



COLORADO
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Newsletter

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Colorado Municipal League and Downtown Colorado Inc. Host Second Annual Mobile Tour



Participants of the CML/DCI Economic Development Mobile Tour.

By Morgan Cullen, CML Legislative and Policy Advocate

On Aug. 1, more than 50 people from 24 communities across Colorado, from Brush to Grand Junction and Woodland Park to Fort Collins, participated in our second Economic Development Mobile Tour. The annual tour is organized through a partnership between the Colorado Municipal League (CML) and Downtown Colorado Inc. (DCI) as a way to showcase the transformation occurring in some of Colorado's downtown areas and the potential benefits of economic development tools and incentives to help achieve desired outcomes.

This year's tour concentrated on the extensive investments being made in the downtown areas of Castle Rock and Colorado Springs and how these projects are transforming the local economies and quality of life of the residents who live there.

In Castle Rock, attendees heard from Town Manager Dave Corliss and Downtown Development Authority Director Kevin Tilson, who showcased their newly constructed River Walk Project and some of the incentives they have initiated to increase office space and residential density in the city center to help support local businesses and boost the economy.

Tilson is excited about the transformation that is beginning to take shape in his downtown. "Currently, too many of our residents are

forced to commute to downtown Denver and other areas for work everyday. One of our near-term goals is to provide greater opportunity for our residents to live and work right here in Castle Rock. Not only will this help alleviate congestion along the I-25 corridor, but it will also boost primary employment and economic growth throughout the town. It really is an incredible time to be in Castle Rock."

Castle Rock is achieving its goals through the acquisition of condominiums, office space and additional public parking, which has in turn led to an upsurge of new restaurants, breweries and retail establishments that are breathing new life into downtown. It has also invested nearly \$7 million into the new River Walk Park, which immediately made its presence felt as a unifying communal feature throughout the city center.

Colorado Springs is also experiencing what Mayor John Suthers described during the tour as an "economic renaissance" throughout the city. Not only has the Downtown Partnership seen tremendous success in attracting new primary employers and retailers to Colorado Springs, but it has also been moving forward with its new City for Champions project. As a recipient of a state economic incentive award through the Colorado Regional Tourism Act, the city has nearly completed its \$75 million U.S. Olympic and Paralympic Museum and Hall of Fame and will soon break ground on a

15,000 seat soccer stadium right in the heart of downtown. It is also working out the details on a new hotel and visitors center at the United States Airforce Academy.

The city has also worked to increase economic activity in many of its outside neighborhoods. Attendees of the mobile tour had an opportunity to see one of their newest projects first-hand in the Ivy Wild neighborhood where the city has converted an old school into a state-of-the-art mixed-use facility using tax increment financing. The century-old building still retains much of the original charm and character it had as the Ivy Wild Elementary School, but now encompasses a brewery, whiskey distillery, a couple of hip restaurants and several shops. The new urban renewal area has helped to promote additional ancillary development throughout the neighborhood and is credited with creating jobs, removing blight, and increasing property values throughout the area.

Altogether, it was a productive day, and our municipal attendees felt that they had learned a lot. Many were also inspired to take what they had learned about economic development and utilize the information for the betterment of their own communities across the state. Who knows — perhaps one day their municipality will host a future CML/DCI Mobile Tour event!

Call for Conference Session Proposals

The session proposal deadline for the 98th CML Annual Conference, **June 23–26, 2020**, in Westminster, is quickly approaching.

Proposals should include a 50–70 word abstract, one to three sentences on session objectives, and names and titles of proposed speakers. To submit a proposal, complete the session proposal form at bit.ly/2019CMLProposal no later than **Aug. 30, 2019**. For questions, contact CML Engagement and Communications Manager Sarah Werner at swerner@cml.org.

Grants Management

Larimer County Sheriff's Office and Grant Writing USA will present a two-day grant management workshop in Fort Collins, **Sept. 26–27**. This training is for grant recipient organizations across all disciplines. Attend this class to learn how to administer government grants and stay in compliance with applicable rules and regulations.

