



COLORADO
MUNICIPAL
LEAGUE

NEWSLETTER

Vol. 51, No. 12, June 13, 2025

2025 ANNUAL CONFERENCE

See you in Breckenridge!

IT is almost here! The Colorado Municipal League is proud to host our 2025 Annual Conference on June 24-27 in the beautiful Town of Breckenridge. Get ready to join more than 1,100 attendees for an amazing week.

The Annual Conference is CML's signature training event of the year, where municipal officials from across Colorado come together to learn, share ideas, and build connections. The conference features informative sessions designed to tackle the issues municipal leaders face every day. But what really sets it apart is the chance to connect with peers from other communities who are navigating similar challenges. You'll leave with fresh ideas, new friends, and practical takeaways to bring back to your community.

The conference has an amazing lineup of keynote speakers and special guests. Futurist and author Crystal Washington will bring us up to date on the latest technology and trends that could interrupt — or revolutionize — the way we do business. Kenyon Salo, known as the “James Bond of Speaking,” will challenge you to elevate your personal and professional life, leaving you energized

and ready to take on any challenge. Alamosa Mayor Ty Coleman will help us find the keys to living a successful and balanced life. Denver District Attorney John Walsh will discuss the roles of state and municipal prosecutors in ensuring fair and efficient court systems. And 9News Anchor Kyle Clark will be the guest of honor at our Meeting of the Minds luncheon.

Online registration closes June 13, but attendees can register onsite at the conference. Tickets for breakfasts and luncheons, however, must be purchased by the June 13 deadline and will not be sold onsite.

More information about conference events is available on the CML conference website, cml.org/conference. We are honored to offer this opportunity to help Colorado's municipal leaders to grow professionally and bring back new ideas to strengthen cities and towns. Take your knowledge to the next level in Breckenridge.

We'll see you there!



Empowered cities & towns, united for a strong Colorado

EMPOWERED CITIES AND TOWNS, UNITED FOR A STRONG COLORADO



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UPCOMING EVENTS

CML 2025 ANNUAL CONFERENCE IN BRECKENRIDGE

June 24-27

Don't miss this incredible chance to learn, connect, and collaborate with municipal leaders from across Colorado. This year's lineup is packed with expert-led sessions that dive deep into topics essential for municipal leaders. Conference registration is available onsite. Find out more at cml.org/conference.

MUNICIPAL LEADERSHIP ACADEMY

Deadline to apply is June 15

The Municipal Leadership Academy, presented by Civic Results, is a professional development program designed for mayors and council members across Colorado. Through workshops, peer learning, and expert-led sessions, participants build practical skills in governance, leadership, and collaboration. The academy provides a unique space to explore pressing local issues, exchange ideas with fellow leaders, and grow the relationships that drive effective, community-focused decision making. More information and registration are available at tinyurl.com/pzjdmm89.

WEBINAR | EPR & THE STATE

July 23 at 2 p.m.

Join CML and Recycle Colorado for the sixth and final installment of the Extended Producer Responsibility (EPR) recycling program webinar series. The state's EPR Program Manager Darla Arians will provide an overview of how the program will affect local governments. Register at tinyurl.com/yc57bzj9.

CELEBRATE WITH CML

CML wants to hear about your community's successes.

Tell us about a new grant you've won, water tank that's finally finished, or anything else you're excited about! Email CML Publication & Design Specialist Alex Miller, amiller@cml.org, to have your community featured in the CML Newsletter.



Hodgson, Kaasch-Buerger named Managers of the Year by CCCMA

The Colorado Municipal League congratulates Kathy Hodgson, Lakewood city manager and former CML Executive Board member, and Gloria Kaasch-Buerger, Silverton town administrator. Hodgson and Kaasch-Buerger received the Colorado City and County Management Association (CCCMA) Manager of the Year Award for large and small communities respectively at the CCCMA Annual Conference in April.

“Kathy and Gloria exemplify leadership in and beyond their communities,” said Kevin Bommer, CML executive director. “Colorado is lucky to have them and the innovation and inspiration they bring to the profession.”



Kathy Hodgson



Gloria Kaasch-Buerger

Energy Office publishes EV Charging code, offers new grant

The Colorado Energy Office (CEO) has published a final draft of the Colorado EV Charging Model Land Use Code, which includes recommended land use permitting standards and processes for electric vehicle charging projects. The model code is available at tinyurl.com/2zv7n8va.

