriff's Office.

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2. The Huerfano County Sherriff will serve only legal documents required to be served in Huerfano County.

3. ~~Walsenburg~~The City will pay for civil service in addition to the fees set forth above. Fees will be charged to ~~Walsenburg~~the City pursuant to the Huerfano County Sheriff's Office fee schedule that is based upon the Colorado Revised Statutes.

9. Property-Ownership and contribution.

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~~b. All radios, communication equipment, and other equipment shall remain property of the City and the County shall maintain possession and be responsible for all maintenance and repairs for the duration of this Agreement.~~

~~(i) "Equipment" means any personal property item acquired by the Walsenburg police department, and not by any individual, purchased for fifty dollars (\$50.00) or more; "equipment" also includes belts, long guns, shotguns, and tasers regardless of acquisition cost.~~

~~(ii) The Sheriff's Department shall maintain records of all equipment, including capital expenses, purchased during the term of this Agreement. The records shall include date of acquisition, description, serial numbers and purchase price.~~



- e. ~~The Sheriff shall maintain a record of equipment purchased to replace existing equipment. The record shall include information on the equipment purchased and the equipment replaced.~~
- d. ~~Surplus equipment belonging to either party at the time this contract is executed shall be kept or returned to the party owning it before this agreement was executed.~~
- e. ~~Upon termination of this Agreement, all original equipment and all equipment purchased to replace original equipment will be returned to the party that owned the original equipment on the effective date of this Agreement.~~

f.

As soon as practical after execution of this Agreement, the County will return all original equipment to the City and issue a payment of \$10,000 to the City for all equipment not returned. The parties agree that after this payment the County is responsible for the proper provisioning of law enforcement personnel employed by the County and that all equipment purchased by the County is the sole property of the County.

10. Vehicles.

- a. Vehicles owned by each party shall remain in the possession of and the property of the party that owned the vehicle on the effective date of this Agreement. The Parties confirm that the County did not accept possession of any vehicles from the City.
- b. The County shall retain ownership of all vehicles purchased during the duration of this, or any subsequent agreement.

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11. Duration.

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- a. ~~This agreement shall be in effect for a period of one (1) year from the 1<sup>st</sup> day of January 2023 until the date of execution of the agreement unless terminated as provided set forth in section 11(c) below.~~
- b. ~~Termination. Either party may terminate this Agreement or any extension of this Agreement by giving the other party written notice 30 days prior to the requested termination date unless both parties waive this notice provision in which case the County will return to the City all equipment.~~
- eb. ~~Regardless of the dates signed below the effective date of this agreement shall be the first day of January 2023.~~
- c. ~~Termination. This agreement shall terminate at 11:59 p.m. of the 31<sup>st</sup> day of December, 2023.~~
- d. ~~Renewal and Modification. This agreement shall renew for a period of six (6) months without affirmative action of the parties unless termination notice is given as set forth in paragraph 11(b) above up to six a year (126) months commencing January 1, 2024 and terminating December 31, 2024 at the request of the City and the concurrence of the County. The County may request a fee increase not to exceed 8 percent of the yearly fee amount to continue the agreement. If the City does not agree to that increase, the parties will enter mediation to determine a fee for the extension period.~~

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12. Indemnification.

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- a. ~~In executing this agreement, Huerfano~~The County does not assume liability or responsibility for or in any way release ~~Walsenburg~~the City from any liability or responsibility, which arises in whole or in part from the existence, validity or effect of Walsenburg City ordinances, rules or regulations. If any such cause or claim, suit, action or administrative proceeding is commenced, ~~Walsenburg~~the City shall defend the same at its sole expense, and if judgment is entered or damages are awarded against ~~Huerfano~~the County, ~~Walsenburg~~the City, or both, ~~Walsenburg~~the City shall satisfy the same. This paragraph shall not apply where ~~Walsenburg~~the City modifies or drafts an ordinance to conform ~~its~~ ordinance to a Huerfano County ordinance, rule or regulation.
- b. ~~In executing this agreement, Walsenburg~~the City does not assume liability or responsibility for or in any way release ~~Huerfano~~the County from any liability or responsibility, which arises in whole or in part from the existence, validity or effect of Huerfano County ordinances, rules or



regulations. If any such cause, claim, suit, action or administrative proceeding is commenced, ~~Huerfano~~the County shall defend the same at its ~~sole~~ expense, and if ~~Judgment~~judgment is entered or damages are awarded against ~~Walsenburg, Huerfano~~the City, the County, or both, ~~Huerfano~~the County shall satisfy the same.

- c. ~~Huerfano~~The County will maintain general liability insurance to cover any act or failure to act of the County or any of its elected or appointed officers, agents or employees while providing law enforcement under this Agreement and naming the City of Walsenburg as an additional insured. ~~Huerfano~~The County shall indemnify and hold harmless ~~Walsenburg~~the City and its elected and appointed officers, agents and employees, or any of them, from and against any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from a negligent act or omission of ~~Huerfano~~the County, its elected or appointed officers, agents and employees in performing services pursuant to this agreement.

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- (i) In the event that any suit based upon such a claim, actions, loss or damage is brought against ~~Walsenburg~~the City, or ~~Walsenburg~~the City and ~~Huerfano~~the County, ~~Huerfano~~the County shall defend the same at ~~its~~its sole cost and expense; and ~~if~~if final judgment be rendered against ~~Walsenburg~~the City and its officers, agents and employees, ~~Huerfano~~the County shall satisfy same.

- d. ~~Walsenburg~~The City shall indemnify and hold harmless ~~Huerfano~~the County and its officers, agents and employees, or any of them, from and against any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, which are caused by or result from a negligent act or omission of ~~Walsenburg~~the City, its officers, agents and employees in performing services pursuant to this agreement.

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- (i) In the event that any suit based upon such a claim, actions, loss or damage Is brought against ~~Huerfano~~the County, or ~~Huerfano~~the County and ~~Walsenburg, Walsenburg~~the City, ~~the City~~ shall defend the same at its sole cost and expense; and if final judgment be rendered against ~~Huerfano~~the County and ~~its~~its officers, agents and employees ~~Walsenburg~~the City shall satisfy same.

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- 13. Disputes. In the event of a dispute arising from or related to this agreement, in good faith the parties shall submit the dispute for resolution to a mutually agreeable mediator and shall equally share the mediator's fee. In the event the parties cannot resolve the dispute in mediation, ~~and either party initiates a lawsuit, the prevailing party shall be entitled to court costs and reasonable attorney's fees, including those costs incurred in anticipation of litigation and fees and costs~~

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~~incurred in appeal of any final determination. If either party chooses to seek injunctive relief to enforce the provisions of this agreement, the parties waive any requirements of bond. Venue shall be Huerfano County, Colorado. The Parties shall submit to binding arbitration.~~

- 14. Survival Clause. In the event one or more of the provisions of this agreement are held to be illegal or unenforceable, it shall not result in the invalidation of any other portion of this agreement.
- 15. State Auditor's Office. The City Clerk of Walsenburg and the County Clerk shall each forward a copy of this agreement to the State Auditor's Office for the State Auditor's information and concurrence with regard to the financial arrangements set forth in this agreement and shall take any other actions deemed necessary to comply with Colorado State Statutes.
- 16. Cost of Service and Revenues. The parties hereto have considered the anticipated cost of services and the anticipated and potential revenues to fund those services ~~in~~ negotiating this agreement.
- 17. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the City not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

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~~Approved~~

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Signature Page

APPROVED by the Walsenburg City Council on the \_\_\_\_ day of \_\_\_\_\_,  
2023.

\_\_\_\_\_  
~~Riek Jennings, Acting~~ Gary Vezzani, Mayor

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APPROVED by the Huerfano County Commissioners this \_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
~~John Galusha~~, Chair

\_\_\_\_\_  
~~Arica Andreatta~~, Commissioner

\_\_\_\_\_  
~~Karl Sporleder~~, Commissioner

APPROVED by the Huerfano County Sheriff this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Bruce Newman, Huerfano County Sheriff

John Galusha, Chairman  
 Arica Andreatta, Commissioner  
 Karl Sporleder, Commissioner



Item 8a.

**HUERFANO COUNTY GOVERNMENT  
 ADMINISTRATOR’S REPORT**

**Date:** July 11, 2023  
**To:** Huerfano County Board of County Commissioners  
**From:** Carl Young, County Administrator  
**Re:** Report for the July 11 Regular BOCC Meeting

Commissioners please accept the following report of accomplishments, updates, and upcoming activities.

**Fourth of July Fireworks**

Last Tuesday, the County put on an Independence Day Fireworks Show at Lathrop State Park. The one-hour show went smoothly thanks to the hard work of a great group of Volunteers and County Staff and the Huerfano County Fire Protection District.

**611 Main Gym Project**

We are finalizing building permits and contractor schedules for the 611 Main Gym Project. Our goal is to begin renovations in mid-July.

