



BOARD OF COUNTY COMMISSIONERS

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TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Sara R. Lopez
RE: Work Session Meeting of August 24, 2021
DATE: Tuesday, August 24, 2021

Attendees:

Elected Officials: Elisabeth Lawrence and Tamara Pogue. Absent: Josh Blanchard – Commissioners

Staff (in person or via Zoom): Scott Vargo, County Manager; Jeff Huntley, County Attorney; Bentley Henderson, Assistant County Manager; Marty Ferris, Finance Director; Nicole Valentine, Communications Director; Keely Ambrose, Assistant County Attorney; Dan Osborn, Interim Planning Director; Jason Dietz, Housing Director; Jim Curnutte, Community Development Director; David Reynolds, Finance Assistant Director; Adam Kisiel, Public Affairs Coordinator; Joseph DiCerbo, Sr. Bookkeeper; Traci Matlock, Senior Shelby Sainz, Housing Program Coordinator; April Paige, Executive Administrative Manager and Sara R Lopez, Administrative Assistant.

Guests (in person or via Zoom): Abigail Tietjen, Andrew Pappas, Bob Barto, Bruce Horii, Christine Staberg, Jenna deJong, Julia Koster, Kim Higgins.

I. Emergency Operations Plan

Brian Bovaird gave an overview of the following topics:

Goals

- Address gaps in current plan
- Maintain consistent emergency preparedness & response practices
- Comply with Federal guidelines and State requirements

Basic Plan

Provides overview of approach to emergency operations

- Identifies policies
- Describe response organization
- Identifies roles & responsibilities

Updated Content

- Capabilities Assessment
- New phases of emergency management
- Organization & responsibilities
- Laws & authorities

New Content

- Community Inclusion

Commissioners asked for clarification of a few items. Mr. Bovaird and Ms. Vaine will return with an update at a future Work Session.

II. Summit Alliance Vacation Rental Managers Discussion

Jason Dietz and Shelby Sainz discussed several topics including but not limited to:

Overview of SAVRM Group

The goal of SAVRM is to work together with Town and County leadership to find realistic solutions to the housing crisis.

SAVRM “Workforce Welcome” Program

This program is meant for Short Term Rentals (STR) owners, to be offered through local management companies as an incentive package for owners to convert their properties from STR to Long Term Rentals (LTR). The goal is to have the owner convert from STR to LTR without having to change management companies, provide them equal or greater revenue (at market rate) than they can make currently, provide lease security during the lease period for the owner, and provide financial incentives to local managers to participate in marketing this program to their owners without losing revenue. This effort is still very much in development.

Other Ideas

- Understanding the economics of second homeownership and how they contribute to rental rates
- Addressing the issue of affordability as we incentivize availability
 - Due to the financial burden of ownership, it can become difficult for owners who would like to long term rent to do so “affordably” to our local workforce. Keeping rent affordable, in most situations, will require a subsidy.
- The Goal Making an Impact
 - Based on this conversion goal, and unit conversion assumption, we can extrapolate what seems to be an affordable financial subsidy for each governmental entity of \$516,000 to convert 100 units each year.
- Making Long Term Rental (LTR) Attractive and Economically Viable
 - Create “opportunity zones” consisting of areas and communities (buildings) that have been identified as feasible for workforce housing, based on location, age, amenities, transportation, and overall cost/value.
- Manager Incentives – Closing the Loop
- In summary- A low cost program with a high value return.

Commissioners and staff discussed different options to implement this program. They also asked about incentives and who would qualify for them. They suggested getting input from local businesses to find out what would engage them in the program. Mr. Dietz said the next steps are to implement

the suggestions into the existing housing plan then presenting the results to the SAVRM Group. The group also discussed the Housing Helps Program and how to get it revamped and better utilized.

III. Summit Combined Housing Authority Renewal

Scott Vargo discussed the renewal of the 5A question and doing it sooner rather than later, and putting it on the ballot. Some of the suggestions are to renew it for 10-20 years or to remove the sunset stipulation completely. Most of the support has been towards the 20-year renewal, as it would allow enough time to do a bonding question.

Mr. Vargo asked Commissioners if they support the 20-year renewal. Commissioners agreed with the 20 years, but said that consensus among the county and towns is most important. They asked to be informed of any council opposed to the 20-year renewal, as they would like to speak with them first. The consensus was that 10 years is not enough. Mr. Vargo noted that the Housing Authority could decide to go with a 20-year renewal on their own.