CEO developed the Model Code as a result of House Bill 24-1173, which requires municipalities with 10,000 or more people to take at least one of the following compliance actions by Dec. 31, 2025.

- Adopt the permitting processes and standards of the EV Charging Model Land Use Code
- Adopt the permitting processes and standards directly from HB24-1173
- Adopt an ordinance or resolution stating that the local government does not wish to change its existing land use codes and opts out of revising its codes.

Municipalities may use the Model Code to comply with the law or as a resource to update their land use regulations to streamline the EV charging permitting process and support EV charging in their communities.

Beginning in July, CEO will support municipalities with Model Code adoption and implementation through staff training and code adoption support. CEO will provide staff training materials and webinars to help planning staff learn the new permitting standards. Free, on-call land use code adoption support will be provided through a land use code consultant available to help local governments adapt the model code into their existing land use codes. This support is intended for municipalities subject to the law and that plan to adopt the model code for compliance, but it is also available to those that wish to make significant changes to their land use regulations to improve electric vehicle charging permitting outside of the compliance process. To request code adoption support or sign up for staff trainings, use the form at tinyurl.com/5y7khkdd.

A list of local governments subject to the law is available at tinyurl.com/k34caj67. For more information, please visit the CEO website, tinyurl.com/mwb34j2u, or contact Jaxon Fagan at jaxon.fagan@state.co.us.

IMPACT ACCELERATOR GRANTS

The IMPACT Accelerator grant program is launching on June 16. The Accelerator will provide \$50 million in funding to support local and tribal governments with policy adoption to improve local resilience, reduce emissions, and advance other state priorities, such as improved air quality.

The Accelerator promotes policy adoption in four categories: buildings, land use, transportation, and waste. Applicants may apply for policy funding alone or for both policy and project funding together. Applicants may not apply for project funding alone. To demonstrate local buy-in, applicants should be prepared to provide a letter from city council, county commissioners, or a similar elected body showing intent to pursue policy adoption. More information is available at tinyurl.com/yh66afmt, and IMPACT Accelerator grant program guidance is available at tinyurl.com/2n2d4cvt. The Colorado Energy Office will host an informational webinar about the program and grant application process June 17 at 11 a.m. Register at tinyurl.com/mr3vjzm6.

LOUISVILLE

Discover the Louisville Public Library's Summer Reading Challenge, a dynamic program designed to engage readers of all ages. Earn prizes by reading daily, participate in programs that spark creativity, and support your community with our annual Local Business Scavenger Hunt. Louisville's Summer Reading Challenge

continues through July 31. More information is available at tinyurl.com/4535mre5.

TELLURIDE

The Telluride Bluegrass Festival will take place June 19-22 at Telluride Town Park and Telluride Conference Center. Every June, Festivarians and musicians from around the world make their annual

pilgrimage to the historic mountain town of Telluride in the San Juan Mountains of southwestern Colorado. This year's lineup includes Jason Isbell and the 400 Unit, Alison Krauss & Union Station, Gillian Welch and David Rawlings, Sam Bush Band, Lake Street Dive, Zach Top, Green-sky Bluegrass, Yonder Mountain String Band, and I'm With Her. More information is available at tinyurl.com/49kwahc9.

CDPHE accepting applications for landfill grant program

The Colorado Department of Public Health and Environment (CDPHE) would like to notify you about an upcoming opportunity to apply for a grant under the Closed Landfill Remediation Grant Program.

The Colorado General Assembly passed House Bill 23-1194 during the 2023 legislative session. House Bill 23-1194 created the Closed Landfill Remediation Grant Program to provide funding to eligible local governments to help pay the

costs of environmental remediation and mitigation efforts for and management of closed landfills that are owned by the eligible local governments to protect the environment and public health, safety, and welfare.

The final Grant Cycle No. 3 Request for Applications for the Closed Landfill Remediation Grant Program is now available, and CDPHE is accepting applications through Aug. 1. The application, as well as a questions and answers webpage for

the application, can be found on the Solid Waste and Materials Management Program's Closed Landfill Remediation Grant Program webpage, tinyurl.com/2akyyf5es.

Additionally, CDPHE hosted a pre-application informational webinar to assist applicants with applying and requirements for submitting the application though the Closed Landfill Remediation Grant Program. The recording is available on the Closed Landfill Remediation Grant Program webpage.

