



CITY COUNCIL WORK SESSION
Monday, October 4, 2021 10:00 AM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

Public participation for this meeting will be in person in the City Council Chambers and via Zoom at the following link: https://us02web.zoom.us/webinar/register/WN_Ee7t66I0T3OtQ3Dckt-brw.

1) **HISTORIC PRESERVATION COMMISSION APPLICANT INTERVIEWS**

- Jon Horn **3-30**
- Amanda Lloyd **31-34**
- Danielle Godt **35-38**
- Jeremy Omvig **39-49**

2) **DISCUSSION ITEMS**

- A) Uncompahgre Valley Alliance - Childcare Needs Assessment Results (20 minutes)
Staff: Community Engagement Specialist Ross Valdez **50-136**
- B) Lease Agreement for 1800 Pavilion Drive - Montrose Botanic Gardens (10 minutes)
Staff: Community Engagement Specialist Ross Valdez **137-165**
- C) 2021 Sanitary Sewer Cured in Place Pipe Bid Award Recommendation (10 minutes)
Staff: Utilities Manager David Bries **166-168**
- D) Birch Street Bridge Replacement Project Contract Award (10 Minutes)
Staff: City Engineer Scott Murphy **169-174**
- E) Landscaping Services Contract Award Recommendation (10 minutes)
Staff: Public Works Manager Jim Scheid **175-176**
- F) Special Events Alcohol Permit for Envision Block 93 Block Party (5 minutes)
Staff: City Clerk Lisa DelPiccolo **177-187**

3) **GENERAL CITY COUNCIL DISCUSSION**

4) **STAFF COMMENTS**

**Please note that the times listed are estimates of approximately how long each item may take. This time is intended to serve as a guide for the Mayor in an effort to help keep the meeting moving.*

**Hearing assistance devices are available for public use. Please let us know if you need accommodation.*



FUTURE TOPICS

- Proposed Fee Schedule Revisions - October 18
- Elevate MOU and City Build-Out Presentation - October 18
- McCracken Addition Annexation Hearing - October 19
- Historic Preservation Commission Appointments - October 19
- 2022 Budget Ordinance - November 2
- Grace Community Church Addition Annexation Hearing - November 16

Zoom Meeting Details

https://us02web.zoom.us/webinar/register/WN_Ee7t66I0T3OtQ3Dckt-brw

Join by phone:

1 253 215 8782

1 346 248 7799

1 669 900 9128

1 301 715 8592

1 312 626 6799

1 646 558 8656

Webinar ID: 862 0208 5095

International numbers available: <https://us02web.zoom.us/j/ktzndPXQq>



Historic Preservation Commission Application

Date: 9/15/2021

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☐ I have a demonstrated interest in Historic Preservation
- ☒ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: 317 E. Main

- ☐ I make my primary residence within the City of Montrose

Personal Information:

Name: Jonathon C. Horn

Primary Residence Address: 62748 Hwy 90

City: Montrose State: CO Zip: 81403

Phone: (970) 209-5404

E-mail Address: jonhorn56@gmail.com

Primary Employer: Alpine Archaeological Consultants, Inc.

Length of Employment: 33 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

Yes _____

If yes, please specify name of Board or Commission. Montrose Historic Preservation Commission

Date Range: 2019-2021

Educational background:

BA, History, Lewis & Clark College, Portland, Oregon

MA, Anthropology (Archaeology), University of Idaho, Moscow, Idaho

Relevant experience related to historic preservation:

My entire career has been in the historic preservation field (see vita).

Provide a brief explanation of your interest in historic preservation:

I have been a historic preservation professional for nearly 40 years and enjoy being able to provide my expertise in historic preservation to the Montrose community. I have been serving as the chair of the Montrose Historic Preservation Commission since being first appointed in 2019.

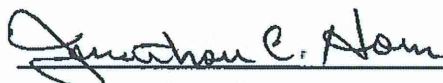
Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Jonathon C. Horn, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.



Signature of applicant

9/15/2021

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.



ALPINE ARCHAEOLOGICAL CONSULTANTS, INC.

CURRICULUM VITAE

JONATHON C. HORN, M.A., RPA

Office Address:

P.O. Box 2075/900 S. Townsend Ave.
Montrose, Colorado 81402
Phone: (970) 249-6761 ext. 14
Fax: (970) 249-8482
Email: jon_horn@alpinearchaeology.com



Academic Background

M.A. in Anthropology, University of Idaho at Moscow, 1988
B.A. in History, Lewis & Clark College, 1979

Current Professional Experience

1987-Present Principal Investigator, Alpine Archaeological Consultants, Inc., Montrose, Colorado

Historic and prehistoric archaeology and site Survey, cultural resource management, historical research, National Register nominations, historic American engineering record documentation. In addition to the projects listed below, Mr. Horn has conducted numerous small-scale cultural resource inventories, historic site documentation, and analyses of historic artifacts.

Representative projects include:

2020– 2021	Principal Investigator. Inventory of the Orchard Mesa Irrigation District/Grand Valley Water Users Association power plant area in Mesa County, Colorado for the Orchard Mesa Irrigation District, Grand Valley Water Users Association, and Bureau of Reclamation, Grand Junction, Colorado.
2020	Principal Investigator. Inventory of the 1890 Homestead Development Project in Montrose County, Colorado for 1890 Homestead, LLC, Montrose, Colorado
2019– 2020	Principal Investigator. Condition Assessment and Preservation Plan for Summitville Sites 5RN294, 5RN358, 5RN548, and 5RN1328 in Rio Grande County, Colorado. For the Rio Grande National Forest and Rio Grande County.
2017– 2020	Principal Investigator. Testing and Mitigation of the General William Jackson Palmer Dumps, 5EP7334 and 5EP1352 for the Garden of the Gods Detention Center, El Paso County, Colorado for the City of Colorado Springs and Federal Energy Management Agency.
2018– 2020	Co-Principal Investigator. Historical Environmental Observations for the Silverton Area and the San Juan Mountains, Colorado for Colorado Division of Reclamation, Mining and Safety.
2018	Principal Investigator. Level II Documentation of the Lower Portion of the Blue Lake Penstock (5SM.2497.3) of the Bridal Veil Powerstation in San Miguel County Colorado for Idarado Mining Company, Ouray, Colorado.
2017	Principal Investigator. Historical research on Ute trails in the Bandora Mine/Silverton area of San Juan County, CO, for the Colorado Division of Reclamation, Mining and Safety.
2017	Principal Investigator. Preparation of Historic American Engineering Record documentation (HAER No. CO-103) for the Cabin Creek Hydroelectric Plant in Clear Creek

Current Professional Experience, continued

	County, Colorado, for Excel Energy.
2017	Principal Investigator. Recordation of the North London Mill (5PA324) in Park County, Colorado, for North London Mill Preservation, Inc.
2016	Principal Investigator. National Register Nomination for the DOE Grand Junction Cabin.
2016	Principal Investigator. Class III inventory of the Ames Hydro Powerplant.
2014	Principal Investigator. Level II documentation of the Tacoma Power Plant Bridge in La Plata County, Colorado, for Xcel Energy.
2014	Principal Investigator. Cultural Resource Inventory of the South Canal Drop 4 transmission line in Montrose County, Colorado, for Sorenson Engineering.
2014– present	Principal Investigator. Preparation of a National Register nomination for the Sound Democrat Mill, San Juan County, Colorado, for the BLM and Mountain Studies Institute.
2014– present	Principal Investigator. Archaeological monitoring of stabilization at Animas Forks in San Juan County, Colorado, for the BLM and Mountain Studies Institute.
2014	Principal Investigator. Level I documentation of portions of the Montrose & Delta Canal and the CP and CQ Laterals of the Uncompahgre Project in Montrose County, Colorado for Sorenson Engineering and the UVWUA.
2014	Principal Investigator. Level I documentation of Orchard Mesa Canals No. 1 and 2 in Mesa County, Colorado, for the Orchard Mesa Irrigation District.
2013	Principal Investigator. Recordation of a segment of the Animas City-Silverton Wagon Road below Electra Lake, La Plata County, Colorado, for Xcel Energy.
2013	Principal Investigator. Level II documentation of the Cascade Creek Head Works of the Tacoma Hydroelectric Project, San Juan County, Colorado, for Xcel Energy.
2013	Principal Investigator. Level II documentation of the Ashback/Ptolemy Cabin at Electra Lake, La Plata County, Colorado, for Xcel Energy.
2013	Principal Investigator. Cultural resource inventory of the Howard's Fork Surge Tank area for the Ames Hydroelectric Project, San Miguel County, Colorado, for Xcel Energy.
2013	Principal Investigator. Cultural resource inventory of the Slack and Patterson Laterals in Delta County, Colorado for J-U-B Engineers.
2013	Principal Investigator. Cultural resource inventory of three potential hydropower locations in Montrose County, Colorado, for Sorenson Engineering.
2013	Principal Investigator. Recordation of the Uravan Dam and pipeline, Montrose County, Colorado, for BLM, Uncompahgre Field Office.
2013	Principal Investigator. Level II documentation of the Trout Lake Valve House of the Ames Hydroelectric Project, San Miguel County, Colorado, for Xcel Energy.
2013	Principal Investigator. Monitoring of mine reclamation at the Ute-Ulay Mine, Hinsdale County, Colorado, for Environmental Restoration, LLC.
2013	Principal Investigator. Level II documentation of the Turner/Bell Cabin at Electra Lake, La Plata County, Colorado, for Xcel Energy.
2013	Principal Investigator. Inventory of the Trout Lake Outlet Area of the Ames Hydroelectric Project, San Miguel County, Colorado, for Xcel Energy.
2013	Principal Investigator. Recordation of the Orchard Mesa Canals No. 1 and 2, Mesa County, Colorado, for the BOR.
2013	Principal Investigator. Level II documentation of the Grand Valley Divider and a portion of the Mainline of the Grand Valley Canal in Mesa County, Colorado, for the Grand Valley Irrigation Company.
2013	Principal Investigator. Level II documentation of the Grand Valley Divider and a portion of the Mainline of the Grand Valley Canal in Mesa County, Colorado, for the Grand Valley Irrigation Company.
2012– 2013	Principal Investigator. Archaeological monitoring around standing structures at the Animas Forks town site in San Juan County, Colorado, in support of structural stabilization under State Historical Fund Project No. 2012-01-007.
2012–	Principal Investigator. Recordation of Crawford Clipper Ditch, Delta County, Colorado,

Current Professional Experience, continued

2013	for the Crawford Clipper Ditch Company as part of the BOR's Basinwide Salinity Control Project.
2012– 2013	Principal Investigator. Cultural resource inventory of the Animas Canyon Toll Road on San Juan National Forest land along the Animas River in San Juan County, Colorado, for the San Juan National Forest.
2012– 2013	Principal Investigator. Archaeological testing at Bridgeport Siding (5ME14351), Mesa County, Colorado for the BLM-Grand Junction Field Office.
2012– 2013	Principal Investigator. Level II documentation of the Denver & Rio Grande Railroad Grade at Bridgeport, Mesa County, Colorado for the BLM-Grand Junction Field Office.
2012	Historical Archaeologist. Data recovery excavations at the Daniel Herrin Homestead (48GO568) in Goshen County, Wyoming for Bakken Pipeline Project.
2012	Principal Investigator. Recordation of the Revenue Tunnel, Ouray County, Colorado for Star Mine Operations.
2012– 2013	Principal Investigator. Recordation of the South Cottonwood Lateral of the C Ditch, Delta County, Colorado for the C Ditch Company as part of the BOR's Basinwide Salinity Control Project.
2012– 2013	Principal Investigator. Cultural resource inventory of portions of the Curecanti-Rifle Transmission Line and associated access roads in Delta, Garfield, and Montrose counties, Colorado for WAPA.
2012	Principal Investigator. Cultural resource inventory of the DFG, DG, EC 5.17, and GE Laterals of the Uncompahgre Project in Montrose County, CO for the Uncompahgre Valley Water Users Association Company as part of the BOR's Basinwide Salinity Control Project.
2012	Principal Investigator. Cultural resource inventory of an access road and work areas for the Stagecoach Dam project at Electra Lake in San Juan County, Colorado for Xcel Energy.
2012	Principal Investigator. Cultural resource inventory and historic context for the Hotchkiss Reservoir Land Exchange, Uncompahgre National Forest, Montrose and San Miguel Counties, Colorado for K. L. Spear.
2012	Principal Investigator. Cultural resource inventory of the Tacoma Take Out Area Trail on the Animas River in La Plata County, Colorado for Xcel Energy.
2012– 2013	Principal Investigator. Oral interviews regarding catastrophic failure of Generator 3 at the Tacoma Power Plant for Xcel Energy.
2012	Principal Investigator. Level II documentation of a portion of the South Canal of the in Montrose County for the South Canal Hydropower Project in Montrose County, Colorado for Delta-Montrose Electric Association and the BOR.
2011– 2013	Historian. Cultural resource overview for the Dominguez-Escalante National Conservation Area, Delta, Mesa, and Montrose Counties, Colorado for the BLM Grand Junction and Uncompahgre Field Offices.
2011– 2013	Principal Investigator. Recordation of various portions of the Stewart Ditch, Delta County, Colorado for the Stewart Ditch and Reservoir Company as part of the BOR's Basinwide Salinity Control Project.
2011– 2012	Principal Investigator. Cultural resource file search and field reconnaissance of six proposed reservoir sites in Montrose County, Colorado for Petros & White, LLC, Denver.
2011	Principal Investigator. Cultural resource inventory of several land parcels in Duchesne and Uintah counties, Utah for the Utah Reclamation, Mitigation, and Conservation Commission.
2011	Principal Investigator. Recordation of the Grand Valley Power Plant and a residential complex in Mesa County, Colorado as part of the Orchard Mesa Irrigation System Improvements project for the BOR.
2011	Principal Investigator. Cultural resource Inventory for the South Canal Hydropower Project in Montrose County, Colorado for Delta-Montrose Electric Association and the BOR.
2011– 2012	Principal Investigator. Archaeological inventory of the Estes-Flatiron Transmission Improvement Project in Larimer County, Colorado for the Western Area Power

Current Professional Experience, continued

	Administration.
2011– 2012	Principal Investigator. Recordation and Level I documentation of a portion of the Minnesota Canal in Delta County, Colorado for the Applegate Group as part of the BOR's Basinwide Salinity Control Project.
2011– 2012	Principal Investigator. Recordation of portions of the Grand Valley Canal, Independent Ranchmen's Ditch, and Pioneer/Mesa County Ditch, Mesa County, and Level I documentation of the portions of the Grand Valley Canal and Independent Ranchmen's Ditch Colorado for the Grand Valley Irrigation Company as part of the BOR's Basinwide Salinity Control Project.
2011– 2012	Principal Investigator. Recordation and Level II Documentation of the GHA and GHAA Laterals of the Uncompahgre Project for the Uncompahgre Valley Water Users Association as part of the BOR's Basinwide Salinity Control Project.
2011	Principal Investigator. Cultural resource inventory of the Encana Cow Ridge M098 798 well pad in Garfield County, Colorado for Encana Oil & Gas Inc.
2011– 2012	Principal Investigator. Historic context of the Electra Sporting Club and recordation and evaluation of about 90 recreational cabins at Electra Lake in La Plata County, Colorado for Xcel Energy, Denver.
2011– 2013	Principal Investigator. Overseeing preparation of a Historic Structures Assessment for Tacoma Power Plant to satisfy the FERC license stipulation for Tacoma Hydroelectric Project, La Plata County, Colorado for Xcel Energy, Denver.
2011– 2012	Principal Investigator. Additional recordation and survey of Lake Hope, the Howard's Fork diversion, and Trout Lake Flume Overflow to satisfy FERC License stipulations for the Ames Hydroelectric Project in San Miguel County, Colorado for Xcel Energy, Denver.
2010– 2011	Principal Investigator. Monitoring of construction at the San Juan County School District No. 1 School in Silverton, Colorado as part of a State Historical Fund grant for exterior and interior rehabilitation.
2010– 2012	Principal Investigator. Cultural resource inventory of various branches of the Old Spanish Trail on BLM land in CO and UT as a subcontractor to AECOM for the BLM.
2010	Principal Investigator. Archaeological testing at a suspected historic Chinese site (5PA4410) near Fairplay, Park County, Colorado, for the BLM-Royal Gorge Field Office.
2009– 2011	Principal Investigator. Cultural resource inventory and mitigation of the EC Lateral of the Uncompahgre Project in Montrose County, Colorado for the Uncompahgre Valley Water Users Association.
2009– 2010	Principal Investigator. Cultural resource inventory of the Boysen-Copper Mountain Transmission Line in Fremont County, Wyoming for the Western Area Power Administration.
2009– 2010	Principal Investigator. Cultural resource inventory of the Antelope Hills Water Line in Gunnison County, Colorado for Gunnison County.
2009– 2012	Principal Investigator. Cultural resource inventory and mitigation of the Grand View Canal, Delta County, Colorado for Harward Irrigation Systems, Springville, Utah.
2009– 2010	Principal Investigator. Cultural resource inventory of the Wyoming Transmission Improvement Project in Carbon, Natrona, and Converse counties, Wyoming for the Western Area Power Administration.
2009– 2010	Principal Investigator. Historic portions of the Uncompahgre Field Office Class I cultural resource overview for the BLM.
2009	Principal Investigator. Recordation of the Robert Estep Homestead in San Miguel County, Colorado for San Miguel County.
2009– 2011	Principal Investigator. Cultural resource inventory of Department of Energy uranium least tracts in San Miguel, Montrose, and Mesa Counties CO for S. M. Stoller Corporation.
2009– 2010	Principal Investigator. Cultural resource inventory of the East Montrose Transmission Line project, Montrose and Delta Counties, Colorado for View Point West on behalf of the Tri-State Generation and Transmission Company.
2009	Principal Investigator. Cultural resource inventory of the Guernsey-Limestone

Current Professional Experience, continued

	Transmission Line, Platte County, Wyoming for the Western Area Power Administration.
2009– 2011	Principal Investigator. Cultural resource inventory of the Apex Expansion project, Davis, Morgan, and Salt Lake Counties, Utah for Ecology & Environment on behalf of Kern River Gas Transmission Co.
2009	Principal Investigator. Cultural resource inventory of the Flaming Gorge-Vernal Transmission Line, Uintah County, Utah for the Western Area Power Administration.
2008– 2010	Principal Investigator. Various inventories of gaging and telemetry stations in Chaffee and Custer Counties, Colorado.
2008– 2009	Principal Investigator. Preparation of a Historic Properties Management Plan for the FERC relicensing of the Ouray Power Plant, Ouray County, Colorado for Eric Jacobson.
2008– 2011	Principal Investigator. San Juan County, Colorado historic mining context and preparation of National Register nominations for Animas Forks, the Gold Prince Mine, Mill, and Aerial Tramway, Pacific Boarding House, and Minnie Gulch Cabins for the San Juan Mountains Association.
2008– 2009	Principal Investigator. Cultural resource inventory and mitigation of Grand Valley Canal, Mesa County, Colorado for Grand Valley Irrigation Company.
2008– 2009	Principal Investigator. Cultural resource inventory of Pathfinder Pipeline in Sweetwater County, WY and Rio Blanco and Moffat Counties, CO for AECOM, Warrenville, IL.
2008	Principal Investigator. Alta Lakes Road and Utility Improvements Project in San Miguel County, Colorado for View Point West and Silver Mountain Industries, Inc. that recorded the portions of the town of Alta and other historic sites on U.S. Forest Service land.
2008	Principal Investigator. Recordation of the Collins Barn in San Miguel County, Colorado for San Miguel County.
2008	Principal Investigator. Level II Documentation of the Pygmy/Firefly (42SA25462), Vanadium Queen (42SA25463), and Black Hat/Blue Cap (42SA25464/5MN6456) uranium mines in San Juan County, Utah and Montrose County, CO for the BLM, Utah State Office.
2008	Principal Investigator. Historic context for the Town of Silverton, Colorado for Silverton Restoration Consulting, Silverton, Colorado.
2007– 2008	Principal Investigator. Archaeological monitoring of construction at the Ouray County Courthouse, Ouray, Colorado for State Historic Fund Grant 2005-02-028.
2007– 2008	Principal Investigator. Historic portions of the Kremmling and Glenwood Springs Field Offices Class I cultural resource overviews for the BLM.
2007	Principal Investigator. Photographic documentation of three lateral canals of the Uncompahgre Project, Montrose County, Colorado, for the BOR.
2007	Principal Investigator. Recordation and evaluation of nine irrigation diversion structures on Provo River, Utah County, Utah, for Utah Mitigation Commission.
2007	Principal Investigator. Archaeological monitoring of construction at the First Congregational Church, Silverton, Colorado for SHF Grant 2006-02-052.
2007	Principal Investigator. Archaeological inventory of all remaining areas at Crested Butte Mountain Resort, Colorado and preparation of Environmental Assessment sections for Cirrus Ecological Solutions.
2006	Principal Investigator. Recordation and evaluation of the Sunshine Ditch in San Miguel County, Colorado.
2005– 2009	Principal Investigator. Cultural resource inventory of the Lovell-Yellowtail Nos. 1 and 2 Transmission Lines in Carbon and Big Horn Counties, Montana and Big Horn County, Wyoming for the Western Area Power Administration.
2005– 2009	Principal Investigator. Cultural resource specialist and preparation of Historic Properties Management Plan for the FERC relicensing of the Ames and Tacoma Hydroelectric projects in San Miguel and La Plata Counties, Colorado for Public Service Company of Colorado/Xcel Energy.
2005– 2008	Principal Investigator. Overland Pass Pipeline Project, Weld, Morgan, Logan, Washington, and Yuma Counties, Colorado for Natural Resource Group, Inc. on behalf of the Overland Pass Pipeline Company.

Current Professional Experience, continued

2005– 2006	Historical Archaeologist. Recordation of the Nottingham Power Plant near Avon in Eagle County, Colorado for State Historic Fund Grant No. 2006-AS-001.
2005– 2006	Historical Archaeologist. Assisted in the recordation and historical research of the Martha Rose Smelter near Silverton in San Juan County, Colorado.
2005	Principal Investigator. Historical research about roads, rights of ways, and easements on and near the Telluray Ranch, Ridgway, Colorado for legal purposes.
2005	Principal Investigator. Cultural resource inventory of 13 miles of motorcycle trails in the Flat Top OHV area of the Gunnison Gorge National Conservation Area, Montrose County, CO for the BLM.
2005	Principal Investigator. Cultural resource inventory of the proposed relocation of the Ames Penstock, San Miguel County, Colorado for Public Service Company of Colorado/Xcel Energy, Denver.
2005	Principal Investigator. Archaeological monitoring and recordation of the Lewis Mill and Mine in San Miguel County Colorado as part of State Historic Fund Project No. 02-01-100.
2005	Principal Investigator. Cultural resource inventory of a small section of the Galloping Goose bicycle trail for San Miguel County, Colorado. A segment of the Rio Grande Southern Railroad grade and the upper dam of the Keystone Placer hydraulic mining operation were recorded.
2005	Principal Investigator. Recordation of two segments of Northern Branch of Spanish Trail/Salt Lake Wagon Road in Delta and Mesa Counties, Colorado for BLM.
2005	Principal Investigator. Preparation of a stabilization assessment of Pulaski Tram House and tram towers in Bridal Veil Basin, San Miguel County CO.
2005	Principal Investigator. Archaeological monitoring of ground disturbance at the San Miguel County Courthouse, Telluride, CO as part of State Historic Fund Project No. 04-DL-001.
2004– 2005	Principal Investigator. Cultural resource inventory and historical documentation of the Hanging Flume in western Montrose County, Colorado.
2003– 2009	Principal Investigator. Cultural Resource Inventory of the Delta Transmission Improvement Project in Delta County, Colorado for View Point West on behalf of the Delta-Montrose Electric Association.
2003– 2007	Historical Archaeologist. Preparation of a historical archaeology context for the state of Colorado under contract to the Colorado Council of Professional Archaeologists, Denver.
2003– 2004	Principal Investigator. Landscape-level history and oral history of Canyons of the Ancients National Monument, Montezuma and Dolores Counties, Colorado, for the BLM.
2003– 2004	Principal Investigator. Historic American Engineering Record documentation of the Grand Valley Diversion Dam, Mesa County, Colorado. HAER No. CO-90. Prepared for the BOR, Durango.
2003	Principal Investigator. La Sal Abandoned Mine Lands reclamation project, San Juan County, Utah, and Montrose County, Colorado. Documentation of five historic uranium mining complexes for the BLM.
2002– 2003	Principal Investigator. Historic American Engineering Record documentation of the Deer Creek Dam (HAER No. UT-90) and Historic American Building Survey documentation of the Deer Creek Dam CCC Government Camp (HABS No. UT-137), Wasatch County, Utah. Prepared for Bio/West, Inc., Logan UT for UDOT, Salt Lake City.
2002	Principal Investigator. Archaeological testing at eight rock alignments near Cameo, Mesa County, Colorado, for the BOR.
2002	Historian. Gathered historical information for a preservation assessment of Calamity Camp (5ME5265), a radium/vanadium mining camp in Mesa County, CO, for the BLM.
2001– 2005	Principal Investigator for Historic Studies. Kern River 2003 Expansion Pipeline, Utah and Wyoming portion. Excavation of Hamblin (42WS1585) and Wellington (42JB388) in southwestern Utah. Context for linear sites in Salt Lake County, Utah.
2001– 2002	Principal Investigator. Recordation of 35 historic mining sites in San Miguel County, Colorado. For San Miguel County, part of a Colorado SHF grant.

Current Professional Experience, continued

2001	Principal Investigator. Documentation of the Ute-Ulay Mine and Mill complex near Lake City, Hinsdale County, CO, for Harding Lawson Associates in preparation for mine reclamation.
2001	Principal Investigator. Monitoring of ground disturbance during restoration of the Marble City State Bank Building in Marble, Colorado. Conducted for Gunnison County as part of a Colorado State Historic Fund grant.
2000	Principal Investigator. Cultural resource inventory of Natal Ditches No. 1 and 2 in Pitkin County, Colorado, for Beech Environmental, LLC.
2000	Principal Investigator. Compliance inspection of work conducted on the Bridal Veil penstock system for Bridal Veil Power Station and recordation of the Pulaski Tramway, Blue Lake Camp in Bridal Veil basin, San Miguel County, CO.
2000	Principal Investigator. Documentation of 14.3 miles (23 km) of the Santa Fe Trail on the Cimarron National Grassland in Morton County, Kansas.
1998– 2003	Principal Investigator. Cultural resource overview, inventory, construction monitoring, limited data recovery, and mitigation for the 412-mile-long Mid-America Pipeline Rocky Mountain Expansion loop pipeline northwestern New Mexico, western Colorado, and eastern Utah.
1997– 2000	Principal Investigator for Historic Studies. Excavation of five historic Euroamerican sites in Mesa County, Colorado, and one historic site in San Juan County, New Mexico; Level II documentation of two historic roads Mesa County, Colorado and three sections of railroad grade in Montezuma and La Plata Counties, Colorado; and limited data recovery at two sites in Montrose County, Colorado, for the TransColorado Pipeline Project.
1997	Principal Investigator. Analysis of historic artifacts recovered from around the Boreas Pass Section House, Park County, Colorado
1997	Principal Investigator. Cultural resource inventory of approximately 250 acres along Highway U-248 near Park City, Summit County, Utah, under subcontract to Michael Baker Jr., Inc. for the Utah Department of Transportation.
1997	Principal Investigator. Cultural resource inventory of 5,120 acres for the Deep Lease Expansion Area at the San Juan Coal Mine, San Juan County, New Mexico.
1997	Principal Investigator. Oversaw structural stabilization of five historic structures at Animas Forks (5SA153) in San Juan County, Colorado, under joint State Historic Fund project by the San Juan County Historical Society and the Montrose District, BLM.
1997	Historical Archaeologist. Recordation of the coal mining town of Tercio in Las Animas County, Colorado, under subcontract to Metcalf Archaeological Consultants.
1997	Historical Archaeologist. Recordation of historic sites along the CIG Trinidad-Campo Pipeline, Las Animas and Baca Counties, Colorado, under subcontract to Metcalf Archaeological Consultants.
1997	Principal Investigator. Intensive Level Survey documentation of four historic properties along Interstate 15, Salt Lake City, Utah, for the Utah Department of Transportation.
1996	Principal Investigator. Cultural resource inventory of Sunshine-Burro Bridge Transmission Line Reroute, San Miguel County, Colorado, for View Point West.
1996	Principal Investigator. Historical significance evaluation of structures at the 14 Level of the Camp Bird Mine (5OR65), Ouray County, Colorado.
1996	Principal Investigator. Recordation and preparation of State Register nominations for the Kenosha Pass Railroad Station, Park County, Colorado, and the Brown (Iron Springs) Cabin, Chaffee County, Colorado, for Pike-San Isabel National Forest.
1996– 1997	Principal Investigator. Cultural resource inventory of Operable Unit 6, California Gulch Superfund Site near Leadville, Lake County, Colorado for BOR.
1995– 1996	Principal Investigator. Cultural resource inventory of Forest Highway 81, and recordation of the historic townsite of Jefferson, Park County, Colorado.
1995	Principal Investigator. Cultural resource inventory of the South Fork Transmission Line reroute, San Miguel County, Colorado.

Current Professional Experience, continued

1995	Principal Investigator. Archaeological excavation of an outhouse feature at the Boreas Pass Railroad Station (5PA585/5ST494), Park County, Colorado.
1995	Principal Investigator. Level II photographic and written documentation of historic mining features at the Mohrland Mine (42EM1642) prior to reclamation, Emery County, Utah.
1995	Principal Investigator. Archaeological survey of an 8.7-mile-long access road and a 40-acre area surrounding a well pad location in Glen Canyon National Recreation Area, Garfield County, Utah.
1994–1995	Historical Archaeologist. Historical research and recordation of the historic archaeological sites in the Purgatoire River Valley of the Comanche National Grassland in Otero and Las Animas Counties, Colorado for the Picket Wire Canyonlands Cultural Resources Inventory.
1994	Principal Investigator. Cultural resource inventory of a 1,640-acre proposed land exchange of BLM land near Cimarron, Gunnison County, Colorado, for Arrowhead Ranch.
1994	Principal Investigator. Historic American Engineering Record documentation of the Snake River Ditch near Dillon, Summit County, Colorado.
1994	Principal Investigator. Cultural resource inventory of 20.4 acres for the Colorado Department of Transportation's Dallas Bridge Replacement Project (No. BRF 550-2[20]) north Ridgway, Ouray County, Colorado.
1994	Co-Principal Investigator. Cultural resource inventory of 5,160 acres adjacent to the San Juan Mine, San Juan County, New Mexico.
1994	Principal Investigator. Cultural resource inventory of previously unsurveyed parcels at the Crested Butte Ski Area and the proposed Crested Butte North area; Crested Butte Mountain Resort.
1994	Principal Investigator. Cultural resource inventory of an 8.8-mile-long Ampolex seismic line in Emery County, Utah.
1994	Historical Archaeologist. Analysis of historic artifacts from two sites excavated as part of Mesa Verde Water Line project for Mesa Verde National Park Colorado.
1993	Principal Investigator. Archaeological testing and data recovery at sites 5EP1124 and 5EP1125, on the Pike National Forest in El Paso County, Colorado.
1993	Principal Investigator. Cultural resource inventory of 7.3 miles of right-of-way for the Keystone-Sawpit Transmission Line, San Miguel County, Colorado; the 16-mile-long Ames-Rico Transmission Line, San Miguel and Dolores Counties, Colorado; a 1.8-mile-long transmission line on Gray Head Mountain, San Miguel County, Colorado; and 20.6 acres for the Limestone-Gering-McGrew Transmission Line Project, Goshen County, Wyoming.
1993	Principal Investigator. Assessment of potential coal mine reclamation impacts at the King Mine and Mohrland townsite, Emery County, Utah.
1993	Principal Investigator. Cultural resource inventory of 429-acre parcel for the new Montrose County Landfill, Montrose County, Colorado.
1993	Principal Investigator. Cultural resource inventories at the Crested Butte Ski Area, Gunnison County, Colorado.
1991–1992	Co-Principal Investigator. Cultural resource inventory of the TransColorado Pipeline, a 300-mile-long natural gas pipeline through western Colorado and northern New Mexico.
1992–1993	Principal Investigator. Cultural resource inventories of the Ouray Power Plant, dam, and penstock line, Ouray County, Colorado, and hydropower penstock lines supplying Bridal Veil Power Station near Telluride, San Miguel County, Colorado.
1992	Principal Investigator. Archaeological master plan for the Holden Lixiviation Works, Aspen, Colorado.
1991	Field Supervisor. Evaluation and test excavation of the South Cumberland townsite, southwestern Wyoming, and excavation of a portion of site 42WS1585, the Hamblin townsite, Washington County, Utah.
1991	Principal Investigator. Cultural resource inventories of 680- and 300-acre land parcels at the San Juan Mine, San Juan County, New Mexico.

