



COLORADO
MUNICIPAL
LEAGUE

NEWSLETTER

Vol. 50, No. 20, October 4, 2024

Invitation to submit session proposals

for CML's 2025 Annual Conference in Breckenridge

We're excited to announce that planning for the 2025 CML Annual Conference is in full swing, and we want you to be part of it! This is your chance to inspire and engage over 1,200 municipal leaders from across Colorado as we gather in the stunning backdrop of Breckenridge, June 24-27.

The CML Annual Conference is the premier training event for municipal officials in Colorado. Whether you have a story of success, an innovative solution, or expertise on emerging issues, your insights can empower municipalities to thrive.

We're seeking engaging sessions that deliver one to three actionable takeaways participants can implement immediately. Whether you're sharing cutting-edge research, offering leadership tips, or showcasing novel solutions, we want to hear from you!

We love creative, out-of-the-box presentations. Whether it's a workshop, TED-style talk, panel discussion, or roundtable chat, interactive sessions are a must! Help your audience leave with a fresh perspective and practical tools they can apply right away.

Session ideas for the following formats will be accepted:

- **Preconference workshops:** Two to three hours. A deeper dive into critical issues in a longer, hands-on session.
- **Standard sessions:** One hour. A 45-minute information share with time for small discussion or Q&A.
- **Pecha Kucha presentations:** About five minutes. Show your expertise in a fast-paced, visually driven 20-slide format where each slide is only shown for 20 seconds. It's fun, and it's all about storytelling in a punchy and memorable way.

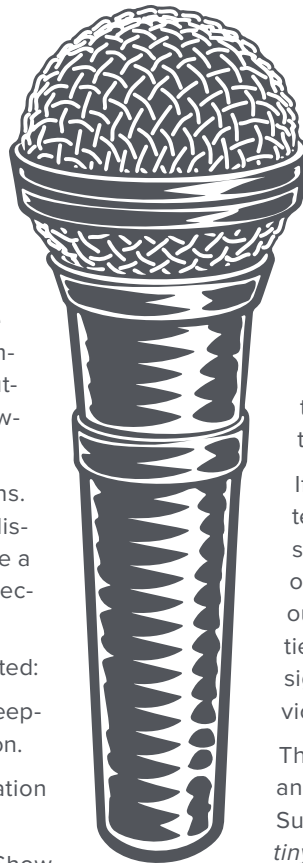
- **Collaborative/panel presentations:** We strongly encourage joint submissions between multiple municipalities, CML Associate Members, or other government agencies, which focus on solutions that serve both small and large communities. These partnerships can offer unique perspectives and share successes that span different sizes and challenges of cities and towns.

While we're open to a wide range of topics, some key areas of interest are effective governance/what is good governance; leadership and professional development; water, transportation, and infrastructure; diversity, equity, and inclusion; opportunities and issues that small and rural municipalities face; affordable housing; staff recruitment and retention; technology and innovation; public engagement; homelessness; and current trends and emerging issues in local government.

If selected to present a session, CML will provide deck templates, polling application, and other tools. CML staff can also assist you with presentation rehearsals or coaching assistance. If needed, we will help round out panels or identify paired presentation opportunities. Please note: We will not consider any session designed for direct promotion of a speaker's product, service, or other self-interest.

The deadline to submit a session proposal is Nov. 3, and we will notify selected presenters by Dec. 20. Submit your session proposal by filling out the form at tinyurl.com/3zt76jf7.

For questions, contact CML Engagement and Communications Manager Denise White, dwhite@cml.org, or CML Meetings and Events Planner Karen Rosen, krosen@cml.org.



Empowered cities & towns, united for a strong Colorado

EMPOWERED CITIES AND TOWNS, UNITED FOR A STRONG COLORADO

CML STAFF ANNIVERSARIES



This month, CML is celebrating a trio of staff anniversaries. Executive Director Kevin Bommer, left, is celebrating 25 years of service. And Legislative and Policy Advocates Elizabeth Haskell, center, and Jeremy Schupbach are each celebrating one year of service at CML.

OBITUARY

GALE CHRISTY

Gale Christy, former Littleton city manager from 1972 to 1987 and three-term mayor of Columbine Valley, passed away Aug. 3 a few days short of his 88th birthday.