DOLA land use, planning survey is open for responses

The Land Use and Planning Capacity Survey is open for responses. This survey is administered by the Department of Local Affairs (DOLA) every five years (since the 1980s) to assess the planning needs and trends across our state. The responses to this survey will be used to inform funding decisions, direct services, aid with planning research, and inform legislators and other policy leaders. The survey will be open for responses until June 20. DOLA looks forward to hearing from you.

This survey should be filled out by a local planner or by someone with knowledge about the land use regulations in the municipality or county. It takes 20-30 minutes to complete. Those who complete the survey will be entered to win a free annual American Planning Association (APA) subscription. For questions about the survey, please reach out to Emma Scheetz at emma.scheetz@state.co.us.



The poster for the NLC Salt Lake City Summit 2025 features a background image of a city skyline with mountains in the distance. The text is overlaid on the image. At the top, it says "NLC SALT LAKE" in large, bold letters. Below that, in smaller text, it says "NATIONAL LEAGUE OF CITIES CITY SUMMIT PRECONFERENCE SESSIONS AND EXECUTIVE EDUCATION NOVEMBER 19 20-22 2025". In the center, there is a large quote: "Learn tips to **transform your community** with proven practices and connect with peers from across the country." At the bottom, the website "CITYSUMMIT.NLC.ORG" is displayed in bold, white capital letters.

RESEARCH CORNER

THE RISING COST OF RENT IN COLORADO

Data visualization by **MAEVE McHUGH**, CML municipal research analyst, and **ALEX MILLER**, CML publication & design specialist

The U.S. Census Bureau conducts a household pulse survey to measure social and economic issues affecting U.S. households. Not surprisingly, housing issues remain at the top of communities' concerns. The household pulse survey conducted from August-September 2024 indicates that **44.5%** of Colorado households were not current on rent or mortgage payments, signaling the likelihood of eviction or foreclosure. This is compared to **27.4%** nationwide. In 2024, **44,932** Colorado households filed for eviction according to Residential Eviction Filings from the Colorado Judicial Branch.



104 HOURS

Earning minimum wage at **\$14.42/hour**, the number of hours per week needed to afford the average fair-market rent for a two-bedroom property at **\$1,948** per month

34% Colorado households that rent their homes

22% Renter households that are extremely low income¹

89% Extremely low-income renters who are rent burdened²



\$44.60

Highest housing wage³
(Eagle County)

\$17.40

Lowest housing wage
(Jackson County)

34% The increase in rent for an average fair-market one bedroom property from 2023 to 2024

Source: National Low Housing Coalition, Colorado Out of Reach Report

¹ Extremely low income: 0-30% of area median income

² Rent Burdened: spending more than 30% of income on housing

³ Housing wage: the per-hour wage needed to afford housing (without becoming cost burdened), at 40 hours per week, 53 weeks per year

Bolton & Menk

Bolton & Menk is a multiregional consulting engineering, planning, design, and survey firm with a strong presence across the Midwest and expanding services in Colorado. With a history spanning over 75 years, Bolton & Menk has established itself as a trusted partner for municipalities, counties, and other public agencies. We offer a wide range of services, including traffic and transportation planning, public infrastructure design, land use planning, zoning, aviation planning and engineering, strategic funding analysis and grant writing, and the development of sustainable urban spaces.

While relatively new to Colorado, we have been working in the state since 2021 and are committed to providing the same excellent service we have become known for in other regions. Our team is



Real People. Real Solutions.

rapidly growing to deliver projects for local agencies. From small intersection improvements and planning studies to larger scale interchange projects, we're here to help with it all.

We are using our wide variety of services to meet the growing needs of the Colorado region. Since 2021, we have partnered with the City of Greeley to help conceptualize safety and mobility improvements throughout the community, realizing a long-sought after vision for U.S. Highway 34. Our team assisted with revitalizing

concepts and visualizations for the corridor, led the development of multiple funding applications that secured \$50 million in federal funding, and led the technical analysis supporting the city's efforts to achieve interchange approval from the Colorado Department of Transportation through the 1601 process.

During this time, we've been engaged with the city on other projects, including streetscaping, urban design, and utility design for an exciting reconstruction project bordering the University of Northern Colorado campus on 16th Street in Greeley.

We are excited to work with your community in the future. Come visit us at the Colorado Municipal League Annual Conference at booth No. 40 to learn more about the solutions we can provide for you.

