



Sustainability Services
Neighborhood Services
222 Laporte Ave.
PO Box 580
Fort Collins, CO 80522

WORK SESSION MEMORANDUM

Date: March 3, 2025

To: Mayor and City Councilmembers^{DS}

Through: Kelly DiMartino, City Manager ^{DS}
Tyler Marr, Deputy City Manager ^{DS}

From: JC Ward, Community Engagement Manager – Neighborhood Services ^{DS}

Subject: Work Session Summary – February 25, 2025 re: Mobile Home Park Oversight and Enforcement

BOTTOM LINE

The purpose of this memo is to document the summary of discussions during the February 25, 2025 Work Session. All Councilmembers were present.

DISCUSSION SUMMARY

- General support for greater, more coordinated local mobile home park oversight with the goal of providing mobile home park neighborhoods the same level of services and resources as other neighborhood types across the city.
- Agreement amongst Councilmembers present that a dedicated Staff liaison or Mobile Home Park Program Manager would improve efficiency and effectiveness of City efforts.
- Multiple Councilmembers requested additional information on resourcing proactive, coordinated MHP work that includes potential Municipal Code changes, proactively addressing critical livability and safety issues, and enforcement of infrastructure maintenance and repair standards.
- Some Councilmembers also highlighted specific MHP resident concerns centered on property owners'/managers' lack of enforcement for issues currently outside the jurisdiction of both the City and Colorado Mobile Home Park Oversight Program, expressing support for deeper consideration of ways for the City to address the issues.
- General consensus from City Council that the City and MHPOP should work more closely and coordinate levels of enforcement.
- Staff noted that leadership development, capacity-building programs like Community Consultants and mediation promotoras have growth potential for community leaders and Residents' Associations to more effectively address power imbalances and resolve issues in their neighborhoods, as property managers are often more responsive to the stronger, more cohesive collective voice of their own residents. Community Consultants

and promotoras can also provide education about available conflict resolution resources and assist with filing MHPOP or Access Fort Collins complaints.

- Staff acknowledged that differences in Municipal Code application and enforcement exist among neighborhood types like multifamily properties; single, detached housing; and mobile home parks. Further analysis of these differences, their legal considerations, and recommended solutions will be presented at the next Work Session on this topic.

NEXT STEPS

In response to direction from City Council, a follow-up Work Session will be scheduled in July or August based on City Council schedule availability to present additional findings, enforcement option analysis, and Staff recommendations.

Staff will provide an additional follow-up memo around current work on loan/grant products available for energy efficiency upgrades to mobile homes and replacement of older homes with energy efficient models.

FOLLOW-UP ITEMS

Following up on questions and requests from Council:

1. Staff has designated Leo Escalante, Neighborhood Liaison from the Neighborhood Services Department, as the central point of contact for internal and external mobile home park issues through December 2025. Leo has been working closely with external partners and mobile home park residents for several years and has a deep understanding of issues faced by our local MHP communities. His workload will temporarily shift to accommodate mobile home park research, strategic planning, and coordination.
2. The Mobile Home Park Residents' Rights Team shares a group email, MHP@fcgov.com, that all Neighborhood Services Staff working on MHP issues accesses and responds to. In addition, the Access Fort Collins system can be used to reach the team or report concerns anonymously or using their contact information by selecting "Mobile Home Parks" under the "Neighborhoods" topic.
3. The Urban Renewal Authority inclusion of mobile home parks along the North College Corridor was misstated during the Work Session. The Stonecrest MHP, Montclair MHP, and eastern portion of North College MHP are in the URA Plan Area while Hickory Village MHP, Poudre Valley MHP, Spaulding Lane MHP, Highland Manor, and the western portion of the North College MHP are directly adjacent to, but not included in, the URA Plan Area.

CC: Marcy Yoder, Neighborhood Services Manager
Jacob Castillo, Chief Sustainability Officer



Utilities
222 Laporte Ave.
PO Box 580
Fort Collins, CO 80522

WORK SESSION MEMORANDUM

Date: March 4, 2025

To: Mayor and City Councilmembers

Through: Kelly DiMartino, City Manager ^{DS}
 Tyler Marr, Deputy City Manager TM

From: Alice Conovitz, Utilities Water Conservation Specialist ^{DS}

Subject: February 25, 2025 Work Session Summary: 2025 Fort Collins Utilities Water Efficiency Plan Update

BOTTOM LINE

The purpose of this memo is to document the summary of discussions during the February 25, 2025 Work Session. All Councilmembers were present. The purpose of this Work Session item was to describe the state-mandated Fort Collins Utilities (Utilities) Water Efficiency Plan (WEP) and request feedback on the WEP’s two draft goals.