**Huajatolla Canyon**

Land Use Director Sky Tallman has been meeting with a committee of property owners in Huajatolla Canyon met to discuss the formation of an entity (a co-op, non-profit, LLC or trust) to be able to receive or purchase County land surrounding parcels in upper Huajatolla Canyon. This was the first of three scheduled meetings. Subsequent meetings will be held on July 7 and July 28. Some members of the community are going to seek legal advice on the advantages or disadvantages of different types of entities, but the community seemed mostly supportive of the idea of creating an entity to receive land.

**Proposition 123 Baseline Commitment**

I have been working through options and impacts for the Prop 123 Baseline Commitment. The portal to file a commitment for a jurisdiction is open now and need to be filed by this November. No funding is immediately available by completing the commitment, but it does make a jurisdiction eligible for funding that may be available before the deadline. My current analysis is our choices when filing the commitment dictate the income limits of potential homebuyers and renters as well as the number of units we have to commit to seeing built in the County. A higher income limit means a larger commitment.

<i>Selected Median Income Source</i>	Huerfano County	Pueblo County	Regional AMI	State AMI
<i>Selected Source Median Income</i>	\$56,800	\$68,600	\$74,000	\$82,254
<i>Max Homebuyer Income</i>	\$56,800	\$68,600	\$74,000	\$82,254
<i>Max Renter Income</i>	\$34,080	\$41,160	\$44,400	\$49,352
<i>Annual Goal</i>	3	5	6	6
<i>3-year Goal</i>	10	15	17	19



<i>Maximum for Sale Price</i>	\$269,042	\$342,079	\$375,503	\$426,592
<i>Maximum Affordable Rent</i>	\$852	\$1,029	\$1,110	\$1,234

### **Upcoming Projects and Grants**

The Department of Local Affairs (DOLA) has opened the second 2023 cycle of their Energy/Mineral Impact Assistance Fund Grant which includes three set asides: (1) Main Street LIVE: Livability Investments for Vibrant Economies; (2) Climate Resilience Challenge Grants; and (3) More Housing Now and Land Use Initiative. My current focus is on two projects. The Fox Theatre Walsenburg State of Good Repair Project and the Renovation of 129 Kansas into our Dispatch and Emergency Operations Center.

The Fox Theatre project would finish the work we were not able to complete in the current phase of the project, which includes masonry, fire escape, and marquee repairs. Depending on costs the project new HVAC system, solar panels, upgrades to the stage and lighting, bathroom expansion, upgrades to seating, and a renovation of the concession area. I believe this project will compete well in the Main Street Live set-aside. The Fox will also submit a grant to History Colorado to fund historic preservation portions of the project and a conversation with History Colorado indicates that should be a competitive application.

The 129 Kansas Project is an adaptive reuse project that we believe speaks well to the Climate Resilience Challenge set-aside. After meeting with DOLA about the project, we might need to either expand the scope and/or rethink how we will use the space to make the project more competitive. DOLA introduced us to the concept of a resiliency hub and it does not seem far from our current concept for the use of the building.

We are also looking for funding for the infrastructure improvements required to move the Gardner Main Street Project and other housing projects forward. In addition to the Housing Now Set Aside, DOLA has the Strong Communities Grant open. Both can be used to fund Housing Infrastructure such as water, sewer, or sidewalks. We will be meeting with DOLA in the coming days to evaluate which projects fit best in which program and if it is wise to compete in all three set-asides.



# TECHNICAL UPDATE

Volume 27 Number 26 | June 27, 2023

## Protecting Opportunities and Workers' Rights Act

A multi-year effort to strengthen Colorado workplace harassment law was signed by Gov. Jared Polis on June 6, 2023. The Protecting Opportunities and Workers' Rights Act, [SB23-172](#), makes it easier for people to file workplace harassment claims by loosening the legal standard.

The POWR Act states that all Coloradans should have an equal opportunity to succeed in the workplace and are free from discrimination and harassment based on their protected status. Under the POWR Act, harassment would no longer need to be severe or pervasive to merit a claim. Protected status includes a person's disability, race, creed, color, sexual orientation, gender identity, gender expression, marital status, religion, age, national origin, or ancestry.

### HIGHLIGHTS INCLUDE:

- Directs the Colorado civil rights division to include harassment as a basis or description of discrimination on any charge form or charge intake.
- Expands harassment to include "unwelcome physical or verbal conduct or any written or visual communication directed at an individual or group because of said membership in or perceived membership in a protected class."
- Conduct constitutes harassment if:
  - Submission to the conduct or communication is explicitly or implicitly made a term or condition of the individual's employment.
  - Submission, objection to, or rejection of the conduct or communication is used as a basis for employment decisions affecting the individual.
  - The conduct or communication has the purpose or effect of unreasonably interfering with the individual's work performance or creating an intimidating, hostile, or offensive working environment.
- Clarifies employment practices for persons with disabilities persons with disabilities, that it is not discriminatory or unfair for an employer to refuse to hire, discharge, or promote if no reasonable accommodation can be made regarding the disability that would allow the individual to satisfy the essential functions of the job.
- Adds protection against discrimination based on marital status.
- Places limitations on agreements between employers and employees that contain nondisclosure agreements or confidentiality provisions. Specifically, if any agreement that limits an individual's ability to disclose an alleged discriminatory or unfair employment practice.
- Limitation on Affirmative Defenses of the employer if an employee can prove harassment by a supervisor. Unless the employer can establish that it has a "program that is reasonably designed to prevent harassment, deter future harassers and protect employees from harassment."

**SAVE THE DATE:** CTSI will host a lunch and learn webinar on July 24, 2023, regarding the POWR Act and how to update your trainings and policies.

### WHAT THIS MEANS FOR COUNTIES

The measure's passage defines more explicitly the factors that should be considered in determining harassment, and it protects businesses from liability if they have harassment prevention programs and take reasonable actions to respond and address harassment complaints. CTSI suggestions include:

- Update anti-discrimination / anti-harassment policy and employee handbook to meet the new definitions, reporting, and investigation process as well as recordkeeping procedures.
- Develop harassment training for staff to include Colorado laws, county policy and procedures for reporting, investigating, and recordkeeping with signed acknowledgment from staff.
- Post job descriptions with clearly identified essential functions, including specific physical and mental requirements of work to be performed.
- Create a designated repository for written and oral discrimination complaints, including incident date, identities of those involved, complaint summary, and investigation outcome.



# TECHNICAL UPDATE

Volume 27 Number 27 | July 5, 2023



## USE OF DRONES

Inquiries about the liability in the use of drones (unmanned aerial vehicles) continue to grow as interest in the use of drones rises. Members of the Colorado Counties Casualty and Property Pool (CAPP) should be aware that your CAPP coverage excludes aircraft operations, and the use of drones falls under this language. So, if you are operating a drone involved in an accident with an individual or property, your CAPP coverage will not cover that exposure.

Further, many drones have expensive equipment attached, such as cameras. That property would not be covered under CAPP but might be included in specialty drone hull insurance. However, this coverage is extremely limited and expensive. If you have county-owned land that drone enthusiasts use, you are exposing your county to liability for premises medical pay. Even if the county is not directly involved in the drone's operation, the county could be liable for premises medical pay for injuries for failing to adequately safeguard invitees even if there are other potentially liable parties involved. Your CAPP insurance provides coverage for premises medical pay. CAPP would not cover the exposure of the hobbyists using your grounds.

### FEDERAL AVIATION ADMINISTRATION

The FAA collaborates with industry and communities to advance drone operations and integrate them into the national airspace. All drone pilots, new or experienced, benefit from rules and safety tips to help you fly safely. More importantly, drone safety is the law. Find relevant resources below according to how you use your drone. Whether you're a [public safety drone operator](#), [certificated remote pilot](#), [model aircraft flyer](#), or a [drone racer](#), you're in the right place to learn about integrating these new entrants into our national airspace system.

#### Fun Facts: Drones by the Numbers

869,472 Drones Registered  
 348,057 Commercial Drones Registered  
 516,835 Recreational Drones Registered  
 4,580 Paper Registrations  
 331,573 Remote Pilots Certified  
 518,104 TRUST Certificates Issued



### WHAT THIS MEANS FOR COUNTIES

Specialty insurance policies might be available for drone operations to cover potential liabilities depending on several factors, including whether the drone(s) are properly authorized by the FAA with a Certificate of Authorization (COA) or with an exemption under the Special Authority for Certain Unmanned Systems rule (49 U.S.C. §44807).