Current Professional Experience, continued

1991	Principal Investigator. Cultural resource inventory of the Busted Arm and Bull Pond Timber Sales, Uncompahgre National Forest, San Miguel County, Colorado.
1990	Principal Investigator. Cultural resource inventory of the Rocky Point Pumped Storage Project, Gunnison County, Colorado.
1990	Crew Chief. Cultural resource inventory of the Kern River Natural Gas Pipeline, Uinta and Lincoln Counties, Wyoming.
1990	Principal Investigator. Archaeological data recovery at two sites along State Road 9 in Washington County, Utah.
1990	Principal Investigator. Cultural resource inventory of 513 acres at the Crested Butte Ski Area, Gunnison County, Colorado.
1990	Crew Chief. Cultural resource inventory of 4,090 acres around several units of Hovenweep National Monument, Colorado and Utah.
1989– 1988	Co-Principal Investigator. Archaeological excavation of five Anasazi sites at the San Juan Mine, San Juan County, New Mexico.
1989	Co-Principal Investigator. Cultural resource inventory of three proposed reservoir locations on the Pike National Forest and U.S. Air Force Academy, El Paso County, CO.
1989	Crew Chief. Cultural resource inventory and site testing at the proposed new Denver International Airport, Denver County, Colorado.
1989	Principal Investigator. Cultural resource inventory of Forest Highway 69, Rio Grande National Forest, Rio Grande County, Colorado.
1989	Principal Investigator. Ruins stabilization of Fremont storage structures in Mantle's Cave, Dinosaur National Monument, Moffat County, Colorado.
1989	Crew Chief. Excavation of three sites along Utah State Road 313 near Moab, UT.
1989– 1990	Project Director. Archaeological data recovery at Down Wash, Canyonlands National Park, UT.
1988	Co-Principal Investigator. Ruins stabilization assessment of Mantle's Cave, Dinosaur National Monument, Colorado.
1988	Co-Principal Investigator. Archaeological survey of a 110-acre land parcel at the San Juan Mine in San Juan County, New Mexico.
1988	Co-Principal Investigator. Archaeological survey of 6.9 miles of right-of-way and 14.6 miles of access roads for the Craig-Bonanza 345 kV Transmission Line in Uintah County, Utah and Moffat and Rio Blanco Counties, Colorado.
1988	Mapping Specialist. Ruins stabilization assessments and preparation of detailed topographic planview maps of Seshukwa and Nogales Cliff House, northern New Mexico.
1988	Principal Investigator. Cultural resource inventory of approximately 17 miles of transmission line right-of-way and 26 miles of access road for the Cascade-Silverton Transmission Line, San Juan County, Colorado.
1988	Principal Investigator. Documentation of ruins stabilization of Cliff Palace and Spruce Tree House, Mesa Verde National Park, Colorado. .
1988	Co-Principal Investigator Archaeological excavation of two Anasazi sites at the San Juan Mine, San Juan County, New Mexico.
1987	Principal Investigator and Field Supervisor. Site recordation and evaluation of the Johnson Ranch site, which dates to 1846 and is located near Wheatland, California.
1988	Archaeologist, Tetra Tech, Inc., San Bernardino, California. Cultural Resource inventory of Peacekeeper Missile Rail Garrison area near F. E. Warren Air Force Base, testing of prehistoric sites along Crow Creek and power auger testing at Fort D. A. Russell depot at F. E. Warren Air Force Base, Cheyenne, Wyoming.



ALPINE ARCHAEOLOGICAL CONSULTANTS, INC.

Past Professional Experience

1985–1988 Staff Archaeologist, Nickens and Associates, Montrose, Colorado

Representative projects include:

- 1988 **Field Supervisor.** Archaeological excavation of site LA 49498, a multi-component Dinétah phase Navajo, Basketmaker II Anasazi, and Late Archaic structural habitation site at the La Plata Mine, San Juan County, New Mexico.
- 1987 **Field supervisor.** Survey of 1,100 acres on the Ft. Mojave Indian Reservation, Mohave County, AZ.
- 1987 **Field Supervisor.** Survey of proposed Waterflow Substation, 13.8 kV transmission line, access road, and the Shiprock Substation, San Juan County, New Mexico, and North Fork Substation and access road, Delta County, Colorado.
- 1987 **Crew Chief.** Resurvey of 1,985 acres, survey of an 80-acre land parcel, and archaeological testing of 47 cultural resource sites at the La Plata Mine, near Farmington, New Mexico.
- 1986 **Historian and Historical Archaeologist.** Inventory of Depression Era stonework along 25 Mesa Road, Delta County, Colorado.
- 1986 **Field Supervisor.** Test excavation of a historic cabin site along the Rico Road north of Durango, CO.
- 1984–1986 **Crew Chief.** Archaeological survey of the transmission line corridor and associated access roads for the Rifle-San Juan Project.
- 1985 **Historian.** Cultural resource overview, U.S. Air Force Academy.
- 1985 **Historian and Historical Archaeologist.** Stabilization of the Main Ferry Site, Lee's Ferry, Glen Canyon National Recreation Area, Arizona. Carried out historical background research and collection and analysis of historic artifacts.
- 1985 **Field Supervisor.** Mitigation through excavation of archaeological features at sites 5ME1524, 5ME4778, 5ME4959, and 5ME4971 along the Rifle-San Juan Transmission Line.
- 1985 **Crew Chief.** Archaeological survey of West Dolores River Valley, SW Colorado.
- 1984 **Co-Supervisor** of excavation of historic cabin site dating to ca. 1878 north of Durango, CO.
- 1984 **Crew Chief.** Excavation of Morris 33 (5MT2831), 5MT2826, and 5MT2830, Johnson Canyon Road Project, Ute Mountain Ute Indian Reservation, SW CO.
- 1984 **Crew Chief.** Excavation of the Indian Creek Site stratified open Archaic site in west-central Colorado along the Rifle to San Juan Transmission Line.
- 1983 **Archaeologist (GS-7).** Site survey of 80,000-acre Sharp Top Burn near Alkali Lake, Oregon. BLM, Lakeview District.
- 1983 **Researcher.** Chinese and Blacks in Idaho. National Endowment for Humanities Grant. Researcher compiling census information on Chinese and Blacks in Idaho prior to 1910. Laboratory of Anthropology, University of Idaho, Moscow, ID.
- 1983 **Field Crew Member.** Excavations of an 1870s Chinese mining camp near Pierce, Idaho (10CW159), townsite of Riparia, Washington (45WT1) on Snake River and Columbia Site near Pasco, Washington at confluence of Snake and Columbia Rivers. University of Idaho, Laboratory of Anthropology, Moscow, ID.
- 1982–1983 **Archaeologist (GS-7).** Gifford Pinchot National Forest, Wind River Ranger District and Nursery, Carson, Washington. Inventoried and nominated to the National Register of Historic Places the Wind River Ranger Station and Nursery. Wrote a Cultural Resources Management plan for complex. Monitored and mitigated effects of construction of a domestic water system at Ranger Station and Nursery.
- 1978–1982 **Archaeologist, Cultural Resource Technician and Social Science Technician.** U.S. Forest Service, Mt. Hood National Forest, Supervisor's Office, Portland, Oregon, and Barlow Ranger District, Dufur, Oregon. Inventoried known and potential historic sites throughout

Professional Publications, continued

	the forest, inventoried lands in proposed timber sales, and prepared National Register nominations. Supervised excavation of Bingham's Camp, the topic of my Master's thesis.
1981–1982	Researcher. Chinese history in Idaho and the Pacific Northwest. History Department grant to compile an annotated bibliography and organize the Chinese artifact collection in the Laboratory of Anthropology, University of Idaho, Moscow, Idaho.
1980–1981	Researcher. Palouse Hills Farm Project. University of Idaho, Department of Sociology/Anthropology, Moscow, Idaho.
1980	Field Crew Member. Excavation of Joso Trestle Construction Camp (45FR51) near Washtucna, Washington. University of Idaho, Laboratory of Anthropology, Moscow, Idaho.
1979	Internship. National Register nominations preparation. Oregon State Historic Preservation Office, Salem, Oregon.
1978	Internship. Portland Neighborhood History Project. Portland City Bureau of Planning, Portland, Oregon.
1977	Field Crew Member. Excavation of a Mogollon Indian site (LA5407) near Quemado, New Mexico. Field and lab work. Museum of New Mexico, Laboratory of Anthropology, Santa Fe, New Mexico.
1972	Field Crew Member. Eagle Theater excavation, Old Sacramento, California. Field and lab work. Directed by William Prichard. California Department of Parks and Recreation.

Specialized Training

2004	CPR and Wilderness First Aid
2004	Section 106: Principles and Practice
1996	40-hour Health and Safety Course for Hazardous Waste Site Worker Training in accordance with OSHA (29 CFR 1910.120, Section E)

Professional Memberships

Register of Professional Archaeologists
Society for Historical Archaeology
Society for American Archaeology
American Cultural Resources Association
Colorado Council of Professional Archaeologists (Secretary 1991; Board 1998-2003; President 2002; Membership Chair 2006-present)
Utah Professional Archaeological Council
Colorado Archaeological Society, Chipeta Chapter (Professional Advisor 1985-2001)
Black Canyon Audubon Society (President 2012-present)

Professional Publications

I.P.	Horn, Jonathon C. <i>Excavations at Hamblin, Utah: An Early Rural Mormon Community.</i> Chapter in a book about Mormon archaeology to be printed by the University of Illinois Press, Champaign, expected 2006.
2012	Horn, Jonathon C. Consideration of the Routes of the Northern Branch of the Spanish Trail from the Choquetopa Pass Area to the Uncompahgre Valley. <i>Spanish Traces</i> 18(2):17-25.
2011	Horn, Jonathon C. and Jack E. Pfertsh. Field Inventory for the ARRA Funded Historic Trail Inventory Program. <i>Spanish Traces</i> 17(2):17-19.
2007	Church, Minette C., Steven G. Baker, Bonnie J. Clark, Richard F. Carrillo, Jonathon C. Horn , Carl D. Spath, David R. Guilfoyle, and E. Steve Cassels. <i>Colorado History: A Context for Historical Archaeology.</i> Colorado Council of Professional Archaeologists.
2006	Horn, Jonathon C. The Making of a Biologist: E. R. Warren and the Boomtown of Gothic. <i>Southwestern Lore</i> 72(3):28-37.

Professional Publications, continued

- 2005 **Horn, Jonathon C.** The Shavano Valley Rock Art Site and Western Colorado Rock Art Studies Through Time. *Colorado Archaeology-Southwestern Lore* 71(4):52-70.
- 1992 **Horn, Jonathon C.** *Historical Archaeology in Colorado*. In *The State of Colorado Archaeology*, edited by Philip Duke and Gary Matlock. Colorado Archaeological Society, Memoir Five.
- 1990 **Horn, Jonathon C.** History of The Dalles Lumbering Co. *Women in Natural Resources* 11(3).
- 1990 Reed, Alan D., and **Jonathon C. Horn**. Early Navajo Occupation of the American Southwest: Reexamination of the Dineta Phase. *The Kiva* 55(4).
- 1989 **Horn, Jonathon C.** Charcoal, Ceramics and Corn: Archaeological Data Recovery at Two Sites in Mesa County, Colorado. *Southwestern Lore* 55(1).
- 1989 **Horn, Jonathon C.** *Analysis of Historic Artifacts from the Ute Component of the Harris Site (5MN2341)*. In *The Harris Site: A Multi-Component Site of the Uncompahgre Plateau, West-Central Colorado*, by Gordon C. Tucker, et al. BLM, Colorado State Office, Cultural Resource Series, Number 28.
- 1988 **Horn, Jonathon C.** EuroAmerican Goods in the Material Culture of the Ute Prior to 1882. *Archaeology of the Eastern Ute: A Symposium, CCPA Occasional Papers*, No. 1, edited by Paul R. Nickens.
- 1986 **Horn, Jonathon C.**, Gary M. Matlock, and Duane A. Smith. Archaeological Investigation of a Historic Cabin near Durango, CO. *Southwestern Lore* 52(3).
- 1984 Ehrenreich, Dixie L, Priscilla Wegars, **Jonathon C. Horn**, and Karen E. Smith. An Annotated Bibliography of Overseas Chinese History and Archaeology. *Northwest Anthropological Research Notes* 18(2).
- 1978 **Horn, Jonathon C.** *Potential Historic Conservation*. Districts: An Inventory of Historic Resources. Bureau of Planning, Portland, Oregon. (Researched Albina, Irvington, Kenton, Multnomah, and St. Johns neighborhoods).

Reports and Unpublished Manuscripts

- 2014 **Horn, Jonathon C.** *Summary Report of the Level I Documentation of a Portion of South Cottonwood Lateral of the Hice/Needle Rock Ditch (C Ditch) (5DT1594.1), Delta County, Colorado*.
- 2014 **Horn, Jonathon C.** *Level II Documentation of the Tacoma Power Plant Bridge (5LP1316), La Plata County, Colorado*
- 2014 **Horn, Jonathon C.** *Summary Report of the Level I Documentation of the Montrose & Delta Canal (5MN1855.2), CP Lateral (5MN10215.1, and CQ Lateral (5MN10208.1), Montrose County, Colorado*
- 2014 **Horn, Jonathon C.**, and Trevor Lindland. *Cultural Resource Inventory of the South Canal Drop 4 Hydropower Transmission Line and Access Roads, Montrose County, Colorado*
- 2013 Greubel, Rand A., Matthew J. Landt, **Jonathon C. Horn**, Charles Reed, Jaclyn Mullen, and Alan D. Reed, *Class I Cultural Resource Overview of the BLM's Dominguez-Escalante National Conservation Area, Western Colorado*
- 2013 **Horn, Jonathon C.**, and Tracy Hoose. *Recordation and Evaluation of the Orchard Mesa Canals No. 1 and 2 (5ME290 and 5ME4926), Mesa County, Colorado*
- 2013 **Horn, Jonathon C.** *Cultural Resource Consideration of Drainage Improvements at the Rio Grande Southern Trout Lake Water Tank (5SM2030.13), San Miguel County, Colorado*
- 2013 **Horn, Jonathon C.** *Level II Documentation of a Portion of the Mainline of the Grand Valley Canal (5ME4860.1) and the Grand Valley Divider (5ME4680.6), Mesa County, Colorado*
- 2013 **Horn, Jonathon C.** *Cultural Resource Inventory of the Trout Lake Outlet Area, Ames Hydroelectric Project (FERC No. 400), San Miguel County, Colorado*
- 2013 **Horn, Jonathon C.** *Level II Documentation of the Trout Lake Valve House (5SM6935), San Miguel County, Colorado*
- 2013 **Horn, Jonathon C.** *Monitoring of Ground Disturbance Associated with 2012-2013 Interior*

Reports and Unpublished Manuscripts, continued

	<i>and Exterior Rehabilitation of Five Buildings at Animas Forks (5SA26), San Juan County, Colorado</i>
2013	Prouty, Michael J., and Jonathon C. Horn . <i>Archaeological Monitoring of the Ute-Ulay Mine and Mill Complex (5HN77), Hinsdale County, Colorado</i>
2013	Horn, Jonathon C. <i>Level II Documentation of the Denver & Rio Grande Narrow Gauge Railroad (5ME7351.18) at Bridgeport, Mesa County, Colorado</i>
2013	Omvig, Jeremy, and Jonathon C. Horn . <i>Results of Testing at Bridgeport Siding (5ME14351), Mesa County, Colorado</i>
2013	Satterwhite, R. David, and Jonathon C. Horn . <i>Recordation of the Animas City-Silverton Wagon Road (Animas Cañon Toll Road), La Plata and San Juan Counties, Colorado</i>
2013	Horn, Jonathon C. <i>Recordation and Evaluation of the Uravan Dam and Pipeline (5MN10237.1) on Tabeguache Creek, Montrose County, Colorado</i> . Prepared for BLM-Uncompahgre Field Office, Grand Junction, Colorado.
2013	Horn, Jonathon C. <i>Cultural Resource Inventory of Three Potential Hydropower Sites, Montrose County, Colorado</i>
2013	Horn, Jonathon C. , and Jack E. Pfertsh. <i>Cultural Resource Inventory of the Slack and Patterson Lateral Ditches on Rogers Mesa, Delta County, Colorado</i>
2013	Horn, Jonathon C. <i>Archaeological and Tribal Monitoring of Phase II Rebuild and Maintenance of the Lovell-Yellowtail No. 1 and 2 115-kV Transmission Lines and Access Roads Carbon County, Montana</i>
2013	Horn, Jonathon C. <i>Level II Documentation of the Turner/Bell Cabin (5LP9862), Electra Sporting Club, La Plata County, Colorado</i>
2013	Horn, Jonathon C. <i>Level II Documentation of the Ashback/Ptolemy Cabin (5LP9855), Electra Sporting Club, La Plata County, Colorado</i>
2013	Horn, Jonathon C. <i>Level II Documentation of the Cascade Creek Head Works (5SA1176.4), Tacoma Hydroelectric Project (FERC No. 12589), San Juan County, Colorado</i>
2013	Horn, Jonathon C. <i>Tacoma Power Plant Generator Number 3 Interviews: Interviews with Alfred Hughes, Plant Superintendent, and Jon Ickes, Plant Operator, Tacoma Hydroelectric Project, La Plata County, Colorado</i>
2013	Horn, Jonathon C. <i>Cultural Resource Inventory of the Howard's Fork Surge Tank Replacement Area, Ames Hydroelectric Project (FERC No. 400), San Miguel County, Colorado</i>
2013	Horn, Jonathon C. <i>Recordation of a Segment of the Animas City-Silverton Wagon Road (Animas Cañon Toll Road; 5LP1258.12), La Plata County, Colorado</i>
2012	Horn, Jonathon C. <i>Site Records Search and Archaeological Reconnaissance of Six Proposed Reservoirs in Montrose County, Colorado</i>
2012	Horn, Jonathon C. <i>Summary Report of the Level I Documentation of the GHA (5DT1815.1) and GHAA (5DT1815.2) Laterals, Delta County, Colorado</i>
2012	Horn, Jonathon C. <i>Recordation and Evaluation of the Trout Lake Flume Overflow (5SM7094) and Reassessment of Associated Elements, Ames Hydroelectric Project (FERC NO. 400), Norwood District, Uncompahgre National Forest, San Miguel County, Colorado</i>
2012	Horn, Jonathon C. <i>Recordation and Evaluation of the Howard's Fork Penstock Diversion (5SM7093), Ames Hydroelectric Project (FERC No. 400), San Miguel County, Colorado</i>
2012	Horn, Jonathon C. <i>Recordation and Evaluation of the Lake Hope Project Area, Ames Hydroelectric Project (FERC No. 400), San Miguel County, Colorado</i>
2012	Horn, Jonathon C. <i>Cultural Resource Inventory of the Tacoma Take Out Area Trail, La Plata, County Colorado</i>
2012	Horn, Jonathon C. <i>Level II Documentation of a Portion of the South Canal (5MN1851.5), Montrose County, Colorado</i>
2012	Horn, Jonathon C. <i>Cultural Resource Inventory of the Hotchkiss Reservoir Land Exchange and Iron Springs Mesa/Horsefly Area Historic Context, Norwood District, Uncompahgre National Forest, Montrose and San Miguel Counties, Colorado</i>
2012	Horn, Jonathon C. <i>Cultural Resource Inventory of the Stagecoach Dam Access Road and</i>

Reports and Unpublished Manuscripts, continued

	<i>Work Areas, San Juan National Forest, La Plata County, Colorado</i>
2012	Horn, Jonathon C. <i>Cultural Resource Inventory of Xcel Energy's Texas Mountain Communication Facility Upgrade, Rio Blanco County, Colorado</i>
2012	Horn, Jonathon C. <i>Analysis of Select Artifacts from Sites 5SH2252 and 5SH2253, Saguache County, Colorado</i>
2012	Horn, Jonathon C. <i>Cultural Resource Inventory of Proposed Disturbance Areas at the Revenue Tunnel, Ouray County, Colorado</i>
2012	Horn, Jonathon C., and Tracy Hoose. <i>Cultural Resource Inventory of the South Cottonwood Lateral of the C Ditch, Delta County, Colorado</i>
2012	Horn, Jonathon C., et al. <i>National Historic Trails Inventory Project, Tasks 4, 5, and 6 Memo Report for Utah, Main Route, Northern Branch, and Armijo Route of the Old Spanish Trail, Emery, Grand, Kane, Piute, San Juan, and Sevier Counties, Utah</i>
2012	Millward, Sara A., and Jonathon C. Horn. <i>Summary Report of the Level I Documentation of Portions of the Grand Valley Canal and Independent Ranchmen's Ditch, Mesa County, Colorado</i>
2012	Pfertsch, Jack, and Jonathon C. Horn. <i>Summary Report of the Level I Documentation of a Portion of the Minnesota Canal (5DT1593.2), Delta County, Colorado</i>
2012	Satterwhite, R. David, and Jonathon C. Horn. <i>Cultural Resource Inventory of Portions of the Uncompahgre Valley Water Users Association's DFG, DG, EC 5.17, and GE Laterals, Montrose County, Colorado</i>
2012	Greubel, Rand A., and Jonathon C. Horn. <i>Archaeological Treatment Plan for Discovery Site RWM-003 (23721+54) at Milepost 449.3 along the Bakken Pipeline Project, Goshen County, Wyoming</i>
2011	Horn, Jonathon C. <i>Summary Report of the Level I Documentation of a Portion of the EC Lateral System (5MN9297), Montrose County, Colorado</i>
2011	Horn, Jonathon C. <i>Assessment of Modifications to Structure 6 at the Tacoma Power Plant (5LP1316), La Plata County, Colorado</i>
2011	Horn, Jonathon C. <i>Cultural Resource Inventory of the Encana Cow Ridge M09 798 Well Pad, Garfield County, Colorado</i>
2011	Horn, Jonathon C. <i>Cultural Resource Inventory of the Delta-Montrose Electric Association's South Canal Hydropower Project, Montrose County, CO</i>
2011	Horn, Jonathon C. <i>Archaeological Monitoring of the San Juan County School District #1 Building (5SA1242), San Juan County, Colorado</i>
2011	Horn, Jonathon C. <i>Recordation and Evaluation of the Grand Valley Power Plant (5ME17604) and a Residential Complex (5ME17605), Mesa County, Colorado</i>
2011	Horn, Jonathon C. <i>Summary Report of the Level I Documentation of a Portion of the Grandview Canal (5DT1780.1), Delta County, Colorado</i>
2011	Horn, Jonathon C. <i>Class III Cultural Resource Inventory of the Lower Duchesne River Wetland Mitigation Project: Nine Clean-up Sites in Duchesne and Uintah Counties, Utah, with Iraida Rodriguez.</i>
2011	Horn, Jonathon C., and Jack Pfertsch. <i>Cultural Resource Inventory of Portions of the Grand Valley Canal, Independent Ranchmen's Ditch, and Pioneer Ditch/Mesa County Ditch, Mesa County, Colorado</i>
2011	Horn, Jonathon C., and Chuck Story. <i>Cultural Resource Inventory of the Uncompahgre Valley Water Users Association's GHA and GHAA Laterals, Delta County, Colorado</i>
2010	Horn, Jonathon C. <i>Class III Cultural Resource Inventory of a Centerline Realignment and Access Roads for the Wasatch Loop Component of the Apex Expansion Project, Davis and Morgan, Counties, Utah: Apex Expansion Project Addendum 2 Report</i>
2010	Horn, Jonathon C. <i>Class III Cultural Resource Inventory of a Centerline Realignment, Access Roads, Additional Temporary Work Space, Staging Areas, and a Contractor Yard for the Wasatch Loop Component of the Apex Expansion Project, Davis and Morgan, Counties, Utah: Apex Expansion Project Addendum 3 Report</i>
2010	Horn, Jonathon C. <i>Treatment Plan for the Apex Expansion Project, Beaver, Davis, Millard,</i>

Reports and Unpublished Manuscripts, continued

	<i>Morgan, Salt Lake, and Utah Counties, Utah, Clark County, Nevada, and Uinta County, WY</i>
2010	Horn, Jonathon C. <i>Archaeological Testing at 5PA4410, Park County, Colorado.</i>
2010	Horn, Jonathon C. <i>Condition Update of the Compressor House at the New Verde Mine (5ME7028), Mesa County Colorado</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the Rawlins Wooden Water Pipeline (48CR2181), Carbon County, Wyoming</i>
2010	Horn, Jonathon C. <i>Level II Documentation of a Segment of the Lincoln Highway (48CR1191), Carbon County, Wyoming</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the Union Pacific Railroad Grade (48SW6357) and Culvert (48SW12319) near Tipton, Sweetwater County, Wyoming</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the Radium No. 5 Windlass (5ME16887), Mesa County, Colorado</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the Hidden Basin Mine Ore Bin (5MN7866), Montrose County, Colorado</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the Boss Lake Dam (5CF2153), Chaffee County, Colorado</i>
2010	Horn, Jonathon C. <i>Level II Documentation of the O'Haver Lake Reservoir Dam and Overflow Ditch (5CF2507.1 and .2), Chaffee County, Colorado</i>
2010	Horn, Jonathon C. <i>Cultural Resource Recordation of the Trout Lake Valve House (5SM6935), San Miguel County, Colorado</i>
2010	Greubel, Rand A., Jaclyn Mullen, Matthew J. Landt, Jonathon C. Horn , and Alan D. Reed. <i>Class I Cultural Resource Overview of the BLM's Uncompahgre Field Office, Western Colorado</i>
2009	Pfertsch, Jack E., Jenn L. Mueller, Jonathon C. Horn , and Trevor R. Lindland. <i>Class III Cultural Resource Inventory of the Proposed Pathfinder/Bison Pipeline Project, Sweetwater County, Wyoming: 2008 Field Season</i>
2009	Pfertsch, Jack E., Jenn L. Mueller, Jonathon C. Horn , and Trevor R. Lindland. <i>Class III Cultural Resource Inventory of the Proposed Pathfinder/Bison Pipeline Project, Rio Blanco and Moffat Counties, Colorado: 2008 Field Season</i>
2009	Horn, Jonathon C. <i>Historic Properties Management Plan, Ouray Hydroelectric Project, Ouray County</i>
2009	Horn, Jonathon C. <i>Historic Properties Management Plan, Ames Hydroelectric Project, San Miguel County, Colorado, FERC Project No. 400</i>
2009	Horn, Jonathon C. <i>Historic Properties Management Plan, Tacoma Hydroelectric Project, La Plata and San Juan Counties, Colorado, FERC Project No. 12589</i>
2009	Horn, Jonathon C. <i>Summary Report of the Level I Documentation of the Grand Valley Canal (5ME4680.1, .2, .4, and .6), Mesa County, Colorado</i>
2009	Horn, Jonathon C. <i>Cultural Resource Recordation of the Robert Estep Homestead/Pouchoulou Residence (Cowboy Heaven/5SM6601), San Miguel County, Colorado</i>
2009	Horn, Jonathon C. <i>Documentation of Historic Mine Features on U.S. Department of Energy Uranium Lease Tracts in Western Colorado: Phase 3, Gateway Area, Mesa County, Colorado, with Summer Moore-McMillan.</i>
2009	Horn, Jonathon C. <i>Cultural Resource Inventory of the Uncompahgre Valley Water Users Association's EC Lateral, Montrose County, Colorado</i>
2009	Horn, Jonathon C. , and Jeremy Omvig. <i>Class III Cultural Resource Inventory of Contractor Yards, Stockpiling Areas, and Additional Centerline for the Wasatch Loop Component of the Apex Expansion Project, Davis, Morgan, Salt Lake, Summit, and Weber Counties, Utah: Apex Expansion Project Addendum 1 Report</i>
2008	Horn, Jonathon C. <i>Archaeological Monitoring of the First Congregational Church and Parsonage (5SA59.2), San Juan County, Colorado. Colorado State Historic Fund Project No. 2006-02-052</i>
2008	Horn, Jonathon C. <i>Town of Silverton Historic Context, San Juan County, Colorado</i>

Reports and Unpublished Manuscripts, continued

2008	Horn, Jonathon C. <i>Summary Report of the Level I Documentation of the ABC Lateral (5MN8094.1), ABH Lateral (5MN8095), and AG Lateral (5MN8096), Montrose County, Colorado</i>
2008	Reed, Alan D., S. Rheagan Alexander, Jonathon C. Horn , and Summer Moore. <i>Class I Cultural Resource Overview of the BLM's Kremmling Field Office, North-Central Colorado</i>
2008	Reed, Alan D., S. Rheagan Alexander, Jonathon C. Horn , and Summer Moore. <i>Class I Cultural Resource Overview of the BLM's Glenwood Springs Field Office, Central Colorado</i>
2008	Horn, Jonathon C. <i>Archaeological Monitoring of the Ouray County Courthouse (5OR585.22), Ouray County, Colorado</i>
2008	Horn, Jonathon C. <i>Level II Documentation of the Black Hat and Blue Cap Mines (42SA25464/5MN6456), San Juan County, Utah and Montrose County, Colorado</i>
2008	Horn, Jonathon C. <i>Level II Documentation of the Vanadium Queen Mine (42SA25463), San Juan County, Utah</i>
2008	Horn, Jonathon C. <i>Level II Documentation of the Pigmy/Firefly Mine (42SA25462), San Juan County, Utah</i>
2008	Horn, Jonathon C. <i>Cultural Resource Inventory and Recordation of the Collins Barn Site (5SM6005), San Miguel County, Colorado</i>
2008	Horn, Jonathon C. <i>Cultural Resource Inventory of an Access Road to the Cascade Flume Head Works on Cascade Creek, Columbine Ranger District, San Juan National Forest, San Juan County, Colorado</i>
2008	Horn, Jonathon C. <i>Reexamination and Draft Cultural Resource Management Plan of the Penstock and Pipeline System of the Bridal Veil Powerstation, Norwood Ranger District, Uncompahgre National Forest, San Miguel County, Colorado</i>
2008	Horn, Jonathon C. <i>Cultural Resource Inventory of Portions of the Grand Valley Canal, Two Soil Borrow Areas, and a Gravel Pit, Mesa County, CO</i>
2008	Horn, Jonathon C. <i>Cultural Resource Inventory of Five Gaging and Telemetry Stations for the Upper Arkansas Water Conservancy District, Chaffee County, Colorado</i>
2008	Horn, Jonathon C. <i>Cultural Resource Inventory of Silver Mountain Industries, Inc.'s Alta Lakes Road and Utility Improvements Project, Norwood District, Uncompahgre National Forest, San Miguel County, Colorado</i>
2007	Horn, Jonathon C. <i>Cultural Resource Inventory of the Trout Lake and Lake Hope Shorelines for the Ames Hydroelectric Project (FERC No. 400), San Miguel County, Colorado</i>
2007	Horn, Jonathon C. <i>Second Addendum to the Class III Cultural Resource Inventory of the Colorado Portion of the Planned Overland Pass Pipeline, Logan and Weld Counties, Colorado</i>
2007	Horn, Jonathon C. <i>Architectural, Archaeological, and Visual Assessment of the Fraser Milling Company Elevator (5DL2793), Dolores County, Colorado</i>
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1986	Horn, Jonathon C. <i>Report #20. Cultural Resources Inventory for the 115 kV Durango Tie Line Segment of the Rifle to San Juan Transmission Line Project</i>
1986	Horn, Jonathon C. <i>Report #21. Site Testing and Monitoring between Rifle, Colorado and Montrose Colorado. Mitigation of Effect on Cultural Resources for the Colorado-Ute Electric Association, Inc., Rifle to San Juan Transmission Line Project. Garfield, Mesa, Delta, Montrose Counties</i>
1986	Horn, Jonathon C. <i>Cultural Resource Evaluation of Depression-Era Stonework along 25 Mesa Road, Delta County, Colorado</i>
1985	Horn, Jonathon C. <i>Report #11. Cultural Resources Inventory of Conductor Pulling Sites for the Rifle to Grand Junction Segment of Colorado-Ute Electric Association's Rifle to San Juan 345 kV Transmission Line Project</i>
1985	Alan D. Reed, Wayne K. Howell, Paul R. Nickens, and Jonathon C. Horn . <i>Archaeological Investigations on the Johnson Canyon Road Project, Ute Mountain Ute Tribal Lands, Colorado</i>
1985	Jonathon C. Horn , Alan D. Reed, and Paul R. Nickens. <i>Cultural Resources Overview and Management Plan for the U.S. Air Force Academy, Colorado Springs, Colorado</i>
1985	Reed, Alan D., and Jonathon C. Horn . <i>Cultural Resource Monitoring of Construction of a Ski Lift Facility, Telluride, Colorado.</i>
1984	Jonathon C. Horn , Gary M. Matlock and Duane A. Smith. <i>An Archaeological and Historical Investigation of an Historic Cabin at Site 5LP1259</i>
1983	Horn, Jonathon C. <i>Wind River Administrative Site Cultural Resource Management Plan</i>
1997	Horn, Jonathon C. , et al. <i>Cultural Resource Inventory of the Deep Lease Extension at the San Juan Mine, San Juan County, New Mexico</i>
1998	Horn, Jonathon C. <i>Cultural Resource Inventory of Uninventoried Sections of U.S. Highway 191 for the Coyote Wash Bridge Replacement Project, La Sal Junction to Wilson Arch, San Juan County, Utah</i>

Presentations

1998	Horn, Jonathon C. <i>Euroamerican Goods in the Material Culture of the Ute Prior to 1882.</i> Paper presented at the 1988 Colorado Council of Professional Archaeologists Annual Meeting, Ute Symposium, Grand Junction, Colorado.
1997	Horn, Jonathon C. <i>The Mines of Leadville: What is Really Out There?</i> Paper presented at the Society for Historical Archaeology Conference, Corpus Christi, Texas.
1997	Horn, Jonathon C. <i>The Mines of Leadville: What is Really Out There?</i> Colorado Council of Professional Archaeologists Annual Meeting, Golden, Colorado.
1999	Horn, Jonathon C. <i>Changing Hispanic Settlement and Land Use along the Purgatoire River of Southeastern Colorado.</i> Paper presented at the Society for Historical Archaeology Conference, Salt Lake City.
1999	Horn, Jonathon C. <i>Ute Material Culture during the Historic Period As Represented by Sites in the Montrose Area.</i> Paper presented at the Colorado Council of Professional Archaeologists Annual Meeting, Glenwood Springs, Colorado.

Presentations continued

- 2000 **Horn, Jonathon C.** *Historic and Prehistoric Resources along Forest Highway 81 (Tarryall Road), Park County, Colorado.* Presented at the South Park Symposium II, Fairplay, Colorado.
- 2003 **Horn, Jonathon C.** *Archaic Through Formative Trajectories North of the Anasazi.* Paper presented at the Colorado Council of Professional Archaeologists Annual Meeting, Fort Lewis College, Durango, Colorado.
- 2004 **Horn, Jonathon C.** *Excavations at Hamblin, Utah: An 1860s-1870s Rural Mormon Community.* Paper presented at the Society for Historical Archaeology Conference, St. Louis, Missouri.
- 2004 **Horn, Jonathon C.** *Historical Archaeology at Hamblin and Wellington, Utah: Rural Mormon Communities.* Co-authored with Jack E. Pfertsh. Paper presented at the Society for American Archaeology Conference, Montreal, Canada.
- 2004 **Horn, Jonathon C.** *Historical Context for Linear Resources in Salt Lake County.* Paper presented at the Society for American Archaeology Conference, Montreal, Canada.
- 2005 **Horn, Jonathon C.** *Canyons of the Ancients National Monument Landscape-Level History and Oral History Project.* Paper presented at the Big MACC (Big Meeting at Crow Canyon), Cortez, Colorado.
- 2010 **Horn, Jonathon C.** *Old Spanish Trail: Preliminary Findings from the Field.* Paper presented as part of ARRA Funded "Historic Trails Inventory Program" session at the Old Spanish Trail Association, 2011 Annual Conference, Pomona, California.