Gale was born in Gillette, Wyoming, on Aug. 5, 1936, and raised in Sheridan, Wyoming, along with his twin brother Gary and his older fraternal twin sisters, Sharon and Sharlene. Gale graduated from the University of Colorado and then received his master's degree in public administration from the University of Kansas. After college in 1960, he married Kay Tannehill and served his country for six years in the U.S. Army Reserve.

Gale's career in public service began as assistant city manager for Hinsdale, Illinois, for four years and in the same role for Tempe, Arizona, for another four years. His first job as city manager was in Chandler, Arizona, where he served for five years before landing the job in Littleton

"Gale was very active in CML and the city managers association — a good friend for sure. He left a great legacy in Little-



PHOTO COURTESY OF JANICE O'TOOLE
Gale and Kay Christy.

ton and Columbine Valley," stated retired CML Director Sam Mamet.

Gale is survived by his wife Kay, his daughters Lynn, (Peter Dahlberg), Julie, (Steve Maes) and Janice, (Manny Costin). He is also survived by five grandchildren, eight great-grandchildren, his sister, Sharon, and many nieces and nephews. He was preceded in death by his father, Raymond and mother, Irma, and his brother, Gary and his sister, Sharleen.

Services were held at Mission Hills Church on Sept. 16.

CELEBRATE WITH CML

CML wants to hear about your community's success. Tell us about a grant you've won, a new water tank, or anything else you're excited about. Email CML Publication & Design Specialist Alex Miller, amiller@cml.org.



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CML Newsletter (ISSN 7439903) is published biweekly by the Colorado Municipal League, 1144 Sherman St., Denver, CO 80203-2207, for Colorado's municipal officials. (USPS 075-590) Periodical postage paid in Denver, Colorado.

Editor: Denise White
Designer: Alex Miller
Circulation/mailling lists: Mark Vanderbrook

POSTMASTER: Send address change form 3579 to Colorado Municipal League, 1144 Sherman St., Denver, CO 80203-2207; (p) 303-831-6411 / 866-578-0936; (f) 303-860-8175.

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RESEARCH CORNER

TRAVEL SPENDING GROWS ACROSS STATE

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

According to a report commissioned by the Colorado Office of Tourism, the economic impact of Colorado’s travel industry grew from 2022 to 2023 across four key areas of spending, employment, earnings, and taxes. Travel-related spending across Colorado reached an all-time high of \$28.2 billion in 2023 with the Denver region generating almost half the statewide spending total. The travel industry added nearly 188,000 jobs and \$9.9 billion in earnings throughout 2023.

ECONOMIC IMPACT OF COLORADO’S TRAVEL INDUSTRY

The below data points show growth from 2022 to 2023 and do not account for inflation.

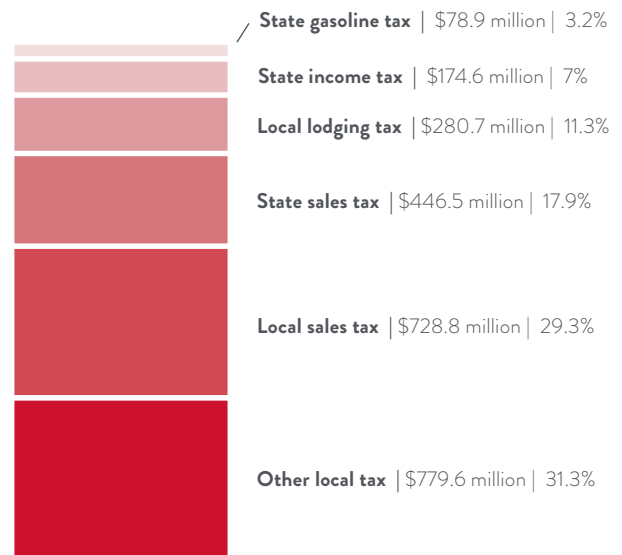
3.9% **Increase in travel spending across Colorado**
Travel-related spending across the U.S. also rose by 3.9%.

5.3% **Increase in jobs gained**
Arts, entertainment, and recreation jobs experienced the sharpest growth rate.

13.3% **Increase in travel-generated earnings**
Accommodations and food services accounted for the largest share of these earnings.