DISCUSSION SUMMARY

The updated WEP will set conservation goals, incorporate extensive public engagement focusing on marginalized community members, and employ numeric modeling of water savings and an equity analysis to help prioritize future water conservation and efficiency strategies. The draft goals are as follows:

- Goal 1: All customers contribute to lowering annual water demand by 3% by 2040 to reduce risk of shortages.
- Goal 2: The City builds resilience by improving outdoor water efficiency across City-owned landscapes to benefit our community and environment.

Potential strategies to meet the goals include programs and policies related to voluntary behaviors (e.g., education and technical assistance), regulatory actions (e.g., land use and plumbing code updates), infrastructure (e.g., leak detection, data portals, and line repair), and economic (e.g., rebate and grant incentives and utility fees). The City organization will do its part to contribute to the goals by seeking opportunities to lower treated water use (e.g., increased pace of high-efficiency plumbing retrofits) and to improve landscape resilience (e.g., irrigation-efficiency and turf replacement projects).

Staff sought input from City Council on the following questions:

- Do the proposed conservation goals and strategies align with what Council sees as our community values?
- Does the WEP work to-date meet “ambitious but comfortable” guidance?
- What else does Council need to know prior to staff seeking approval of the updated WEP?

Councilmembers showed overall support for the work and plan direction. Councilmembers asked for clarity around the goals, City conservation actions, and estimated costs. Further discussion included the following content:

- Discussion about the gallons per capita per day (GPCD) metric, how that will be used moving forward, and how to evaluate that by customer sector (e.g., residential and commercial) to better understand consumption. Although the GPCD metric is not used in a proposed WEP goal, staff will continue to track and report GPCD, and to include GPCD information split by customer sector (residential and commercial).
- Councilmembers requested clarity about Goal 1 and how a 3% reduction would impact total water demand and be implemented year-to-year and over time.
- Importance of having clear targets for lowering the City’s water use like the numeric targets outlined for the community. Also support for communicating the City’s current actions related to water conservation.
- If state policy could impact goals or strategies. New and proposed state legislation would support the WEP goals and strategies by creating more opportunities for water savings. Examples discussed were Senate Bill 24-005 which was recently passed and includes prohibitions for new commercial development related to nonfunctional turf, artificial turf, and invasive species, and House Bill 25-1113 which proposes expanding these prohibitions to residential development. We anticipate this legislation is not likely to drive a significant change in water demand in the Utilities service area given the limited availability of land remaining for new development. However, as redevelopment in the service area increases, these state bills could impact landscaping and water demand.
- Discussion of examples of prioritized City-owned landscape projects for Goal 2, including those shown in the presentation such as Landings Park irrigation and landscape efficiency improvements and opportunities for Nature in the City projects on City properties. Desire for more information about cost estimates and potential funding sources.
- How people can contribute to saving water if they are already doing “all they can”. Staff discussed how the 3% goal target is directed at the combined treated water use annual total for the Utilities water service area. Within that cumulative target, there will be some businesses or residents that are more interested or have more potential for water savings. This consideration is reflected in the way we’ve been structuring and prioritizing

our conservation strategies, to have a diverse portfolio that includes working with higher users. This involves being able to determine who is overusing based on their business type or square footage, and there are various ways to evaluate that. Staff identified an opportunity and need to help customers understand if they are using more than they should and help them figure out how to reduce their use, versus those who are already efficient water users.

- How to support homeowner associations (HOAs). Staff referenced recent research and new [HOA-focused resources offered by EPA](#)¹ that emphasize the importance of supporting project champions from within the HOA who can bring consistency to a project even if landscape contractors or boards change over time. Our new strategies include providing a customer liaison to support HOA project stakeholders with comprehensive technical and financial support from start to finish, as well as supporting less costly irrigation operational or equipment changes in addition to turf replacement projects.
- A desire to have staff continue collaborating with other Fort Collins water districts.
- The potential to leverage the City's Municipal Innovation Fund for funding; consider using volunteers or community members to help with projects.
- Discussion of water report communications to customers that include a face symbol, including questions and concerns about how the "frowny face" is attributed and how water over-users are determined. What options do we have for adapting the program that doesn't have some of the same negative impacts people are experiencing? There was also a request to provide program data on effectiveness.