Awards, Grants, and Honors

National Register Nominations

- M. Lloyd Frank estate (Lewis and Clark College Campus), Portland, Oregon.
Complex of buildings composing the Frank estate built and designed by Herman Brookman in 1924-1926.
- Temple Beth Israel, Portland, Oregon. Jewish synagogue built in 1928.
The architectural creation of Morris H. Whitehouse and Herman Brookman.
- Piggott's Castle, Portland, Oregon.
Unusual residence built by Charles Henry Piggott in 1892.
- Odd Fellow's Hall, Lake Oswego, Oregon.
Oldest building in Lake Oswego, built in 1890.
- Multnomah Falls Lodge and Footpath, Columbia River Gorge, Oregon.
Built by the City of Portland in 1925 along scenic Columbia Gorge Highway. Designed by A.E. Doyle.
- Harlow Block, Portland, Oregon.
Historic hotel built in 1882.
- Cloud Cap-Tilly Jane Area, Mt. Hood, Oregon. (Not submitted by agency).
Multiple resource nomination of a CCC era Ranger Station, ski shelter, the Snowshoe Club building, CCC era campground, location of a CCC camp, remains of Cooper's tent camp from the 1890s, other historical archaeological remains related to early use of Cloud Cap Inn and original roadbeds up to Cloud Cap saddle.
- Wind River Administrative Site, Carson, Washington. (Not submitted by agency).
Multiple resource nomination of 21 structures from the early operation of the Pacific Northwest Experimental Station, Ranger Station and Nursery, many of which are from the CCC era, a CCC-built dam, location of a CCC camp, ca. 1905 lumber camp archaeological remains, and a prehistoric site. Wind River Ranger Station and Nursery, Gifford Pinchot National Forest.
- Johnson Ranch and Burtis Hotel Sites, Wheatland, California.
Two archaeological sites along the California Trail. The Johnson Ranch house was built in 1846, was the point from which the Donner Party was rescued, and served as a campsite for John C. Fremont, Kit Carson, and General Stephen Watts Kearney. Burtis Hotel served travelers along the California Trail beginning in 1850 or 1851.
- Buseti Ranch, near Rockvale, Colorado. (Not submitted by agency).

National Register Nominations, continued

Multiple resource nomination of a historic ranch and homestead complex of Northern Italian cultural affiliation dating to the 1910s-1930s.

Mingus Homestead, near Beulah, Colorado. (Not submitted by agency).

Historic homestead complex dating to 1913.

Boreas Pass Railroad Station, near Como, Colorado.

Historic railroad station along the Denver, South Park & Pacific Railway on the Continental divide. Occupied from 1882 to 1938.

Mantle's Cave, Dinosaur National Monument, Colorado.

A prehistoric Fremont rockshelter site containing numerous storage features.

Down Wash Site (42WN1666), Canyonlands National Park, Utah.

Deeply stratified prehistoric site in the Maze containing Archaic and Anasazi cultural components dating between 3000 B.C. and A.D. 1200.

Devil's Head Lookout, Pike National Forest, Colorado. (Not submitted by agency).

Historic fire lookout in use since 1912.

Rourke Ranch Historic District, Comanche National Grasslands, Colorado.

Historic cattle ranch headquarters dating to the 1880s.

Parunuweap Canyon Archaeological District, Zion National Park, Utah.

Prehistoric archaeological district containing Anasazi and Southern Paiute sites.

Shavano Valley Rock Art Site, Montrose County, Colorado.

Multiple rock art panels dating from the Archaic through the Historic Ute periods utilized to define rock art traditions and styles and interpret cultural continuity and change in region.

Animas Forks, San Juan County, Colorado.

Multiple properties nomination of the historic mining town of Animas Forks.

Gold Prince Mine, Mill, and Aerial Tramway, San Juan County, Colorado.

Historic mining complex dating from the 1880s to 1910s

Minnie Gulch Cabins, San Juan County, Colorado.

Two historic mining cabins dating to the early 1900s.

Placer Gulch Boarding House, San Juan County, Colorado. Historic boarding house dating to the early 1900s

Colorado State Register Nominations

Kenosha Pass Railroad Station, Park County, Colorado.

Site of historic Denver, South Park & Pacific Railroad station.

Brown (Iron Springs) Cabin, Chaffee County, Colorado.

Historic cabin near town of St. Elmo.

Shavano Valley Rock Art Site, Montrose County, Colorado

Multiple rock art panels dating from the Archaic through the Historic Ute periods utilized to define rock art traditions and styles and to interpret cultural continuity, change in the region.

Historic American Engineering Record Packages

Virgin River Bridge (HAER No. UT-59).

Bridge over the Virgin River on State Road 9 near Hurricane, Utah constructed in 1933-1934.

Jensen Bridge (HAER No. UT-50). Bridge over the Green River at Jensen, Utah constructed in 1934.

Heber Creeper Railroad (HAER No. UT-63).

Railroad grade and bridges through Provo Canyon between Provo and Heber City, Utah constructed in 1899.

Oro Grande Canal No. 1 (HAER No. CO-82)

Snake River Ditch (Oro Grande Canal No. 1)



Historic Preservation Commission Application

Date: 09/26/2021

Commission Eligibility:

Please check any of the following:

- ☐ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Amanda Lloyd

Primary Residence Address: 24 Pullman Street

City: Montrose State: CO Zip: 81401

Phone: 970-596-9455

E-mail Address: amanda.lloyd@live.com

Primary Employer: Montrose County School District - Olathe Elementary

Length of Employment: 16 years

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

Yes _____

If yes, please specify name of Board or Commission. Historical Preservation Commission

Date Range: 2018-present

Educational background:

I earned my bachelors degree from Northern Arizona in 2006 with an Elementary Education Major and a double minor in history and sociology. I earned my masters in Curriculum and Instruction from Kaplan University

in 2009. It is through teaching that I have had the opportunity to take classes offered through the National Endowment for the Humanities that have focused on history education. These topics have included Mining in the West, the Gilded Age in the Adirondacks, and Asian Immigration and I keep applying to take more through various organizations on a variety of topics.

Relevant experience related to historic preservation:

I have had the privilege of serving of the Historical Preservation Commission for the last three years and I have really enjoyed being involved in this capacity. Being a commission member has allowed me to begin to learn the ins and outs of historical preservation and all that it entails. As a commission member, I attended the Saving Places Conference in January 2020 where I learned a lot about historical preservation and how different cities approach their preservation efforts, even participating in a mock commission meeting.

Provide a brief explanation of your interest in historic preservation:

I have always held a great love of history and all that it can teach us. With historical locations being preserved, the stories of that location is saved as well. Our past is not just the past, but part of our future, so the preservation of history is key to where we're going next. If appointed to continue on the commission, I look forward to learning more and more about historical preservation.

Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

The City of Montrose embraces the core values of honesty, trust, and integrity. In the accomplishment of the City's mission, earning and keeping the public trust is a primary goal. It is the policy of the City to prohibit employees from engaging in activities or practices which conflict with or compromise these values.

All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Amanda Lloyd, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.

Amanda J Lloyd

Signature of applicant

09/26/2021

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

Amanda Lloyd

24 Pullman Street • Montrose, CO, 81401 • 970-596-9455 • amanda.lloyd@mcsd.org

Objective

- To educate others using the best information, methods and resources possible.

Education

Northern Arizona University – Flagstaff, AZ
Bachelor of Science in Elementary Education with minors in History and Sociology
May 2006

Kaplan University – Chicago, IL
Masters of Arts in Teaching and Learning with an emphasis in teaching Literacy and Language
June 2009

Certifications

- Colorado State Professional Teacher License

Experience

Teacher, Fourth Grade

August 2006-current

Olathe Elementary School, Montrose County School District RE-1J, Montrose, CO

- Daily instruction in all core areas, including (but not limited to) the development and implementation of Bridges Mathematics, and Common Core Language Arts (CKLA), and STEM, science and social studies materials.
- Work collaboratively with staff to meet the needs of the students and their families.
- Integrate technology in everyday classroom instruction including projector, presentation tools, videos, movie making tools, computers/ipads, and internet
- Integrate student participative technology using presentation tools, videos, movie making tools, computers, internet, basic Office programs (word processing), blogs, video chatting, discussion postings
- Assessment of student academic performance, development of academic goals for all students, reporting of students' academic progress and use of assessment data to drive instruction
- Maintenance of current, accurate academic files for each student
- Seek opportunities for professional development
- Participate in all staff meetings, staff trainings and other events where/when applicable and comply with all policies and procedures

Leadership

National Education Association (NEA), Member

August 2006-current

SS/Sci Curriculum Thread District Facilitator

May 2016-May 2017

The district is working to map out all student expectations and standards for English language arts, math, science and social studies. It is the facilitator's job to guide teachers through the steps of the process including creating a calendar, analyzing standards to write "I can" statements, vertically align with other grade levels, identify and define key vocabulary, and collection of materials and resources.

Reading Curriculum Council (RCC) Member

May 2012- May 2014

The RCC works to create a new reading curriculum for all elementary levels including: instructional framework, curriculum and standards, materials adoption, monitoring and implementation of new initiatives to staff.

Response to Intervention (TASK) Team Member

September 2012- September 2013

The TASK team works with classroom teachers to evaluate student performance, and make recommendations for various interventions to seek progress or recommendation for further testing for possible learning difficulties.

EETT Grant Technology

September 2010-May 2011

Through a grant from the state and federal government, select teachers from the district were chosen to go through intense training on Web 2.0 tools, Discovery Education, and various technology modalities to integrate within our classrooms for both instructional presentation and student use. The purpose of the training was to use the materials and instruction in our classrooms and to train our fellow staff members.

Elementary Literacy Task Force

April 2009-May 2011

The task force's goal is to monitor the way that literacy is being taught in the elementary schools as well as create literacy based assessments that are common across the district as a way to monitor consistent literacy instruction.

Curriculum Mapping Essential Skills Committee

February 2009- September 2009

The committee analyzed state assessment data (CSAP) and curriculum based subjects to determine the most essential standards and skills that need to be taught to the students and to map them into a vertically aligned, quarterly format that was friendly and understandable to teachers.

Standards Based Report Card Committee

November 2007-May 2011

The committee began and continues to develop a standards based reporting system for elementary students in the district. Committee members then support the teachers within their schools.

Chi Omega Fraternity

August 2003-December 2005

A National Panhellenic Sorority, Delta Lambda Chapter

- Active and Initiated Member, Alumna
- Held offices of Campus Activities Chair, Treasurer, Vice President and Scholarship Chair

References

- Beth Kusar, Principal, Olathe Elementary, Olathe, Colorado
(work) 970-252-7940 (cell) 478-390-1436 beth.kusar@mcsd.org
- Christine Dilldine, Teacher, Olathe Elementary, Olathe, Colorado
(work) 970-252-7940 (cell) 970-250-3281 christine.dilldine@mcsd.org



Historic Preservation Commission Application

Date: 9-27-21

Commission Eligibility:

Please check any of the following:

- ☒ I am a professional representing an area of expertise relevant to historic preservation
- ☐ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☐ I make my primary residence within the City of Montrose

Personal Information:

Name: danielle Kohler Godt

Primary Residence Address: 901 6530 Rd # 1023

City: Montrose State: CO Zip: 81401

Phone: 402 769 5684

E-mail Address: daniellegodt1@gmail.com

Primary Employer: Retired Architect

Length of Employment: _____

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?

Yes

If yes, please specify name of Board or Commission. Historic Preservation

Date Range: 2020 - present

Educational background:

Bachelor of Interdisciplinary studies
majoring in Urban Planning & Architecture

- Masters of Urban Planning

Relevant experience related to historic preservation:

Architect for 30+ years - retired

- commercial

- residential

- urban Planning

- Historic Planning & Design

Provide a brief explanation of your interest in historic preservation:

Historic buildings are our History. They tell us who we are, and help shape who we become. I believe it is extremely important to preserve these buildings because they help ground us in our communities - make us have ownership

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I, Danielle Godt, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.


Signature of applicant

9-27-21
Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

901 6530 Rd. # 1023
Montrose, CO 81401

DANIELLE K. GODT
(602) 769-5684

daniellegodt1@gmail.com

ARCHITECTURAL SENIOR PROJECT MANAGER with experience in the planning, design, drafting, and management for projects in areas of mixed use, commercial, and residential architecture. Extensive background in directing all project phases, from design through the completion of construction documents and permitting; coordinating the efforts of architectural, engineering, landscaping consultants, and government agencies.

AREAS OF PROFICIENCY

- Experienced in all phases of design from entitlement through working drawings.
- Solid design experience in high-end residential projects.
- Established a professional reputation for excellence and gained the trust and confidence of consultants, clients, and city officials.
- Strong management skills, including personnel and project scheduling, consultant supervision, problem solving, client relations, and quality control.
- Proven communication skills that is straightforward and honest. Talent for respecting and responding to differing opinions and problem solving in design and construction phases of projects.

EMPLOYMENT HISTORY

Residential Designer

Godt, Sacramento, California, Montrose, Colorado

Current Residential design and construction management.

Senior Project Manager

Architecture Plus, LTD. Phoenix, Arizona

2009 Drafted and supervised the construction documents for residential track development consisting of single-family housing and town homes.

-
- 2008 Assisted in the design and presentation, drafted, and supervised the creation of construction documents for multiple mixed used projects. Participated in all project phases from initial conceptual design through municipality review processes; produced construction documents; coordinated/supervised parking garage engineers and a team of professional consultants; assisted in the development of material specifications.
- 2001-2007 Drafted, and supervised the construction documents for multiple office condo villages, retail centers, and activity facilities for a retirement community. Participated in all project phases from initial conceptual design through municipality review processes; represented the interests of the client at city council, design review, and weekly construction progress meetings. Coordinated/supervised a team of professional consultants; prepared design revisions when required by unknown field conditions. Researched code and city ordinances to meet specific needs of the project; analyzed requirements of plans and specifications to deny or justify claims by contractors for extra work.

Lead Designer / Project Manager

Freitas and Associates, Phoenix, Arizona

- 1985-2000 Designed, drafted, and assisted in construction management of custom residential homes; participation in all project phases from initial client contact and presentation through conceptual design; production of construction documents and coordination of consultants; development of interiors, finishes, and specifications.

EDUCATION

- 2015 Arizona State University, Masters of Urban Planning.
- 2013 Arizona State University, Bachelor of Interdisciplinary Studies majoring in Urban Planning and Architectural Studies.



Historic Preservation Commission Application

Date: 9/21/21

Commission Eligibility:

Please check any of the following:

- ☒ I am a professional representing an area of expertise relevant to historic preservation
- ☒ I have a demonstrated interest in Historic Preservation
- ☐ I own business real property or I am a designated representative of a real business property owner within the boundaries of the City of Montrose

Business Address: _____

- ☒ I make my primary residence within the City of Montrose

Personal Information:

Name: Jeremy Omvig

Primary Residence Address: 2801 Foxtail Way

City: Montrose State: CO Zip: 81401

Phone: 970-209-5683

E-mail Address: j_omvig@yahoo.com

Primary Employer: USDA - Natural Resources Conservation Service

Length of Employment: 5 yrs

If less than 2 years, previous employer: _____

Are you presently serving or have you served on a City of Montrose Board or Commission?
No

If yes, please specify name of Board or Commission. _____

Date Range: _____

Educational background:

1997 BA Anthropology/Indian Studies - University of North Dakota

2006 MA Anthropology-Archaeology Emphasis - Northern Arizona University

Relevant experience related to historic preservation:

I have worked as a professional archaeologist for over 20 years. I am currently the Area archaeologist for the USDA- Natural Resources Conservation Service, covering the western slope of Colorado. I have worked in the public and private sectors to identify and document historic properties, assess their historic significance, and to implement preservation and mitigation strategies to avoid impacts to cultural resources. I also have extensive experience in working with cultural cultural resource laws and regulations, such as Section 106 of the National Historic Preservation Act.

Provide a brief explanation of your interest in historic preservation:

I have had a lifelong interest in history and archaeology. The past tells a story about where we came from, who we used to be, and can inform us as to where we are headed in the future. Historic preservation allows us to tie our modern world into those historic stories and provides opportunities to benefit communities, increase public engagement, and bring new energy into neighborhoods.

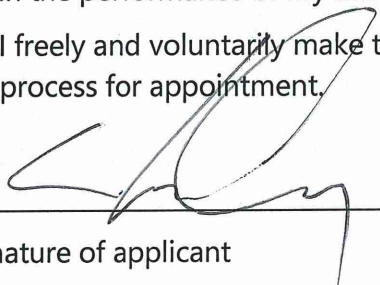
Application for Appointment to a Public Board, Commission, or Committee Ethics Statement:

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All employees, volunteers, members of boards and commissions, and other agents representing the City's interests, are expected to respect and uphold the high standard of dignity and integrity espoused in the City's core values.

I, Jeremy Omvig, being an applicant for appointment to a City Board, Committee, or Commission, declare that said appointment does not, and will not, constitute or create a conflict of interest. I further declare that my appointment does not and will not compromise the core values stated herein, and I pledge to uphold and maintain those values in the performance of my official duties with the City.

I freely and voluntarily make this declaration, as a component of the City's application process for appointment.



Signature of applicant

9/21/21

Date

Please attach a current resume and return to City Clerk's Office, 433 South First Street.

CURRICULUM VITAE

JEREMY OMVIG, M.A., RPA

Office Address: Natural Resources Conservation Service – Montrose Field Office
102 Par Place, Suite 4, Montrose, Colorado, 81401
Phone: (970) 964-3593
Email: jeremy.omvig@usda.gov

Home Address: 2801 Foxtail Way, Montrose, Colorado 81401
Phone: (970) 209-5683
Email: j_omvig@yahoo.com

Academic Background

2006

Northern Arizona University, Flagstaff, AZ

Master of Arts in Anthropology (Archaeology Emphasis) with Distinction

M.A. Thesis: *Establishment and Environment: Symbolic Sites on the Northern Plains*

1997

University of North Dakota, Grand Forks, ND

Bachelor of Arts in Anthropology and Indian Studies

Cum Laude

Professional Affiliations

Register of Professional Archaeologists

Plains Anthropological Society

Colorado Council of Professional Archaeologists (Executive Committee At-Large Member 2016-2018)

Professional Experience

2016–present: **Archaeologist, Cultural Resources Specialist, United States Department of Agriculture - Natural Resources Conservation Service (NRCS)**, Montrose, Colorado

As an Area Archeologist for the NRCS, I am responsible for the cultural resources review and Section 106 compliance for projects within Area 1 of the Colorado NRCS service area, covering 27 counties and 21 field offices in western Colorado. In this position, I consult with the Colorado State Historic Preservation Officer (SHPO) regarding over 250 proposed undertakings annually.

I review proposed NRCS undertakings for project effect on cultural resources, prepare cultural resource reports, conduct field inventories of the project APE, make determinations of project effects on cultural resources and site significance, maintain a GIS database of cultural resources and prepare maps using GIS. As part of this work, I work closely with a diverse team of NRCS professionals, including other archaeologists, biologists, project planners and project engineers.

I have developed and maintained an excellent working relationship with the SHPO. I consult and coordinate with other federal archaeologists regarding NRCS projects on lands managed by the BLM or USFS and with THPOs, local governments, and NRCS archaeologists in surrounding states on a project-specific basis. I have also taken the lead on developing a new Programmatic Agreement (PA) between NRCS and SHPO and have developed multiple Memorandum of Agreement (MOA) documents in consultation with SHPO, Native American Tribes, and other consulting parties.

Professional Experience, Cont'd.

I am responsible for training NRCS field staff in cultural resource compliance and field methods. Public outreach is an important aspect of my position, working with private landowners to preserve cultural resources on their property and educating the public at conservation workshops.

I have previously served as the Acting NRCS Colorado State Cultural Resources Specialist. In this position, I was responsible for ensuring that all NRCS undertakings statewide complied with federal and state cultural resources law, including the National Historic Preservation Act (NHPA) and the National Environmental Protection Act (NEPA). I worked with state leadership to develop and disseminate cultural resources policy and was responsible for the oversight of cultural resource contracting and budgeting.

2009–2016: Project Director and Staff Archaeologist, Alpine Archaeological Consultants, Inc., Montrose, Colorado.

As a Senior Project Director at Alpine Archaeological Consultants, my duties entailed managing and supervising large- and small-scale inventory and mitigation projects throughout the Intermountain West. I wrote technical and research reports for land-managing agencies and private clients, including Class III inventory reports, large-scale Class I overview reports, site-specific treatment plans, and data recovery reports. I was also responsible for managing the budgets and timelines for these projects.

In this position, I directed survey and data recovery crews for several Western transmission line projects in Colorado, Wyoming, and Nebraska. I was also responsible for directing large multi-crew survey projects with tight deadlines and schedules, as demonstrated in the successful completion of the inventory and mitigation along a 300-mile-long pipeline in Wyoming, where we had four crews surveying concurrently. I served as Principal Investigator for a 140-mile-long transmission line project that involved two State Historic Preservation Offices, multiple land-managing agencies, and over 50 different private landowners. I also supervised large-scale excavations projects, including work at a middle Archaic village in southern Wyoming that involved the excavation of 150 square meters and an archaic bison kill site in North Dakota where I managed over 30 crew members.

Specific project duties have included the completion of literature reviews, Class I reports, historical research, Class III field inventories, prehistoric and prehistoric and historic site documentation, NRHP site evaluation, development of site-specific management recommendations, and the completion of professional reports that meet state and federal guidelines. While with Alpine, I was permitted in Colorado, Wyoming, New Mexico, Utah, Arizona, and other western states with the BLM and USFS.

2007–2008: Project Director, PaleoWest Solutions in Archaeology, Prescott, Arizona

While working out of the Prescott, AZ office, my duties as Project Director at Paleowest included the management of archaeological survey, testing, and data recovery projects in Arizona, New Mexico, and Colorado. I prepared proposals, managed clients, worked closely with government and private agencies, directed field work, and prepared reports. Position highlights included: Developed and implemented treatment plans for NRHP eligible cultural resources at all levels of archaeological fieldwork; worked directly with state and federal agencies to ensure clients remained compliant with cultural resource laws and regulations; recruited, trained, and directed field crew; and designed and generated project and site maps using ArcGIS.

As Lead Archaeological Monitor for the Overland Pass Pipeline project in southern Wyoming, I monitored construction equipment through archaeological and paleontological sites; evaluated adverse effects of pipeline construction on cultural resources, documented and excavated new

Professional Experience, Cont'd.

discoveries, surveyed proposed access roads and additional work space; supervised other archaeological monitors; worked closely with Environmental Inspectors, BLM Archeologists, and construction personnel; and provided in-field guidance to construction personnel on the effects of changes to construction plans to cultural resources.

2006–2007: Crew Chief, Museum of New Mexico-Office of Archaeological Studies, Santa Fe, New Mexico

Directed field crew during the block excavation of eight prehistoric sites in southeast New Mexico, mapped sites and established site grids with a Total Station. Secondary duties included paperwork management and organization, excavating test units, and photography with 35mm and digital cameras.

2005–2006: Archaeologist, National Park Service, Camp Verde, Arizona

Ruins preservation documentation and treatment at Montezuma Castle, Montezuma Well, and Tuzigoot National Parks. Duties entailed the assessment of historic and prehistoric cultural resource conditions, preparation of hand and digital maps, photographs, and profiles, and full written documentation and treatment recommendations of the architectural resources.

2004: Field Technician, KCI Technologies, Mechanicsburg, Pennsylvania

Phase 3 data recovery at a Confederate civil war camp in Dumfries, VA and a Monongahela village site in Morgantown, WV. Primary duties included test unit and feature excavation, secondary duties included photography and artifact sorting.

2002–2003: Field Technician, Western Cultural Resource Management, Sparks, Nevada & Farmington, New Mexico

Duties included data recovery excavation, pedestrian survey, operation of Total Station and GPS, and construction monitoring. Representative projects include:

- 2003 Class III survey in Beaver County, Utah
- 2003 Archaeological monitor on the ReTRAC construction project in downtown Reno, NV
- 2002–2003 Phase 2 and 3 data recovery in southeast New Mexico

2001: Field Technician, Hardlines, Inc., Columbus, Ohio

Phase 2 and 3 data recovery in southeast Ohio. Duties included excavation of test units and features, field sorting artifacts, and monitoring backhoe excavation.

2001 Field Technician, Florin Cultural Resource Services, Boyceville, Wisconsin.

Phase 1 and 2 survey and data recovery on US Army Corps land in western Minnesota and eastern North Dakota. Duties included pedestrian survey, excavation of shovel tests, test units and GPS mapping.

1999–2001: Field Technician, University of Tennessee Transportation Center, Knoxville, Tennessee

Professional Experience, Cont'd.

Extensive multi-component Phase 3 data recovery at multiple sites near the Great Smoky Mountains National Park. Primary duties included excavation of various feature types, test units, and house structures, water screening, mapping, monitoring backhoe excavation, and sorting artifacts. Secondary duties included photography and site mapping with Total Station.

1997–1998: Archeological Assistant III, University of North Dakota Anthropology Research, Grand Forks, North Dakota

Class III survey and testing on lands managed by the Bureau of Reclamation near the Jamestown and Lake Tchesada reservoirs in central North Dakota. Primary duties included pedestrian survey, excavation of test units, water screening, field sorting artifacts, and mapping sites using either a Total Station or GPS. Laboratory work during off-season consisted of processing artifact collections from the 1970s to 1990s owned by the USBOR for permanent curation at the NDSHPO and artifact data entry into a standard computer database, artifact quantification and labeling, collating files, notes, and site reports.

1996: Field Technician, Institute for Minnesota Archeology, Inc. (IMAC), Saint Paul, Minnesota

Phase 1 and 2 survey in eastern North Dakota, western Minnesota and Wisconsin. Duties included pedestrian survey, excavation of shovel tests and test units, field sorting artifacts, and mapping.

1994: Archeological Assistant I, University of North Dakota Anthropology Research, Grand Forks, North Dakota

Archaeological Field School and subsequent full time employment at an extensive Phase 3 Folsom data recovery at Lake Ilo National Wildlife Refuge in western North Dakota. Duties included excavation of test units, water screening, and field sorting artifacts.

Professional Presentations

2005

Establishment and Environment: Symbolic Sites on the Northern Plains
Northern Arizona University GIS Symposium, Flagstaff, Arizona

2006

Symbols on the Landscape: A GIS Analysis of Emblematic Sites on the Northern Plains
Society for American Archaeology 71st Annual Meeting in San Juan, Puerto Rico

2013

Reanalysis of the Kib-Ridge Yampa Site Artifacts, 5MF3687. Eleventh Biennial Rocky Mountain Anthropological Conference, Taos, New Mexico

2014

A Calibrated Chronology for the Wyoming Basin. 2014 annual meeting of the Wyoming Association of Professional Archaeologists, Pinedale, Wyoming.

Additional Training

2020

Tribal Engagement 101: Transforming Relationships with Tribes, Seventh Sovereign LLC, Phoenix, AZ

Technical Reports

2010

Section 106: Principles and Practice, SRI Foundation, Rio Rancho, New Mexico

2012

Adult/Child/Infant CPR, First Aid, Adult AED, & Bloodborne Pathogens, Western Colorado Chapter American Red Cross

2014

Smith Safe Driving Course

Publications

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2018 Site Distribution and Settlement Patterns. In *Archaeological Data Recovery in the Piceance and Wyoming Basins of Northwestern Colorado and Southwestern Wyoming*, edited by Matthew J. Landt, pp. 37-62. Alpine Archaeological Consultants, Inc. Archaeopress Publishing Ltd, Oxford, England.

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2007 *Cultural Resources Report for the Sauls Creek Fuel Reduction Project, San Juan*

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National Forest, La Plata County, Colorado. Prepared for the USDA-Forest Service, San Juan National Forest, Colorado. PaleoWest Solutions in Archaeology, Prescott, Arizona.

Mullen, Jaclyn and Jeremy Omvig

2008 *Summary Report of Features Excavated at Site 48CR7309 Between August 28, 2008 and September 4, 2008.* Prepared by Alpine Archaeological Consultants, Inc. Montrose Colorado. Prepared for Natural Resource group, LLC. Minneapolis Minnesota.

2011 *Class I Cultural Resources Overview of the Wyoming Portion of the Planned Bakken Natural Gas Liquids Pipeline Project, Crook, Weston, Niobrara, Goshen, and Laramie Counties.* Prepared by Alpine Archaeological Consultants, Inc., Montrose Colorado. Prepared for Natural Resource Group, LLC, Minneapolis, Minnesota. Submitted to United States Army Corps of Engineers

Omvig, Jeremy

2006 *Your Total Station and You: A Field Manual.* Ms. on file with Department of Anthropology, Northern Arizona University.

2007 *Class III Archaeological Survey of Approximately 1.3 Miles along Lindahl Road and Camp Wood Road, Yavapai County, Arizona.* Prepared for Yavapai County Public Works Department. PaleoWest Technical Report 07-09. PaleoWest Solutions in Archaeology, Prescott, Arizona.

2007 *A Class III Archaeological Survey of Approximately 3.8 Miles along Kirkland Valley Road, Yavapai County, Arizona.* Prepared for Yavapai County Public Works Department. PaleoWest Technical Report 07-10. PaleoWest Solutions in Archaeology, Prescott, Arizona.

2007 *Archaeological Survey of the Mystic Hills Property.* Prepared for Mr. Bryan Tucker. PaleoWest Technical Report 07-12. PaleoWest Solutions in Archaeology, Prescott, Arizona.

2009 *Class III Inventory of the Grand View Canal Piping Project, Delta County, Colorado.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Harward Irrigation, Springville, Utah.

2009 *Class III Cultural Resources Inventory for the Antelope Hills Waterline Project Gunnison County, Colorado.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Gunnison County Public Works, Gunnison, Colorado, and Bureau of Land Management Gunnison, Colorado.

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- 2010 *Class III Inventory for the Electra Lakes Fuels Reduction Project, La Plata County, Colorado.* Prepared by Alpine Archaeological Consultants, Inc., Montrose Colorado. Prepared for Federal Energy Regulatory Commission Denver, Colorado.
- 2011 *Class I Cultural Resources Overview of the Colorado Portion of the Planned Bakken Natural Gas Liquids Pipeline Project, Weld County.* Prepared by Alpine Archaeological Consultants, Inc., Montrose Colorado. Prepared for Natural Resource Group, LLC, Minneapolis, Minnesota. Submitted to United States Army Corps of Engineers
- 2011 *Class III Cultural Resources Inventory of the Colorado Portion of the Planned Bakken Pipeline Project, Weld County, Colorado.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Natural Resources Group, LLC, Minneapolis, Minnesota. Submitted to United States Army Corps of Engineers.
- 2012 *Reevaluation of Sites 42UN2403, 42UN2404, and 42UN2405 Along the Artesia-Rangely 115-kV Transmission Line, Uintah County, Utah.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Del-Mont Consultants, Loveland, Colorado.
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- 2013 *Investigations at the Piece Site (42BO1675). In Ruby Natural Gas Pipeline - Northern Utah, Volume 1: Archaeological Data Recovery Report, pp. 241-316.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Kinder Morgan, Inc., Colorado Springs, Colorado. Submitted to Federal Energy Regulatory Commission, Washington, D.C. and the Bureau of Land Management, Salt Lake Field Office, Salt Lake City, Utah.
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A Class III Cultural Resource Inventory for the Proposed Hay Canyon Fuels Reduction Project, Garfield County, Colorado (CRIR Report No. 8314-02). Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for the Bureau of Land Management, Grand Junction Field Office, Grand Junction, Colorado.
- 2015 *Chapter 7: The Jackrabbit Stump Site (48SW16996). In Archaeological Mitigation along the Overland Pass Pipeline in Southern Wyoming. Volume 2: Postconstruction*

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- 2007 *Archaeological Survey of a Proposed Access Road to Fig Springs Ranch, Maricopa County, Arizona.* Prepared for Carothers Environmental. PaleoWest Technical Report 07-04. PaleoWest Solutions in Archaeology, Prescott, Arizona.
- 2007 *Class I Archaeological Overview of Approximately 500 Acres Near Ehrenberg, Arizona.* Prepared for Carothers Environmental. PaleoWest Technical Report 07-05. PaleoWest Solutions in Archaeology, Prescott, Arizona.
- 2007 *Class III Archaeological Survey for the Proposed Sale of Arizona State Trust Lands for the Mingus West Waterline and Tank, Yavapai County, Arizona.* Prepared for Mingus LandCorr, LLC. PaleoWest Technical Report 07-07. PaleoWest Solutions in Archaeology, Prescott, Arizona.
- 2007 *Results of National Register Eligibility Testing at AZ T:2:117 (ASM), Broadstone Ranch, Maricopa County, Arizona.* Prepared for Kimley-Horne and Associates, Inc. PaleoWest Technical Report 07-09. PaleoWest Solutions in Archaeology, Prescott, Arizona.
- 2007 *Archaeological Survey of 2800 Acres for the Westside Push Project, North Kaibab Ranger District, Kaibab National Forest, Coconino County, Arizona.* Prepared for the USDA-Forest Service, Kaibab National Forest, Arizona. PaleoWest Solutions in Archaeology, Prescott, Arizona.
- 2007 *Archaeological Survey of the Royal Dunes Property, Pinal County, Arizona. Prepared for Zacher Homes.* PaleoWest Technical Report 07-15. PaleoWest Solutions in Archaeology, Prescott, Arizona.

Omvig, Jeremy and Jaclyn Mullen

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2012 *A Cultural Resource Review of the 1,035-Acre Uintah Basin Well Pads Project Area.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Epic Engineering, Heber City, Utah.

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2007 *Archaeological Survey of a One-Mile Replacement Segment along the Northern Natural Gas SPSX Line, Gaines and Yoakum Counties, Texas.* PaleoWest Technical Report 07-25. PaleoWest Solutions in Archaeology.

2007 *An Archaeological Survey of Four Parcels for the Northern Natural Gas SPSX Line in Lea County, New Mexico.* PaleoWest Technical Report 07-24. PaleoWest Solutions in Archaeology.

Reed, Alan D., Jeremy Omvig and Jack E. Pfertsh

2010 *Intensive Cultural Resource Inventory along Western Area Power Administration's Curecanti-Poncha-Cañon West-Midway 230 kV Transmission Line and Access Roads, Pueblo, Fremont, Chaffee, and Gunnison Counties, Colorado.* Prepared by Alpine Archaeological Consultants, Inc., Montrose, Colorado. Prepared for Western Area Power Administration, Loveland Colorado.