5.7% **Increase in local and state tax revenue**
Travel-related tax revenue generated about \$800 per Colorado household.

COLORADO TRAVEL INDUSTRY TAX REVENUE, 2023



Snapshots from CML Fall District Meetings



In the month of September, CML staff traveled all across the state to visit our municipal members face-to-face. On Sept. 23, we traveled to Ridgway for the District 10 meeting. Ridgway Town Clerk/Treasurer Pam Kraft, left, stands with Montrose City Attorney Chris Dowsey.



CML Legislative and Policy Advocate Beverly Stables gets to know a mounted patrol unit at the District 3 meeting Sept. 12 in Cherry Hills Village.



From left, Ignacio Finance Coordinator Dee Wesner, Ignacio Administrative Assistant Jill Neely-Smith, Ignacio Clerk/Treasurer Tuggy Dunton, and Ignacio Deputy Town Clerk/Treasurer Fantasia Gallegos attend the District 9 meeting Sept 24.

Snapshots from CML Fall District Meetings



From left, La Veta Town Clerk Heather Hillis, La Veta Deputy Clerk Ashley Martin, and La Veta Trustee Lluvia Musgrave attend the District 7/14 meeting Sept. 18.



Tarantulas were spotted by CML staff members who traveled to La Junta for the District 6 meeting.



Grand Junction City Council Member and CML Executive Board Member Anna Stout, center, and other municipal officials attend the District 11 meeting Sept. 26 in Grand Junction.

Grand opening event for Northglenn's new NetZero City Hall

The City of Northglenn is inviting visitors to a public grand opening for the city's new municipal building. The first NetZero municipal building in Colorado, it is designed to generate as much energy as it uses. The new building is located adjacent to the previous 40-year-old city hall at 11701 Community Center Drive. The public grand opening will take place noon to 4 p.m. Oct. 12. More information is available online, tinyurl.com/4n2fhdjz.

Local Government Resources Call

Hosted by the Colorado Resiliency Office in partnership with the Governor's Office of Economic Recovery, this monthly call for local governments focuses on navigating the historic funding opportunities available at the federal and state level. The call includes DOLA and partner agency updates, and it provides information and resources for funding navigation and capacity building. The topic for October is grant implementation and monitoring. The meeting will take place 11 a.m. Oct. 16. Register online, tinyurl.com/4rfbumw5.

The Colorado Division of Local Government has created a searchable guide to help local governments navigate funding opportunities from federal and state programs. The Local Community Funding Guide is online, tinyurl.com/2pcsnka5. Here are some highlights:

COLORADO GRID RESILIENCE GRANT PROGRAMS

The application window for the Colorado Grid Resilience grant programs is now open. The Microgrids for Community Resilience (MCR) Planning applications will remain open on a rolling basis until funds are expended, and MCR Construction Storage/Controller applications close on Dec. 4. More information is available online, tinyurl.com/yf38s7mj.

BROADBAND GRANT PROGRAM

The Colorado Energy Office is accepting applications for Broadband Equity, Access and Deployment (BEAD) funding. The federal BEAD Program will invest \$826.5 million into Colorado's broadband infrastructure and connect unserved and underserved homes and businesses. The grant program will accept applications through Oct. 28. Applicants can access the BEAD application in the Advance More Information is available online, tinyurl.com/53hapwkc.

RAISE GRANT PROGRAM

The Rebuilding American Infrastructure with Sustainability and Equity, or RAISE Discretionary Grant program, provides a

unique opportunity for the Department of Transportation to invest in road, rail, transit and port projects that promise to achieve national objectives. The next application deadline is Jan. 13, 2025. More information is available online, tinyurl.com/p3zycxk6.

WATERSMART SMALL-SCALE EFFICIENCY PROJECTS

The WaterSMART Small-Scale Water Efficiency Projects provides 50/50 cost share funding to entities with water or power delivery authority for small water efficiency improvements that have been identified through previous planning efforts. Projects eligible for funding include installation of flow measurement or automation in a specific part of a water delivery system, lining of a section of a canal to address seepage, or other similar projects that are limited in scope. More information is available online, tinyurl.com/2x7246se.