For further information on drone coverage, contact the pool's broker for aviation coverage:  
 Tracy Paladino  
 Gallagher Client Service Supervisor  
 (303) 889-2614  
 Tracy\_Paladino@AJG.com

For additional information about the use of drones by counties, contact CTSI at (303) 861-0507



To: County Commissioners

From: JoAnn Groff, Property Tax Administrator  
Jim Brown, Manager State Assessed Properties

Re: 2023 Notice of Valuation

Date: July 1, 2023

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### MEMORANDUM

Enclosed is the 2023 state assessed Notice of Valuation and a listing of state assessed companies, their addresses, and contacts for your county. Any company that qualifies for the exemption granted by 39-3-119.5, Colorado Revised Statutes has been omitted from this list. The mailing list is current and contains changes that have occurred since last year. Use of old mailing addresses could cause tax bills and mail being returned to you. **The final state assessed Notice of Value will be mailed on August 1, 2023.**

**If you disagree with the valuation, you must file a protest, either in writing or by e-mail, on or before July 15, 2023, with the Property Tax Administrator, 1313 Sherman Street, Suite 419, Denver, CO 80203. Failure to file a protest waives your right to appeal the 2023 valuation.** Laws concerning the appeal process are found in Title 39, Article 4, Colorado Revised Statutes.

Formal hearings before the Property Tax Administrator are scheduled through Monday, July 24, 2023. Please contact Jim Brown at [jim.brown@state.co.us](mailto:jim.brown@state.co.us), to schedule a hearing. You may appear in person or schedule a telephone conference call. Please schedule your hearing as soon as possible.

You may attend any hearing regarding any state assessment located in your county. However, you will be required to provide us with a letter of confidentiality if you request copies of the valuation work papers and/or accompanying exhibits. We will e-mail you a blank confidentiality form template at your e-mail request.

The Property Tax Administrator and staff will consider any documentation submitted with your protest. We would appreciate receiving a copy of your documentation prior to the hearing. Please bring four copies of any documentation that you wish to hand out at the hearing.





# Colorado State Assessed Property - Private Carline

## First Notice of Valuation - County Summary

July 1, 2023

### HUERFANO

ID	Company Name	\$ Assessed	\$ Actual
PC099	ADM Transportation Company	\$2,400	\$8,600
PC930	Ag Processing Inc. a Coop.	\$600	\$2,200
PC180	Air Liquide Industrial US, LP	\$600	\$2,200
PC215	American Industrial Transport, Inc	\$22,900	\$82,100
PC101	American Soda, LLC	\$7,200	\$25,800
PC927	Americas Styrenics	\$500	\$1,800
PC692	Arizona Electric Power Coop	\$1,500	\$5,400
PC921	Big West Oil, LLC	\$8,800	\$31,500
PC996	Browner Turnout Co	\$600	\$2,200
PC720	Bunge North America	\$1,000	\$3,600
PC553	Cargill, Inc	\$8,200	\$29,400
PC232	Carmath, Inc	\$1,000	\$3,600
PC131	Chevron Phillips Chemical Company	\$900	\$3,200
PC130	Chevron USA Inc	\$1,900	\$6,800
PC132	Chicago Freight Car Leasing	\$5,100	\$18,300
PC143	CIT Group/Equipment Financing, Inc	\$127,900	\$458,400
PC039	Compass Minerals America, Inc	\$7,200	\$25,800
PC137	Consumer Energy	\$400	\$1,400
PC917	Covia Rail, LLC	\$2,000	\$7,200
PC702	Cryo-Trans, LLC	\$6,900	\$24,700
PC416	EM Resources LLC	\$1,300	\$4,700
PC189	Enkay Leasing US, LLC	\$600	\$2,200
PC148	Equistar Chemicals, LP	\$700	\$2,500
PC151	Exxon Mobil Corporation	\$4,000	\$14,300
PC519	Fayette Power Project c/o Lower Co. River Auth.	\$39,600	\$141,900
PC162	GATX Corporation	\$93,300	\$334,400
PC521	Genesis Alkali Wyoming, LP	\$1,000	\$3,600
PC709	Greenbrier Management Services, LLC	\$90,900	\$325,800
PC175	Halliburton Energy Services, Inc	\$9,700	\$34,800
PC445	Heartland Rail, LLC	\$500	\$1,800
PC888	Holcim (US) Inc	\$8,800	\$31,500
PC261	Ineos USA, LLC	\$1,400	\$5,000
PC841	Infinity Transportation 2020-1, LLC	\$17,500	\$62,700
PC280	JAIX Leasing Company	\$800	\$2,900
PC977	KBX Rail, LLC	\$800	\$2,900
PC199	Kennecott Utah Copper, LLC	\$700	\$2,500
PC347	Loram Maintenance of Way Inc	\$14,500	\$52,000
PC911	Lower Colorado River Authority	\$13,900	\$49,800
PC999	Midwest Railcar Corporation	\$9,000	\$32,300
PC214	Mitsui Rail Capital, LLC	\$9,700	\$34,800
PC268	National Gypsum Services Company	\$800	\$2,900
PC905	Nucor Logistics, LLC	\$1,800	\$6,500
PC226	Occidental Chemical Corporation	\$1,000	\$3,600
PC040	Phillips 66 Company	\$1,500	\$5,400
PC103	Plains Marketing, LP	\$61,200	\$219,400
PC068	PNW Railcars, Inc	\$5,100	\$18,300

<b>ID</b>	<b>Company Name</b>	<b>\$ Assessed</b>	<b>\$ Actual</b>
PC600	Progress Rail services Corporation	\$1,400	\$5,000
PC926	Rampart Range Corporation	\$900	\$3,200
PC849	Residual Based Finance Corporation	\$1,300	\$4,700
PC462	Riverside Rail, LLC	\$900	\$3,200
PC365	Safety-Kleen Systems, Inc	\$800	\$2,900
PC298	Savage-Tolk Energy Services	\$10,100	\$36,200
PC201	Schlumberger Technology Corporation	\$1,300	\$4,700
PC200	Searless Valley Minerals	\$600	\$2,200
PC258	Shell USA Inc	\$1,000	\$3,600
PC877	SMBC Rail Services, LLC	\$33,000	\$118,300
PC333	Southwest Rail Industries, Inc	\$2,900	\$10,400
PC108	Stonebriar Commercial Finance, LLC	\$2,200	\$7,900
PC183	The Boeing Company	\$800	\$2,900
PC273	The Dow Chemical Company	\$500	\$1,800
PC446	The Instar Group, LLC	\$4,000	\$14,300
PC978	Trinity Chemical Leasing, LLC	\$8,800	\$31,500
PC278	Trinity Industries Leasing Company	\$264,800	\$949,100
PC275	TTX Company	\$78,600	\$281,700
PC840	Valero Terminaling and Distribution Company	\$1,900	\$6,800
PC447	Vistra Energy Corp	\$1,500	\$5,400
PC220	Wells Fargo Rail Corporation	\$112,100	\$401,800
PC295	Western Fuels Association Inc	\$3,600	\$12,900
PC270	Westlake Corporation	\$900	\$3,200
<b>TOTALS</b>		<b>\$1,131,600</b>	<b>\$4,056,400</b>



**Colorado State Assessed Property**  
**First Notice of Valuation - County Summary**  
 July 1, 2023

**HUERFANO**

ID	Company Name	\$ Assessed	\$ Actual	5.5% Limit	Tabor Actual
TX 414	ACN Communications Services, LLC	\$100	\$400	\$0	\$0
TL 369	AT&T Communications, Inc.	\$100	\$400	\$0	\$0
TM439	AT&T Mobility and New Cingular	\$656,400	\$2,352,700	\$0	\$0
EG045	Black Hills (Busch Ranch II Wind)	\$1,920,100	\$7,273,100	\$0	\$0
EG498	Black Hills Colo. Elec. (Busch Ranch I Wind)	\$1,231,900	\$4,666,300	\$0	\$0
EG465	Black Hills Colo. Elec. (Peak View Wind)	\$2,470,900	\$9,359,500	\$0	\$0
EL 058	Black Hills Colorado Electric, LLC	\$888,600	\$3,184,900	\$0	\$0
EG339	Black Hills Colorado Wind LLC	\$608,000	\$2,303,000	\$0	\$0
TR 469	Blanca Telephone Company	\$40,900	\$146,600	\$0	\$0
TX 571	Bullseye Telcom, Inc.	\$300	\$1,100	\$0	\$0
RR345	Burlington Northern & Santa Fe Railway Company	\$16,673,600	\$59,762,000	\$0	\$0
TM455	Cellco Partnership dba Verizon	\$248,500	\$890,700	\$0	\$0
PT 328	Colorado Interstate Gas Company	\$2,594,200	\$9,298,200	\$0	\$0
TM810	Commnet Wireless, LLC	\$13,100	\$47,000	\$0	\$0
TX 748	Consumer Cellular, Inc	\$17,200	\$61,600	\$0	\$0
TX 545	DishNet Wireline, LLC	\$600	\$2,200	\$0	\$0
TX 998	Google North America, Inc. dba Google Fi	\$5,000	\$17,900	\$0	\$0
EG063	Huerfano River Wind LLC	\$373,400	\$1,414,400	\$0	\$0
TL 923	Lumen CenturyLink Communications	\$126,500	\$453,400	\$0	\$0
TR 473	Lumen CenturyTel of Eagle	\$617,500	\$2,213,300	\$0	\$0
TL 393	Lumen Qwest Corporation	\$708,700	\$2,540,100	\$0	\$0
TL 390	MCI Communications Services, LLC	\$18,800	\$67,400	\$0	\$0
TL 391	MCI Metro Access Transmission Services	\$15,600	\$55,900	\$0	\$0
TX 282	Mint Mobile	\$1,800	\$6,500	\$0	\$0
TM820	NE Colorado Cellular, Inc. dba Viaero Wireless	\$328,600	\$1,177,800	\$0	\$0
PT 327	Oxy USA Inc (Sheep Mountain Pipeline)	\$1,418,500	\$5,084,200	\$0	\$0
ER087	San Isabel Electric Assn., Inc.	\$4,502,800	\$16,139,100	\$0	\$0
RR352	San Luis & Rio Grande Railroad - BIA	\$461,200	\$1,653,000	\$0	\$0
TR 219	SECOM, Inc	\$116,800	\$418,600	\$0	\$0
TL 159	Securus Technologies, LLC	\$7,200	\$25,800	\$0	\$0
TL 429	Spectrum Advanced Services	\$41,300	\$148,000	\$0	\$0
TX 965	Telecom Management Inc.	\$100	\$400	\$0	\$0
TR 488	The Rye Telephone Company - BIA	\$44,600	\$159,900	\$0	\$0
TM449	T-Mobile West Corporation	\$31,900	\$114,300	\$0	\$0
ER093	Tri-State Gen & Transm Assoc	\$2,564,700	\$9,192,500	\$0	\$0
RR361	Union Pacific Railroad Company	\$10,173,800	\$36,465,200	\$0	\$0
TX 182	UVNV Inc dba Ultra Mobile	\$100	\$400	\$0	\$0
TL 224	Zayo Group, LLC	\$112,200	\$402,200	\$0	\$0
<b>TOTALS</b>		<b>\$49,035,600</b>	<b>\$177,100,000</b>	<b>\$0</b>	<b>\$0</b>