CML members receive a special tuition rate of \$565. Use code "COASSN" to receive this \$30 discount. Tuition includes Grant Management USA's 500-page grant management workbook and reference guide. Seating is limited; online reservations are necessary.

Discounts are available for multi-enrollment and for Grant Writing USA returning alumni. Tuition payment is not required at the time of enrollment. For more information and to register, visit bit.ly/2KFbDtL.



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Subscription to *CML Newsletter* is offered as a portion of member dues. Cost to nonmembers is \$300 per year.

CML Accepting Applications for Board

Letters of application are being accepted to fill a position on the CML Executive Board in the small municipality category. This vacancy was created by the resignation of Frank Lancaster, Estes Park town manager, who will be retiring in September (see article on page 3). Officials in municipalities with a population of 8,000 or fewer who wish to be considered for appointment by the CML Executive Board should follow the instructions below.

About serving on the board, Liz Hensley, CML Executive Board president and Alamosa mayor pro tem, said, "CML and its Executive Board has many strengths – the one that I appreciate the most to this day is that it represents all municipalities – big and small. *Every voice is heard* – and every board member's voice has a passion for their communities as well as the vitality of CML's mission. I highly encourage anyone who wants to continue to grow, learn, and strengthen their city or town to run for the CML board."

The CML bylaws state that Executive Board members must be elected or appointed officials of member cities and towns. Any official who desires to be considered for the position must:

- submit an application for nomination, in letter or other written form, no later than 5 p.m. on Friday, **Aug. 30**; and

- include with the application an endorsement in writing from the applicant's city council or board of trustees, which also must be received by 5 p.m. on **Aug. 30**. (Please note that a city council or board of trustees may endorse the nomination of only one official from the city or town for appointment.)

These materials should be mailed or delivered to the attention of CML Executive Director Kevin Bommer at the CML office at 1144 Sherman St., Denver, CO 80203, or faxed to 303-860-8175.

Municipal officials meeting the above qualifications will be considered for appointment by the CML Executive Board and be interviewed by a subcommittee of the Board prior to the Board's final decision. The goal is to have the new member appointed and present at the Board's next meeting on **Sept. 20**.

Under League bylaws, population figures are based upon population estimates from the Colorado Department of Local Affairs. These are the same figures that were used in computing 2019 municipal dues for member municipalities.

Questions may be directed to Kevin Bommer at kbommer@cml.org, 303-831-6411, or 866-578-0936.

New Building Energy Code Requirements

By Kim Burke, Colorado Energy Office senior program manager

Colorado House Bill 19-1260 updated the state law that established a minimum building energy code. Effective Aug. 2, 2019, the law requires local jurisdictions in Colorado to adopt and enforce one of the three most recent versions of the International Energy Conservation Code (IECC) upon updating any other building code. Municipalities do not need to modify their timeline for adopting new building codes; they can adopt the energy code at the same time they plan to adopt or update other building codes.

The legislation also requires every governing body of a municipality to report the current version of its building and energy codes to the Colorado Energy Office (CEO) by Jan. 1, 2020. Municipalities can report this information to CEO by emailing Kim Burke, who manages the

codes training and technical assistance program, at kim.burke@state.co.us.

CEO offers no-cost assistance to local officials to help them successfully navigate the code adoption process by reviewing a municipality's existing codes, summarizing major changes in new codes, recommending amendments tailored to the jurisdiction, and acting as technical experts to answer questions and address concerns in public hearings or city council meetings. For more information, visit www.colorado.gov/energyoffice.

Energy codes help ensure the safety, durability, sustainability, and affordability of homes. For example, moving from the 2009 to the 2015 or 2018 IECC saves an average of \$4,491 (bit.ly/2ZGNeKt) on a 30-year mortgage in Colorado, with a net-positive cash flow in under a year. Building codes are meant to work together, so adopting the same edition of the entire suite of building codes is your best bet.

Lancaster Leaves Board Prior to September Retirement

Frank Lancaster, Estes Park town administrator, recently submitted his resignation from the CML Executive Board in advance of his retirement next month. The CML Board will fill the remainder of Lancaster's term with a vacancy appointment (see article on page 2). Liz Hensley, CML Executive Board president and Alamosa mayor pro tem, said, "CML will miss Frank's experienced leadership, stability, and years of public service experience he brought to the executive board. I wish him the best, as he transitions into a well-deserved retirement."