CITY OF MONTROSE

MEMO

TO: City Council
FROM: Ross Valdez, Community Engagement Specialist
DATE: October 4, 2021
RE: Uncompahgre Valley Alliance - Childcare Needs Assessment Results
ATTACHMENTS:

- Montrose County Childcare Needs Assessment Overview
- Montrose County Childcare Needs Assessment-Draft Report
- Montrose County Childcare Needs Assessment Presentation in Spanish

Background

On February 2, 2021, City Council decided to partner with the Uncompahgre Valley Alliance by contributing funding alongside Montrose County and the Montrose County School District to conduct a Childcare Needs Assessment.

The Montrose Childcare Needs Assessment describes current and future needs for childcare including parent preferences and needs. After collecting over 700 survey responses, the Uncompahgre Valley Alliance is providing an executive summary of the results and findings from the survey to the City Council today.

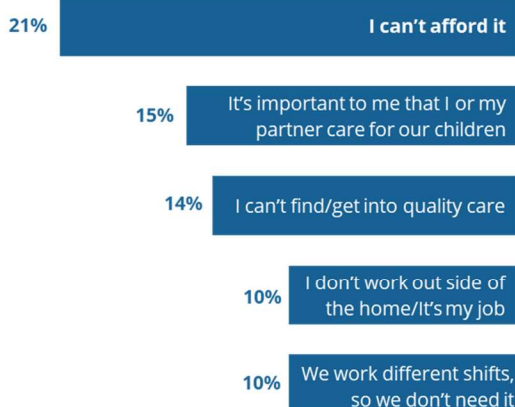
Montrose County Childcare Needs Assessment Overview

The Montrose Childcare Needs Assessment describes current and future need for childcare including parent preferences and needs (from a parent/guardian survey). Key findings are highlighted here.

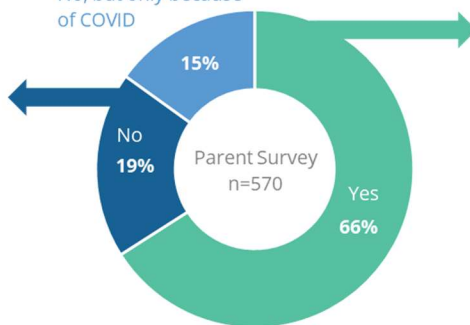
Montrose County is home to 2,641 children ages 6 and under; 69% have all parents in their home in the labor force.

Are you regularly using any type of childcare for your children under age 6?

Most common reasons for NOT using childcare:



No, but only because of COVID

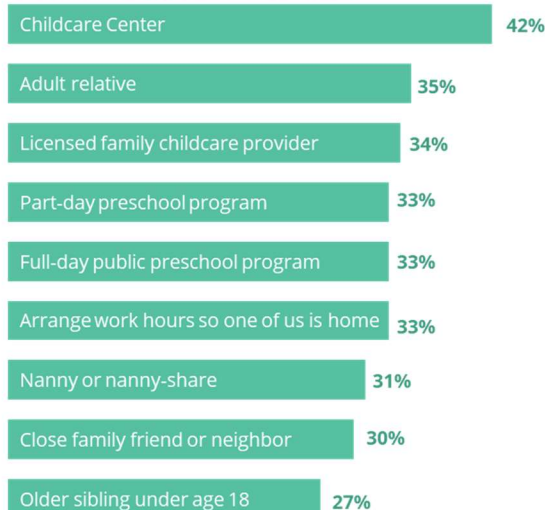


Top Factors in Choosing Providers

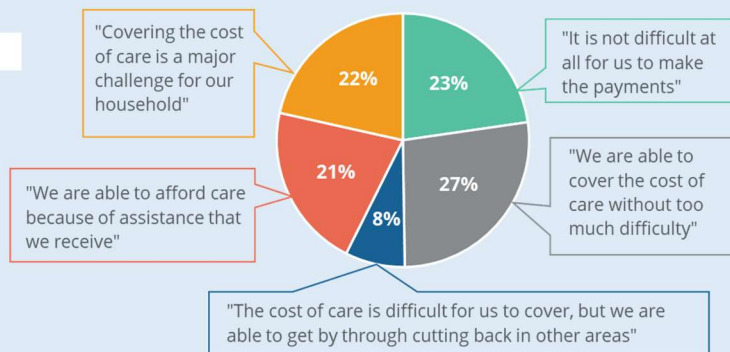
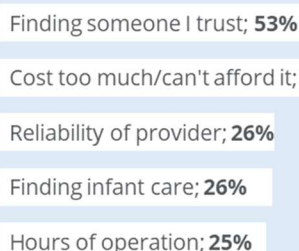
1. Value alignment
2. Development/socialization
3. Reputation/referrals
4. Affordability
5. Schedule/availability

Types of Care Used in a Given Week:

On average, Montrose children under 6 are in **2.8 different types** of care per week.



Childcare challenges parents faced in the past year



Recommendations to Address Gaps:

1. Track key metrics for childcare demand.
2. Consider public funding for childcare resources.
3. Develop and fund a scholarship program to increase childcare affordability.
4. Develop a pipeline of and support current childcare professionals.
5. Expand licensed childcare in the region, with a focus on infant/toddler care.
6. Encourage large employers to provide on-site childcare.
7. Support non-licensed childcare providers.
8. Provide easily accessible info about CCCAP and care options.

Demand for licensed childcare in the county far exceeds current supply: there are only **741 daily spots available for an estimated 933 children** who would like to use licensed care. That gap will widen in the future unless additional, affordable, spots are added.

"The pay is so low and has been the same for so many years. It just doesn't add up." –Care provider

"The money we charge pays for all of the supplies. There is not much left after that." –Care provider

Provider Perspectives

"Recently staffing has been the hardest thing—finding and retaining qualified staff...Providers cannot provide that [high] pay [and] to keep care affordable." –Care provider



Root Policy Research

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Montrose County *Childcare Needs* *Assessment*

PREPARED FOR:

Uncompahgre Valley Alliance Childcare Caucus
Bright Futures for Early Childhood and Families
Montrose County
City of Montrose

DRAFT REPORT:

9/3/2021

Table of Contents

Executive Summary	ES-1
 I. Demographic Trends & Childcare Options	
Demographic and Employment Background	I-1
Presence of Children	I-4
Existing Licensed Childcare Options	I-7
Perceptions of Demand and Barriers to Providing Care.....	I-8
Economic Impact of Childcare	I-14
 II. Parent Preferences & Needs	
Survey Methodology	II-1
Profile of Participating Parents.....	II-2
Current Childcare Choices.....	II-3
Childcare Preferences and Needs.....	II-10
Family/Friend/Neighbor Care.....	II-17
Cost of Childcare.....	II-19
Looking Ahead: Care Needs Next Year	II-25
 III. Demand Analysis & Recommendations	
Current Usage	III-1
Demand Model	III-2
Recommendations	III-7

Montrose County Childcare Needs Assessment: Executive Summary

The Uncompahgre Valley Alliance together with Bright Futures, Montrose County, and the City of Montrose contracted with Root Policy Research to conduct a countywide childcare needs assessment and parent/guardian survey to better understand the current and future need for childcare and early childhood education (ECE) in the region. The report is organized around three sections:

- **Section I. Demographic Trends and Childcare Options** summarizes relevant demographic and employment trends in the region, documents existing childcare options, and discusses the economic impact of childcare.
- **Section II. Parent Preferences and Needs** offers a detailed review of survey responses from parents/guardians of children under age six throughout the county.
- **Section II. Demand Analysis & Recommendations** contains the analysis of current and future demand for licensed childcare in Montrose County and provides recommendations to address gaps in the childcare system.

This Executive Summary highlights key findings from the assessment and outlines proposed recommendations.

Demographic Trends and Childcare Options

Demographic and economic context:

- Montrose is home to 9,241 total children (under 18) and 2,641 children under age 6—and the state demographer forecasts an increase in the number of children in the county over the next 30 years.
- Data show that 69% of children under the age of six in Montrose County, and 67% in the City of Montrose, have all parents in their household in the labor force.¹ These rates are higher than that of Colorado overall (64%) and reflect an increase from the Montrose County proportion in 2010 (63%). Given the high proportion of working parents in the county, it is not surprising that childcare is an issue of interest.
- The largest employers in the county are healthcare and social assistance (20% of workers), retail trade (13%), and manufacturing (9%).

¹ Two parents in the labor force for those children living in two-parent households and one parent in the labor force for single parent households.

Existing childcare options:

- Montrose County is classified as a “childcare desert” meaning there are more than three times as many children as licensed childcare spots.²
- Existing childcare centers, preschools, and licensed family care providers can serve a total of 741 children daily, most of which (612) are from childcare centers as opposed to licensed family care providers. The majority of the county’s licensed care providers are located in the City of Montrose.
- Providers primarily serve families within Montrose County, with some indicating that they occasionally serve families from Ridgway or Delta who commute to Montrose for work.
- Outside the structure of licensed childcare, families employ a number of strategies to provide care for their children including arranging work hours to accommodate care options, relying on friends, neighbors and family for care, and using a nanny or participating in a nanny-share.
- Interviews with providers (both licensed and non-licensed) highlighted the shortage of childcare available and the demand for additional capacity, particularly for infant and toddler care. Some providers expressed a desire to increase capacity but noted barriers to expansion as finding and retaining qualified staff, financial challenges, and zoning/permitting challenges. Unlicensed providers also faced barriers related to perceived bureaucracy of licensing.

Economic impact of childcare:

- The positive effects of early childhood education/childcare are well-documented in prevailing academic research. These impacts include individual benefits for the child and family as well as economic and social benefits realized by the broader community. Prevailing academic literature shows the full economic impact of early childhood education to range from \$4 to \$16 for every \$1 invested.
- A 2020 study by Ready Nation in Colorado estimates the annual costs of insufficient childcare on Colorado parents, employers, and taxpayers totals \$2.17 billion (in lost earnings, productivity, and tax revenue).

²Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, “Want to Grow Colorado’s Economy? Fix the Child Care Crisis,” Prepared for Ready Nation & Council for Strong America, March 2020. Available online at <https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy%20Fix%20the%20Child%20Care%20Crisis.pdf%22>

- A 2017 report on the Economic Impact of Child Care in Colorado classifies the economic impacts in Colorado as follows:
 - The *immediate economic effect* in which spending on childcare services contributes to state/local employment and economic output (\$619 million in earnings and \$1.4 billion in sales/services);
 - The *enabling economic effect*, in which the provision of childcare allows parents to participate in the workforce (\$4.4 billion); and
 - The *investment effect*, in which childcare spending generates individual and community returns derived from higher lifetime incomes, lower incarceration rates, lower welfare expenditures, and improved worker productivity (\$832 million annually in Colorado).
- Applying the statewide multipliers discussed above to the Montrose spending estimate yields an estimated \$16 million in the immediate economic effect, \$50 million in enabling effect, and \$9.5 million in investment effect.³

Survey Results: Parent Preferences and Needs

The survey received 603 respondents representing 817 children aged six and younger. This reflects about half of all children age six and younger living in Montrose County. Broadly speaking, respondent characteristics were similar to County residents overall.⁴

- Overall, 66% of survey respondents regularly use some form of non-parent childcare and an additional 15% indicated they typically use non-parent childcare but currently do not only because of the COVID-19 pandemic.
- The type of care used by Montrose County families varies by the age of children in the household as well as other household characteristics (location, ethnicity, industry, etc.), but the most common types of care used are childcare centers, adult relatives, licensed family providers, and half- or full-day preschools.
 - Many households are using multiple types of care throughout the week: on average, children under 6 are using 2.8 different types of care per week. Households outside of the City of Montrose are piecing together even more care types, averaging 3.2 different types of care per week per child.

³ It is important to note that not all of these economic effects will be realized within Montrose County but they are attributable to the Montrose County early childhood infrastructure.

⁴ See Section II for additional details on representation by income, ethnicity, etc.

- Households living outside of the City of Montrose were also more likely to rely on informal care networks: 57% of families outside the city use family/friend/neighbor (FFN) care, compared to 49% in the city.
- 55% of Montrose County parents with children aged six or younger in childcare have spent time on a waitlist for one or more of their children.
- Among parents who do *not* regularly use non-parent childcare providers, 61% said they plan to (or would like to) use non-parent childcare in the future. The most common reason why parent care households do not have someone else regularly watch their children is affordability (21%).
- When choosing childcare, respondents indicated the most important factors were provider's values aligning with their own, an emphasis on childhood development and education, and reputation/referrals. Location also plays a key role in preferences: 71% of parents would choose care near their house over care near their work; and 61% value location over the type of provider.
- Overall, parents are relatively satisfied with their current care (53% rate their satisfaction between 7 and 9 on a 0-9 scale), but satisfaction rates vary:
 - Households in the City of Montrose are more satisfied with their childcare than those living outside the city: averages satisfaction rating of 6.8 among city residents compared to 5.8 for those living outside the City of Montrose.
 - Households with children under age three had a lower average satisfaction rating for their care provider (6.2) than the average rating (6.8) held by households with children ages three through six.
- In the past year, the vast majority (87%) of respondents experienced one or more challenges (excluding COVID) finding and using childcare in Montrose County.⁵
 - 53% of all respondents indicated that finding someone they trust is a challenge and 34% faced cost challenges;
 - 33% of households with children under two said finding infant care was a major challenge; and
 - 19% of Spanish speaking respondents indicated that they could not find provider information in their language. Relatedly, 26% of Spanish speaking respondents face challenges getting knowledge of what is available or needed more information (compared to 18% of English speakers).

⁵ Note that respondents were explicitly prompted to select challenges they have faced outside of a COVID environment, so these data do not necessarily reflect challenges parents faced during COVID.

- The most common aspects respondents said they wanted to change were finding care closer to home and work, followed by changing the hours or days care is offered.
 - Regardless of the age of child or type of care, 37% of parents need childcare earlier in the morning than currently offered and 23% need evening hours.
 - Many (35%) households with a member working in healthcare indicated the hours of care were a major challenge. Around 23% of households without healthcare workers indicated this was a major challenge.
 - About 24% of parents expressed a need for summer care and 19% expressed a need for hourly drop-in care.
- Affordability is a key concern among parents/guardians. On average, respondents spend \$720 per month per child for non-parent care and children are in care an average of 3.9 days per week. Costs are higher for those using care more than 3 days per week and costs are higher for younger children (under 3). Only half of all respondents said they were able to cover the cost of childcare without too much difficulty—29% said covering the cost is “difficult” or a “major challenge” and another 21% said they are only able to cover childcare costs because of assistance received.
- When asked about future plans for care, many households indicated they would need *more* childcare in the next 12 months, either because they were changing work schedules, having another child, no longer staying at home with children, or planned to use childcare after COVID risks decreased. This means Montrose County should expect an increase in demand in childcare in both the short- and long-term.

Demand Forecast

- Total current demand for licensed childcare spots in Montrose County is for 1,060 children, who would occupy an estimated 933 spots. Presently, there are only 741 spots available.
 - This includes 842 children in effective resident demand (occupying the 741 current daily spots)
 - And 218 children in latent demand (which includes waitlisted children, children who currently have exclusively parent-based care but whose parents will return to work, and families in non-licensed care who indicated they would like to change to licensed care).
- Current demand already outstrips supply (an estimated demand of 933 spots when there is only daily capacity 741) and the gap is likely to widen unless the supply of licensed care increase. This gap is particularly notable for infants.
- Total current demand is forecasted to increase to 1,149 children by 2028 and 1,460 children by 2035. Assuming the current proportion of children occupying each licensed

spot holds, this means licensed childcare spots would have to increase to 1,011 by 2028 and to 1,285 by 2035 to fully accommodate rising demand.

Recommendations

This report utilizes the best data available to project future demand for childcare. However, unknown variables—economic fluctuations, choices of residents (continuing to work/reside in Montrose County, fertility choices, etc.) and housing availability and affordability—will all influence future demand for childcare to some extent.

Based on the current circumstances and projects, Root Policy Research offers the following recommendations to address childcare needs and monitor demand in Montrose County. These recommendations are based on Root Policy's expertise and experience in other communities as well as input from the UVA Childcare Caucus and Bright Futures. Additional detail is available in Section III.

1. Continue to proactively track the key metrics for childcare demand.
2. Evaluate the potential for publicly funded childcare resources.
3. Develop and fund a scholarship program for income constrained households (exceeding state support through the Colorado Childcare Assistance Program (CCCAP)) to increase affordability of childcare services for parents/guardians.
4. Develop a pipeline of childcare professionals and support current professionals in the childcare industry.
5. Consider options for expanding licensed childcare in the region, with a focus on infant/toddler care.
6. Encourage large employers to provide on-site childcare facilities.
7. Identify and offer support to non-licensed childcare providers in Montrose County.
8. Provide more easily accessible information about CCCAP and available care options.

SECTION I.

DEMOGRAPHIC TRENDS & CHILDCARE OPTIONS

SECTION I.

Socioeconomic Trends & Childcare Options

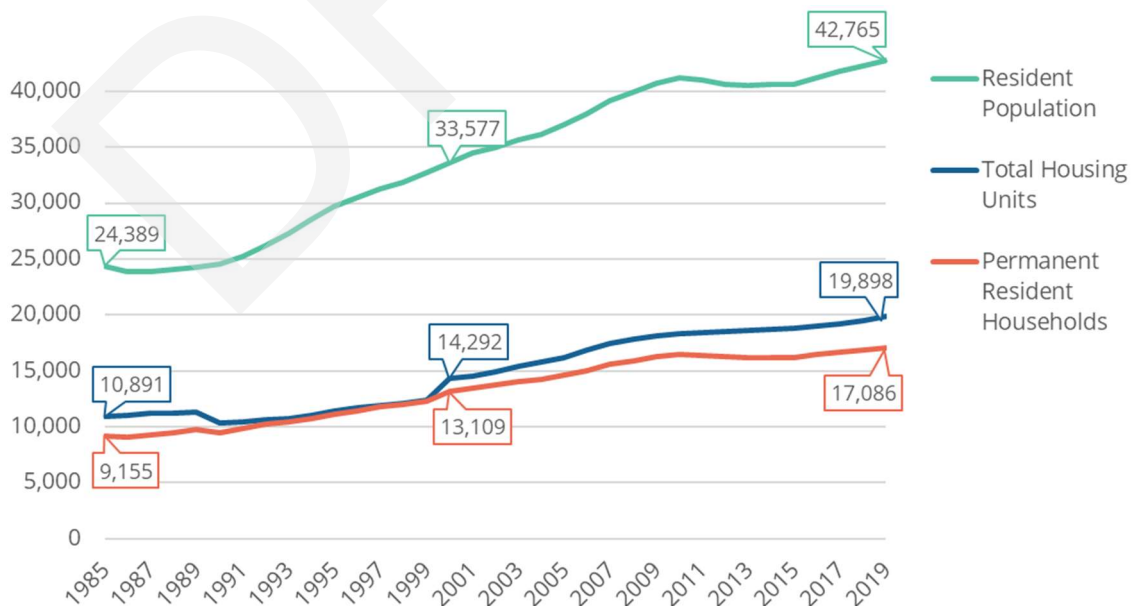
This section summarizes the demographic and employment trends in Montrose County and discusses existing childcare options to provide context for the childcare needs assessment. The section concludes with a discussion of the economic impact of childcare.

Demographic and Employment Profile

Montrose County includes the City of Montrose as well as Naturita, Nucla, Olathe, Paradox, and Maher. The following section summarizes socioeconomic trends in Montrose County to establish the context for discussing current and future childcare needs in the community. Where possible, data are provided for the county overall as well as for the City of Montrose.

Population and households. As of 2019, there were 42,765 residents occupying 17,086 households in Montrose County. Another 2,812 housing units in the county are not occupied by permanent resident households and are largely second homes and/or seasonal, recreational homes (including short-term rentals). Figure I-1 displays trends in population, housing units, and permanent resident households in Montrose County between 1985 and 2019.

Figure I-1.
Population and Households, Montrose County, 1985-2019



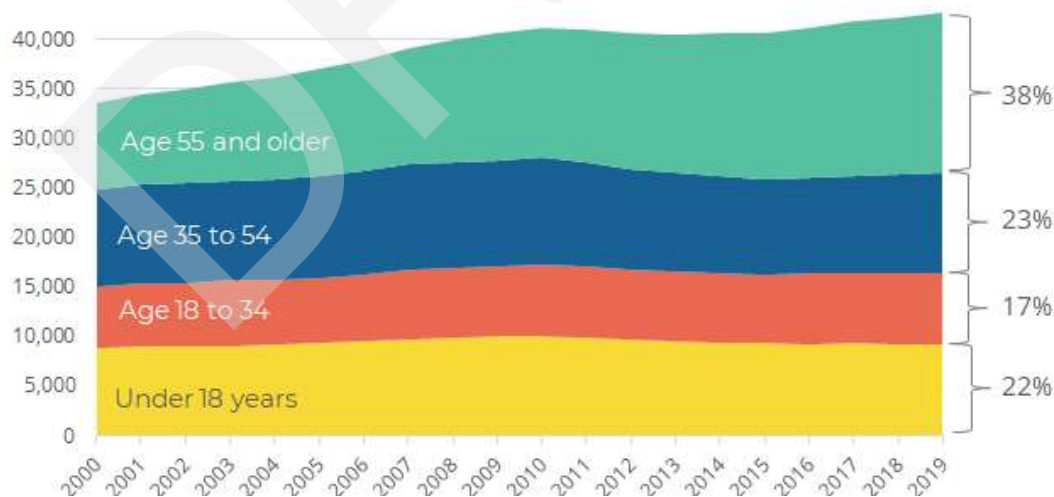
Source: Colorado Department of Local Affairs and Root Policy Research.

According to 2019 5-year American Community Survey (ACS) data, the City of Montrose has 19,238 residents, accounting for about 46% of the countywide population. Over half (53%) of the county's children under 5 years of age reside in the City of Montrose. The towns of Olathe, Naturita, and Nucla have a combined population of 2,791, about 7% of the county's total population. Six percent of the county's population under-5 population reside in Olathe, Naturita, or Nucla.

The county's population has steadily increased since 2000, with a slight decline lasting from 2011 to 2015. However, there has been a recent rebound for a total increase of 9,188 residents between 2000 and 2019. The gap between housing units and permanent resident households has increased slightly since the 1990s, indicating that there been an increase in the proportion of housing units being used for seasonal or recreational purposes. In 2019, 86% of all housing units were occupied by permanent residents and 14% were "vacant." Of these vacant, non-permanent resident households, 34% were for seasonal, recreational, or occasional use; 37% were currently for rent or for sale; and 29% were vacant for other reasons.¹

Age profile. The largest age cohort in Montrose County is residents aged 55 and older, accounting for 38% of the total population. This marks a substantial increase since 2000 when the older adult population accounted for just 26% of the total population. All other age groups declined as a percent of total population between 2000 and 2018, including the child cohort which was 27% in 2000 and 22% in 2019. Figure I-2 shows the change in population by age group in Montrose County.

Figure I-2.
Population by Age Montrose County, 2000-2018



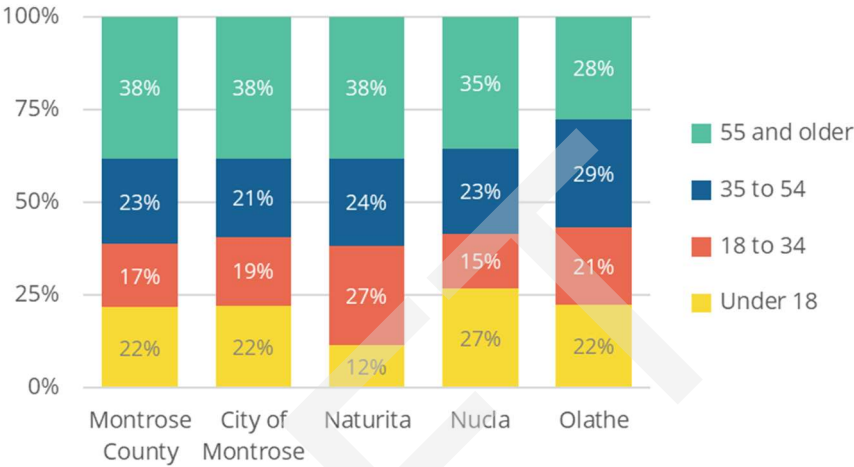
Source: Colorado Department of Local Affairs and Root Policy Research.

¹ Occupied and vacant units from Colorado Department of Local Affairs (DOLA); reasons for vacancy from 2019 5-year American Community Survey (ACS) data.

Figure I-3 compares the age distribution of the county overall with the City of Montrose, Naturita, Nucla, and Olathe. Both Montrose and Olathe have an age distribution similar to the County overall. Naturita has a lower representation of children (just 12% of the population) while Nucla has a higher representation of children (27%).

Figure I-3.
Age Distribution,
Communities in
Montrose County

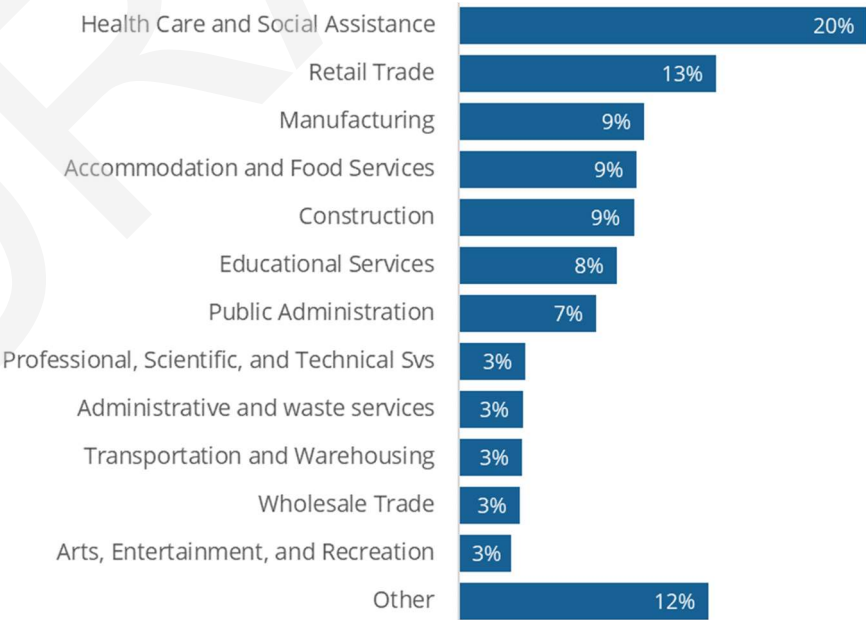
Source:
2019 5-year ACS and Root Policy
Research.



Employment and industry. The Census Bureau estimates that there are about 14,197 primary jobs in Montrose County. The largest industries in the county are healthcare and social assistance (20%), retail trade (13%), manufacturing (9%) and construction (9%). Most jobs in the county are concentrated along US Route 50 in Montrose and Olathe.

Figure I-4.
Jobs by Industry
in Montrose
County

Source:
Longitudinal Employer
Housing Dynamics.

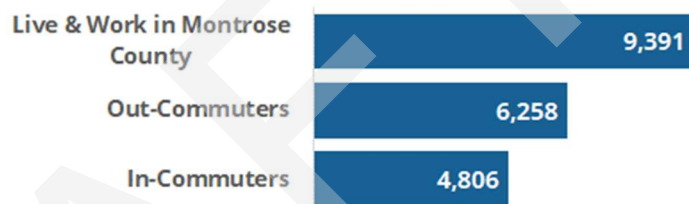


It is also worth noting that many households take on multiple jobs or have multiple earners to make ends meet. According to the survey conducted for this study (see Section II for details), nearly half (47%) of working adults have more than one job.

Commuting patterns. The majority of Montrose County workers also live in Montrose County, but there are still a high proportion of both in- and out-commuters, as shown in Figure I-5. A total of 9,391 workers both live and work their primary jobs in the county. That reflects 60% of working residents and accounts for 66% of all primary jobs located in the county. However, many county residents commute to work outside the county (6,258) and several workers from outside the county commute into Montrose for work (4,806). If, like in Montrose County, nearly 5% of households have a child under six, this means that an estimated 240 commuters into Montrose County have children under six.

Commuting patterns are particularly important for childcare demand as families and workers have different preferences about childcare proximity to home and work. These preferences are discussed in detail in Section II, Parent Preferences and Needs.

**Figure I-5.
Inflow/Outflow of
Commuters in Montrose
County**



Source:
2019 Longitudinal Employer Housing Dynamics.

Children with parents in the labor force. Data from the 2019 ACS show that 69% of children under the age of six in Montrose County, and 67% in the City of Montrose, have all parents in their household in the labor force.²

These rates are higher than that of Colorado overall (64%) and reflect an increase from the Montrose County proportion in 2010 (63%). Given the high proportion of working parents in the county, it is not surprising that childcare is an issue of interest.

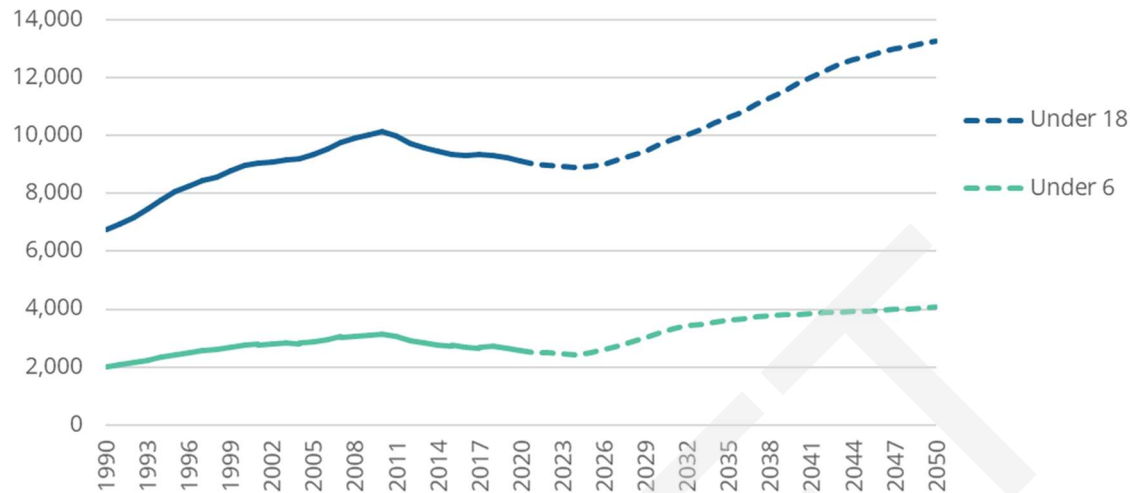
Presence of Children

As discussed previously, the proportion of children living in Montrose County declined between 2000 and 2019—from 27% of the population (8,978 children) in 2000 to 22% of the population (9,241 children) in 2019. However, the number of children has increased and will likely continue to increase over the next 30 years according to Colorado’s Department of Local Affairs (DOLA).

Figure I-6 shows the population of children (under 18) and the population of children under age six since 1990 and forecasts those populations from 2020 through 2050. Historical data are indicated by solid lines; forecasts are indicated by dashed lines. (Note that DOLA only provides forecasts at the county level).

² Two parents in the labor force for those children living in two-parent households and one parent in the labor force for single parent households.

Figure I-6.
Historic and Forecasted Population of Children, Montrose County, 1990-2050



Source: Colorado Department of Local Affairs and Root Policy Research.

As of 2019, about 22% of county households and 27% of households in the city included children. Four percent of households in the county and 6% in the City of Montrose include children under age 6. Figure I-7 shows recent trends for the presence of children in Montrose's population and households, along with forecasted changes through 2029.

Figure I-7.
Presence of Children, Montrose County, 2010, 2019 and 2029

	Montrose County			City of Montrose		
	2010	2019	2029	2010	2019	2029
Total Population	41,188	42,764	49,442	18,237	19,238	22,242
Under 18	10,124	9,241	9,470	3,191	4,280	4,386
Under 6	3,135	2,641	3,027	1,842	1,513	1,734
Percent of population under 18	25%	22%	19%	18%	22%	20%
Percent of population under 6	8%	6%	6%	10%	8%	8%
Total Resident Households	16,451	17,086	20,404	7,335	8,110	9,685
With children under 18	4,183	3,778	4,315	2,336	2,202	2,515
Under 6 years only	954	710	810	685	455	519
Under 6 years and 6 to 17 years	777	846	967	442	516	589
6 to 17 years only	1,888	2,015	2,302	1,209	1,231	1,406
Percent of hh with children under 18	25%	22%	21%	32%	27%	26%
Percent of hh with children under 6	6%	4%	4%	9%	6%	5%

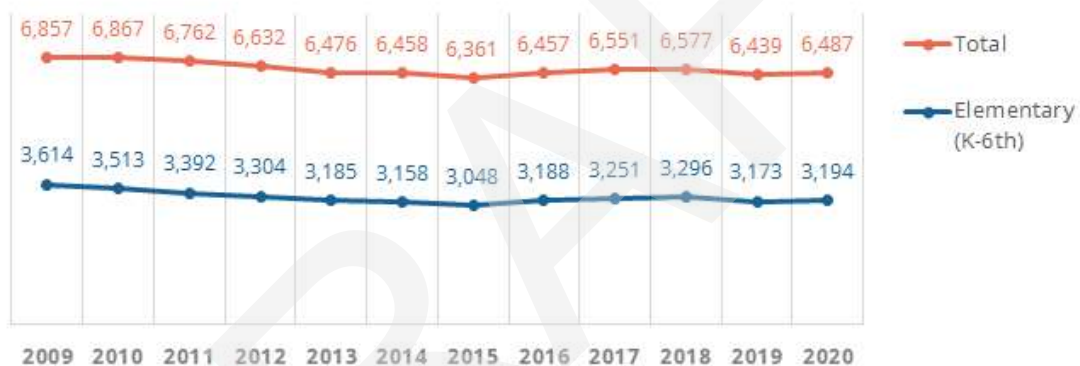
Note: In Montrose County, age distribution in households apply ACS distribution to DOLA estimates. The City of Montrose estimates rely solely on ACS data. 2029 reflects forecast assuming consistent age distribution of children in households.

Source: DOLA population and household estimates and forecasts; 2010 and 2019 ACS; and Root Policy Research.

The DOLA estimate of 2,641 children under the age of six is consistent with birth rate forecasts for 2017 and 2018, which estimate about 440 births per year in the area. This is also consistent with Montrose County school district enrollment data, which lag birth rates.