**DATE:** June 26; 11:00 am – 12 noon

**WORK IN PROGRESS:** None during site visit

**PRESENT AT SITE:** Mike Madone, Dan Rathbun/Mountain Masonry; Danielle Lewon/SHF; Donald Harvey/ANA; Tim and Kris Hoehn/HAPC

**DISTRIBUTION:** All present; Carl Young, Kim Trujillo/Huerfano County; Kate McCoy/CPI

**NOTES/OBSERVATIONS:**

1. Samples of the replacement stone were provided for review.
  - a. The stone was sourced from Pine's Stone Company in Carbondale, Colorado. The stone was quarried in Tennessee and is called Appalachian Brown.
  - b. The stone is slightly darker than the existing stone, but the masons found that sandblasting lightens it up, matching the existing stone more closely.
  - c. Pine's Stone both cut and tooled the replacement stone. Most of the stone currently on site was cut with the bedding planes oriented vertically, which may have been done for ease in tooling. However, this bedding plane orientation allows for cracking and delamination. Ideally, future stone should be cut with the bedding planes oriented horizontally.
    - i. One of the large lintel stones is cracked, which may have occurred in transport, so it will be replaced. The stone may be able to be cut beyond the crack and used in another location. (Re: Photo #4.)



Photo #1: Scaffolding was erected to allow the masons access to all areas of the east elevation. The front entry remains open to the public.



Photo #2: The stone was sandblasted at its end to match the color of the original stone more closely. A sample of the tooling at the radiused top surface of the water table stones was approved.

2. Mock-ups were provided for review.
  - a. A sample of tooling on the radiused top surface of a stone at the water table was approved. (Re: Photo #2.)
  - b. A corner of the southeast entry porch column was patched with Jahn mortar. A custom color to match the stone has been ordered but was not available for this mock-up. The tooling was approved with future review to occur when the custom color is available. (Re: Photo #5.)



- c. Two different mortar pointing samples were provided for review; one sample reflects the mortar mix and color used on the tower while the other sample is whiter in color. The mortar used at the tower, which was previously approved, was chosen. (Re: Photo #3.)



Photo #3: An area of the east wall was used for two mortar pointing samples. The mortar approved for the tower was selected.



Photo #5: A corner of the entry porch column was patched with the tooling approved. Jahn mortar matching the stone will be provided.



Photo #4: A load of replacement stones was delivered to the site. The large lintel stone at the bottom of the pile is cracked along one of the bedding planes.

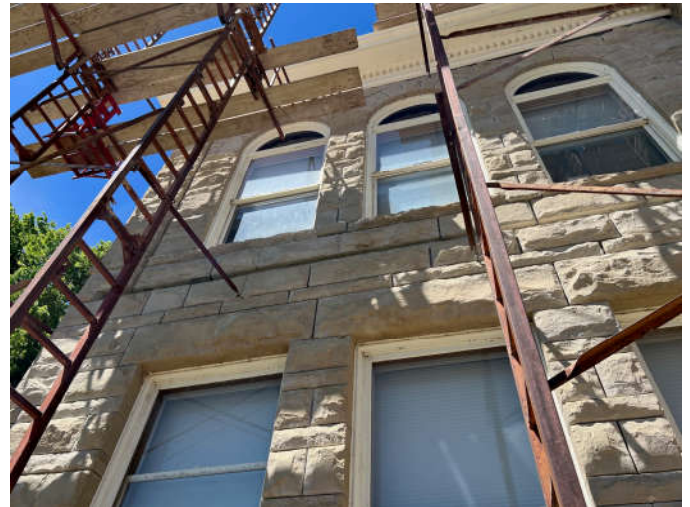


Photo #6: A replacement stone was laid between two second floor window sills. The new stones should align with the adjacent existing stones.

3. As noted in Field Report No. One, a stone at the south side of the east wall was called out to be refaced. When the stone was removed, it was discovered that it is too thin to reface so the consensus was to replace the stone in its entirety. Dan has found that the stones vary in thickness so there may be other similar conditions where refacing was specified but replacement will be required. Donald noted

that some pinning with stainless steel rods to secure the new stone to the back-up stone may be required where stones are refaced.

4. A replacement stone was provided between two window sills on the second floor. It should be laid to align with the adjacent stone sills rather than at the original projected (uneroded) location. (Re: Photo #6.)
5. An existing vent on the south wall of the main east entry should be retained.
6. Mike indicated that the project will be completed by the beginning of November.

End of Field Report No. Two





Item 9g.

Sun 7/9	Mon 7/10	Tue 7/11	Wed 7/12	Thu 7/13	Fri 7/14	Sat 7/15
	La Veta 4H - Fans & Insulation · 0% Complete · Mon, Jul 10, 2023 - Fri, Jul 14, 2023					⋮
	Walsenburg Community Center - Ladder Install · 0% Complete · Mon, Jul 10, 2023 - Fri, Jul 14, 2023					⋮
					Walsenburg Community Center - Solar Safety Set Up · 0% Complete · Fri, Jul 14, 2023	⋮



Sun 7/16	Mon 7/17	Tue 7/18	Wed 7/19	Thu 7/20	Fri 7/21	Sat 7/22
	<p><b>Walsenburg Community Center - Solar</b> · 0% Complete · Mon, Jul 17, 2023 - Fri, Jul 21, 2023</p>					<p><b>Gardner Road and Bridge - Building Envelope</b> · 0% Complete · Sat, Jul 22, 2023</p>
	<p><b>La Veta 4H - Fans &amp; Insulation</b> · 0% Complete · Mon, Jul 17, 2023 - Fri, Jul 21, 2023</p>					
	<p><b>Walsenburg Community Center - Solar</b> · 0% Complete · Mon, Jul 17, 2023 - Fri, Jul 21, 2023</p>					
	<p><b>Walsenburg Community Center - Ladder Install</b> · 0% Complete · Mon, Jul 17, 2023 - Tue, Jul 18, 2023</p>		<p><b>Law Enforcement Center - Safety Rail</b> · 0% Complete · Wed, Jul 19, 2023 - Fri, Jul 21, 2023</p>			
	<p><b>McKinstry FCA Team - Building Visits for Photos</b> · 0% Complete · Mon, Jul 17, 2023 - Tue, Jul 18, 2023</p>			<p><b>Walsenburg Courthouse - Domestic Water Upgrades</b> · 0% Complete · Thu, Jul 20, 2023</p>	<p><b>Walsenburg Community Center - Domestic Water Upgrades</b> · 0% Complete · Fri, Jul 21, 2023</p>	
	<p><b>Walsenburg Waste Transfer Station - Domestic Water Upgrades</b> · 0% Complete · Mon, Jul 17, 2023</p>	<p><b>Law Enforcement Center - Domestic Water Upgrades</b> · 0% Complete · Tue, Jul 18, 2023 - Wed, Jul 19, 2023</p>				
	<p><b>Fox Theater - Domestic Water Upgrades</b> · 0% Complete · Mon, Jul 17, 2023</p>		<p><b>Walsenburg Community Center - Building Envelope</b> · 0% Complete · Wed, Jul 19, 2023</p>	<p><b>Old Jail House Museum - Domestic Water Upgrades</b> · 0% Complete · Thu, Jul 20, 2023</p>	<p><b>Law Enforcement Center - Building Envelope</b> · 0% Complete · Fri, Jul 21, 2023</p>	
	<p><b>Walsenburg Social Services - Domestic Water Upgrades</b> · 0% Complete · Mon, Jul 17, 2023</p>		<p><b>Walsenburg Fire/Ambulance - Building Envelope</b> · 0% Complete · Wed, Jul 19, 2023</p>	<p><b>Walsenburg Road and Bridge - Building Envelope</b> · 0% Complete · Thu, Jul 20, 2023</p>	<p><b>Walsenburg Social Services - Building Envelope</b> · 0% Complete · Fri, Jul 21, 2023</p>	
	<p><b>District Attorney's Office - Domestic Water Upgrades</b> · 0% Complete · Mon, Jul 17, 2023</p>				<p><b>Old Jail House Museum - Building Envelope</b> · 0% Complete · Fri, Jul 21, 2023</p>	