With his retirement, Lancaster closes a 40-year career in public service – with 18 years as Larimer County manager followed

by the past seven years in Estes Park. Mark Deven, Arvada city manager and current president of the Colorado City and County Management Association (CCCMA), said, "Frank has had a remarkable career of service to Colorado local governments that has spanned over 40 years. His tenure in Larimer County and Estes Park have been an example of servant leadership, ethical commitment, and genuine engagement. His commitment to local government has included service as a Board member to CML and professional training and mentoring to his colleagues through CCCMA. His dedication to the profession, and particularly future managers, has always been an asset to the profession."

Kevin Bommer, CML executive director, added, "Frank has been a great asset to his profession, and he has helped guide the League as a member of the Policy Committee and then as a CML Executive Board member."

Recently, Frank wrote that being a manager is like being an orchestra conductor. "You're not an expert in playing any of the instruments, but you have to have enough knowledge to know what each brings to the music. You have to find the best musicians you can, and then help them thrive and succeed while working together."

The League is grateful for Frank's service to local governments and wishes him all the best in his retirement!

Research Corner: 2019 State and Local Government Workforce

By Melissa Mata, CML municipal research analyst

The Center for State and Local Government (SLGE), in partnership with the International Public Management Association for Human Resources (IPMA-HR) and the National Association of State Personnel Executives (NASPE), released in July the 2019 workforce survey for state and local government. This year's edition of the survey, which was first conducted in 2009, addresses issues from recruitment and retention to benefits, flexible work practices, retirements and other separations, and gig economy hiring.

Key findings include:

- This year, 80% of respondents reported hiring employees, and 54% reported hiring contract or temporary employees. Respondents anticipate their workforces will continue to increase, with a projected growth of 7.4% among local employees from 2016 to 2026.
- On the other side of the spectrum, the share of respondents instituting layoffs dropped to 7%, down from 42% in 2009, and 6% implemented hiring freezes.

- The most difficult to fill positions were in policing, engineering, maintenance work/labor, and skilled trades.
- The skillsets reported as most needed in new hires were interpersonal (75%), technology (57%), and written communication (52%).
- The top positions being filled via the gig economy were office and administrative support, accounting, and IT support. For the purposes of this survey, the gig economy does not include longer-term contracts, such as with a contract city engineer or city attorney.
- While 56% of respondents felt the wages their organizations offer are competitive, 88% reported believing their benefits are. Looking ahead, 87% of respondents stated that a competitive compensation package is an important workforce issue.

Municipal employment is also the focus of the latest edition of CML's annual State of Our Cities and Towns Survey. The survey period recently closed, and results will be reported in early 2020.

To view the SLGE survey findings in full, please visit slge.org/resources/state-and-local-workforce-survey-2019.

CML District Meetings

Join CML for an evening of conversation and connections in your region!

Each fall, CML staff members hit the road for a series of regional meetings throughout the state, hosted by a city or town from each district. These meetings begin at 4 p.m. with a business meeting where you will hear about CML's policy process and be able to provide your input as we prepare for the 2020 legislative session. You will also be invited to share what is happening in your municipality.

The connection continues after the business meeting, with a social hour and dinner arranged by the district's host municipality. (There is a nominal fee to attend these meetings to cover the dinner costs.)

RSVPs are required. For more information and to RSVP, visit www.cml.org/outreach.

Sept. 4 – District 4, Woodland Park

Sept. 4 – District 3, Brighton

Sept. 5 – District 13, Westcliff/Silver Cliff

Sept. 11 – District 11, Parachute

Sept. 12 – District 12, Snowmass Village

TBA – Districts 7/14, TBA

Sept. 19 – District 6, Rocky Ford

Sept. 19 – District 1, Fleming

Sept. 24 – District 8, San Luis

Sept. 25 – District 9, Cortez

Sept. 26 – District 10, Montrose

Oct. 1 – District 5, Cheyenne Wells

Oct. 3 – District 2, Windsor



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