IV. Revision to POLA Rules & Regulations - Integrated Employee Housing Units (IHUs) at Copper (Planning)

Peter Siegel, Jessica Potter and Keely Ambrose discussed several topics including but not limited to:

Mr. Siegel said the changes to the Planned Unit Development (PUD) is intended to close loopholes and tighten up requirements to deal with the workforce housing crisis. The original intent did not include people working from home for a company outside the county or even the state. They have experienced issues with people purchasing units and renting them out short-term, which is not allowed. Basically, the goal is for the purchased units to be used for their original intent, which is for a person working for a brick and mortar location at Copper Mountain, as required by the Copper PUD.

V. 2020 Annual Audit Report (Finance)

Marty Ferris and Kim Higgins with Eide Bailly, LLP reviewed Summit County's 2020 Financial and Compliance Audit Report.

VI. Weekly Fire Restrictions Update (Sheriff)

Scott Vargo reported for Sheriff FitzSimons. There are no changes and he recommended for the county to stay without restrictions until next week.

VII. Joint ECO/BOCC: SPK Budget Update

Sarah Vaine, Lucinda Burns, Catherine Schaaf and Jen McAtamney discussed several topics including but not limited to:

In July, after a series of meetings with committee members, ECO Board, BOCC and childcare providers, ECO staff and committee members agreed to develop a plan to allocate reserve funds to improve recruitment and retention to their childcare programs. In order have a sustainable impact, the working committee felt it was important to propose a multi-year plan that directly addresses compensation, and also indirectly addresses wages through education-based incentives, quality improvements and other outreach strategies.

Budget notes:

1. The revised budget includes an allocation of \$675,000 in 2021, a larger increase in 2022, and incremental increases year-to-year through 2028, to be provided directly to SPK providers to allow for wage increases. The estimated cost of bringing all lead teacher salaries up to a starting rate of \$21+ per hour, as well as commensurate rate increases for paralegal staff, is \$3.8M over 5 years (2021-2025), or \$6.4M over eight years. This model assumes 3% annual pay increases, and a new center opening in Silverthorne.
2. ECO's new "Menu of Quality Services" also offers additional incentives to individual teachers, based on training and professional development. The cost for this line item is estimated to be \$300K per year and is already in the SPK budget.
3. 60-65% of the SPK operating budget remains allocated to tuition credits. This includes a small allocation for emergency assistance for families struggling with quarantines. In 2022, we anticipate being able to offer limited tuition credits to families with 3-year olds.
4. The proposed budget retains a reserve budget sufficient to fund seven months of operating expenses.

Investing in Early Childhood Educators

According to MIT's Living Wage Calculator (2021), two adults with two children must each earn close to \$26/hour to support themselves and their family in Summit County. Current early childhood teacher wages range between \$14 and \$29 per hour, depending on education, experience, and job description.

The average teacher pay rate is \$19 per hour. Benefits vary widely, but generally include some combination of limited health care access, ski passes, retirement, and wellness or other incentives, bonuses, PTO & holidays.

Today, 49% of early childhood teaching staff have been employed at their current child care center for less than two years, and close to 15 positions remain unfilled.

To attract and retain high caliber teachers to early childhood programs, ECO is proposing a significant increase in the investments made in teachers.

Summit County's Right Start Program already assists with workplace benefits:

- All teachers in licensed centers have access to office visits and some limited health, dental and mental health care at the CARE Clinic.
- \$200,000 per year is allocated for quality improvement funding (per center funding levels range between \$10,000 and \$32,000, depending on program size and quality rating) – At least 50% must be spent on staff recruitment & retention.
- Scholarships for college-level credits are available through both Right Start and Colorado Mountain College.
- Training opportunities are offered throughout the year, at no-cost to the center or the employee.
- Early Childhood Options helps with on-boarding new staff, as well as some HR support, professional development coordination, coaching and consultations for teachers and administrators.

With an additional County-wide investment of \$625,000+ per year, for a period of 5-8 years, child care centers can increase salaries by approximately 8-15%. This will help teachers and support staff get closer to a living wage in Summit County.

In addition, ECO staff reworked our professional development offerings to include a meaningful investment in teacher training and education. The new "Menu of Quality Services" provides individual teachers with the opportunity to earn up to an additional \$2,000 per year in training stipends and incentives.

It is anticipated that 60-65% of SPK/Strong Future funding will continue to be allocated for tuition credits. In addition, we are proposing allocating 25-30% of the annual SPK operating budget to improve teacher preparation and overall compensation.

By recruiting and retaining well-trained and well-paid teachers, we can improve the quality and consistency of care for children, ensure stability of care for families and help prepare young children for school success.

Commissioners asked questions and offered feedback. They asked for clarification of different items. The group also discussed the sustainability of this program and how long it should go on before determining if it's working or not.

Mr. Vargo asked about the previous discussion regarding tuition increases to fund salaries and tuition assistance. Commissioner Lawrence proposed for the county to support a 2-year commitment on the salary increase commitment, and start looking into tuition assistance. Ms. Burns noted that countywide tuition assistance is a long-term goal for ECO. Commissioners agreed.