NEXT STEPS

Next steps for the WEP include a 60-day public comment period on the draft WEP, seeking recommendations from boards and commissions, a preliminary review by the Colorado Water Conservation Board, and returning to City Council in July to seek approval by resolution.

In addition, the home water reports discussed during the Work Session will be included in a larger discussion that includes more information about home energy reports and how both of these reports (water and energy) will be integrated into the larger VertexOne Customer Information System (CIS) launch slated in Q4 2025. A broader group of staff plan to schedule a Council Work Session later this summer or fall to address the report format, related data and energy and water savings, as well as the greater customer experience.

¹ www.epa.gov/watersense/homeowner-associations

FOLLOW-UP ITEMS

The following items, requested by Council, will be addressed in a separate follow-up memo expected in late March or early April:

- For Goal 1, provide examples of how the 3% reduction works year-to-year and over time.
- For Goal 1, clarify the City's responsibility and reduction target to contribute to the overall percent reduction.
- Provide additional detail on projects to lower City water use. Provide more information about the estimated cost of projects and potential funding sources.
- Provide more information about how water overuse can be identified for residential and commercial customers (specifics about home water reports will be addressed in a future Council meeting in the context of CIS updates, as described above in Next Steps).

CC: Jill Oropeza, Senior Director, Integrated Water Sciences and Planning
Eric Potyondy, Senior Assistant City Attorney
Nicole Poncelet-Johnson, One Water Executive Director
Mariel Miller, Utilities Water Conservation Manager



Recreation Department
215 N. Mason
PO Box 580
Fort Collins, CO 80522

WORK SESSION MEMORANDUM

Date: March 4, 2025

To: Mayor and City Councilmembers

Through: Kelly DiMartino, City Manager *KD* ^{DS}
 Tyler Marr, Deputy City Manager *TM*
 Dean Klingner, Community Services Director *DK* ^{Initial}

From: LeAnn Williams, Director, Recreation *LW*

Subject: February 25, 2025 Work Session Summary: Southeast Community Center

BOTTOM LINE

The purpose of this memo is to document the summary of discussion during the February 25, 2025, work session. All Councilmembers were present.

DISCUSSION SUMMARY

At the work session, staff presented four options for scope and budget of the Southeast Community Center. Each City Councilmember indicated alignment with staff on option 2B to move forward with. This option includes a full community recreation center, with multiple recreation spaces, that aligns to the ReCreate: Parks & Recreation Master Plan definition and identified amenities in a Community Center, as well as the inclusion of licensed childcare. Option 2B includes the outdoor pool identified in the 2015 ¼-cent Community Capital Improvement Program (CCIP) ballot and indoor lap lanes, in partnership with Poudre School District. Option 2B has a project budget up to \$80 Million.

Council provided feedback indicated staff should explore options that would allow the lap lanes to flex into recreational use. Councilmembers specifically asked if there were plans to include a dive well. Staff responded that the cost of a dive well could be cost prohibitive and will communicate to the public, per Council feedback, if a dive well can be included. Staff presented annual operation and maintenance (O&M) cost ranges connected to each facility and project that this facility will have alignment with current facilities with regards to the revenue generation and general fund support.

Council asked if all four options would be presented to the community. Staff clarified that the development of option 2B included significant community input and was based on fulfilling the 2015 ballot measure. Future community engagement will focus on the details and amenity choices within the limits of the scope of option 2B.

NEXT STEPS

The project team will begin design development and broader public outreach for option 2B. Future Council agendas will include approval of the Intergovernmental Agreement with Poudre Libraries, appropriation of the final budget numbers, and periodic updates on design, schedule and budget.

FOLLOW-UP ITEMS

Council asked if the general fund subsidy for this facility would be similar to other community centers that the City owns. Although the City does not currently have a combination outdoor pool and recreation center, it is anticipated that the general fund subsidy will be similar to those types of facilities (City Park Pool and Northside Aztlan Center, for example).

Councilmembers expressed interest in, and questioned if, a dive well will be a part of the lap lanes. Staff will explore how much it will cost to include a dive well as part of the indoor lap lanes during the design process.