# Spanish Peaks Healthcare Foundation's Annual Golf Tournament

**Friday, September 8, 2023**

**Grandote Peaks Golf Course**

**LaVeta, Colorado**

**Check IN: 7:00 am**

**START TIME: 8:00am**

## **Sponsorship Levels**

### **Red Sponsor \$2500**

1-team of four golfers, one hole sponsor, advertising/recognition at ceremony and social media.

### **White Sponsor \$1500**

1-team of four golfers, one hole sponsor, advertising/recognition at ceremony

### **Blue sponsor \$1000**

1-team of four golfers, one hole sponsor and recognition at ceremony

### **Team/Hole Sponsor \$700**

1-team of four golfers and one hole sponsor

### **Team Sponsor \$500**

1-team of four golfers

### **Hole Sponsor \$250**

Sponsor a Tee/Hole on the course.

### **Contact Information:**

[mrsdr50@gmail.com](mailto:mrsdr50@gmail.com)

719-859-0323

Patti Davis

Spanish Peaks Healthcare Foundation

PO Box 89

Walsenburg, Co. 81089 or

Drop off forms @ SPRHC to Christine Guadagnoli



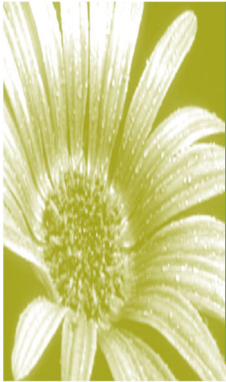
**REGISTRATION DEADLINE-FRIDAY, AUGUST 25, 2023**

**Company Name:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Sponsor Level:** \_\_\_\_\_

# HUERFANO COUNTY



## HC TREASURER 2023 MONTHLY REPORTS

**401 Main Street, Suite 206**

**Walsenburg, CO 81089**

**Phone: 719-738-3000 Ext 505**

ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
0010 COUNTY GENERAL FUND	1715061.16					
0010 FUND TOTALS	2549288.01	123547.85-	2425740.16	2499691.94	406148.97	83.75
0012 PARKS AND RECREATION	43203.69					
0012 FUND TOTALS	17141.25-	15059.37-	32200.62-			
0013 HOUSING AUTHORITY	.00					
0013 FUND TOTALS	.00	.00	.00			
0014 UNCLAIMED	746.47					
0014 FUND TOTALS	756.72	.00	756.72			
0015 SPECIAL PROJECT FUND	1480815.53					
0015 FUND TOTALS	632987.75	90926.00-	542061.75			
0020 ROAD & BRIDGE	510726.83					
0020 FUND TOTALS	228174.10	135029.58	363203.68	14544.21	2363.48	83.74
0025 LEASE PURCHASE FUND	.00					
0025 FUND TOTALS	.00	.00	.00			
0028 EMERGENCY SERVICES FUNDS (DISPATCH)	917930.34					
0028 FUND TOTALS	1095083.54	13142.24	1108225.78			
0030 RETIREMENT	110438.25					
0030 FUND TOTALS	171345.01	3303.15	174648.16	130898.11	21271.37	83.74
0035 LODGING TAX TOURISM FUND	114242.91					
0035 FUND TOTALS	85657.62	41156.16	126813.78			
0040 DISASTER RECOVERY FUND	1161767.14					
0040 FUND TOTALS	1153337.05	1487.66-	1151849.39			
0045 GARDNER PUBLIC IMPROVEMENT DISTRICT	16274.15					
0045 FUND TOTALS	36638.98	3717.96	40356.94			
0051 WALSENBURG GATEWAY METRO DIST	.00					
0051 FUND TOTALS	.00	.00	.00			
0080 SPANISH PEAKS LIBRARY DIST	2704.99					
0080 FUND TOTALS	101425.92	71750.53-	29675.39	233981.55	33450.04	85.70
0081 SPANISH PEAKS LIBRARY DIST (BOND)	2606.74					
0081 FUND TOTALS	97199.66	68572.75-	28626.91	226361.21	32360.59	85.70
0090 HUERFANO CO. AMBULANCE ENTERPRISE	.00					
0090 FUND TOTALS	.00	.00	.00			
0095 WASTE TRANSFER STATION ENTERPRISE	60811.65					
0095 FUND TOTALS	55906.58	3038.42	58945.00			
0100 MINERAL LEASING	.00					
0100 FUND TOTALS	.00	.00	.00			
0105 CREDIT CARD ADJ FUND	.00					
0105 FUND TOTALS	.00	.00	.00			



ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
0110 PUBLIC TRUSTEE	.00					
0110 FUND TOTALS	.00	.00	.00			
0120 SOCIAL SERVICES	863729.18					
0120 FUND TOTALS	1079345.47	12276.41	1091621.88	363515.16	59063.55	83.75
0130 HOSPITAL DISTRICT (OPERATING)	14505.51					
0130 FUND TOTALS	387607.96	273594.96-	114013.00	1017836.33	165367.93	83.75
0140 HOSPITAL ANTIC. WARRANTS (BOND)	1.38					
0140 FUND TOTALS	.00	.00	.00			
0160 CITY OF WALSENBURG	41010.02					
0160 FUND TOTALS	99824.22	1756.03-	98068.19	297323.35	62553.08	78.96
0165 WALSENBURG TIF	459.55					
0165 FUND TOTALS	6349.62	5429.11-	920.51	17079.66	4444.26	73.97
0170 WAL (DOWNTOWN REV COMM) GID 28018	.00					
0170 FUND TOTALS	.00	.00	.00			
0180 TOWN OF LAVETA	14091.05					
0180 FUND TOTALS	20129.75	5646.64-	14483.11	45298.82	15640.42	65.47
0190 LA VETA FIRE PROT. DIST.	4444.37					
0190 FUND TOTALS	40606.51	28478.48-	12128.03	192634.71	43923.49	77.19
0200 LA VETA CEMETERY DIST	423.37					
0200 FUND TOTALS	3809.57	2671.84-	1137.73	18073.28	4121.00	77.19
0210 HUERFANO WATER CONS. DIST.	4408.31					
0210 FUND TOTALS	117707.83	83079.82-	34628.01	309048.36	50212.34	83.75
0220 NAVAJO WATER DIST.	482.97					
0220 FUND TOTALS	25638.29	1793.72	27432.01	35068.25	7895.36	77.48
0230 CUCHARA SAN. WATER DIST.	2258.59					
0230 FUND TOTALS	22012.00	15515.23-	6496.77	101073.70	19969.24	80.24
0240 LA VETA LIB. DIST.	4616.18					
0240 FUND TOTALS	42286.21	29656.32-	12629.89	200604.21	45740.25	77.19
0250 RYE FIRE DIST.	83.11					
0250 FUND TOTALS	2332.82	2050.70-	282.12	9798.74	2941.89	69.97
0260 ECONNOMIC & REVOLVING LOAN	.00					
0260 FUND TOTALS	.00	.00	.00			
0270 CUCHARA BOND	.00					
0270 FUND TOTALS	.00	.00	.00			
0280 UPPER HUERFANO CONSERVATION DIST	544.99					
0280 FUND TOTALS	22546.31	18072.15-	4474.16	49075.71	6231.73	87.30
0290 UPPER HUERFANO FIRE DIST.	1274.12					
0290 FUND TOTALS	59572.53	52623.78-	6948.75	130718.95	23015.67	82.39