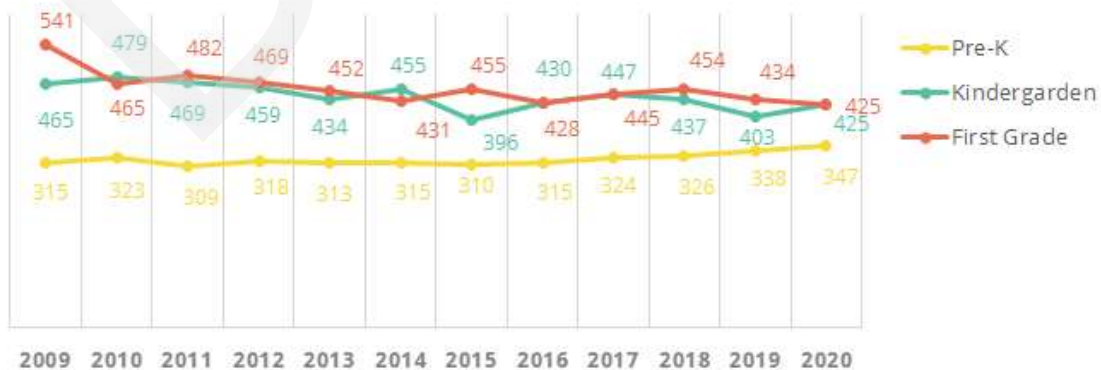
School enrollment. Figure I-8 displays total trends in school enrollment over the past 12 years in Montrose County, both overall and in elementary grades (K through 6th). This includes both school districts: Montrose County RE-1J and West End RE-2. The Montrose RE-1J school district consistently enrolls over twenty times as many students as the West End RE-2 school district. For example, in the 2019-2020 academic year, Montrose RE-1J had 6,215 total students enrolled (3,063 of them in K-6 grade) where West End RE-2 had 272 total students enrolled (131 of them in K-6 grade). Figure I-9 shows trends for Pre-K, Kindergarten and first grade enrollments.

Figure I-8.
School Enrollment in Montrose County



Source: Colorado Department of Education.

Figure I-9.
School Enrollment in Montrose County: Pre-K, Kinder, and 1st Grade



Source: Colorado Department of Education.

School district data indicate an average of 442 children per year entering Kindergarten from 2009 to 2020. This would equate to about 2,650 children under the age of six living in Montrose County, which serves as a useful verification of the DOLA estimate of 2,641 children under six living in the county.

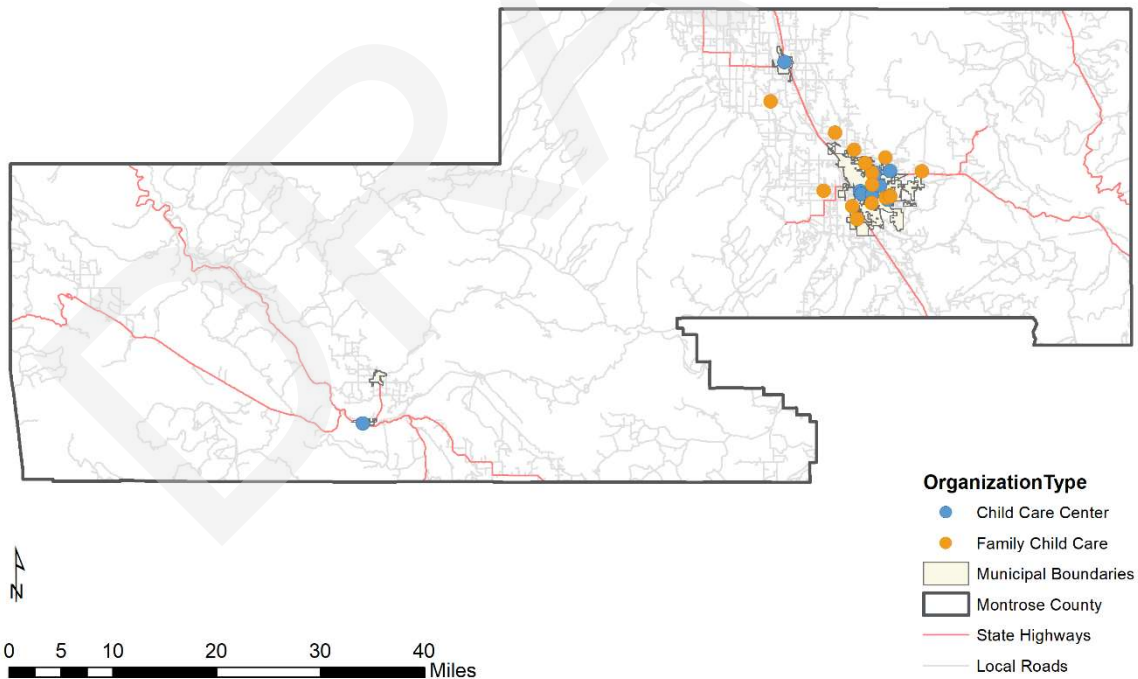
Existing Licensed Childcare Options

Montrose County's licensed childcare options for children six and under who are not yet in kindergarten are varied. There are ten preschools or childcare centers in the county, four of which serve infants (under age one).

Most childcare centers are in the City of Montrose, with only the Naturita Preschool and the Olathe and Johnson Early Childhood Centers located outside the city (see Figure I-10).

There are fifteen licensed family childcare homes (also called “in-home daycare” or “family care providers” licensed to provide care for between six to twelve children in their own home) in Montrose County. As shown in Figure I-10, the majority of licensed care providers are also located in the City of Montrose.

Figure I-10.
Location of Licensed Childcare Options in Montrose County



Source: Colorado Licensed Child Care Facilities Report in the Colorado Information Marketplace.

Capacity and enrollment. Figure I-11 shows the daily capacity of licensed childcare facilities by type and by age. Existing childcare centers, preschools, and licensed family care providers can serve a total of 741 children daily.

- Childcare centers and preschools in the county serve the majority, with up to 612 children daily. However, just 32 of those childcare spaces can be filled by infants under the age of one. Additionally, some care centers and preschools are not open 5-days a week or do not offer summer care.
- Licensed family care providers can serve up to 129 children daily, with 30 of those being infants. However, it is important to note that these figures represent providers' legal capacity, which often differ from enrollment. For example, through our interviews, we found that half of licensed family care providers chose not to take infants into their care, even though their state license permits two.

Most providers indicated their capacity could not keep up with demand. All but one of the providers were operating at full capacity and the majority (60%) had a waitlist, with many receiving calls from families who were pregnant or expecting a child and were anticipating childcare needs.

Figure I-11.
Existing Licensed Childcare Providers in Montrose County

Provider Type	Number of providers	Daily Capacity by Age		
		Infants (<1 year)	Toddlers & Preschoolers	Total
Early childhood center or preschool	10	32	580	612
<i>Centers providing infant care</i>	4	32	253	285
<i>Centers providing care for only toddlers and preschoolers</i>	6	0	327	327
Licensed family childcare	15	30	99	129
Total	25	62	679	741

Note: Infant capacity among licensed family care providers reflects licensed capacity of 2 infants per home. However, interviews indicate that a number of family care providers only accept toddlers/preschoolers. As such, stated infant capacity above is an upper bound.

Source: Colorado Licensed Child Care Facilities Report in the Colorado Information Marketplace, and Root Policy Research Childcare Provider Interviews.

Perceptions of Demand and Barriers to Providing Care

This section presents the results of Root Policy Research's outreach to existing providers—both licensed and non-licensed—and their perspectives on demand for childcare and barriers to providing care throughout the County.

Licensed provider perceptions. As part of the study, Root Policy Research conducted interviews with various Montrose County licensed providers to discuss perceptions of demand and barriers to providing care.

Nearly all providers noted that there is a severe shortage of infant and toddler care available in the county. Many also suggested that there is a need for night or weekend care, but most providers were unable to provide it. Some noted that parents working in healthcare often requested night/weekend care. Our survey results, discussed in Section II, indicate that 25% of households with children under six have at least one adult working in healthcare.

"Many CCCAP families do not know the rules and expectations and it would be great to not have to be the middleman."

– Montrose County licensed care provider

Providers primarily serve families within Montrose County, with some indicating that they occasionally serve families from Ridgway or Delta who commute to Montrose for work.

"You just lose money through CCCAP if kids do not show up."

– Montrose County licensed care provider

All providers accepted families using CCCAP, but some indicated several challenges that made it difficult for them to do so. For instance, some noted that CCCAP did not reimburse well and that

"Recently staffing has been the hardest thing—finding and retaining qualified staff. You need a lot of education, but the pay is not comparable to other fields of education. Providers cannot provide that pay to keep care affordable."

– Montrose County licensed care provider

providers needed to take cash-paying clients instead. Another noted that they thought children with special needs using CCCAP would have extra funding, but never received it. Other providers expressed a desire for CCCAP to have additional funding for supplies, activities, and transportation for the children, and some wished families using CCCAP would have a better understanding of the rules and expectations associated with the funding.

It is worth noting that

since these interviews were conducted, CCCAP has increased provider reimbursement rates lowered parent fees for families enrolled in CCCAP. Also, due to the pandemic, they have temporarily agreed to cover additional paid absences.³

Additionally, many providers expressed a desire to expand their capacity but indicated several barriers. For instance, finding and retaining qualified staff was a challenge for many providers: some found

"I need a new fence for my yard and its \$5k...How am I going to come up with that? That is two months of my income. I applied for a grant. If I do not get it, I will need a loan. It feels like a no-win situation."

– Montrose County licensed care provider

³ www.acf.hhs.gov/sites/default/files/documents/occ/CRRSA_60_Day_Report_2021_Colorado.pdf

individuals lacking training or experience, others said that they could not pay qualified individuals enough to keep them. Several providers expressed a need for more affordable or virtual trainings, particularly ECE classes, nutrition classes, and free or affordable college-level classes required for center-care qualification. Other providers who wished to expand had issues obtaining special use zoning permits.

License-exempt childcare options and perceptions. Outside the structure of licensed childcare, families employ a number of strategies to provide care for their children including arranging work hours to accommodate care options, relying on friends, neighbors, and family for care, and using a nanny or participating in a nanny-share. Data on these options are limited but their use among survey respondents is discussed in Section II, Parent Preferences and Needs.

As part of the study, Root Policy Research conducted a focus group with local unlicensed providers, including family care homes serving fewer than five children and family/neighbors providing care. Discussions were focused on current service provision and barriers providers face in providing childcare services. Top themes shared by non-licensed childcare providers are discussed below.

- **Providing care out of necessity.** Multiple family members providing care indicated they were doing so primarily out of necessity. In other words, there were no available or preferred options other than a family member offering care. For some this was due to COVID (needing care for school-aged children and/or desire to minimize exposure) and for others it was related to scheduling (needing weekend and/or early morning care).
- **Overall perception of demand.** Broadly speaking, non-licensed providers all felt that demand for childcare was high across Montrose County and that current providers were not able to fully accommodate that demand. They echoed licensed provider perspective that infant demand was particularly high with relatively few providers. Other needs identified by non-licensed providers were Spanish or bilingual care, flexible hours (nights, weekends, and early morning), affordable care, and additional capacity for toddler care. Providers also acknowledged the financial challenges of providing childcare, which offers relatively low wages—licensed or not—and generally has high provider/staffing turnover as a result.
- **Experience with licensing.** Experience with state licensing varied among focus group participants with some previously pursuing licensing, some never having considered it, and at least one in the process of pursuing licensing. Those with experience expressed frustration with the bureaucracy and perceived inefficiencies in the system—for example, one participated noted having to pay for background checks twice to move from level 1 to level 2. One provider pursued licensing strictly to enable them to accept Colorado Child Care Assistance Program reimbursement but was

disappointed at the low rate of compensation—then \$18 per day—for Level 1 infant care.

- **Resources and supports.** Providers identified supports, resources and training that would benefit unlicensed providers and parents in the community, including additional activities/outings for children (e.g., experiential learning opportunities, meet-ups with other non-licensed providers to increase socialization) and free training and professional development opportunities for providers. Non-licensed providers noted that training opportunities should ideally be free (as they do not necessarily increase provider earnings) and should be accommodate the schedules of provider—either by offering online options, off-hours, or providing childcare.

Insufficient supply. In Colorado, 51% of residents live in a childcare desert. A childcare desert is defined as an area where there are more than three times as many children as licensed childcare spots.⁴ By this definition, with 2,641 children in Montrose County in 2019 and 741 licensed childcare spots, the county is a childcare desert.

The number of licensed childcare spots in Colorado for infants decreased by 11% between 2010 and 2018, which was mainly due to a decrease in home-based family care providers.⁵

Much of this decline in the childcare provider labor force has to do with low wages. The average annual salary for Colorado's childcare professionals in 2015 was \$25,065, which was 49% of the average annual income for all Coloradans in that same year (\$51,177). This salary also only just above the \$24,250 poverty threshold for a family of four in 2015.

Additionally, among professionals who stay in the childcare industry, many are facing additional stressors due to financial issues.⁶ Research finds that caregivers' stress affects the quality of the relationships they form with children in the classroom.⁷ For this reason, improvements in

"The pay is so low and has been the same for so many years. No benefits, no time off, no comp. It just doesn't add up." –
Montrose County licensed care provider

⁴Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, "Want to Grow Colorado's Economy? Fix the Child Care Crisis," Prepared for Ready Nation & Council for Strong America, March 2020. Available online at <https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy%20Fix%20the%20Child%20Care%20Crisis.pdf%22>

⁵ Ibid

⁶ Smith, Sheila, and Sharmila M. Lawrence. "Early care and education teacher well-being: Associations with children's experience, outcomes, and workplace conditions: A research-to-policy brief." (2019).

⁷ Whitaker, Robert C., Tracy Dearth-Wesley, and Rachel A. Gooze. "Workplace stress and the quality of teacher–children relationships in Head Start." *Early Childhood Research Quarterly* 30 (2015): 57-69.

caregiver pay are not only important for retaining the workforce, but also for the quality of care provided to children and families.

Economic Impact of Childcare

The positive impacts of early childhood education/childcare are well-documented in prevailing academic research. These impacts include individual benefits for the child and family as well as economic and social benefits realized by the broader community.

Child development. Academic studies highlight the need for early intervention to support identified benefits based on the pace of brain development from birth through age six and the early development of noncognitive skills such as motivation, self-control, and time preference.⁸ The research is clear that the types of early experiences that help children thrive include “stable and nurturing relationships with caregivers, language-rich environments, and encouragement to explore through movement and senses;” while the types of experiences that negatively impact development include “poverty; exposure to violence, abuse or neglect; and an incarcerated or mentally ill parent.”⁹ Toxic stress, caused by these adverse experiences, has an immediate impact on children’s ability to learn and self-regulate but also has long-term mental and physical health impacts.¹⁰

In response to psychological, behavioral, and economic research on this issue, early childhood development programs are designed to create supportive environments and help foster healthy development from the earliest years. According to research from the Minneapolis Federal Reserve, “programs that offer enriched experiences for children and involve parents and other caregivers provide benefits for all children but have the strongest impact on children from disadvantaged environments.”¹¹ Public health experts have pointed out how Colorado childcare providers have prioritized children’s wellbeing in ways which set them up for social and economic success in the future¹².

Economic gains. The most prominent studies of early childhood education impacts are based on the Perry Preschool Project in Michigan (ages 3–4 years), the Chicago Child–

⁸ Douglas Clement, “Interview with James Heckman” The Region, Federal Reserve Bank of Minneapolis, 2005. Available online at www.minneapolisfed.org/publications/the-region/interview-with-james-heckman

⁹ Rob Grunewald, “Investments in Young Children Yield High Public Returns,” Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

¹⁰ Maxia Dong, Wayne H. Giles, Vincent J. Felitti, et al. “Insights into Causal Pathways for Ischemic Heart Disease: Adverse Childhood Experiences Study,” *Circulation*, 2004, 110(13). Available at <http://circ.ahajournals.org/content/110/13/1761.full>.

¹¹ Rob Grunewald, “Investments in Young Children Yield High Public Returns,” Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

¹² Eyler, Amy A., et al. “Adherence to Updated Childcare Nutrition Regulations in Colorado, United States.” *Frontiers in public health* 8 (2020): 102.

Parent Centers program (ages 3–4 years), the Carolina Abecedarian Project in North Carolina (ages 3 months through 4 years), and the Prenatal/Early Infancy Project in Elmira, NY (prenatal to age 2 years). These studies document the individual gains (both immediate and persistent) and the community benefits resulting from the provision of high-quality early learning programs—particularly those targeted to children from disadvantaged environments.¹³

- Individual economic benefits found in these studies include higher school achievement, educational attainment, and earnings along with health improvements such as reductions in smoking rates, heart disease and diabetes.¹⁴
- Societal economic benefits documented in these studies include reduced societal costs (e.g., reduced incarceration rates and reduced need for special education resources), increased tax revenue, increased labor force productivity, and higher labor force engagement among parents.¹⁵
- Benefit-cost ratios from the projects described above range from \$4 to \$16 returned for every dollar invested—and the public benefits measured were higher than the private benefits.

Prevailing academic literature shows the full economic impact of early childhood education to range from \$4 to \$16 for every \$1 invested—that equates to a 400% to 1,600% return.

Economic cost of insufficient childcare. Other studies have shown that inadequate access to childcare constrains local economic activity. For example, many scholars have found that presence of young children in the household reduces women’s likelihood of labor force participation, but a 2019 study found that this can be mitigated by childcare availability.¹⁶ Others have found that parent absenteeism and productivity reductions due to childcare breakdowns cost U.S. businesses more than \$3 billion annually.¹⁷

¹³ Ibid. and James J. Heckman, Rob Grunewald, and Arthur J. Reynolds, “The Dollars and Cents of Investing Early: Cost-Benefit Analysis in Early Care and Education,” *Zero to Three*, July 2006, 26(6).

¹⁴ Karen Shellenback. “Child Care and Parent Productivity: Making the Business Case,” Linking Economic Development & Child Care Research Project, Cornell University, 2004.

¹⁵ Rob Grunewald, “Investments in Young Children Yield High Public Returns,” Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

¹⁶ Conroy, Tessa. “The kids are alright: working women, schedule flexibility and childcare.” *Regional Studies* 53.2 (2019): 261-271.

¹⁷ Rob Grunewald, “Investments in Young Children Yield High Public Returns,” Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

Recent literature has found that mothers who moved to states with higher-than-average childcare costs had odds of employment that were 18% lower than mothers moving to states with average or less-than-average care costs. Colorado was one of 21 states with higher-than-average care costs in this study.¹⁸

In fact, Colorado is one of the top ten least affordable states for infant and four-year-old care. The cost of center-based infant care is more than 40% higher in Colorado than nationally, while the cost of home-based infant care is nearly 30% higher than the national

“The economic impacts of insufficient childcare on Colorado parents, employers, and taxpayers totals

\$2.17 billion

in annual costs to our

state” – 2020 Ready

Nation report: Want to

Grow Colorado’s Economy?

Fix the Child Care Crisis

average. The cost of care for a 4- year-old in either home- or center-based care is 26% higher in Colorado than it is nationally. The average cost of childcare statewide is 31% of the average income, meaning childcare is unaffordable for many families.¹⁹

Research has shown that productivity losses due to inability to find childcare have caused Colorado employers to lose an estimated \$680 million annually. Similarly, when parents earn less, they pay less in state taxes: an estimated \$420 in Colorado tax revenue is lost per parent due to childcare challenges.²⁰

Economic impact of Colorado’s childcare industry. A 2017 report on the Economic Impact of Child Care in Colorado classifies the economic impacts in Colorado as follows:

- The *immediate* economic effect in which spending on childcare services contributes to state/local employment and economic output (**\$619 million in earnings and \$1.4 billion in sales/services**);
- The *enabling* economic effect, in which the provision of childcare allows parents to participate in the workforce (**\$4.4 billion**); and

¹⁸ Landivar, Liana Christin, Leah Ruppanner, and William J. Scarborough. "Are States Created Equal? Moving to a State With More Expensive Childcare Reduces Mothers' Odds of Employment." *Demography* 58.2 (2021): 451-470.

¹⁹ Butler Institute for Families and Brodsky Research and Consulting, "Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis," Prepared for Early Milestones Colorado, 2017. Available online at <https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf>

²⁰ Bishop-Josef, Sandra, Cook, Michael, and Garrett, Tom, "Want to Grow Colorado’s Economy? Fix the Child Care Crisis," Prepared for Ready Nation & Council for Strong America, March 2020. Available online at <https://strongnation.s3.amazonaws.com/documents/1120/f40c30b2-32e4-4197-97bf-cb2b8c6fd8d4.pdf?1589292162&inline;filename=%22Want%20to%20Grow%20Colorado%E2%80%99s%20Economy%20Fix%20the%20Child%20Care%20Crisis.pdf%22>

- The *investment* effect, in which childcare spending generates individual and community returns derived from higher lifetime incomes, lower incarceration rates, lower welfare expenditures, and improved worker productivity (**\$832 million** annually in Colorado).²¹

“The early care and education sector is a key driver for the state’s economy... It adds \$2.25 to the state economy for every dollar of services purchased in the industry, enables parents to participate in the state’s workforce, generating \$4.4 billion in earnings annually... [and] adds an additional \$832 million into the state economy in short- and long-term benefits.” –*Bearing the Cost of ECE in Colorado*

While these data are not available at the local level, Montrose County certainly experiences the same types of benefits on a proportional scale.

The Montrose County Childcare Survey (discussed in detail in Section II) indicates that average monthly

spending on childcare services is \$720 per child. If we apply this spending to the 842 children currently using licensed care in Montrose County, the annual investment in childcare services is about \$7.3 million. Applying the statewide multipliers discussed above to the Montrose spending estimate yields an estimated \$16 million in the immediate economic effect, \$50 million in enabling effect, and \$9.5 million in investment effect. It is important to note that not all of these economic effects will be realized within Montrose County, but they are attributable to the Montrose County early childhood infrastructure.

²¹ Butler Institute for Families and Brodsky Research and Consulting, “Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis,” Prepared for Early Milestones Colorado, 2017. Available online at <https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf>

SECTION II.

PARENT PREFERENCES & NEEDS

SECTION II.

Parent Preferences & Needs

This section presents results from Montrose County Childcare Needs Survey of parents and guardians (Parent Survey) and examines:

- Current childcare choices;
- Childcare preferences and needs, including parent-only care and friend/family care;
- The cost of childcare; and
- Childcare needs for children under six years old.

Survey Methodology

Surveys were available online and in paper form in both English and Spanish and outreach efforts targeted households that have children under six—whether or not they utilize paid childcare. The survey was open to anyone (with children under six) interested in participating, which means the results are based on non-probability sampling methods. Specifically, responses were derived from convenience sampling and snowball sampling methods. Convenience sampling refers to promoting the survey to known individuals or organizations through direct contact (e.g., email invitation) or public relations and social media. Snowball sampling is when a respondent to the survey promotes the survey to their peers or social networks (e.g., sharing the survey link by email or social media).

The self-selected nature of the survey prevents the collection of a true random sample. (A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey). However, the high number of responses yields a robustness to the results that minimizes error around the estimates.

Root will monitored the survey as it progressed and compared demographic and socioeconomic indicators with the overall population and continually worked with the committee to adjust outreach efforts as necessary to make sure we were reaching all segments of the potential user population.

The survey received 603 respondents representing 817 children aged six and younger. This reflects about half of all children age six and younger living in the county. Socioeconomic characteristics of respondents are discussed in more detail in the following section but broadly speaking, respondents characteristics were similar to County residents overall, despite a slight underrepresentation of Hispanic respondents.

The survey was open to respondents during the months of April and May (2021). While some parents/guardians may have shifted their childcare usage during the COVID-19

pandemic, the survey instrument was carefully designed to ask respondents about non-COVID, or “typical” childcare experiences. As such, the results are intended to inform childcare preferences and needs in a non-pandemic environment unless otherwise noted.

Profile of Participating Parents

A total of 603 parents (or soon-to-be parents) in households with children aged 6 or younger living or working in Montrose County responded to the Parent Survey.

- Most respondents (69%) live in the City of Montrose, consistent with the city’s share of county households with children under 6 (62%; see Section I for details). Another 12% of respondents live in Naturita and the remainder live in Olathe (8%), Nucla (3%), Paradox (2%), or elsewhere in Montrose County (3%). A small group of respondents (3%) live in neighboring communities, including Delta, Ouray, and San Miguel counties, but work in Montrose County.
- Overall, 95% of respondents have children aged six or younger while 5% are planning to have, adopt, or gain custody of a child under six in the next 12 months. The average household size of survey respondents is 3.6 members.
- On average, respondents’ household income is about \$51,000, similar to the County’s median household income reported in the ACS (\$50,489).
- Among survey respondents who disclosed their ethnicity, 15% identified as Hispanic, slightly lower than their overall representation in the county (21%), according to ACS data.

Children represented. A total of 1,092 children live in the households represented by Parent Survey respondents. As shown in Figure II-1, 817 children aged six and younger are included in the surveyed households. This reflects about half of all children age six and younger living in the county.

Figure II-1.
Number of Children, by Age, Living in Survey Respondent Households



Note: n=558 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

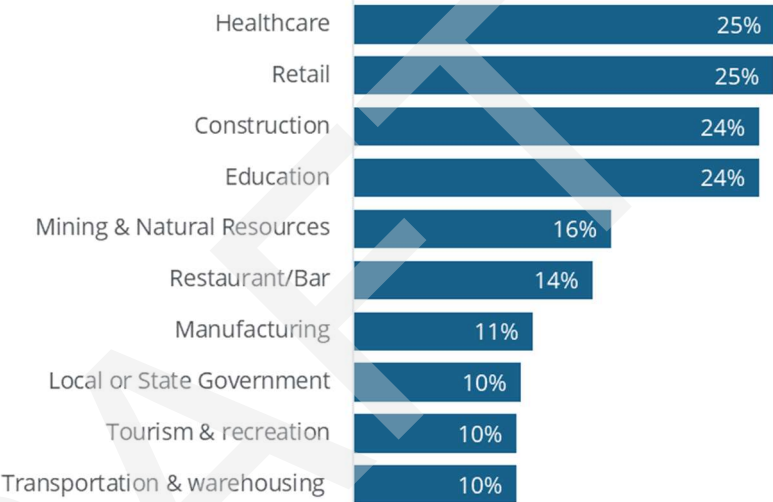
Employment. On average, there are 2.1 working adults in each of the Parent Survey households. A strong majority (89%) of the working adults represented work full time jobs and nearly half (47%) of the working adults have more than one job.

Respondents to the Parent Survey work in a wide variety of businesses and industries. Figure II-2 presents the top 10 business/industries where parents of young children are employed in Montrose County. Nearly one quarter of households have a member working in healthcare and similar proportions include an adult working in retail, construction, or education.

Figure II-2.
Top 10 Businesses or Industries of Parents of Young Children

Note:
n=418 households. Total sums to more than 100% because households may contain multiple working adults (in multiple industries).

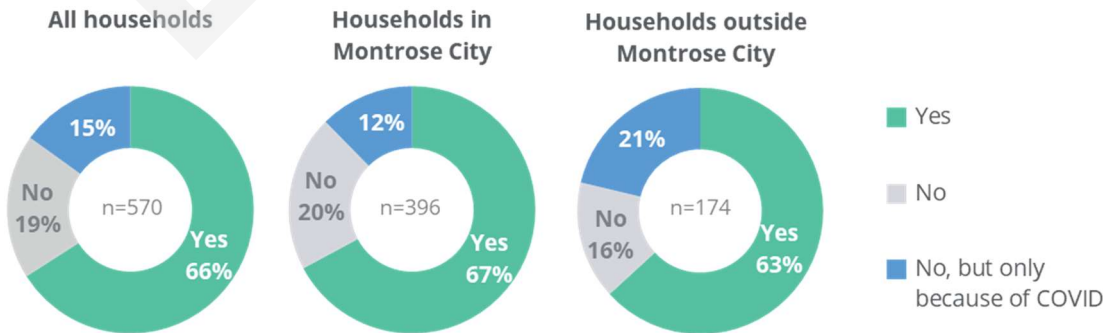
Source:
Root Policy Research from the 2021 Montrose County Childcare Needs Survey.



Current Childcare Choices

Overall, 66% of survey respondents regularly use some form of non-parent childcare and an additional 15% indicated they typically use non-parent childcare but currently do not only because of the COVID-19 pandemic.

Figure II-3.
Are any of your children aged six or under regularly in any type of childcare or preschool programs provided by someone other than their parent or guardian? This does not include occasional babysitting.



Note: n=570 parent respondents.

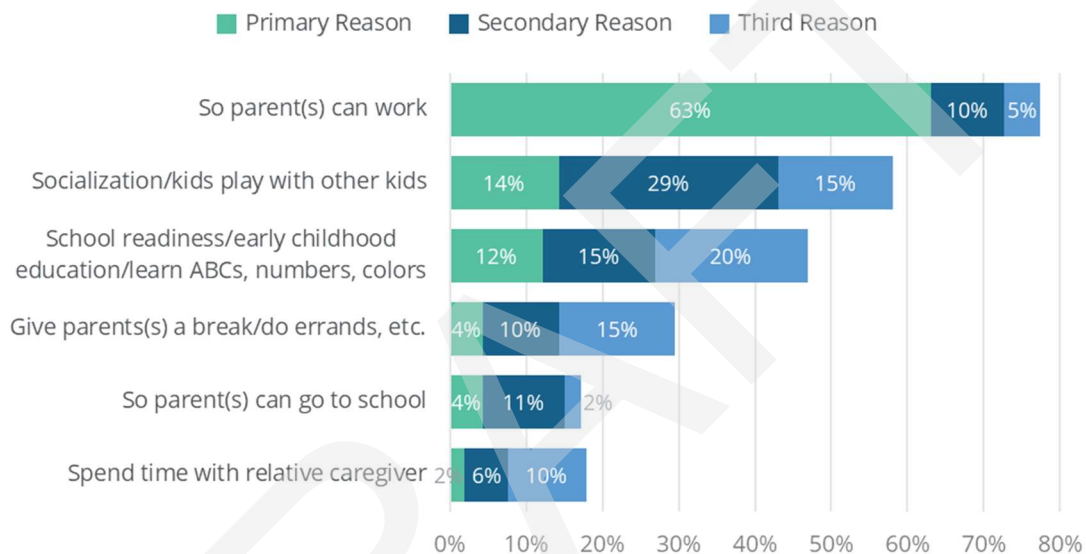
Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

The primary reason most parents (63%) use non-parent childcare is so that one or both parents can work (see Figure II-4). Socialization is the second most common reason for non-parent childcare followed by school readiness/early childhood education.

"I am worried my 3-year-old will never get socialized before kindergarten as we can't get into anything affordable." – Montrose resident, survey participant

Figure II-4.

What are the primary reasons that your child/children is/are in childcare (please rank your top three reason)?



Note: n=420 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

What types of care are parents using? Among households using at least some form of non-parent childcare, the type of care varies by the age of children in the household as well as other household characteristics (location, ethnicity, industry, etc.). Figure II-5 displays differences in type of care by age of child and Figure II-6 shows difference in type of care by other household characteristics.

Among children under 6 in Montrose County that use some form of non-parent care (see first column of Figure II-5):

- 42% use a childcare center;
- 35% use an adult relative;
- 34% use a licensed family provider;
- 33% use part-day preschool;
- 33% use full-day public preschool;

- 31% use a nanny or nanny-share;
- 30% use a family friend or neighbor; and
- 27% use older siblings in the household to care for younger children.

In addition to the forms of care listed above, one-third (33%) of childcare involves parents arranging their schedules or stay home with children part-time.

"I love our nanny-share, I just wish it was 5 days a week. Kindergarten can't come fast enough."
– Montrose resident

Note that the sum of these percentages is over 100 percent, which shows that many households are using multiple types of care throughout the week. In fact, households with children under 6 are using 2.8 different types of care per week on average. Those with children under 3 years old are using an average of 3.6 different types of care compared to 2.5 different types of care for households with children aged 3 to 6.

Households with infants/toddlers are much more likely use close family friends or neighbors (36%), arrange work shifts (39%), or use an adult relative (40%) for their children's care compared to households with three-to-six year-olds.

Figure II-5.
What types of childcare are Montrose County households using?

Type of Care	All Children Under Age 6 in non-parent care	By Age of Children in Household	
		Under Age 3	Ages 3 to 6
Childcare Center (daycare in a facility)	42%	47%	36%
Adult relative (grandparent/aunt/uncle/brother/sister)	35%	40%	27%
Licensed family childcare provider (in a provider's home)	34%	37%	29%
Part-day preschool program	33%	38%	26%
Full-day public preschool program (in a public school)	33%	37%	27%
Spouse/significant other and I arrange work hours so that one of us is with children	33%	39%	23%
Nanny or nanny-share	31%	36%	24%
Close family friend or neighbor	30%	36%	19%
Older sibling under age 18	27%	31%	19%
<i>Average number of different types of care used in a given week:</i>	2.8	3.6	2.5

Note: n=328 parent respondents. *Responses include Montrose residents using childcare centers and family childcare providers located outside Montrose County.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Households residing outside of the City of Montrose have to cobble together more types of care providers: households outside the city use 3.2 different types of care on average while those in the city use just 2.7 different types of care.

As indicated in Figure II-6, households outside the City of Montrose were slightly more likely to use close family friends or neighbors for care compared to those in the city: 32% of children outside the City of Montrose are cared for by a family friend or relative compared to only 29% of children in the city. Children outside the City of Montrose were less likely to be enrolled in a childcare center, to have a nanny, or to have the care of an adult relative.

Perhaps unsurprisingly, households with atypical work schedules (here defined as those working in healthcare, restaurant/bar, or tourism and recreation) were more likely than the general population to stagger their work schedules to care for children: 39% of children with parents in this group were cared for through staggered work schedules compared to 33% of the total population.

“Healthcare workers at the hospital can’t find childcare for the hours we need. My spouse only works part-time to cover care, but he would prefer to work more.”

– Montrose County resident

Hispanic respondents used fewer different types of care in general, but primarily used childcare centers, full-day public preschools, and licensed family care providers.

Figure II-6.
What types of childcare are Montrose County households using?

Type of Care	All Children Under Age 6 in non-parent care	Residence		Ethnicity	Industry
		City of Montrose	Elsewhere in Montrose County	Children of Hispanic respondents	HH with atypical work shifts
Childcare Center	42%	45%	37%	40%	42%
Adult relative	35%	37%	30%	24%	38%
Licensed family childcare provider	34%	36%	30%	25%	37%
Part-day preschool program	33%	34%	32%	23%	33%
Full-day public preschool program	33%	33%	34%	27%	32%
Spouse/significant other and I arrange work hours so that one of us is with children	33%	34%	32%	20%	39%
Nanny or nanny-share	31%	34%	27%	21%	34%
Close family friend or neighbor	30%	29%	32%	22%	30%
Older sibling under age 18	27%	27%	25%	22%	26%
<i>Average number of different types of care used in a given week:</i>	2.8	2.7	3.2	2.6	3.1

Note: n=328 parent respondents. *Responses include Montrose residents using childcare centers and family childcare providers located outside Montrose County.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Waitlist experience. Overall, 55% of Montrose County parents with children aged six or younger in childcare were on a waitlist for one or more of their children. Fifty-seven percent of households with an infant/toddler (under two years old) have been (or are currently) on a waitlist. The average amount of time spent on a waitlist was seven months, though many respondents (17%) indicated the waitlist was too long so they gave up.