Commissioner Lawrence also noted that it is time to start examining the tuition rates and start paying the real cost of childcare, but understands how difficult it will be to have these conversations with childcare provider boards.

Next Steps

As of September 1, 2021, the county will support salary increases for the next two years with a plan to continue it after regular assessments.

VIII. Managers' & Commissioners' Issues

Senior Management and Commissioners discussed several topics including but not limited to:

Scott Vargo received a request for a letter of support from Ryan Hyland, Town of Silverthorne Manager, for Silverthorne to manage the Silverthorne Transit Station. Commissioners agreed

Sarah Vaine reported that three library staff completed the NACo Leadership Program and Stephanie Ralph, Library Director, was asked to give a TED talk on the importance of libraries.

Nicole Valentine

- Wildfire Pledge Campaign is launching this week with a Summit Daily News Ad, social media messaging, and coffee sleeves in local coffee shops.
- Wildfire media advertising will ramp up in September – October, for Summit County's second wildfire season.
- RMCO climate report for Summit County was released on Monday. Commissioners will submit an op-ed.
- Updated commissioner Town Hall schedule has been circulated for Fall/Winter. We will switch our Facebook Live updates to Thursdays.
- Housing messaging contractor RFP was sent out and we are collecting proposals from area contractors and agencies.
- Jenniffer Gonzalez was recognized as a SC Superhero

Bentley Henderson

- The Housing Department has two new staff members: Shelby Sains and Dan Osborn. Dan will transition into from the Planning Department and his first priority will be the Justice Center project.
- The next Highway
- The Alpine Inn has begun accepting move-ins.
- The Ice Castles is looking for a new location and have requested access to unincorporated Summit County, at the bottom of the dam on the Outlets parking lot.
- Road & Bridge and SCRAP will resurface the road by the Silverthorne Recycling Center to last through the winter. The plan was to use a milling machine to do an overlay of the road but it won't be possible. Commissioner Blanchard asked about the impact of the Ice Castles being near the area and Mr. Henderson noted they would be clear across from the recycling center.
- The Lake Hill rezoning topic will be added to a future Work Session.

Tamara Pogue

- The Attorney General held the 1st Opioid prevention meeting. There are some settlement funds, and Commissioner Pogue asked if the county would have the capacity to be the fiscal handler for the regional funds. Mr. Vargo noted he'd prefer for the county not to be in charge of those funds.
- Update on DOLA HB21-1271 Funds for affordable housing.
- Affordable Task Force – Legislative Committee met last week. CCI, CAST and CML have agreed to work together to represent the county.
- Miners Creek Road Update – They are meeting with Bill's Ranch regarding stop signs.
- Lake Hill Update – The Town of Frisco requested a memo outlining the county's commitment to cover all fees, they can bring to their council members.
- August 31st is International Overdose Day

Commissioner Blanchard

- October is Conflict Resolution Month
- Housing Presentation with the Summit Foundation at the Rotary Club Meeting on September 14, 2021 at 7:30am.

Elisabeth Lawrence

- Update on the Bill's Ranch meeting.
- Received a very nice note regarding two Summit Stage drivers.
- Silverthorne Childcare Center Update

Commissioners also reviewed schedules and upcoming calendar events.

IX. Joint BOH/BOCC Special Work Session / Working Lunch

Amy Wineland gave an update on Summit County's latest case numbers, summary epi trends, vaccine updates, hospitalizations, etc.

For additional details, please see the BOH/BOCC Joint Meeting Minutes in the Agenda Center under County Commissioners Agendas: <https://www.summitcountyco.gov/agendacenter>.

For Summit County's Public Health Orders and latest information, please visit www.summitcountyco.gov. Click on Get COVID-19 Info and Updates.

X. Revised SC Traffic Code Ordinance for Review (Attorney; Sheriff)

Toby Weiner gave an overview of changes to the Traffic Code Ordinance since the last review. He asked for Commissioners' input and if they agree for the proposed ordinance to move forward. Commissioners agreed. The item is on the consent agenda for this afternoon's Regular Meeting.


XI. Discussion of Legal Issues related to litigation, real property and other matters (Attorney) (Executive Session Recommended).

Jeff Huntley and Scott Vargo requested an Executive Session to discuss legal issues related to litigation, real property and other matters.

A motion was made by Commissioner Pogue and seconded by Commissioner Blanchard to go into Executive Session to discuss legal issues related to litigation, real property and other matters. The BOCC voted 3 to 0 to go into Executive Session per CRS 24-6-402 (4) (a)(b). The motion was approved.

Meeting Adjourned.

Respectfully submitted:


Sara R Lopez, Deputy Clerk



[S E A L]

Approved by:


Elisabeth Lawrence, Chair