HUERFANO COUNTY

TREASURERS FUND LEDGER FOR RANGE 05/01/2023 TO 05/31/2023

MAY REPRINT 07/07/2023 11:25 PAG

ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
0300 HUERFANO CO FIRE PROTECTION DIST	5606.86					
0300 FUND TOTALS	201263.29	135032.76-	66230.53	470068.65	63858.57	86.41
0310 COUNTY CLERK	135517.25					
0310 FUND TOTALS	156714.03	30584.33	187298.36			
0311 COUNTY CLERK SUR CHARGE	5752.10					
0311 FUND TOTALS	5942.35	97.94	6040.29			
0320 SCHOOL DIST. RE-1 GENERAL	36225.11					
0320 FUND TOTALS	1294892.20	990333.47-	304558.73	2916770.86	418374.85	85.65
0330 SCHOOL DIST. RE-1 CAP. RES.	.00					
0330 FUND TOTALS	.00	.00	.00			
0340 SCHOOL DIST. RE-1 BOND	15352.37					
0340 FUND TOTALS	472628.46	334174.83-	138453.63	1068145.46	152697.92	85.70
0350 SCHOOL DIST. RE-1 INSURANCE REV.	.47					
0350 FUND TOTALS	.47	.00	.47			
0360 SCHOOL DIST. RE-2 GENERAL	21474.86					
0360 FUND TOTALS	196180.41	157591.12-	38589.29	900318.12	205283.28	77.19
0370 SCHOOL DIST. RE-2 CAP. RES.	.00					
0370 FUND TOTALS	.00	.00	.00			
0380 SCHOOL DIST. RE-2 BOND	10689.63					
0380 FUND TOTALS	95942.03	67052.45-	28889.58	447424.75	102018.17	77.19
0390 TAX SALE & REDEMPTIONS	10206.08					
0390 FUND TOTALS	10524.81	.93-	10523.88			
0410 BACK TAX UNAPPORTIONED	.00					
0410 FUND TOTALS	.00	.00	.00			
0420 FEDERAL FOREST PROJECT FUND	72257.81					
0420 FUND TOTALS	72257.81	18203.96	90461.77			
0430 C-PACE COLORADO NEW ENERGY IMP DIST	.00					
0430 FUND TOTALS	.00	.00	.00			
0440 TREASURERS FEES	.00					
0440 FUND TOTALS	.00	.00	.00			
0450 SPECIFIC OWNERSHIP	.00					
0450 FUND TOTALS	.00	.00	.00			
0460 LAND USE FUND	.00					
0460 FUND TOTALS	.00	.00	.00			
0470 CONSERVATION TRUST FUND	29767.54					
0470 FUND TOTALS	50965.04	2296.94-	48668.10			
0480 MOTOR VEHICLE	.00					
0480 FUND TOTALS	.00	.00	.00			

ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
0490 FEDERAL LAND & MATERIALS ACT	367.59					
0490 FUND TOTALS	367.59	.00	367.59			
0500 US FOREST RESERVE	4620.00					
0500 FUND TOTALS	4620.00	.00	4620.00			
0510 NAVAJO BOND	.00					
0510 FUND TOTALS	.00	.00	.00			
0520 WALSENBURG HOUSING AUTHORITY	.00					
0520 FUND TOTALS	.00	.00	.00			
0540 ADVANCE TAX COLLECTIONS	16695.79					
0540 FUND TOTALS	11008.03	497.74	11505.77			
0550 COUNTY PROPERTY SALES	765.00					
0550 FUND TOTALS	765.00	.00	765.00			
0560 PILT	64301.71					
0560 FUND TOTALS	26918.30	10900.00-	16018.30			
0570 REAL ESTATE INT.UNAPPORTIONED	.00					
0570 FUND TOTALS	.00	.00	.00			
0590 BUSINESS RECRUITMENT FUND	.00					
0590 FUND TOTALS	.00	.00	.00			
0600 COURT HOUSE RE-HAB	.00					
0600 FUND TOTALS	.00	.00	.00			
0610 PURGATOIRE RIVER SOIL CONS. DIST.	.35					
0610 FUND TOTALS	.19	.05	.24	4.79	.00	100.00
0660 BUSINESS RECRUITMENT	.00					
0660 FUND TOTALS	.00	.00	.00			
0690 EMERGENCY RESERVE FUND	.00					
0690 FUND TOTALS	.00	7494.60-	7494.60-			
***** FUND TOTALS *****	10721418.79	2331954.66-	8389464.13	11695358.88	1948947.45	83.33



HUERFANO COUNTY  
ACCT DESCRIPTION

TREASURERS FUND LEDGER FOR RANGE 05/01/2023 TO 05/31/2023

MAY REPRINT 07/07/2023 11:25 PAC

Item 9j.

BALANCE FORWRD      CURRENT      TOTAL YTD      PROJ REV      BALANCE      PCT

TIME FINISHED-11:25

ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
9000 COMMUNITY BANKS OF SO COLORADO	489245.31					
9000 FUND TOTALS	1677629.80	1289494.00-	388135.80			
9100 TREASURERS CASH	700.00					
9100 FUND TOTALS	700.00	.00	700.00			
9200 COLO TRUST (INVESTMENT)	1435775.92					
9200 FUND TOTALS	2464610.81	512851.04	2977461.85			
9300 BANK OF THE WEST OPERATING ACCT	684755.51					
9300 FUND TOTALS	2342450.46	1576829.88-	765620.58			
9350 BANK OF THE WEST MM ACCT	1227488.99					
9350 FUND TOTALS	177499.84	1.51	177501.35			
9375 BANK OF THE WEST CD START 3/25/22	50000.00					
9375 FUND TOTALS	50000.00	.00	50000.00			
9400 HCB CD START 4/18/13-CLOSED 4/25/19	.00					
9400 FUND TOTALS	.00	.00	.00			
9500 HUERFANO CONSERVATION TRUST FUND	29767.54					
9500 FUND TOTALS	35965.04	14003.06	49968.10			
9600 CSAFE (INVESTMENT)	831111.49					
9600 FUND TOTALS	1197024.15	5178.93	1202203.08			
9650 PEAKS INVESTMENTS MANAGEMENT	523061.70					
9650 FUND TOTALS	523061.70	.00	523061.70			
9700 LPL FINANCIAL	1720892.57					
9700 FUND TOTALS	1720892.57	.00	1720892.57			
9800 WELLS FARGO (TRANSFD TO PEAKS INV)	.00					
9800 FUND TOTALS	.00	.00	.00			
9900 PFM FUNDS - CSIP (START 2/26/13)	526464.04					
9900 FUND TOTALS	531584.42	2334.68	533919.10			
***** FUND TOTALS *****	10721418.79	2331954.66-	8389464.13			

HUERFANO COUNTY

TREASURERS FUND LEDGER FOR RANGE 05/01/2023 TO 05/31/2023

MAY REPRINT 07/07/2023 11:17 PA

Item 9j.

ACCT DESCRIPTION

BALANCE FORWRD

CURRENT

TOTAL YTD

PROJ REV

BALANCE

PCT

TIME FINISHED-11:17



ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
9000 COMMUNITY BANKS OF SO COLORADO	489245.31					
9000.0100 DEPOSITS (CBC)	2302776.39	1758246.17-	544530.22			
9000.0200 INTEREST EARNED	.00	.00	.00			
9000.0300 CREDIT CARD DEPOSIT	21138.54	9239.63	30378.17			
9000.0400 ACH/EFT DEPOSITS	1135530.44-	459512.54	676017.90-			
SUB TOTAL *	1677629.80 *	1289494.00-*	388135.80 *			
9000.9100 TRANSFER OUT	.00	.00	.00			
SUB TOTAL *	.00 *	.00 *	.00 *			
9000 FUND TOTALS	1677629.80	1289494.00-	388135.80			
9100 TREASURERS CASH	700.00					
9100.0100 CASH ON HAND	.00	.00	.00			
SUB TOTAL *	700.00 *	.00 *	700.00 *			
9100 FUND TOTALS	700.00	.00	700.00			
9200 COLO TRUST (INVESTMENT)	1435775.92					
9200.0100 TRANSFERS IN	1000000.00	500000.00	1500000.00			
9200.0200 INTEREST EARNED	28834.89	12851.04	41685.93			
SUB TOTAL *	2464610.81 *	512851.04 *	2977461.85 *			
9200.9100 TRANSFER OUT (COLOTRUST)	.00	.00	.00			
SUB TOTAL *	.00 *	.00 *	.00 *			
9200 FUND TOTALS	2464610.81	512851.04	2977461.85			
9300 BANK OF THE WEST OPERATING ACCT	684755.51					
9300.0100 DEPOSITS (BOW)	6853300.79	2353369.47	9206670.26			
9300.0200 INTEREST EARNED	25.21	6.25	31.46			
9300.0300 CREDIT CARD DEPOSIT	721189.73	101248.11	822437.84			
9300.0400 ACH/EFT DEPOSITS	1327693.64	867088.60-	460605.04			
SUB TOTAL *	9586964.88 *	1587535.23 *	11174500.11 *			
9300.9100 TRANSFER OUT	7244514.42-	3164365.11-	10408879.53-			
SUB TOTAL *	7244514.42-*	3164365.11-*	10408879.53-*			
9300 FUND TOTALS	2342450.46	1576829.88-	765620.58			
9350 BANK OF THE WEST MM ACCT	1227488.99					
9350.0100 TRANSFERS IN (BOW MM)	.00	.00	.00			
9350.0200 INTEREST EARNED (BOW MM)	10.85	1.51	12.36			
SUB TOTAL *	1227499.84 *	1.51 *	1227501.35 *			
9350.9100 TRANSFER OUT (BOW MM)	1050000.00-	.00	1050000.00-			
SUB TOTAL *	1050000.00-*	.00 *	1050000.00-*			
9350 FUND TOTALS	177499.84	1.51	177501.35			
9375 BANK OF THE WEST CD START 3/25/22	50000.00					
9375.0100 TRANSFERS IN	.00	.00	.00			
9375.0200 INTEREST EARNED	.00	.00	.00			
SUB TOTAL *	50000.00 *	.00 *	50000.00 *			
9375.9100 TRANSFERS OUT	.00	.00	.00			
9375 FUND TOTALS	50000.00	.00	50000.00			
9400 HCB CD START 4/18/13-CLOSED 4/25/19	.00					
9400.0100 TRANSFERS IN	.00	.00	.00			
9400.0200 INTEREST EARNED	.00	.00	.00			
9400.0300 XXXX	.00	.00	.00			
SUB TOTAL *	.00 *	.00 *	.00 *			
9400.9100 TRANSFER OUT	.00	.00	.00			
SUB TOTAL *	.00 *	.00 *	.00 *			