Satisfaction with non-parent childcare. Parents using some type of non-parent childcare rated their satisfaction with childcare on a scale from “extremely unsatisfied” (rating of 0) to “extremely satisfied” (rating of 9). Figure II-7 considers parent satisfaction with their childcare overall as well as by types of care used by the household and ages of children in the household.

Overall, Montrose County parents that use non-parent childcare for children aged six or younger are relatively satisfied with the care: 53% rated their satisfaction between seven and nine. Just 13% indicated they were unsatisfied with a rating of zero through three. The average satisfaction rating overall was a 6.5 (on a 9-scale).

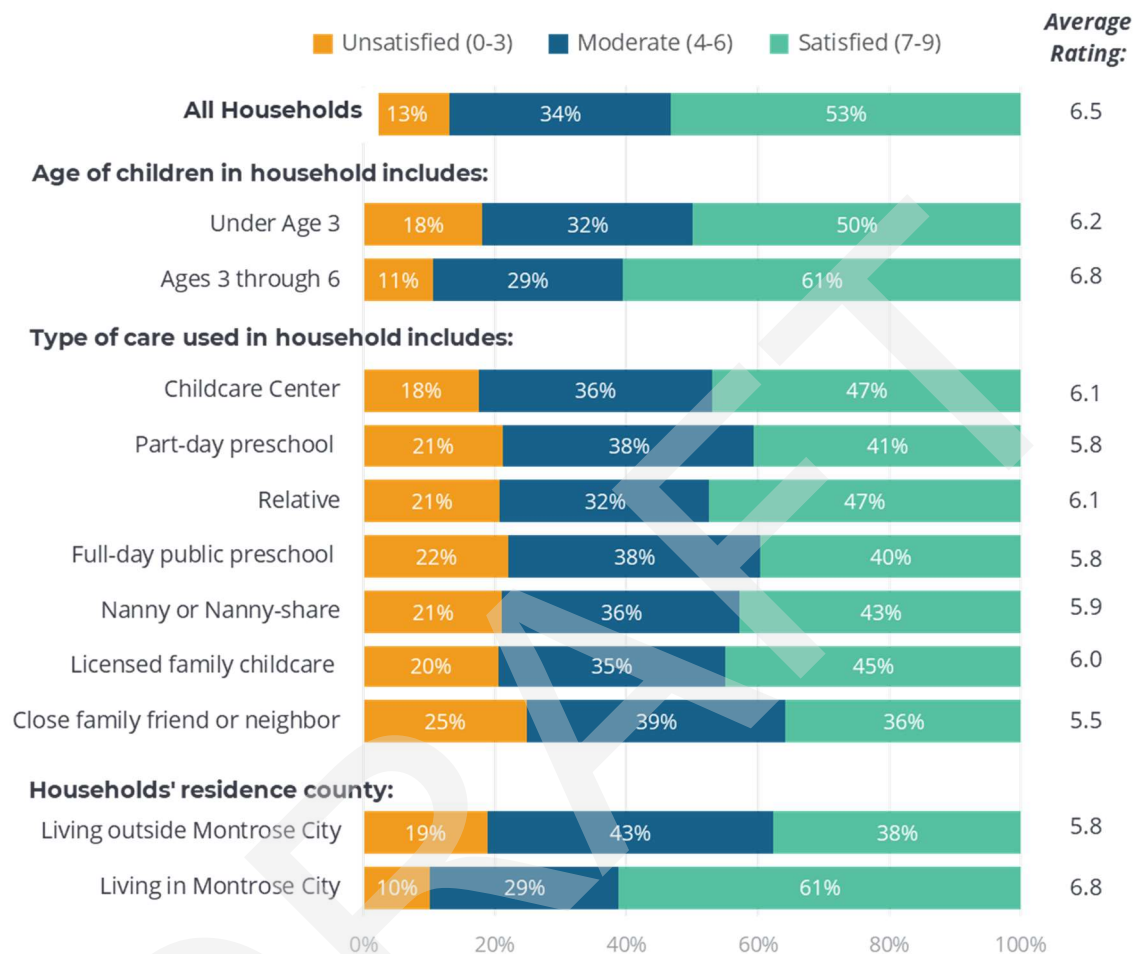
Average satisfaction ratings varied somewhat by age of child: households with children under age three were more likely to be unsatisfied (18%) and had a lower average satisfaction rating (6.2) than the average rating (6.8) held by households with children ages three through six.

Households whose care providers were a close family friend or neighbor were among the least satisfied: 25% of them were unsatisfied and their average satisfaction rating was just a 5.5. Families using full-day public school are also among the least satisfied: 22% of them were unsatisfied and their average satisfaction rating was 5.8. Similarly, 21% of parents using part-day preschool were unsatisfied and the average satisfaction rating among them was also 5.8. Households whose care providers include a childcare center or a relative were among the most satisfied.

On average, households in the City of Montrose are more satisfied with their childcare than those living outside the city: average satisfaction rating of 6.8 among city residents compared to 5.8 for those living outside the City of Montrose.

Figure II-7.

On a scale from 0 to 9, where 0 is “Extremely Unsatisfied” and 9 is “Extremely Satisfied,” how satisfied are you with the childcare provided to your children?



Note: n=404 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

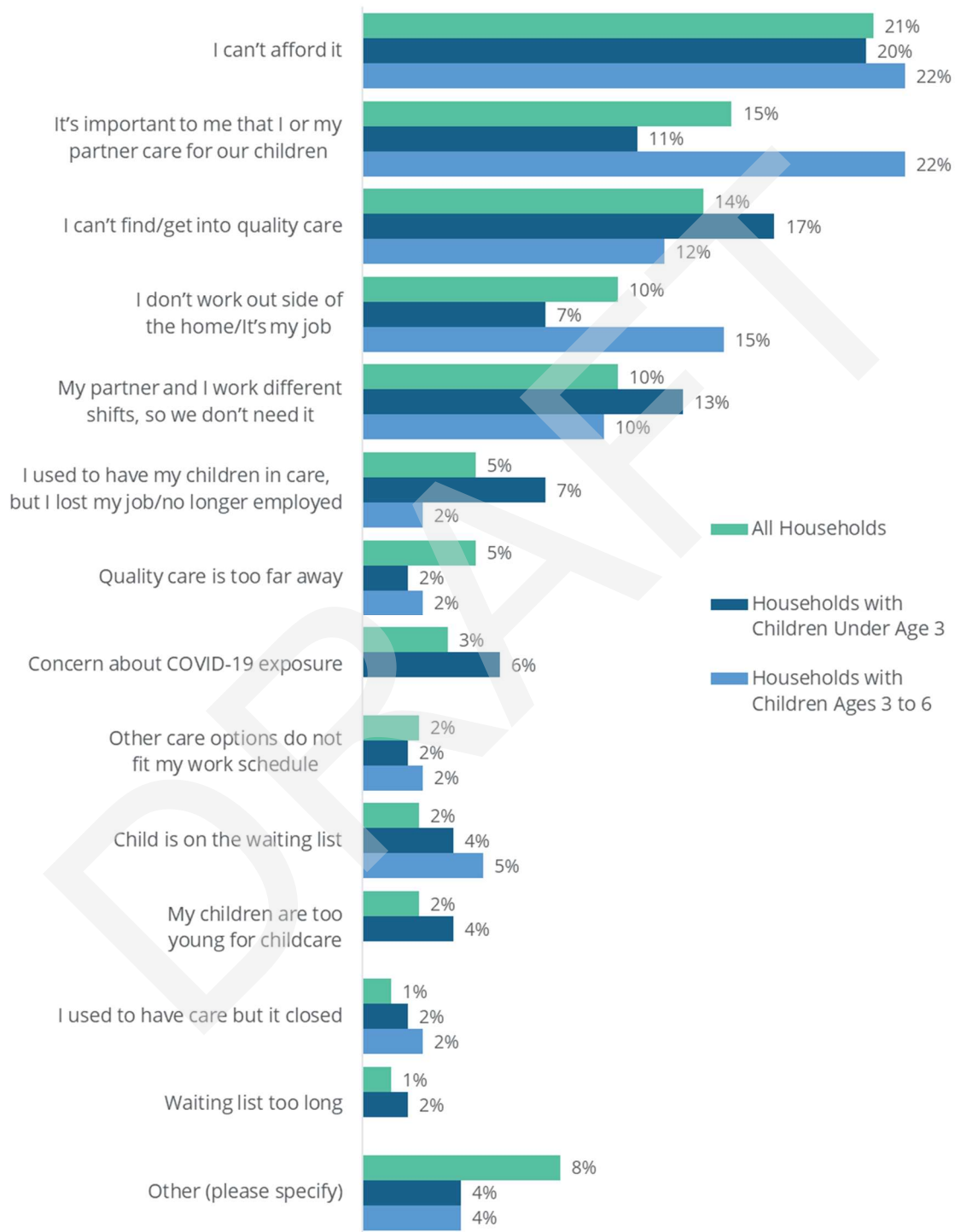
The respondents that were “unsatisfied” with their childcare cited a variety of reasons including scheduling, limited choice, high cost, and poor quality of care.

Parent-only care. About one-third (34%) of Montrose County parents with children ages six or younger do not regularly use non-parent childcare providers, even outside of COVID-19. Among those households, most (61%) said they plan to (or would like to) use non-parent childcare in the future. Twenty two percent said they have no plans to use non-parent childcare in the future, and 17% weren't sure.

As shown in Figure II-8, the most common reason why these households do not have someone else regularly watch their children is affordability (21%). Other top reasons were “it’s important to me that I or my partner care for our children” (15%), and “I can’t find/get into quality care” (14%).

Figure II-8.

What is the primary reason why you do not have someone else regularly care for your children age 6 or younger?



Note: n=87 households. "Other" responses included having a child with special needs, not having children yet, or needing care soon.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Cost was the primary factor regardless of age of children in the household. The factor with the biggest variation by age was “it’s important to me that I or my partner care for our children” which was a primary reason for 22% of households with children aged three to six, but only 11% for households with children under three.

The survey also asked parents what type of care arrangement would work best if they needed care. The most common preference for children under three was a childcare center or preschool (29%) followed by a family/friend/neighbor providing care in the respondent’s home (27%) or a family/friend/neighbor providing care in their home (13%). For children aged three to six, the most preferred arrangement was also a childcare center or preschool (24%) followed by a family/friend/neighbor providing care in the respondent’s home (22%) or a family/friend/neighbor providing care in their home (12%). Hispanic respondents were more likely than others to prefer family/friend/neighbor-based care in their home (30%).

Childcare Preferences & Needs

Parents with a child in some type of non-parent childcare responded to a number of questions related to their childcare preferences, including important factors in choosing a provider and desire to change childcare arrangements. They also provided information on their preferred location, types of care, and schedule.

Important factors. Parents with a child in some type of non-parent childcare rated the importance of 17 factors in their decision to select a childcare provider. These factors range from trust and safety to child development opportunities.

Figure II-9 shows the average rating of each factor by age of child in household and type of care used in household. The top three factors for each category are outlined in gold.

On average, parents rate factors associated with the provider’s values aligning with their own, an emphasis on childhood development and education, and reputation/referrals as the most important factors.

Figure II-9.

Think about the factors you considered when you were evaluating different childcare providers for your child/children. Please rate the importance of each of the following factors on a scale from 0 to 9, where 0 means not important at all and 9 means very important.

	All Households using Non-Parent Care	Age of children in household includes:		Type of care used in household includes:		Income level		Ethnicity
		Under Age 3	Ages 3 through 6	Center-based Care	Home-based non-Parent Care	Less than \$35,000	\$35,000 or more	
Values/comfortable with this provider	6.9	6.5	7.2	6.6	6.6	6.2	7.5	7.5
Wanted an emphasis on child development/education	6.7	6.4	7.1	6.6	6.4	6.3	7.1	7.1
Reputation/referrals	6.5	6.3	6.8	6.3	6.3	5.9	6.9	7.4
Affordability/cost	6.4	6.2	6.7	6.3	6.2	6.1	6.6	7.1
Socialization for child	6.4	6.1	6.8	6.3	6.1	5.8	6.8	7.4
Hours of operation	6.4	6.1	6.7	6.1	6.2	6.0	6.7	7.2
Wanted a licensed provider	6.2	5.9	6.6	6.3	5.9	5.9	6.4	6.6
Location/convenience (e.g. close to home or work)	6.1	5.8	6.4	6.0	5.9	5.8	6.2	6.5
Wanted a family/home environment	5.8	5.5	6.1	5.4	5.8	5.7	5.6	6.1
Wanted one-on-one care	5.2	5.2	5.2	4.9	5.4	5.6	4.8	5.9
They were able to accommodate my child's special needs or disability	5.1	4.6	5.4	5.1	4.9	5.6	4.5	6.7
Wanted child to be cared for by a relative, friend, or neighbor	5.1	5.1	5.3	4.7	5.3	5.3	4.8	5.2
Wanted more than one adult with child	5.1	4.9	5.4	5.0	4.9	5.5	4.5	5.7
Only type available/nothing else available	4.8	4.5	5.0	4.7	5.0	4.9	4.5	4.3
Provider accepts CCCAP	4.6	4.4	4.7	4.6	4.8	6.0	3.3	4.3
My other children are already with this provider/went to this provider	4.5	4.2	4.6	4.5	4.6	5.0	3.9	4.6
They speak a language other than English	4.2	4.0	4.2	4.1	4.3	5.2	3.2	5.0

Note: n=417 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

These factors vary somewhat by age of child: households with children aged 3 through 6 ranked socialization for the child over reputation/referrals by a slim margin, while households with children under 3 ranked reputation/referrals as their third most important factor. Between the two age groups, the factors which showed the biggest difference by age were the ability for care providers to accommodate a special need or disability and socialization for the child.

There were also some differences by the types of care the household uses. Both center-based care users (those using childcare centers, part-day preschool, or full-day public preschool) and home-based non-parent care users (those using friends, neighbors, relatives, nannies, an older sibling, or licensed in-home care providers) rate comfort with the provider and childhood development as most important. Socialization for the child was ranked third most important among center-based care users while home-based users ranked reputation/referrals as third most important.

The starkest differences between type of care users —those having the widest margin in average ratings—are in preferences for licensed providers, preferences for one-on-one care, and preferences for friend/relative/neighbor care.

When comparing households making less than \$35,000 to those making more than \$35,000, lower income households had much stronger preferences for providers accepting CCCAP, providers speaking a language other than English, and providers their other children already utilized. The upper income households valued comfort with the provider, reputation, and socialization at much higher rates.

Compared to the total sample of households, Hispanic respondents valued a provider who could accommodate special needs or disabilities and their child's socialization at higher rates. They also valued reputation/referrals, hours of operation, and fluency in a language other than English at slightly higher rates than the overall sample.

Location. Fourteen percent of respondents using non-parent care live more than 10 miles from their primary childcare provider and 22% work more than 10 miles from their primary childcare provider. On average, households residing in the City of Montrose live much closer to their care providers than those residing outside the city: 20% of those outside the city live more than 10 miles from their provider compared to only 10% of those inside the city. Households in the City of Montrose also work closer to their care providers: only 16% of households living in the city work more than 10 miles from their providers compared to 33% of those living outside the city.

Given the choice, 71% of parents would choose care near their house over care near their work. This preference was stronger among those living outside of the City of Montrose: 76% of county residents living outside the city preferred care closer to their home compared to 68% of city residents.

Over half of respondents (61%) value childcare location over type of provider.¹ Again, this preference was much stronger among those living outside of the City of Montrose: 77% of them valued location over type of provider compared to just 53% of city residents.

Desire to change childcare arrangements. Overall, 78% of Montrose County parents of children aged six or younger would change something about their current childcare/preschool arrangement if they could. Desire to change some aspect of their care arrangement varies by age of children in the household and by type of care provider:

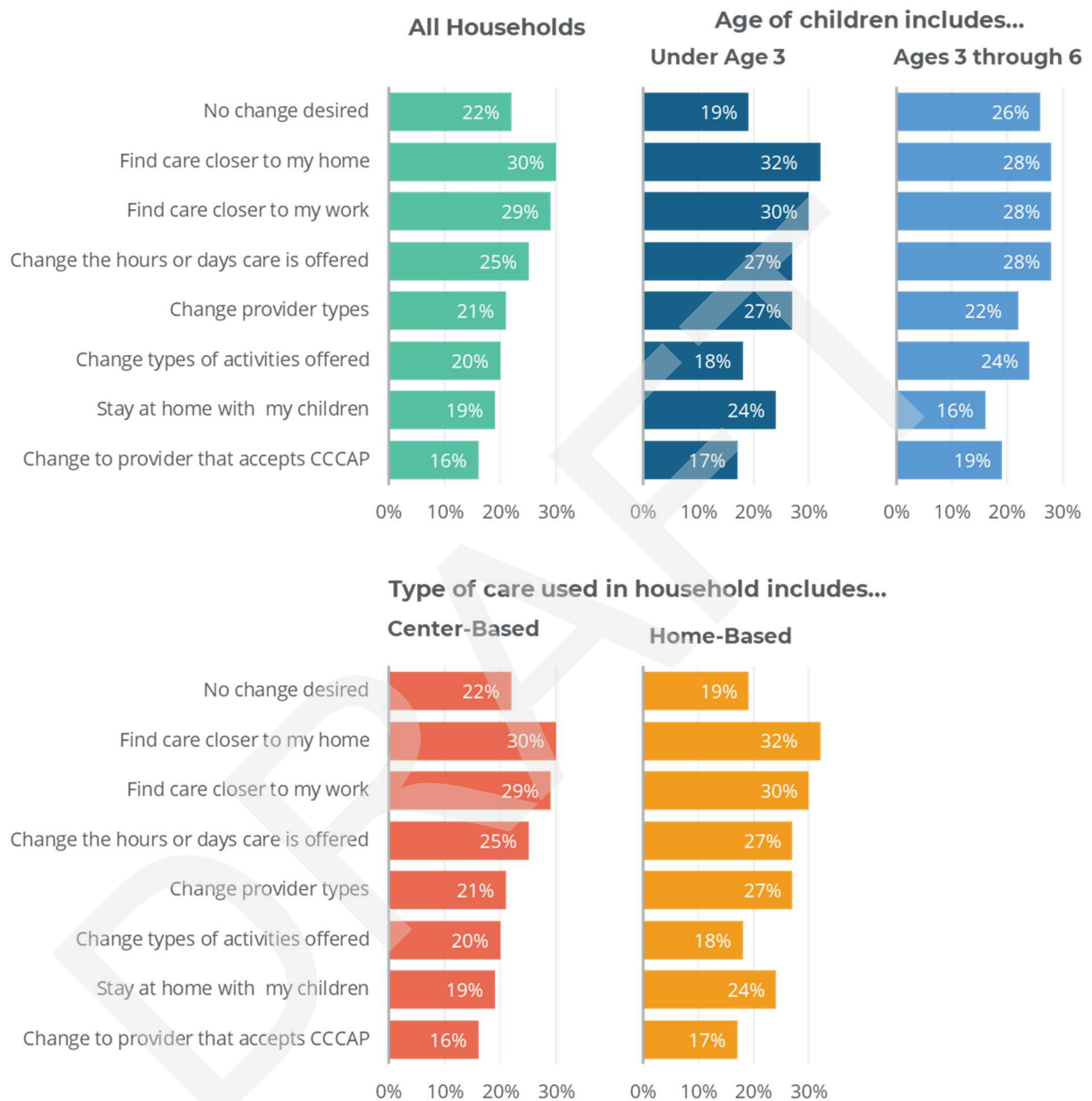
- 81% of households with children under three years old desire a change;
- 74% of households with children ages three through six desire a change;
- 78% of households using some type of center-based care desire a change; and
- 81% of households using some type of home-based, non-parent care desire some type of change.

The changes respondents indicated they would like to make are shown in Figure II-10. The most common aspects respondents said they wanted to change were finding care closer to home and work, followed by changing the hours or days care is offered. Note that percentages do not sum to 100 because respondents could select more than one desired change.

Households with children under three are more likely to want to find care closer to their home or work than households with children ages three through six. They are also more likely to report wanting to stay at home with their children. Households with children aged 3 to 6 are more likely to want to change the types of activities offered at their current care provider. Households that currently use home-based care are more likely than those using center-based care to want to change the types of activities offered and to change provider types.

¹ When asked if they had to make the choice in a scenario analysis, 61% said they would pick their preferred location and 39% said they would pick their preferred provider.

Figure II-10.
If you could change your childcare arrangements, would you....



Note: n=385 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Hours and days of week care is needed, but not provided. Only one-third of households with children aged six or younger have access to childcare during all hours and days of week needed. Figure II-11 presents the additional hours and days of week needed by the type of care used by the household.

"My schedule changes week to week, the daycare should allow for that flex without threatening to drop you as a client." – Montrose resident, survey participant

Regardless of the age or type of care, 37% of parents need childcare earlier in the morning than currently offered and 23% need evening hours. About 24% of parents expressed a need for summer care and 19% expressed a need for hourly drop-in care.

Households using home-based care are slightly more likely to need overnight care or weekend care compared to households using center-based care. Households using home-based care are less likely to need summer care.

Households outside of the City of Montrose were less likely to have all the hours and days of care coverage needed. They were much more likely to need earlier morning care, probably because of earlier commute

"Half day (care) does nothing for me when my husband and I work all day." – Montrose resident, survey participant

necessities. They were also much more likely to need overnight care.

"I need care on Mondays and during school closure days." – Montrose resident, survey participant

Households with at least one member working in healthcare, restaurant/bar, or tourism and recreation were also more likely to need overnight care compared to the general population.

Figure II-11.

Are there hours and/or days that you need childcare for children six or under to accommodate household members' work schedule and it is not provided?

	All Households using Non-Parent Care	Type of care:		Location:		Industry:
		Center-based	Home-based	City of Montrose	Elsewhere in Montrose County	Atypical work schedule
No – the hours offered by my provider meet my needs	32%	33%	32%	35%	28%	37%
Yes – I need earlier morning hours	37%	41%	40%	31%	48%	40%
Yes – I need summer care	24%	25%	22%	20%	31%	30%
Yes – I need evening hours	23%	25%	25%	21%	28%	28%
Yes – I need drop-in hourly care	19%	21%	20%	20%	18%	19%
Yes – I need night shift or overnight hours	18%	19%	21%	10%	34%	28%
Yes – I need weekend hours	18%	17%	21%	18%	17%	21%

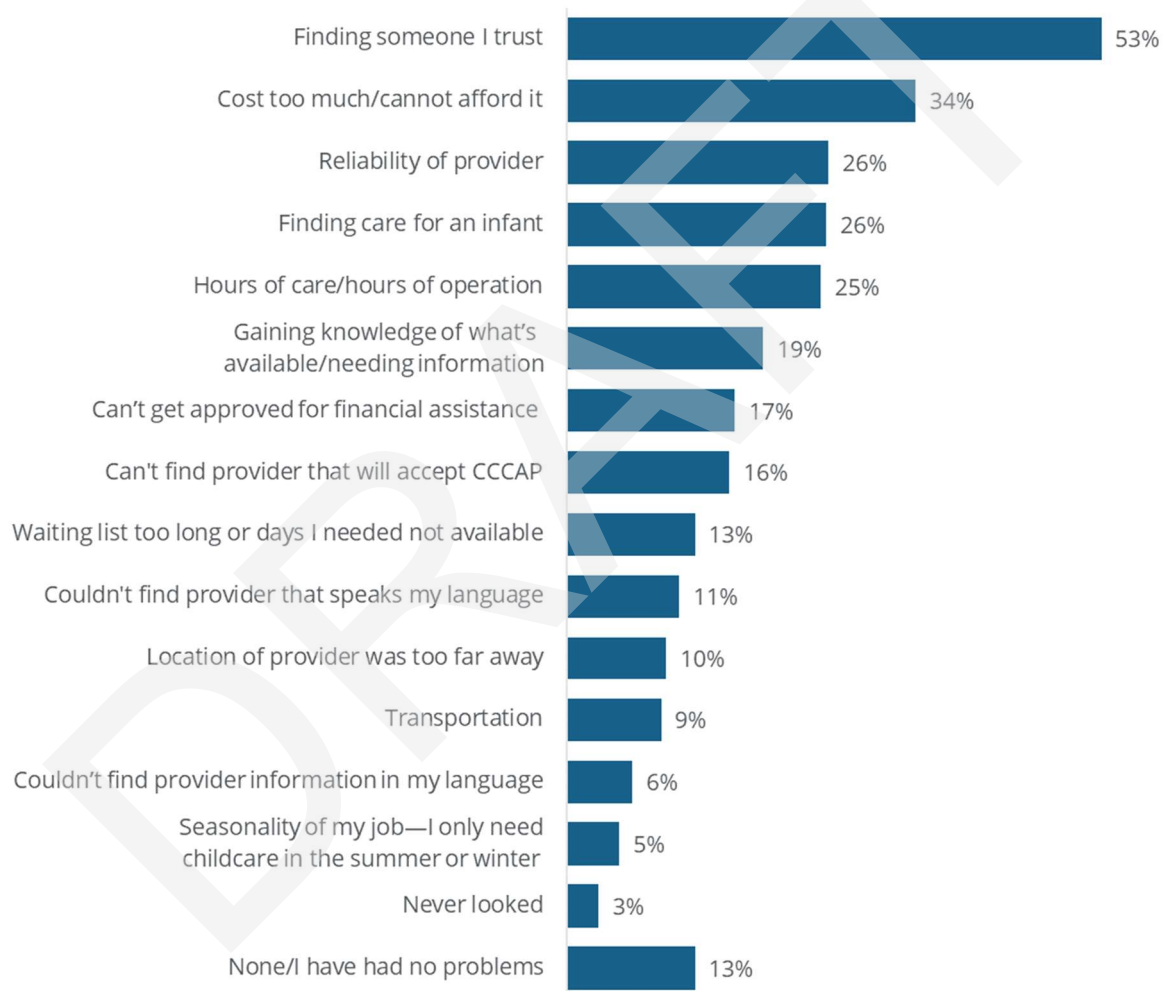
Note: n=386 total parent respondents. 271 respondents using center-based care, 236 using home-based care. 236 in-city respondents, 130 out-of-city respondents. 150 respondents working in healthcare, restaurant/bar, or tourism and recreation.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Biggest challenges in finding and using childcare. In the past year, the vast majority (87%) of respondents experienced one or more challenges finding and using childcare in Montrose County. Figure II-12 displays the biggest challenges parents faced. Note that respondents were explicitly prompted to select challenges they have faced outside of a COVID environment, so these data do not necessarily reflect challenges parents faced during COVID.

Figure II-12.

In the past 12 months, what were the biggest challenges, if any, you had in finding and using childcare/preschool for your children?



Note: n=386 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

More than half of all respondents indicated that finding someone they trust is a challenge and 34% faced cost challenges. This is comparable to data from other childcare studies: for instance, nearly half of parents in Clear Creek County, Colorado faced cost challenges and

40% indicated they had a hard time finding someone they trust. In the Estes Valley, 30% had a difficult time finding someone they trust and 26% said cost was a major challenge.

A quarter of all respondents faced challenges in finding care for an infant, finding a reliable provider, and in the hours of care provided. Finding care for infants was particularly challenging for households with children currently under 2 years old: over 33% of them listed this as a top concern compared to just 21% of households with older children.

Transportation was a much bigger issue for county residents living outside of the City of Montrose: 17% of those outside the city identified transportation as a major challenge compared to only 5% of households in the city.

Over 19% of Spanish speaking respondents indicated that they could not find provider information in their language. Relatedly, 26% of Spanish speaking respondents face challenges getting knowledge of what is available or needed more information. English speaking respondents faced this issue at lower rates (18%).

Households with adults working in health care were more likely to report available hours of care as a major challenge. Thirty-five percent households with a member working in healthcare indicated the hours of care were a major challenge compared to 23% of households without healthcare workers.

Family/Friend/Neighbor Care

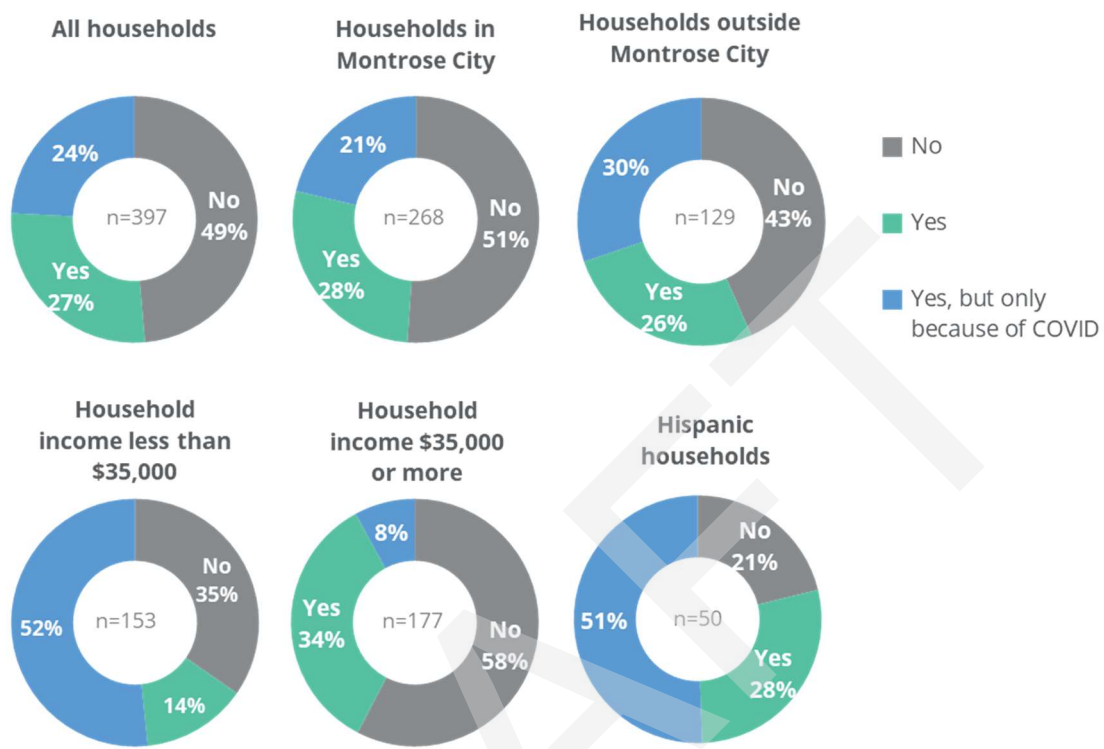
Overall, half (51%) of households with children six and under using some type of non-parent childcare use family, friend, and/or neighbor (FFN) care. However, the use of FFN care was largely affected by COVID: half of the Montrose County households currently using FFN care were only doing so because of COVID (see Figure II-13).

- Households living outside of the City of Montrose were more likely to rely on these informal care networks than those in the city: 49% of families in the city use FFN care compared to 57% of those outside the city.
- Households with incomes greater than \$35,000 were least likely to be using FFN care just because of the pandemic: 8% were using this type of care just during COVID.
- Lower income households (those with household incomes less than \$35,000) and Hispanic households were most likely to be relying on relative/neighbor/friend care because of COVID-19.

“Infant care was a huge hassle to find and keep. We've used 2 different stay-at-home moms, but they didn't pan out or had to find a job. Not sure what would have done without a grandparent to watch as each kid from 0-3yo.”

– Montrose resident, survey participant

Figure II-13
Do you use relative/neighbor/friend care? Is it typical?



Note: n=397 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Grandmothers (60%), grandfathers (59%), aunts (21%), and cousins (17%) comprise the majority of FFN childcare providers used by Montrose County households.² In fact, according to 5-year ACS data from 2019, 7% of households with children in Montrose County have a grandparent present in their home and over one third of them (34%) are responsible for care of their grandchildren. This is also comparable to studies in Estes Valley and Clear Creek, where grandmothers were the predominant caregivers in FFN households: with 44% providing the FFN care in Estes Valley and 68% providing the FFN care in Clear Creek.

“We moved my mother-in-law from Vegas so we could have childcare because it was over a year of being on waitlists not able to get childcare.” – Montrose resident, survey participant

For the majority (82%) of parents using FFN care, having a friend or relative care for their child was their first choice (18% said it was *not* their first choice). Among households who

² Percentages add to more than 100% because households use multiple friends/family providers for childcare.

were only relying on family/friend/neighbor care because of COVID, nearly all (94%) indicated that it was their first choice.

- Among households that said it was their first choice, the primary reasons they selected friend/family care were trust (64%), wanting family to take care of their child (54%), flexible hours (34%), and affordability (31%).
- Among households that said it was *not* their first choice, the primary reasons they chose friend/family care anyway were flexible hours (48%), trust (44%), and that it was their only option (36%).

While relying on informal care may be advantageous, it comes with several drawbacks. These can include lack of childcare training, relationship strain, and missed labor force participation opportunities for caregivers. When asked what types of training or child development education they wished their friend/family provider had, the greatest proportion of households identified child development (55%), followed by CPR/first aid (33%) and by health and safety training (32%). When asked if they thought their friend/family caregiver would take up this training if offered, 70% said yes. Others were not sure (15%) or said they would not participate in training (15%).

“Mis hijos no están en ninguna guardería mamá los cuida 7 días 24 horas al día.” (*My children are not in daycare, my mother takes care of them 7 days, 24 hours a day*) – Montrose resident, survey participant

Cost of Childcare

Childcare spending. Parents responding to the survey shared the monthly amount they spend per child on childcare services. Figure II-14 presents the average monthly cost per child of childcare; note that the cost data are total household spending per child, regardless of the number/type of providers used in the course of a week.

“Up until my oldest moved up into preschool, I was paying \$1,550 a month. It was breaking us financially. I came from a job where there was free preschool and a daycare within the school. The cost is a major hardship.”
– Montrose resident, survey participant

On average, parents spend \$720 per month per child for non-parent care and children are in care an average of 3.9 days per week. Not surprisingly, the monthly cost is higher for children using care three or more days per week (\$929 per month on average). Average childcare costs are also higher for families with children under 3 years of age (\$843 per child per month)

compared to families with children aged 3 to 6 (\$681 per child per month). Childcare costs are substantially higher for families living outside the City of Montrose: those in the city spend an average of \$681 per month while those outside the city spend closer to \$977.