COMMUNITY FACILITIES DIRECT LOAN AND GRANT PROGRAM

This program provides affordable funding to develop essential community facilities in rural areas. Funds can be used to purchase, construct, or improve municipal buildings, public safety facilities, museums, libraries, food pantries, child care centers, and more. Rural areas including cities and towns with no more than 20,000 residents are eligible for this program. More information is available online, tinyurl.com/5n82mh6n.



CML
EFFECTIVE GOVERNANCE

This interactive, daylong workshop focuses on practical governance skills such as staff/council relationships, ethics, liability, open meetings, media relations, and civility.

→ October 24 at the CML building in Denver

→ Register now at cml.org

 COLORADO MUNICIPAL LEAGUE

CML LEGAL CORNER



Using the new rights of first refusal and first offer

By Robert Sheesley, CML general counsel

By the end of the year, many city and town clerks will receive notice directed to the governing body from a property seller regarding a potential property sale and the municipality's "right of first refusal" or "right of first offer." They may also receive notice that affordability restrictions for a specific property are expiring. These notices are prompted by a new law (House Bill 24-1175) intended to create and preserve affordable housing by giving local governments and housing authorities a chance to intercede in private sales of certain multifamily residential properties.

Effective Aug. 7, 2024, the law imposes strict timelines and requirements to fulfill the law's purpose and minimize impacts on private sellers. Municipalities that want to use the tools should establish procedures and standards to ensure compliance or consider assigning their rights to housing authorities.

FIRST REFUSAL VS. FIRST OFFER

The new law grants a right of first refusal (ROFR) regarding certain multifamily residential or mixed-use property with at least five units that are already affordable housing. The ROFR allows the municipality to make an offer to buy the property in competition with other offers. The seller must negotiate in good faith but is not required to ultimately sell to the government. The municipality can only use the right to preserve or convert the property to long-term affordable housing.

The right of first offer (ROFO), on the other hand, applies to certain multifamily residential or mixed-use properties of between 15 and 100 units, regardless of current affordability. The ROFO is a narrower right, however, and merely gives a local

government an early chance to make an offer before the property is listed for sale.

A FAST PROCESS

To use these rights, municipalities must be prepared for fast timelines. Note that a nondisclosure agreement with the seller is required in each case, arguably even before the clerk can share a ROFR notice internally.

When a ROFR notice is received, the local government has up to 14 days to notify the seller and the Colorado Housing and Finance Authority (CHFA), that it wants to preserve or waive the right (although the right is deemed waived if ignored). The government then has 30 days to make an offer and must agree to close within 60 days.

A ROFO notice requires a response within seven days to ask for due diligence information or waive the right (again, the right is waived if the government doesn't respond). Once that information is received, the government has 14 days to make an offer. The law expects an agreement within 30 days and a closing within 60 days.

The law also instructs governments to record a "certificate of compliance" with the county clerk within 14 days of the seller's initial notice (or second notice, if the government is exercising the right). Use caution when completing this certificate, as the statute requires information that the government might not be able to verify, like a legal description and confirmation of the seller's compliance with the law.

IS THE OPTION RIGHT FOR YOU?

Each municipality should determine whether these tools are a good fit. Beyond requiring an agile response to

notices and transactions, the law imposes long-term obligations in the management of properties. Purchasers must maintain certain affordability levels and limit rent increases. Leases must be renewed except in limited circumstances.

The new law rewards local governments that want to stay actively engaged in creating affordable housing. To make use of the rights, municipalities should establish procedures for handling notices, including delegating certain responsibilities to a staff member and bringing the issue quickly to the governing body. Plans for financing and due diligence should be in place. Partnering with other entities and housing authorities can help to smooth this process.

Alternatively, municipalities can assign the rights to specific properties or all properties to public entities that may be better equipped to purchase and manage the properties, including a housing authority or CHFA. Assigning rights maintains the benefit of the new law while reducing a municipality's involvement.

If a municipality doesn't want to use the rights at all, the governing body can approve the waiver of the rights. The waiver must be effective for at least three months. Notice of the waiver (including any expiration date) must be posted conspicuously on the government's website and provided to CHFA.

Having a plan before the notices arrive will help your municipality respond effectively and make the most of these new, time-limited rights. The law currently expires Dec. 31, 2029.

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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