ACCT DESCRIPTION	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
9400 FUND TOTALS	.00	.00	.00			
9500 HUERFANO CONSERVATION TRUST FUND	29767.54					
9500.0100 TRANSFERS IN	6186.92	15000.00	21186.92			
9500.0200 INTEREST EARNED	10.58	3.06	13.64			
9500.9100 TRANSFER OUT	35965.04 *	15003.06 *	50968.10 *			
9500.9130 BANK SERVICE CHARGE	.00	1000.00-	1000.00-			
9500 FUND TOTALS	35965.04	14003.06	49968.10			
9600 CSAFE (INVESTMENT)	831111.49					
9600.0100 TRANSFERS IN	350000.00	.00	350000.00			
9600.0200 INTEREST EARNED	15912.66	5178.93	21091.59			
9600.9100 TRANSFER OUT	1197024.15 *	5178.93 *	1202203.08 *			
9600 FUND TOTALS	1197024.15	5178.93	1202203.08			
9650 PEAKS INVESTMENTS MANAGEMENT	523061.70					
9650.0100 TRANSFERS IN	.00	.00	.00			
9650.0200 INTEREST EARNED	.00	.00	.00			
9650.0400 MARKET FLUCTUATION (LPL)	523061.70 *	.00 *	523061.70 *			
9650.9100 TRANSFERS OUT	.00	.00	.00			
9650 FUND TOTALS	523061.70	.00	523061.70			
9700 LPL FINANCIAL	1720892.57					
9700.0100 TRANSFERS IN	.00	.00	.00			
9700.0200 INTEREST EARNED	.00	.00	.00			
9700.0300 TRANSFER OUT	1720892.57 *	.00 *	1720892.57 *			
9700.0400 MARKET FLUCTUATIONS (LPL)	.00	.00	.00			
9700.9100 TRANSFER OUT	.00	.00	.00			
9700 FUND TOTALS	1720892.57	.00	1720892.57			
9800 WELLS FARGO (TRANSFD TO PEAKS INV)	.00					
9800.0100 TRANSFERS IN	.00	.00	.00			
9800.0200 INTEREST EARNED	.00	.00	.00			
9800.9100 TRANSFER OUT	.00 *	.00 *	.00 *			
9800 FUND TOTALS	.00	.00	.00			
9900 PFM FUNDS - CSIP (START 2/26/13)	526464.04					
9900.0100 TRANSFERS IN (CSIP)	.00	.00	.00			
9900.0200 INTEREST EARNED	5120.38	2334.68	7455.06			
9900.9100 TRANSFER OUT	531584.42 *	2334.68 *	533919.10 *			
9900 FUND TOTALS	531584.42	2334.68	533919.10			

HUERFANO COUNTY  
ACCT DESCRIPTION

TREASURERS FUND LEDGER FOR RANGE 05/01/2023 TO 05/31/2023

MAY REPRINT 07/07/2023 11:17 PA

Item 9j.

	BALANCE FORWRD	CURRENT	TOTAL YTD	PROJ REV	BALANCE	PCT
***** FUND TOTALS *****	10721418.79	2331954.66-	8389464.13			



HUERFANO COUNTY

TREASURERS FUND LEDGER FOR RANGE 05/01/2023 TO 05/31/2023

MAY REPRINT 07/07/2023 11:17 PA

Item 9j.

ACCT DESCRIPTION

BALANCE FORWRD

CURRENT

TOTAL YTD

PROJ REV

BALANCE

PCT

TIME FINISHED-11:17

MONTHLY REPORT OF HUERFANO COUNTY TREASURER  
 APRIL 31, 2023 THRU MAY 31, 2023

Item 9j.

FUND	BEGINNING BALANCE	REVENUES REVENUES	DISBURSEMENTS-- DISBURSEMENTS	ENDING BALANCE
COUNTY GENERAL FUND	2,549,288.01	584,897.56	708,445.41-	2,425,740.16
PARKS AND RECREATION	17,141.25	4,545.00	19,604.37-	32,200.62-
HOUSING AUTHORITY	0.00			0.00
UNCLAIMED	756.72			756.72
SPECIAL PROJECT FUND	632,987.75	68,440.53	159,366.53-	542,061.75
ROAD & BRIDGE	228,174.10	310,042.19	175,012.61-	363,203.68
LEASE PURCHASE FUND	0.00			0.00
EMERGENCY SERVICES FUNDS (DISPATCH)	1,095,083.54	93,582.83	80,440.59-	1,108,225.78
RETIREMENT	171,345.01	18,001.18	14,698.03-	174,648.16
LODGING TAX TOURISM FUND	85,657.62	46,526.08	5,369.92-	126,813.78
DISASTER RECOVERY FUND	1,153,337.05		1,487.66-	1,151,849.39
GARDNER PUBLIC IMPROVEMENT DISTRICT	36,638.98	7,312.00	3,594.04-	40,356.94
WALSENBURG GATEWAY METRO DIST	0.00			0.00
SPANISH PEAKS LIBRARY DIST	101,425.92	30,512.74	102,263.27-	29,675.39
SPANISH PEAKS LIBRARY DIST (BOND)	97,199.66	29,436.51	98,009.26-	28,626.91
HUERFANO CO. AMBULANCE ENTERPRISE	0.00			0.00
WASTE TRANSFER STATION ENTERPRISE	55,906.58	10,608.63	7,570.21-	58,945.00
MINERAL LEASING	0.00			0.00
CREDIT CARD ADJ FUND	0.00			0.00
PUBLIC TRUSTEE	0.00			0.00
SOCIAL SERVICES	1,079,345.47	171,306.99	159,030.58-	1,091,621.88
HOSPITAL DISTRICT (OPERATING)	387,607.96	117,195.00	390,789.96-	114,013.00
HOSPITAL ANTIC. WARRANTS (BOND)	0.00			0.00
CITY OF WALSENBURG	99,824.22	100,348.36	102,104.39-	98,068.19
WALSENBURG TIF	6,349.62	920.51	6,349.62-	920.51
WAL (DOWNTOWN REV COMM) GID 28018	0.00			0.00
TOWN OF LAVETA	20,129.75	14,882.43	20,529.07-	14,483.11
LA VETA FIRE PROT. DIST.	40,606.51	12,438.77	40,917.25-	12,128.03
LA VETA CEMETERY DIST	3,809.57	1,166.88	3,838.72-	1,137.73
HUERFANO WATER CONS. DIST.	117,707.83	35,594.48	118,674.30-	34,628.01
NAVAJO WATER DIST.	25,638.29	1,837.50	43.78-	27,432.01
CUCHARA SAN. WATER DIST.	22,012.00	6,663.96	22,179.19-	6,496.77
LA VETA LIB. DIST.	42,286.21	12,953.47	42,609.79-	12,629.89
RYE FIRE DIST.	2,332.82	287.58	2,338.28-	282.12
ECONOMIC & REVOLVING LOAN	0.00			0.00
CUCHARA BOND	0.00			0.00
UPPER HUERFANO CONSERVATION DIST	22,546.31	4,595.92	22,668.07-	4,474.16
UPPER HUERFANO FIRE DIST.	59,572.53	7,119.98	59,743.76-	6,948.75
HUERFANO CO FIRE PROTECTION DIST	201,263.29	68,118.56	203,151.32-	66,230.53
COUNTY CLERK	156,714.03	187,414.45	156,830.12-	187,298.36
COUNTY CLERK SUR CHARGE	5,942.35	203.00	105.06-	6,040.29
SCHOOL DIST. RE-1 GENERAL	1,294,892.20	436,141.14	1,426,474.61-	304,558.73
SCHOOL DIST. RE-1 CAP. RES.	0.00			0.00
SCHOOL DIST. RE-1 BOND	472,628.46	138,453.63	472,628.46-	138,453.63
SCHOOL DIST. RE-1 INSURANCE REV.	0.47			0.47
SCHOOL DIST. RE-2 GENERAL	196,180.41	79,221.83	236,812.95-	38,589.29
SCHOOL DIST. RE-2 CAP. RES.	0.00			0.00
SCHOOL DIST. RE-2 BOND	95,942.03	28,889.58	95,942.03-	28,889.58
TAX SALE & REDEMPTIONS	10,524.81	21,863.44	21,864.37-	10,523.88
BACK TAX UNAPPORTIONED	0.00			0.00
FEDERAL FOREST PROJECT FUND	72,257.81	18,378.96	175.00-	90,461.77
C-PACE COLORADO NEW ENERGY IMP DIST	0.00			0.00
TREASURERS FEES	0.00	21,198.62	21,198.62-	0.00
SPECIFIC OWNERSHIP	0.00	126,508.81	126,508.81-	0.00
LAND USE FUND	0.00			0.00
CONSERVATION TRUST FUND	50,965.04	3.06	2,300.00-	48,668.10
MOTOR VEHICLE	0.00	3,661.06	3,661.06-	0.00
FEDERAL LAND & MATERIALS ACT	367.59			367.59