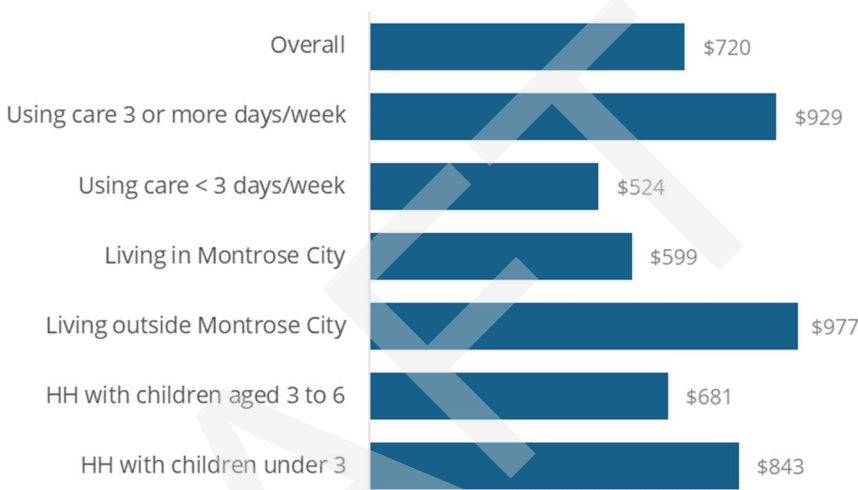
It is important to note that these data do include children that are attending preschool at public elementary schools where tuition is subsidized by district funds and, in some cases, the Colorado Preschool program.

These cost estimates in Montrose County are on par with those statewide. According to the Economic Policy Institute, the average monthly cost of infant care in Colorado is \$1,277 while the average monthly cost for care of a four-year-old is \$1,032.³

Figure II-14.
Average
Monthly Per-
Child Cost of
Childcare

Note:
n=274 households.

Source:
Root Policy Research from
the 2021 Montrose County
Childcare Needs Survey.



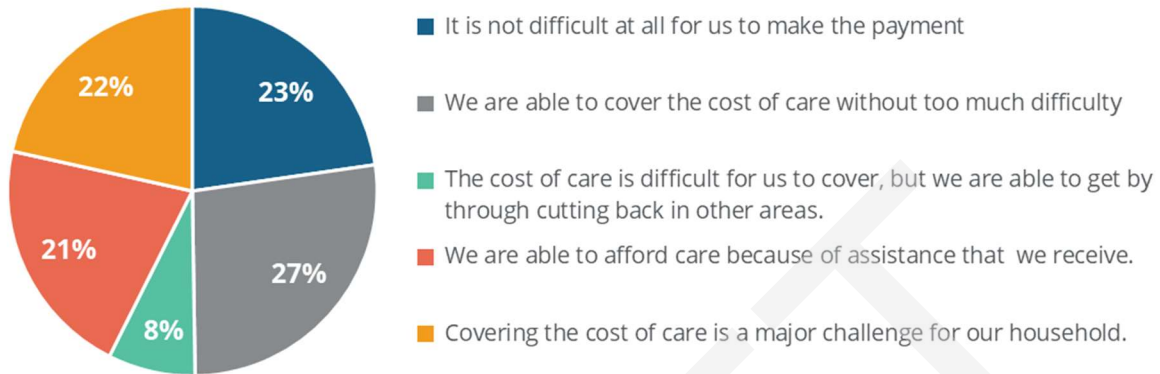
Managing costs. As shown in Figure II-15, 50% of households are able to cover the cost of childcare without too much difficulty (“it is not difficult at all” or “we are able to cover the cost of care without too much difficulty”). Twenty-nine percent said covering the cost of care is “difficult” or a “major challenge,” however, half (53%) of these respondents indicated that this difficulty was related to economic impacts from COVID. Twenty-one percent of all households said they are only able to cover childcare costs because of assistance received. Of those who indicated that they pay for care by cutting back in other areas, many indicated that they reduce spending on entertainment, eliminate savings, or rely on credit card debt.

**“I couldn’t afford traditional
daycare with monthly bills.”**

– Montrose resident, survey
participant

³ “The cost of child care in Colorado” from the Economic Policy Institute, 2020. Available at: <https://www.epi.org/child-care-costs-in-the-united-states/#/CO>

Figure II-15.
How would you characterize the amount you pay for childcare/preschool per month?



Note: n=418 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

If they couldn't afford the cost of care, parents would adopt a variety of strategies to manage:

- 36% would find resign from their job and/or find another job;
- 20% would seek alternative care if they could not afford childcare;
- 15% would work more hours;
- 13% would change their work shift(s)
- 10% would apply for financial assistance (i.e., CCCAP); and
- 4% would move from Montrose County.

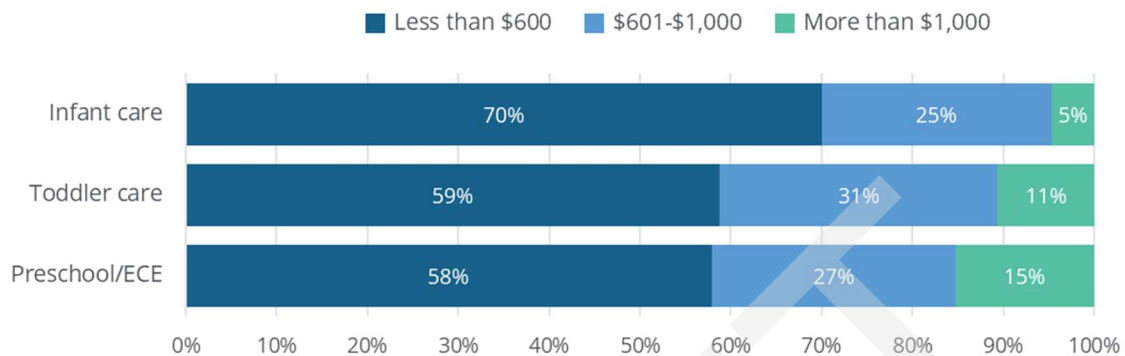
"I resigned from my job because I couldn't find childcare." – Montrose resident, survey participant

When asked what an affordable cost of full-time care would be, most parents said "less than \$600 per month."

As shown in Figure II-16, parents' with infants more frequently indicated that lower-cost care would be affordable to them, as compared to parents' of toddlers or preschool-aged children.

Figure II-16.

What would be an affordable cost of full-time care for your household per child per month?



Note: n=347 parent respondents.

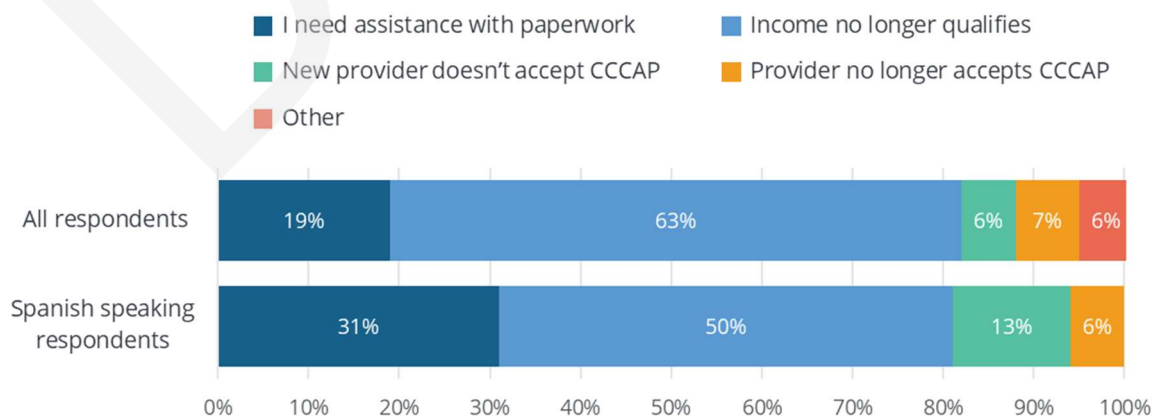
Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

Colorado Child Care Assistance Program. Two-thirds (67%) of respondents to the survey were familiar with Colorado Child Care Assistance Program (CCCAP), which provides financial assistance to qualifying families for childcare costs. Of those who were familiar with the program, 34% currently use CCCAP, 33% have used it in the past, and 33% have considered applying.

As Figure II-17 presents, among those who no longer participate in CCCAP, 63% no longer participate is because their income no longer qualifies. An additional 19% indicated they needed help with the paperwork. However, this proportion was much higher among Spanish speakers who no longer participate in CCCAP, 31% of whom indicated they needed assistance with the paperwork.

Figure II-17.

What is the primary reason you no longer participate in CCCAP?



Note: n=72 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

"I already struggle with payment amount and I receive assistance, as a single parent it is almost impossible to work and afford childcare." – Montrose resident, survey participant

Those who have considered applying for CCCAP were asked why they have not. Figure 18 indicates that many (50%) said they might not qualify due to their income. However, given CCCAP eligibility requirements in Montrose County, we estimate that 50% of these respondents likely qualify based on the household income and household size information provided in the survey.⁴

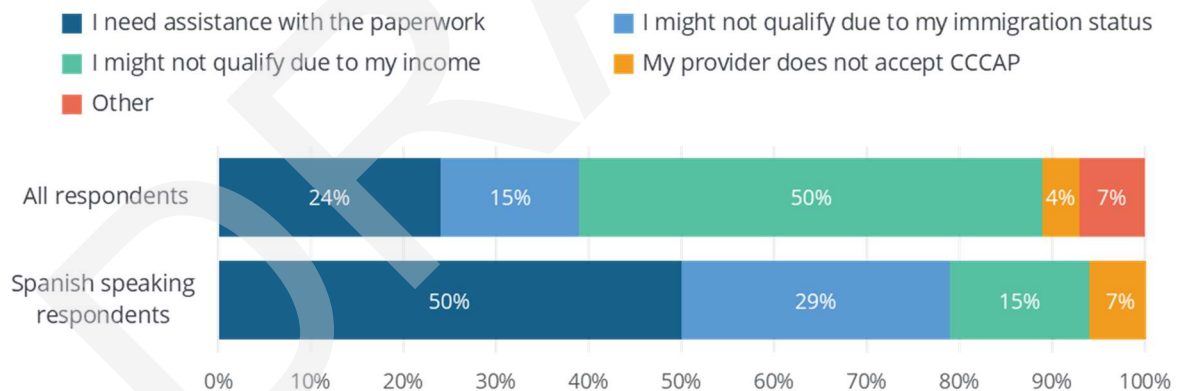
Others who have not applied to CCCAP indicated that they needed assistance with paperwork (24%) or thought they might not qualify due to their immigration status (15%).

Again, Spanish speaking

respondents were more likely to indicate these reasons: 29% of Spanish speaking respondents who provided a reason for not applying to CCCAP worried they might not qualify due to their immigration status, while 50% indicated they needed assistance with the paperwork.

"We've applied for assistance. We make too much before taxes. I'm looking at other jobs and areas currently." – Montrose resident, survey participant

Figure II-18.
What is the primary reason you decided not to apply for CCCAP?



Note: n=68 parent respondents.

Source: Root Policy Research from the 2021 Montrose County Childcare Needs Survey.

⁴ Family income qualification guidelines for CCCAP eligibility from the Colorado Department of Human Services, accessed July 2021.

Missing work or leaving the labor force. The challenges that families face related to childcare have impacts beyond their household—they also affect employers and

“When I can’t find care, I work with my child at home and lose productivity and performance.”

– Montrose resident, survey participant

the economic health of local communities. For instance, when Montrose County parents were asked what they do as a result of not finding childcare on a given day, 38% said they miss out on going to work and 26% said they bring their child to work. The average survey respondent

missed 10 days of work per year as a result of their inability to find childcare on a given day. At average county-wide wages, this equates to \$2,110 in lost wages each year for each of those households.⁵

In addition to wage losses because of missed work, absences or bringing a child to work may negatively affect parents’ promotion potential. Studies have suggested a ‘child penalty’ to mothers’ wages, where they are perceived as not being as committed to their jobs as childless counterparts.⁶ This perception was especially exacerbated during the pandemic.⁷

Further, faced with high childcare costs, some households often choose to keep an adult out of the labor force in order to provide care in the home instead. Academic research conducted across the United States estimates that a 10% reduction in the price of childcare would lead to a 0.5 to 2.5% increase in mothers’ employment.⁸ Our study indicates that many Montrose County parents (36%) would consider quitting their jobs or finding another job if childcare became too expensive, which would negatively affect their present and future earnings.

“I took the (first available childcare) days I could get and then crossed my fingers that I could find the rest of the days without losing my job first.”

– Montrose resident, survey participant

“I need dependable care to get a job.” – Montrose resident, survey participant

⁵ Wages based on Bureau of Labor Statistics Quarterly Census of Employment and Wages which reports \$1,055 as the average weekly wage in Montrose County in Quarter 4 of 2020.

⁶ Burgess, N. (2013). The Motherhood Penalty: How Gender and Parental Status Influence Judgements of Job-Related Competence and Organizational Commitment.

⁷ Kouki, A., & Sauer, R. M. (2020). Child Health, Remote Work and the Female Wage Penalty.

⁸ Morrissey, Taryn W. "Child care and parent labor force participation: a review of the research literature." *Review of Economics of the Household* 15.1 (2017): 1-24.

Looking Ahead: Care Needs Next Year

The vast majority (81%) of survey respondents indicated that their childcare needs were likely to change over the next 12 months.

Figure II-19 indicates that among all respondents, 43% indicated that their children would be starting preschool or kindergarten. Many (19%) also indicated they would be changing their employment or work hours and would need more childcare coverage. Others (17%) said they would be having another child.

Among households relying on non-parent care, some indicated they would need less childcare coverage because of a changing work schedule (16%) or because they would no longer work at all (13%).

Many households (51%) relying exclusively on parent-based care often indicated that they would be changing employment or work ours and would need more care coverage.

Figure II-19.
Why are your
childcare
needs likely
to change in
the next 12
months?

Note:
n=465 parent
respondents.

Source:
Root Policy Research
from the 2021 Montrose
County Childcare Needs
Survey.

	All Respondents	Households using:	
		Non- parent	Parent- only care
Child will start kindergarten	24%	42%	12%
Changing employment/work hours and will need more childcare coverage	19%	25%	51%
Child will start preschool	18%	28%	21%
Having another child	17%	27%	21%
Changing employment/work hours and will need less childcare coverage	9%	16%	5%
Will use childcare after COVID exposure risk goes down	9%	15%	5%
Moving from area	8%	15%	7%
Will no longer work/will stay at home with child	7%	13%	-
Will no longer stay at home with child	3%	-	21%
Other	3%	4%	9%

Overall, many households indicated they would need more childcare in the next 12 months, either because they were changing work schedules, having another child, no longer staying at home with children, or planned to use childcare after COVID risks decreased. This means Montrose County should expect an increase in demand in childcare, which we discuss more explicitly in the subsequent section.

SECTION III.

DEMAND ANALYSIS & RECOMMENDATIONS

SECTION III.

Demand Analysis & Recommendations

This section contains the results of an analysis of current and future demand for licensed childcare in Montrose County. It begins with a discussion of current usage and then projects demand for childcare through 2035. The demand analysis focuses on licensed childcare demand (which includes childcare centers, private and public preschools, and licensed family childcare providers).

Recommendations to address the childcare needs highlighted throughout this report follow the demand analysis.

Current Usage

As discussed in Section I, the daily capacity in Montrose County for licensed childcare is 741 spots, including an estimated capacity of 62 infant spots. The majority of licensed childcare spots are in childcare centers or preschools, with their total capacity of 612. The largest childcare centers in the county were Maslow Academy, with a daily capacity for 154 children, and the Montrose Early Childhood Center, with a daily capacity for 165 children.

Many care providers allow children to attend part-time (for half-days or part of the week), meaning that different children may fill a provider’s capacity on different times during the day and the week. For this reason, providers’ total enrollment numbers (number of distinct children served) are often greater than their daily capacity. Enrollment data based on interviews indicate that there are an estimated 842 total children using licensed childcare in Montrose County.

Collectively, children using licensed childcare in Montrose County account for about 27% of all children under age six county wide. However, just 13% of infants count-wide are in licensed childcare. Figure III-1 shows the number of children by age in licensed childcare centers, preschools, or family care providers.

Figure III-1.
Current Usage of Licensed Childcare among Montrose County Resident Children

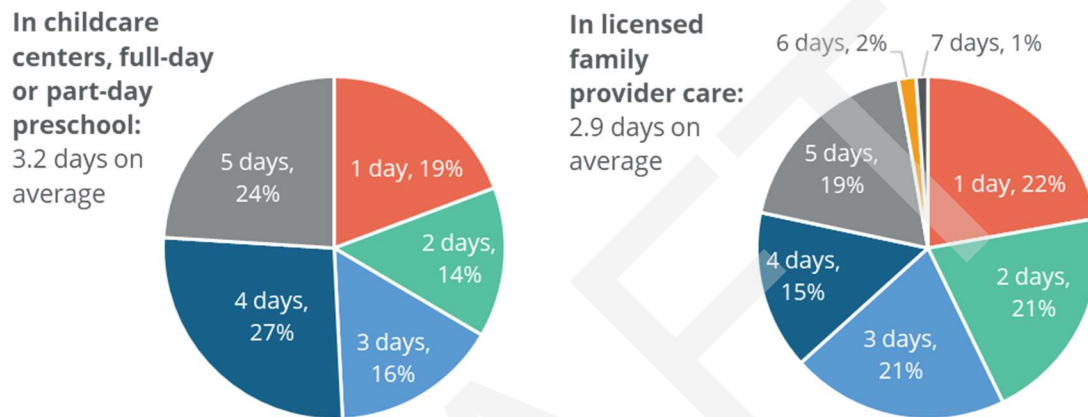
Source:
Childcare provider data and Root Policy Research.

	Age of Child		Total under 6
	Infant	Ages 1 to 6	
Licensed childcare enrollment	54	788	842
Using childcare center/preschool	32	675	707
Using licensed family provider	22	113	135

Montrose County households using licensed childcare are in some type of care an average of 3.7 days per week. Children getting care in childcare centers, full-day public preschools, or part-day preschools are in those centers 3.2 days per week on average. Children in the care of licensed family providers are there 2.9 days per week on average. Figure III-2 illustrates that children in licensed family providers are more likely to utilize those services for just 1, 2, or 3 days per week than children in care centers and preschools.

Figure III-2.

Current Daily Demand for Licensed Care Spots in Montrose County



Source: Root Policy Research.

Demand Model

To quantify growth in demand for facility-based childcare in Montrose County through 2035, Root Policy Research developed a custom childcare demand model. This section describes the assumptions and methodology used to create the model. Results from the demand modeling effort follow.

Methodology. The Montrose demand model was constructed to estimate current and future demand based on two primary drivers of demand:

- Effective resident and in-commuter demand, as measured by the current usage of licensed childcare facilities in Montrose County; and
- Latent resident demand, which includes the number of children currently on waitlists for licensed care providers, the number of children with stay-at-home parents who indicated they would be entering the labor market soon and need licensed childcare, and households exclusively using unlicensed care who indicated they'd like to switch to licensed care.

After analyzing current demand based on the factors listed above, Root Policy Research also applied population and employment forecasts from the Colorado Department of Local Affairs (DOLA) to estimate long-term demand for licensed childcare in the county. As part of the long-term forecast, we include a sensitivity analysis that considers shifts in demand over time.

Current demand. As discussed earlier in this section, there are 135 children in the care of licensed family care providers and 707 in early childhood centers or preschools, so effective resident demand is estimated to be from 842 children occupying 741 daily spots. This current usage comprises our estimate of current “effective demand.”

Current latent demand includes waitlisted children and others who anticipate using—or would prefer using—licensed childcare in the future.

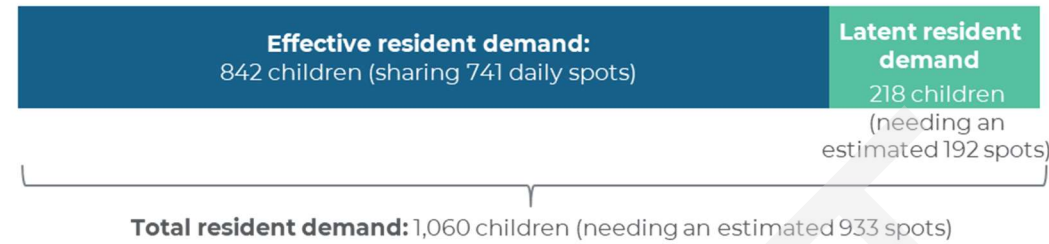
- There are an estimated 136 children on the waitlist for licensed care, 20 of whom are infants. Ninety-seven are on the waitlist at care centers and 39 are on the waitlist for family care providers. We include these children in our estimate of latent demand.
- Also included in latent demand is an estimate of children whose current care is exclusively a stay-at-home parent, but the parent will soon return to paid work and the family desires licensed care. According to the parent survey, 15% of families with toddlers or preschool aged children in Montrose County have a stay-at-home parent and 32% of families with infants have a stay-at-home parent. Of those families, many indicated they planned on no longer staying home with their children or would be working more and would require care services, within the next year: 27% of parents of infants and 18% of toddler/preschool parents indicated this. Of those who would no longer stay at home with their children, over 40% desired licensed care options. Applying these percentages to the population of children in Montrose County suggests that 14 infants and 42 children between ages 1 and 6 will desire licensed care in the next twelve months.
- The final calculation included in latent demand is an estimate of households currently using exclusively non-licensed care who indicated they would like to change to licensed care. Five percent of survey respondents indicated they were exclusively using a nanny, relative, friend, or neighbor for childcare and were never using licensed care options. Of these families, 19% indicated they would like to switch to licensed care. Applying these proportions to the population of children in the county suggests that 26 more children would be in licensed care if it were available to them. None of the survey respondents with infants in exclusively unlicensed care indicated they would like to change to a licensed care option, so all 26 of the children in our estimate are children aged 1 to 6.

Summing the children on the waitlist, the children whose stay-at-home parents will soon require care, and the children whose parents would prefer to switch to a licensed care option instead of an unlicensed option gives an estimated 218 children with latent demand for licensed childcare; 34 of these are infants. Many of these children likely only require care part-time. Therefore, assuming they would share spots in equal proportions as children currently being served, those 218 children would occupy an estimated 191 slots.

Total current demand. Figure III-3 summarizes current daily demand for licensed childcare center options Montrose County based on the methodology described above.

Total current demand for licensed childcare spots in Montrose County is for 1,060 children. Presently, there are only 737 spots available.

Figure III-3.
Current Daily Demand for Licensed Care Spots in Montrose County



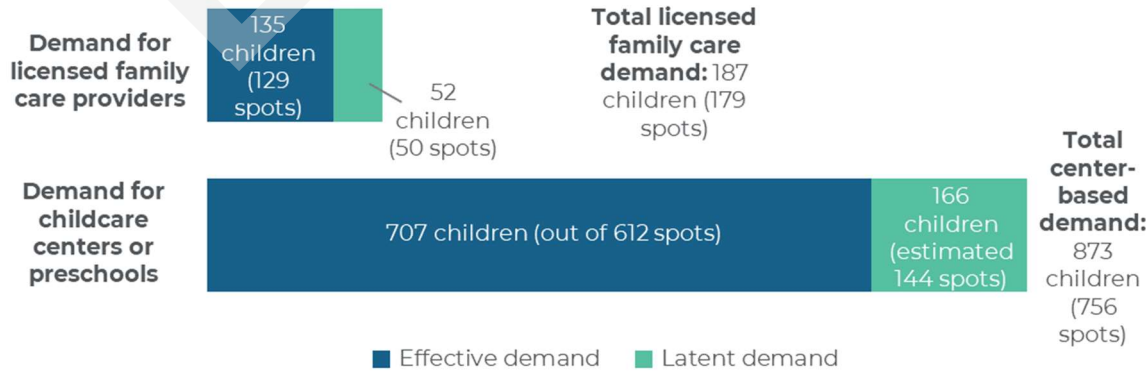
Source: Root Policy Research.

Infant demand accounts for about 8% of overall demand; however it is important to note that the ratio of latent to effective demand is higher in infant care. While the care centers and family care providers in the county are licensed for 62 total infant care spots, many family care providers choose not to accept infants. This means that, while there is technically more license capacity than enrollment, the actual availability of infant care is sparse.

- Effective infant care demand: 54 infants (out of 62 licensed spots).
- Latent infant care demand: 34 infants (needing an estimated 15 additional spots).
- Total infant care demand: 88 infants (needing an estimated 77 spots).

Current demand by licensed care type. Figure III-4 disaggregates current demand for licensed providers by the type of provider: childcare center/preschool or licensed family care provider. Total demand for licensed family care provider care is 194 children, but there are currently only 129 spots. The gap in demand for childcare centers and preschools is much wider: total demand for centers and preschools is 912 and there are currently 612 spots.

Figure III-4.
Current Daily Demand for Licensed Care in Montrose County, by Type of Care



Source: Root Policy Research.

It should be noted that this estimate of demand is likely a lower bound. While it does represent the most current and accurate assessment of use, many families participating in the parent survey indicated they would use licensed childcare if they could afford to do so or if it accommodated the hours they needed or if infant care was available. Any changes to cost or schedule could impact this demand estimate.

Future demand. To determine future childcare needs among residents, Root Policy Research applied current effective and latent demand among residents to DOLA population and employment projections through 2035. Combining the DOLA forecasts with the proportion of children in licensed childcare centers provided a baseline demand projection for future childcare capacity needs among Montrose County residents.

Figure III-5 shows the baseline forecast as described above. Total current demand of 1,060 children for childcare center use is forecasted to increase to 1,149 children by 2028 and 1,460 children by 2035. Demand for infant care represents over 9% of the 1,460 care spots in 2035. Current demand already outstrips supply (an estimated demand of 933 spots when there is only daily capacity 741) and the gap is likely to widen unless the supply of licensed care increase. This gap is particularly notable for infants.

**Figure III-5.
Projected Daily
Demand for
Childcare Center
Spots in Montrose
County by Age of
Child, 2020, 2028,
and 2035**

Source:
Root Policy Research.

	2020	2028	2035
Montrose County Residents			
Infants	401	538	614
Children ages 1 to 6	2654	2773	3593
<i>Total under 6</i>	<u>3055</u>	<u>3311</u>	<u>4207</u>
Montrose County Residents Needing Care			
Infants	88	118	135
Children ages 1 to 6	972	1031	1325
<i>Total under 6</i>	<u>1060</u>	<u>1149</u>	<u>1460</u>
Total number of children demanding licensed care	1060	1149	1460
Estimated number of necessary childcare spots	933	1011	1285

These baseline forecasts represent a best estimate of demand for childcare spots but do include some margin of error. To provide a range of results, Root also modeled two alternate scenarios:

1. A lower capture rate of latent demand that assumes a 50% overlap of children on waitlists. In other words, we assume half of the children on waitlists are also on another waitlist within the county's licensed care providers. This reduces the current waitlist estimate of 136 to 68, thus reducing current latent demand from 218 to 150.

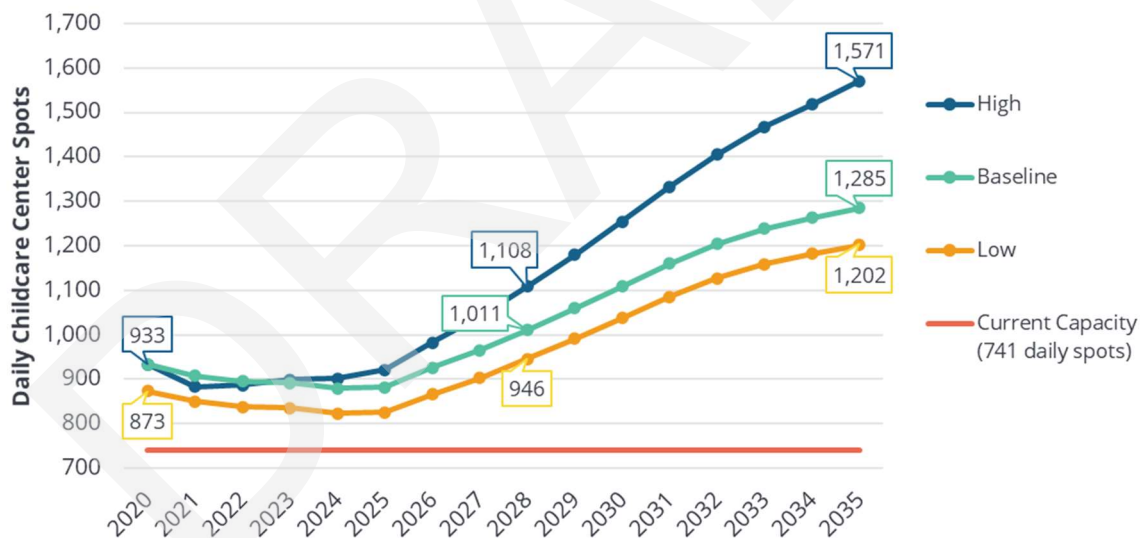
2. An upper estimate of demand which assumes increases in future usage rates of licensed care as childcare infrastructures improve. Instead of using Montrose County's current usage rate of licensed care (28%) for every year, we assume an increasing licensed care rate reaching 38% by 2035.¹

Figure III-6 displays these upper and lower bound estimates along with the baseline projection through 2035. The county's current childcare center capacity of 741 daily spots is also shown for reference.

Even under the lower capture rate scenario ("low"), demand currently exceeds existing capacity by 132 spots. By 2035 demand exceeds capacity by 461 spots (demand for 1,202 spots compared to current daily capacity of 741 spots).

Under the "high" scenario which assumes a growing percentage of residents taking up licensed childcare, there is demand for 1,571 childcare spots by 2035, a gap of 830 assuming current daily capacity remains at its current level of 741.

Figure III-6.
Licensed Full-Day Childcare Demand Scenarios and Capacity Comparison, Montrose County, 2020-2035



Source: Root Policy Research.

¹ According to our resident survey, 66% of households with children use some form of non-parent childcare. We assume 28% of these households would continue to use unlicensed care by 2035. We also assume symmetrical decrease in latent demand as childcare infrastructures become more robust.

Recommendations

This report utilizes the best data available to project future demand for childcare. However, unknown variables—economic fluctuations, choices of residents (continuing to work/reside in Montrose County, form families) and housing availability and affordability—will all influence future demand for childcare to some extent. Based on the current circumstances and projects, Root Policy Research offers the following recommendations to address childcare needs and monitor demand in Montrose County. These recommendations are based on Root Policy’s expertise and experience in other communities as well as input from the UVA Childcare Caucus and Bright Futures.

1. Continue to proactively track the key metrics for childcare

demand: Tracking demand and capacity can help target future investments and needs in the county’s childcare infrastructure and ensure efficient deployment of subsequent strategies.

- Track significant changes in care options and enrollment/waitlists for existing options. This includes new in-home care licenses and new or expanding school-based ECE programs or childcare centers. Changes in market alternatives such as in-home care in the region may impact demand for facility-based care.
- Track changes in county demographics including number of permanent resident households, age, and family status of residents and trends in employment and commuting patterns.

2. Evaluate the potential for publicly funded childcare resources.

Similar to K-12 education, early childhood education and childcare are increasingly viewed as public goods that merit public funding—as evidenced in the economic impact discussion in Section I. Typical mechanisms for funding at the local level are General Fund transfers, dedicated sales tax, and/or dedicated property tax mill. The City of Seattle Washington uses a foundation match to bolster childcare funding—the city matches every \$2 of foundation funding with \$1 of city funding (up to a set limit). Some of the Colorado communities currently providing government funded early childhood initiatives include Denver, Aspen, Boulder County, Summit County, the Town of Breckenridge, San Miguel County, and Elbert County.

In addition to dedicated local funding, the City of Montrose and Montrose County should consider the use of American Rescue Plan funding for childcare resources and continue to monitor state and federal program and grant options (e.g., SB19-063, SB21-236, etc.). Mayors, city council members, and county commissioners can also be effective advocates for increased federal and state funding for early childhood programs.

Specific use of financial resources is discussed in subsequent recommendations—successful implementation of some strategies is contingent on resource allocation.

3. Develop and fund a scholarship program for income constrained households (exceeding state support through CCCAP) to increase affordability of childcare services. As illustrated in the survey results, local parents face a number of affordability challenges in securing childcare. Though CCCAP does provide some support for income-qualified families, it is a statewide program and substantial changes to the program would have to take place at the state level. A local program allows for more flexibility regarding income qualification, paperwork barriers, and reimbursement rates. Examples of similar successful programs are the Tuition Assistance Program in Breckenridge, Colorado as well as the Chattanooga Early Learning Scholarship in Chattanooga, TN. Programs can be structured to create additional incentives for providers addressing top needs such as serving children with special needs, providing infant care, Spanish language care, and/or accepting CCCAP.

4. Develop a pipeline of childcare professionals and support current professionals in the childcare industry. Consistently low wages among early childcare providers have made turnover rates especially high. Childcare professionals earned only 51% of the average annual kindergarten teacher salary in Colorado in 2015. Even preschool teachers in school-sponsored settings with bachelor's degrees earn only 80% of comparably educated kindergarten teachers.² With care professionals leaving the industry for other, higher paying jobs, this creates high turnover costs for providers which negatively affects their profitability and ability to sustain the enterprise. Retaining current professionals and developing the pipeline new professionals is critical to increasing the supply of childcare services in the region.

"At one point I was working childcare from 6am to 11pm to make ends meet. Pretty soon there will be no home care licensed providers."
– Montrose County licensed provider

Strategies to promote professional development and retention of existing childcare professionals include:

- Providing sponsored insurance, paid-time-off, and retirement funds for licensed childcare providers would improve the benefits structure for current providers, and may encourage others to join.
- Professional tax credits that award refundable, graduated tax credits to early childhood educators with increasingly higher levels of education and credentials.³

² Butler Institute for Families and Brodsky Research and Consulting, "Bearing the Cost of Early Care and Education in Colorado: An Economic Analysis," Prepared for Early Milestones Colorado, 2017. Available online at <https://earlymilestones.org/wp-content/uploads/2020/01/Bearing-the-Cost-of-ECE-in-Colorado.pdf>

³ Ullrich, R., Hamm, K., & Schochet, L. (2016). Six policies to support the early childhood workforce. Washington, DC: Center for American Progress.