Bolton & Menk's 16th Street Project in Greeley



bolton-menk.com

CML LEGAL CORNER



Changing food truck operations across Colorado

By Rachel Bender,
CML senior associate counsel

On May 20, Gov. Jared Polis signed House Bill 25-1295 (HB25-1295) into law, concerning the operation of food trucks, which are referred to in the bill as mobile food establishments. The act is intended to help simplify administration for food trucks that operate in multiple jurisdictions, while maintaining important safeguards for public health and safety, and respecting local control over zoning and business licenses. Although CML opposed the introduced version of HB25-1295, it was heavily amended through the legislative process resulting in CML's neutral position on the final version of the bill. Despite the removal of the most egregious parts of the legislation, it remains to be seen how much HB25-1295 will ultimately assist food trucks once everyone works through the initial growing pains of implementation.

FIRE SAFETY PERMITS

HB25-1295 establishes that a fire safety permit issued to a food truck is valid in any other jurisdiction so long as (1) the permit was issued by a local government that has adopted the most recent international fire code or a fire code incorporating the minimum codes and standards for mobile food establishments adopted by the Division of Fire Prevention and Control, and (2) after an inspection by a certified fire inspector. This does not require a local government to implement these requirements; however, if a food truck obtains a fire permit that does meet these requirements, it is valid in other jurisdictions.

The food truck must provide a copy of the qualifying permit to the local government responsible for issuing fire safety permits in the jurisdiction in which the food truck

intends to operate at least 14 days before operating. In some municipalities, this may be the municipality itself while in others, that may be a fire protection district. Even if a food truck has a qualifying fire permit from another jurisdiction, it must still comply with any other requirements in the local government's fire safety code and is subject to local inspection and enforcement.

PUBLIC HEALTH LICENSES

While municipalities are not typically responsible for issuing public health licenses, it is helpful to understand that HB25-1295 states that a food truck with a Denver retail food license is considered to have a valid state health department license and may operate in the jurisdiction of another local government (the act also requires Denver to accept state health department licenses). The food truck must provide a copy of the Denver retail food license to the local government in which it intends to operate at least 14 days before operating. Like fire safety permits, the food truck must still comply with all local laws, regulations, and codes of the jurisdiction in which it is operating and is subject to local inspection and enforcement.

LOCAL CONTROL AND WHAT'S NEXT

The introduced version of the bill sought to severely restrict local zoning requirements for food trucks, mandate reciprocal business licensing with minimal requirements for the licensure, and to limit fees that local governments could charge for business licenses. CML, member municipalities, and other stakeholders were able to strip these egregious intrusions on local authority from HB25-1295, protecting local authority over zoning and licensure. The enacted version of HB25-1295 reaffirms that nothing

in the act prohibits a local government from adopting or enforcing its ordinances, resolutions, regulations, zoning codes, health codes, or other codes regarding the operation of food trucks.

While the act preserves local control, municipalities should anticipate some bumpiness when working with food trucks on local licensure. Difficulties may arise for a variety of reasons. Some municipalities require proof of a fire safety permit and public health license as part of issuing a local business license; however, because of the new cross-jurisdictional eligibility for these types of permits and licenses, municipalities may receive permits or licenses from other jurisdictions. Municipalities should consider collaborating with their local fire protection district or county public health agency, as needed, to ensure the validity of permits or licenses from other jurisdictions. Municipalities may find that they need to establish some new local requirements or procedures such as a written sign off from the local fire protection district.

Challenges may also arise because some food trucks may not fully understand the requirements of the act, which could require direction or correction by local governments. These misunderstandings may be due to the amendments made to the bill or to difficulties in reconciling various provisions of the bill. Despite these challenges, it remains clear that food trucks must comply with all local laws, regulations, and other such requirements, preserving the ability of municipalities to manage food trucks in a way that works best for their communities.

This column is not intended and should not be taken as legal advice. Municipal officials are always encouraged to consult with their own attorneys.



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GOING DIGITAL

The CML Newsletter is going fully digital this year. Beginning in July, CML will stop producing the print version of the newsletter, and all subscribers will begin receiving the electronic edition. The new and improved digital newsletter will be more accessible and easier to navigate. The decision to go fully digital reflects our commitment to using member resources effectively. We look forward to seeing you online!

- See you in Breckenridge at the CML Annual Conference
- CCCMA announces managers of the year
- Research Corner: The rising cost of rent in Colorado
- Legal Corner: Changing food truck operations across Colorado

Featured in this issue

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