US FOREST RESERVE	4,620.00			4,620.00
NAVAJO BOND	0.00			0.00
WALSENBURG HOUSING AUTHORITY	0.00			0.00
ADVANCE TAX COLLECTIONS	11,008.03	497.74		11,505.77
COUNTY PROPERTY SALES	765.00			765.00
PILT	26,918.30		10,900.00-	16,018.30
REAL ESTATE INT.UNAPPORTIONED	0.00			0.00
BUSINESS RECRUITMENT FUND	0.00			0.00
COURT HOUSE RE-HAB	0.00			0.00
PURGATOIRE RIVER SOIL CONS. DIST.	0.19	.05		0.24
BUSINESS RECRUITMENT	0.00			0.00
EMERGENCY RESERVE FUND	0.00		7,494.60-	7,494.60-
GRAND TOTALS	<u>\$10,721,418.79</u>	<u>\$2,821,771.01</u>	<u>\$5,153,725.67-</u>	<u>\$8,389,464.13</u>

I DEBRA J REYNOLDS, TREASURER IN AND FOR THE COUNTY OF HUERFANO, AND THE STATE OF COLORADO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND JUST COPY OF THE FUND BALANCES, RECEIPTS AND DISBURSEMENTS OF RECORDS OF MY OFFICE FOR CURRENT MONTH, AND TRUE TO THE BEST OF MY KNOWLEDGE

7-7-2023  
DATE:

  
HUERFANO COUNTY TREASURER:



MONTHLY REPORT OF HUERFANO COUNTY TREASURER  
 APRIL 31, 2023 THRU MAY 31, 2023

Item 9j.

FUND	BEGINNING BALANCE	REVENUES DEPOSITS	INTEREST EARNED	TRANSFERS (IN)	DISBURSEMENTS-- TRANSFERS (OUT)	ENDING BALANCE
COMMUNITY BANKS OF SO COLORADO	1,677,629.80	1,758,246.17-		468,752.17		388,135.80
TREASURERS CASH	700.00					700.00
COLO TRUST (INVESTMENT)	2,464,610.81	500,000.00	12,851.04			2,977,461.85
BANK OF THE WEST OPERATING ACCT	2,342,450.46	2,353,369.47	6.25	765,840.49-	3,164,365.11-	765,620.58
BANK OF THE WEST MM ACCT	177,499.84		1.51			177,501.35
BANK OF THE WEST CD START 3/25/22	50,000.00					50,000.00
HCB CD START 4/18/13-CLOSED 4/25/19	0.00					0.00
HUERFANO CONSERVATION TRUST FUND	35,965.04	15,000.00	3.06		1,000.00-	49,968.10
CSAFE (INVESTMENT)	1,197,024.15		5,178.93			1,202,203.08
PEAKS INVESTMENTS MANAGEMENT	523,061.70					523,061.70
LPL FINANCIAL	1,720,892.57					1,720,892.57
WELLS FARGO (TRANSED TO PEAKS INV)	0.00					0.00
PFM FUNDS - CSIP (START 2/26/13)	531,584.42		2,334.68			533,919.10
<b>GRAND TOTALS</b>	<b>\$10,721,418.79</b>	<b>\$1,110,123.30</b>	<b>\$20,375.47</b>	<b>\$297,088.32-</b>	<b>\$3,165,365.11-</b>	<b>\$8,389,464.13</b>

I, DEBRA J REYNOLDS, County Treasurer in and for the county of HUERFANO in the State of Colorado, do hereby certify that the above is a true statement of the condition of the various funds as they appear from the records in my office for the current month.

7-7-2023  
DATE

*Debra J Reynolds*  
HUERFANO COUNTY TREASURER

## **COME SEE WHAT WE ARE UP TO!**



### **Celebrate National Talk in an Elevator Day with us!**

- *Take a Tour of Our Facilities*
- *Learn About Current and Possible Future Services/Programs*
- *Meet Director, Staff, FOL, and Board Members*
- *Refreshments and Appetizers provided*



**When: July 28, 2023 4:00 - 6:00 PM**

**Where: Spanish Peaks Library, 415 Walsen Ave,  
Walsenburg**

**Please RSVP to [ewoessner65@gmail.com](mailto:ewoessner65@gmail.com)**



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT  
 Royal Gorge Field Office  
 3028 East Main Street  
 Canon City, CO 81212

In Reply Refer To:  
 1610 (LLCOF02000, JS)

Dear Interested Party:

The Bureau of Land Management (BLM) is pleased to announce that the Proposed Eastern Colorado Resource Management Plan and Final Environmental Impact Statement (PRMP RMP/FEIS) is available. The Proposed RMP/FEIS and supporting information are available on the project web site: <https://eplanning.blm.gov/eplanning-ui/project/39877>.

The planning area for the Eastern Colorado RMP/EIS consists of about 35 million acres of land, which includes 658,200 acres of BLM-administered surface lands and 3,311,900 acres of BLM-administered mineral estate managed by the Royal Gorge Field Office. The planning area is the entire field office regardless of ownership or agency. It includes 37 counties in eastern Colorado, from just west of the Front Range to the eastern border of the state and from the Wyoming/Nebraska border in the north to the New Mexico/Oklahoma border in the south. The decision area for this RMP includes all of the public land administered by the BLM within the field office boundaries except for that within the Browns Canyon National Monument, which is managed under a separate RMP. When approved, this RMP will replace the 1986 Northeast RMP and the 1996 Royal Gorge Resource Area RMP and will guide the management of public lands administered by the Royal Gorge Field Office into the future. It does not include National Forest System land and other Federal land where BLM does not make planning decisions about oil and gas management and other uses. The BLM typically adopts the requirements determined by those Federal surface-managing agencies when leasing the associated mineral estate; while such lands are within the planning area, they are outside the decision area for this RMP.

The BLM announces a 30-day protest period to the BLM on the Proposed RMP beginning with the date following the Environmental Protection Agency's (EPA) publication of its Notice of Availability (NOA) of the Proposed RMP/Final EIS in the *Federal Register*. The EPA usually publishes its NOAs on Fridays. Protests must be postmarked or electronically submitted on the BLM's ePlanning site during the 30-day protest period.

The BLM planning regulations state that any person who participated in the preparation of the RMP and has an interest which will or might be adversely affected by approval of the Proposed RMP may protest its approval to the BLM. Protest on the Proposed RMP constitutes the final opportunity for administrative review of the proposed land use planning decisions prior to the BLM adopting an approved RMP. Instructions for filing a protest with the BLM for the Eastern Colorado Resource Management Plan can be found at: <https://www.blm.gov/programs/planning-and-nepa/public-participation/filing-a-plan-protest> and at 43 CFR 1610.5-2. All protests must be submitted either as a hard copy or electronically via BLM's ePlanning website by the close of the

INTERIOR REGION 7 • UPPER COLORADO BASIN  
 COLORADO, NEW MEXICO, UTAH, WYOMING



protest period. The only electronic protests the BLM will accept are those filed through ePlanning. All protest letters sent to the BLM via fax or e-mail will be considered invalid unless a properly filed protest is also submitted.

- Website: <https://eplanning.blm.gov/eplanning-ui/project/39877>

- Regular Mail:

Director (210)  
Attention: Protest Coordinator  
P.O. Box 261117  
Lakewood, CO. 80226

- Overnight Delivery:

Director (210)  
Attention: Protest Coordinator  
Denver Federal Center, Building 40  
Lakewood, CO 80215

Thank you for your interest in the Eastern Colorado RMP. We appreciate your information and suggestions. For additional information or clarification regarding this document or the planning process, please contact John Smeins, RMP project manager, at 719-252-8212 or email [jsmeins@blm.gov](mailto:jsmeins@blm.gov).

Sincerely,



Keith Berger  
Field Manager  
Royal Gorge Field Office