- Coaching, technical assistance, and training to help providers improve their rating. Rating improvements not only indicate improvements in care quality, but also allow providers to receive higher reimbursement rates from CCCAP. Note that Bright Futures is already working with some providers on this effort through the Colorado Shines Quality Improvement Rating Support program.
- Making Spanish translation services available for providers so that they can provide care to primarily Spanish-speaking households. For example, assistance with translating enrollment materials or with family communication would be useful. Establishing a partnership with local Spanish speakers or organizations (like the Hispanic Affairs Project) might allow providers and Spanish-speaking families to better connect.
- Continue to monitor state programs offering workforce support grants to childcare providers impacted by the COVID-19 pandemic.

"If the State could provide a paid sub for us to get medical and dental care, it would be wonderful."

– Montrose County licensed provider

Strategies to develop the pipeline of potential childcare professionals include:

- Concurrent enrollment programs for high schoolers and scholarships for those entering early childhood professional development programs;
- Partnership with Colorado Mesa University's Montrose Campus to offer local early childhood classes, reinstate the certification program for childcare providers at the Technical College of the Rockies, or sponsor a mentor program where local providers are paid to mentor up-and-coming providers; and
- Increase access for potential providers to state support for new programs (or license expansions) through the Colorado Shines Quality Improvement Rating Support program, CIRCLE grants, and/or other state programs in development from SB21-236.

Note that subsequent recommendations related to expanding childcare capacity will be much more effective when paired with the above strategies to promote professional development and the pipeline of childcare professionals.

5. Consider options for expanding licensed childcare in the region, with a focus on infant/toddler care. As indicated by the demand analysis, current demand for licensed childcare spots already exceeds capacity in Montrose County. Expansion of existing facilities or creation of a new facility is likely to be supported under current market conditions,⁴ but will be most effective if paired with affordability measures for parents (see Recommendation #3). Though demand exceeds supply across age groups, the lack of infant care was particularly apparent. Infant care is one of the most challenging types of care to provide as the financial requirements for care provision are high relative to the revenue generated from provision (and families ability to pay for care). Any potential expansion of the childcare network in the county should make all possible efforts to include infant and toddler care as a cornerstone of its services.

A strategic planning effort and resource analysis should consider the most realistic and impactful options for increasing licensed capacity in the county, which could include:

- Offer incentives for those providing infant care by helping with capacity building, training, and navigating licensing requirements;
- Offering incentives for new childcare centers or expansion of existing facilities. This could include fee waivers, zoning variances, etc. Note that Montrose County has already taken steps in this regard by waiving fees associated with special use permits for childcare facilities and have updated zoning ordinances to comply with HB 1222.⁵ Incentives could be tiered to provide additional support for infant care.
- Encouraging further development of home-based licensed care. Home-based care is a cost-effective and fast way to scale up care capacity. Supporting home providers through coaching and mentoring as well as providing grants for startup and renovation costs will support new and existing home care providers.
- Targeting financial subsidies to support infant/toddler care (through direct reimbursements for care (see Rec #3), in-kind contributions, or capital subsidies for construction/expansion of facilities to accommodate infant/toddler care).

⁴ Academic research suggests that expanding or starting universal preschool programs does not crowd out other care providers. In fact, introducing universal childcare programs had the largest positive effect on the formal childcare sector in more rural areas. See Bassok, Daphna, Maria Fitzpatrick, and Susanna Loeb. "Does state preschool crowd-out private provision? The impact of universal preschool on the childcare sector in Oklahoma and Georgia." *Journal of Urban Economics* 83 (2014): 18-33.

⁵ HB 1222 requires local governments to treat family childcare providers as residential property, thus reducing red tape. https://www.montrosepress.com/news/coronavirus/county-gives-daycare-facilities-a-break-on-special-use-permit-fees/article_461d00b8-6b23-11ea-abed-ab6817a71825.html

6. Encourage large employers to provide on-site childcare facilities.

As noted in the economic impact discussion (Section I), childcare is an important economic driver and has a substantial impact on employee recruitment, retention, and productivity. It follows that encouraging large employers to be part of the childcare solution will benefit both the community, the economy, and the specific employers. School districts, particularly in rural areas, are starting to explore this option for their staff and a number of hospitals or other large employers also offer this service in other areas.⁶ The City and County should encourage or incentivize employers to provide childcare as possible. Incentives could include grant funding, tax incentives or other benefits. Consider working with Montrose Memorial Hospital and the School District—two of the larger employers in the County—on a pilot program for on-site childcare utilizing funding from Colorado SB21-236.

7. Identify and offer support to non-licensed childcare providers in Montrose County.

Childcare options that do not require licensing will inevitably continue to be part of the childcare infrastructure of the county and provide an important option for parents seeking care. As indicated in Section II, half of survey respondents with children under six rely on some type of family, friend, or neighbor care. In order to help foster parental trust in all childcare options and to access the full economic and social benefits of early childhood education, it is important to offer education and supportive services to all local providers, including informal childcare, friend/family care, and stay-at-home parents. Many survey respondents indicated they would prefer if their unlicensed care providers (like family, friends, and neighbor) had training in child development, CPR, first aid, and health and safety training. Seventy percent of respondents using these informal care networks indicated that their provider would likely take training if offered. Offering such training to community members who are unlicensed care providers may be a way to connect with them and improve their service.

8. Provide more easily accessible information about CCCAP and available care options.

The Colorado Department of Human Services (CDHS) has estimated that only 13% of the CCCAP-eligible children in Colorado currently receive the subsidy at some level throughout a year.⁷ In Montrose County, both parent survey respondents and interviewed care providers alike suggested that there were many issues with paperwork for the CCCAP system. Only two-thirds of parent survey respondents were familiar with CCCAP. Of respondents who previously participated in CCCAP, many of them (19%) no longer participated because they need help with the paperwork and others never applied because they needed help with the paperwork (24%). This rate was much higher among Spanish speaking parents. Providing bilingual information about CCCAP and offering assistance with the process would alleviate a

⁶ https://coloradosun.com/2021/08/26/rural-schools-child-care-teachers/?mc_cid=27db901604&mc_eid=8c4fff63eb

⁷ Hardin, J. & Fulton, B. (2017). Colorado Child Care Assistance Program stakeholder convening series final report. Denver, CO: Civic Canopy.

burden not only on parents, but also on caregivers, many of which expressed exhaustion at being the “middleman” and explaining the CCCAP process to parents.

Additionally, some parents indicated that they had a hard time figuring out which care options were available in the county, especially those tracking which accept infants. A comprehensive communication campaign or a central hub of information would likely be beneficial to Montrose County parents and caregivers. For example, in Lansing, Michigan there are family resource centers that provide home visits, parent education, parent-child playgroups, and information and referrals.⁸ Such information should be available in both English and Spanish as the survey indicates 19% of Spanish speaking respondents could not find provider information in their language (see also Recommendation #4 for Spanish translation services). The Family Resource Center may be a good starting point for creating an information hub about childcare services in Montrose.

“Montrose County should provide more information about the daycares available. If I had to start looking for a daycare I would not know where to start.” –Montrose County resident & survey respondent

⁸ <https://www.nlc.org/wp-content/uploads/2016/12/early-childhood-action-kit-apr07.pdf>

MONTROSE COUNTY CHILDCARE NEEDS ASSESSMENT

Necesidades de Cuidado Infantil del
Condado de Montrose

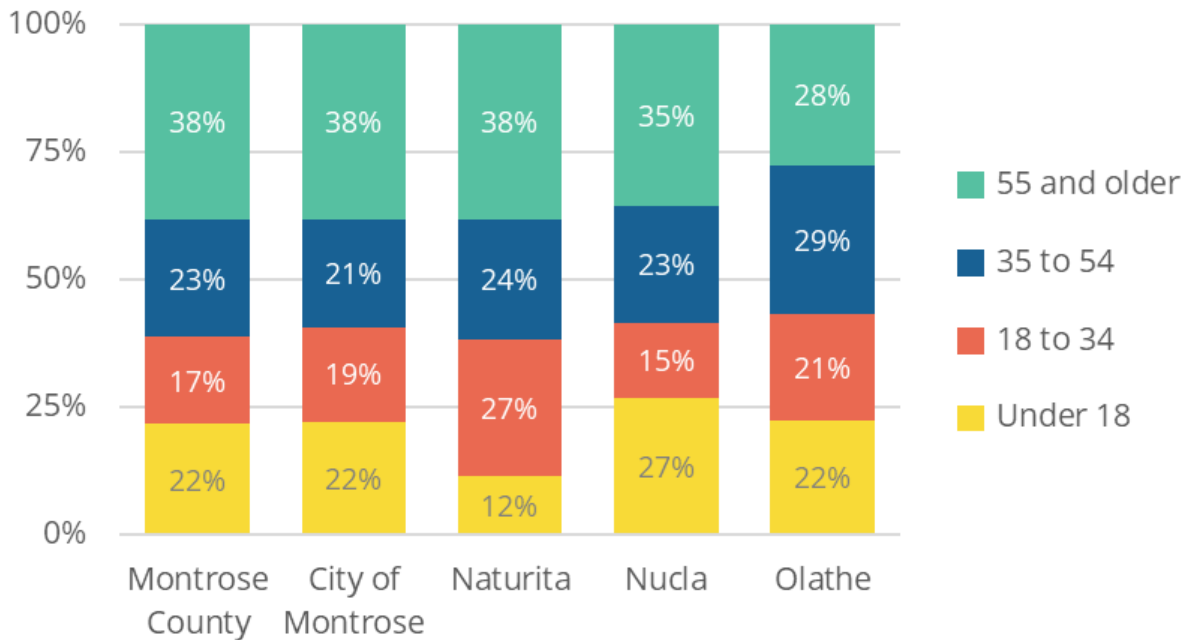
DEMOGRAPHIC TRENDS & CHILDCARE OPTIONS

Tendencias Demográficas y
Opciones de Cuidado Infantil

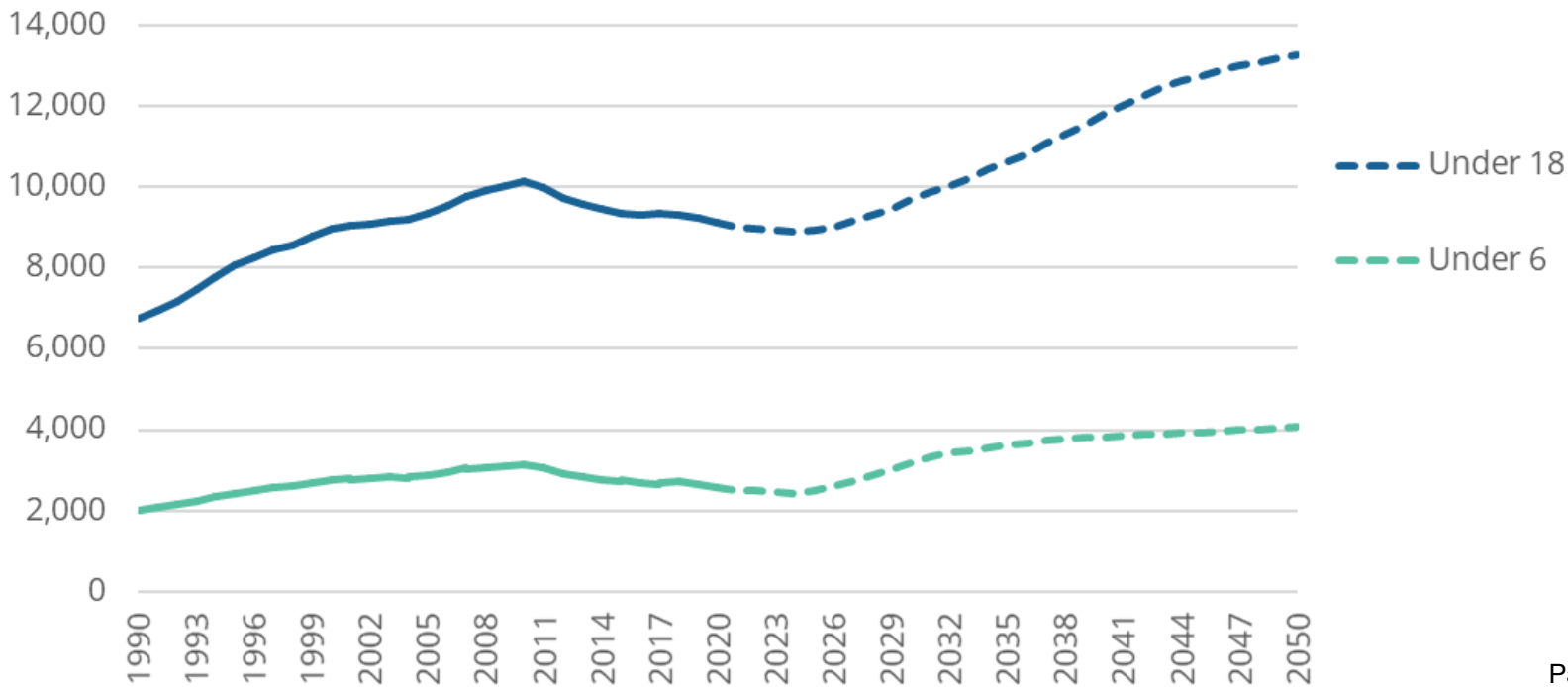
Children in Montrose

Montrose is home to 9,241 total children (under 18) and 2,641 children under age 6—and the state demographer forecasts an increase in the number of children in the county over the next 30 years.

AGE DISTRIBUTION, COMMUNITIES IN MONTROSE COUNTY



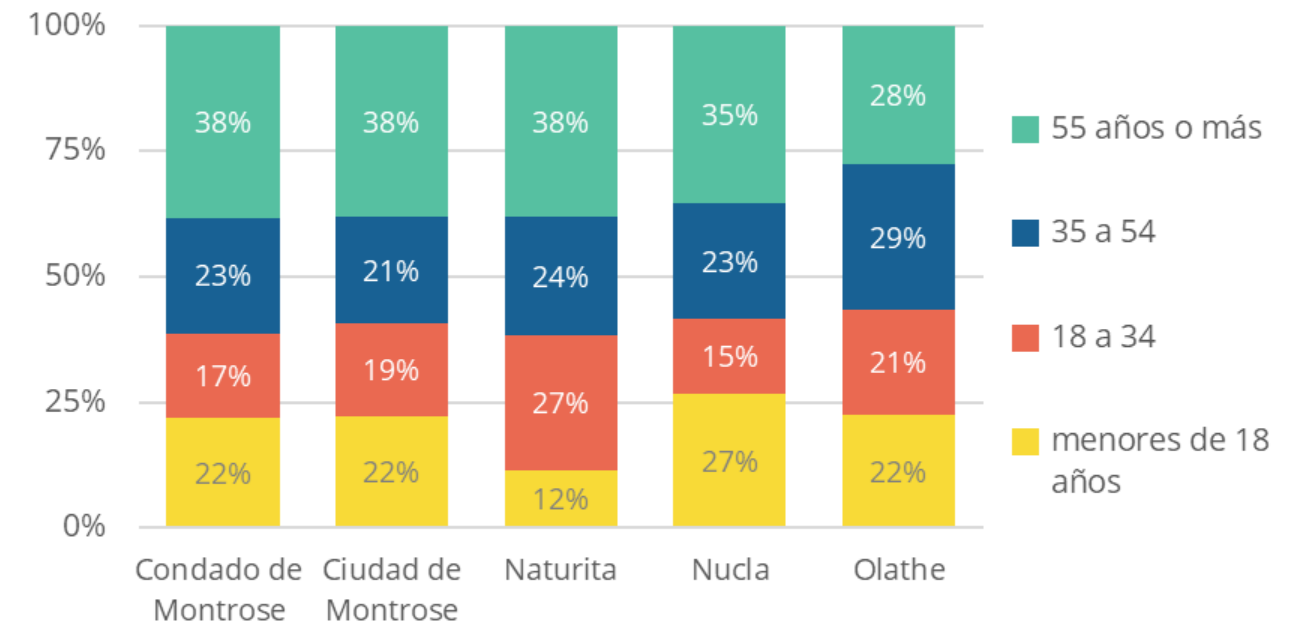
HISTORIC & FORECASTED POPULATION OF CHILDREN, MONTROSE COUNTY, 1990-2050



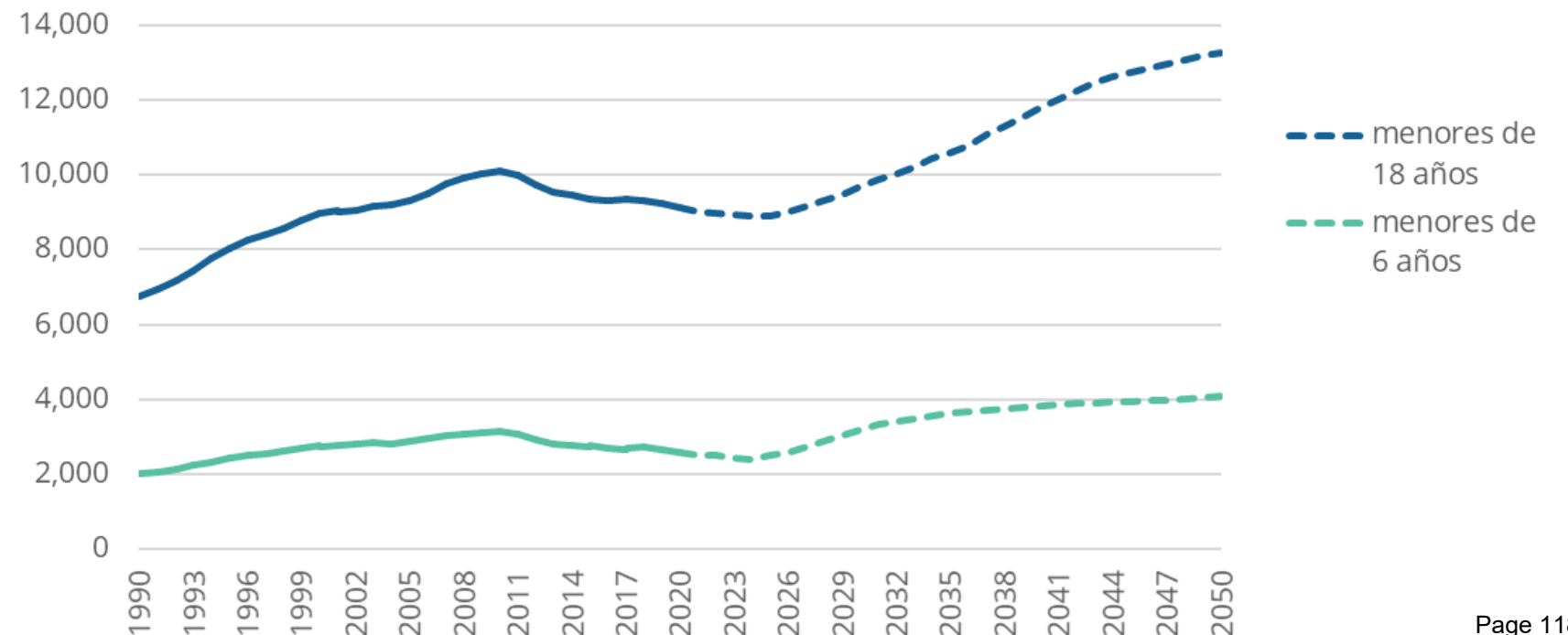
Niños en el Condado de Montrose

Montrose es el hogar de un total de 9.241 niños (menores de 18 años) y 2.641 niños menores de 6 años, y el demógrafo estatal pronostica un aumento en el número de niños en el condado durante los próximos 30 años.

DISTRIBUCIÓN POR EDAD DE LAS COMUNIDADES EN EL CONDADO DE MONTROSE

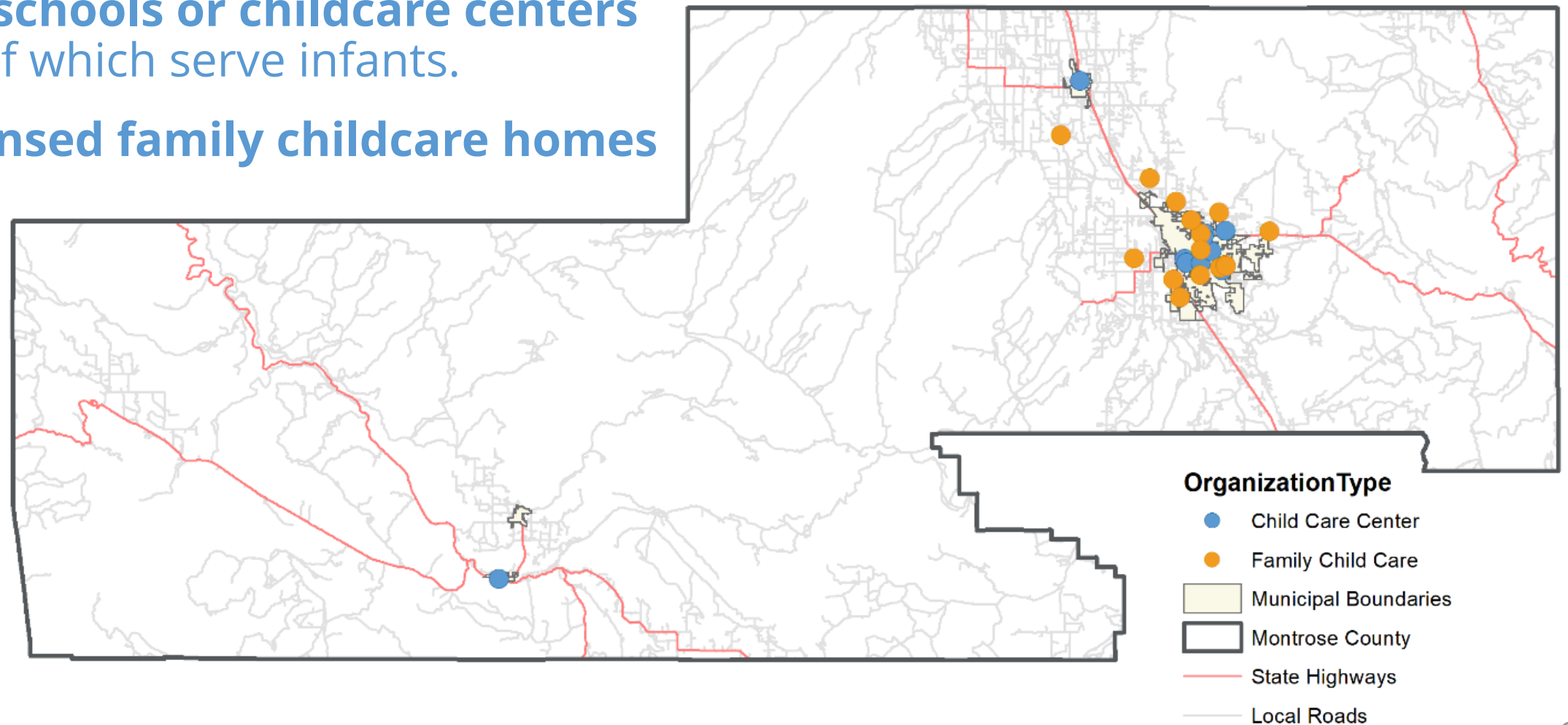


POBLACIÓN INFANTIL HISTÓRICA Y PRONOSTICADA, CONDADO DE MONTROSE, 1990-2050



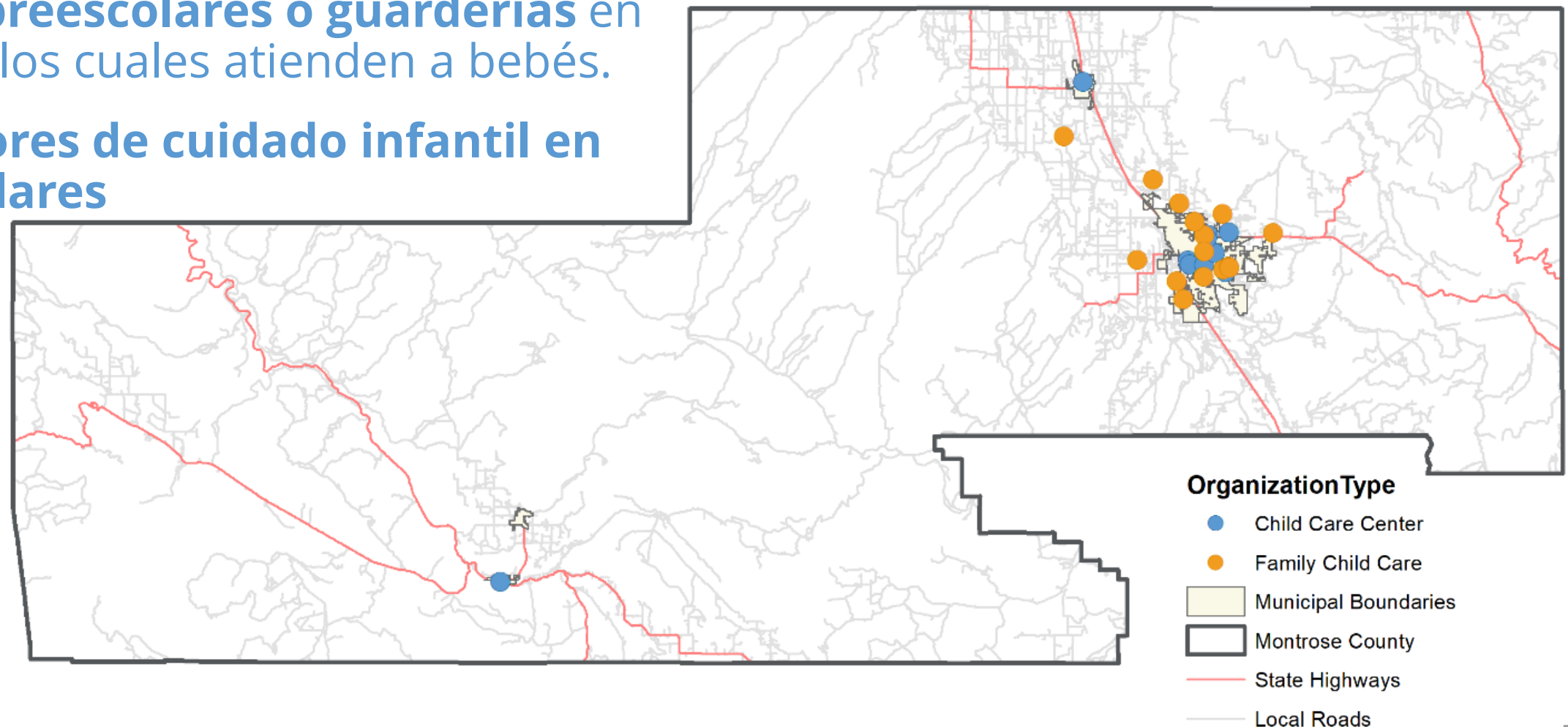
Existing licensed providers can serve up to **741** children daily.

- Montrose County is classified as a “childcare desert” meaning there are more than 3 times as many children as licensed childcare spots.
- There are **10 preschools or childcare centers** in the county, 4 of which serve infants.
- There are **15 licensed family childcare homes** (licensed for 6 to 12 children in their own home) in Montrose County.

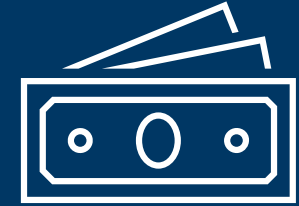


*Los proveedores con licencia existentes pueden atender hasta **741 niños** por día.*

- El condado de Montrose está clasificado como un "desierto de cuidado infantil", lo que significa que hay más de 3 veces más niños que lugares de cuidado infantil con licencia.
- Hay **10 centros preescolares o guarderías** en el condado, 4 de los cuales atienden a bebés.
- Hay **15 proveedores de cuidado infantil en hogares particulares** (casa del/la proveedor/a) con licencia para 6 a 12 niños en el condado de Montrose.



Economic Impact



Using multipliers from a statewide study, Root calculated the following economic impact of childcare in Montrose County:



\$16 million in **immediate economic effect**, in which spending on childcare services contributes to state/local employment and economic output;



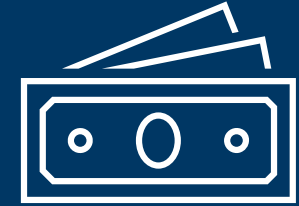
\$50 million in **enabling economic effect**, in which the provision of childcare allows parents to participate in the workforce; and



\$9.5 million in **investment effect**, in which childcare spending generates individual and community returns derived from higher lifetime incomes, lower incarceration rates, lower welfare expenditures, and improved worker productivity.

It is important to note that not all of these economic effects will be realized within Montrose County, but they are attributable to the Montrose County early childhood infrastructure.

Impacto económico



Usando multiplicadores de un estudio estatal, Root calculó el siguiente impacto económico del cuidado infantil en el condado de Montrose:



\$ 16 millones en **impacto económico inmediato**, en el que el gasto en servicios de cuidado infantil contribuye al empleo estatal / local y la producción económica;



\$ 50 millones en un aumento de **productividad económica**, en el que la provisión de cuidado infantil permite a los padres participar en la fuerza laboral; y



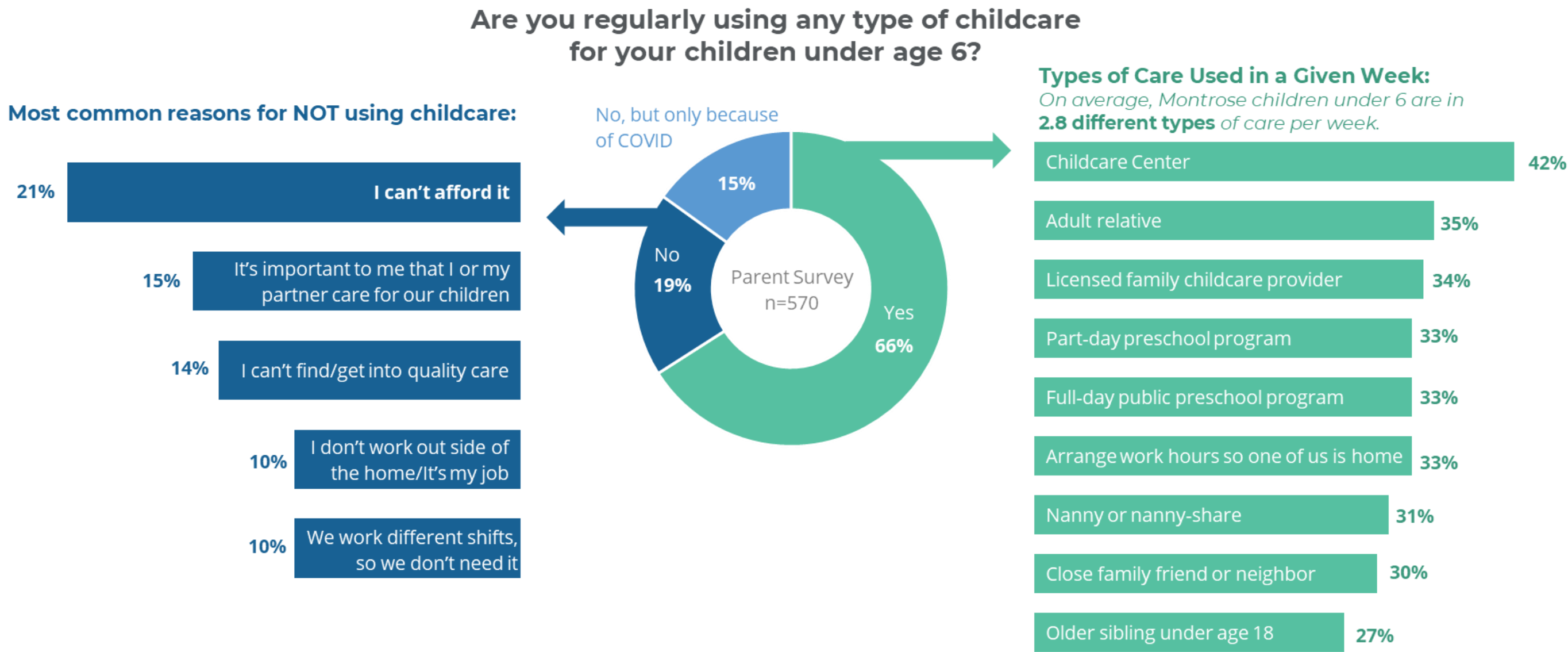
\$9.5 millones en **efecto de inversión**, en el que el gasto en cuidado infantil genera retornos individuales y comunitarios derivados de mayores ingresos de por vida, menores tasas de encarcelamiento, menores gastos de bienestar y una mejor productividad de los trabajadores.

Es importante señalar que no todos estos efectos económicos se realizarán dentro del condado de Montrose, pero son atribuibles a la infraestructura de cuidado infantil del condado de Montrose.

SURVEY RESULTS

Resultados de la Encuesta

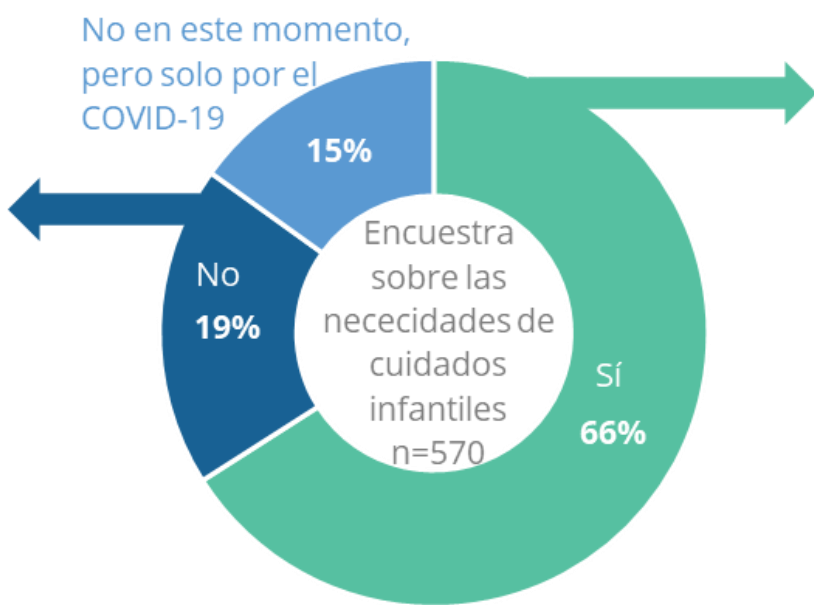
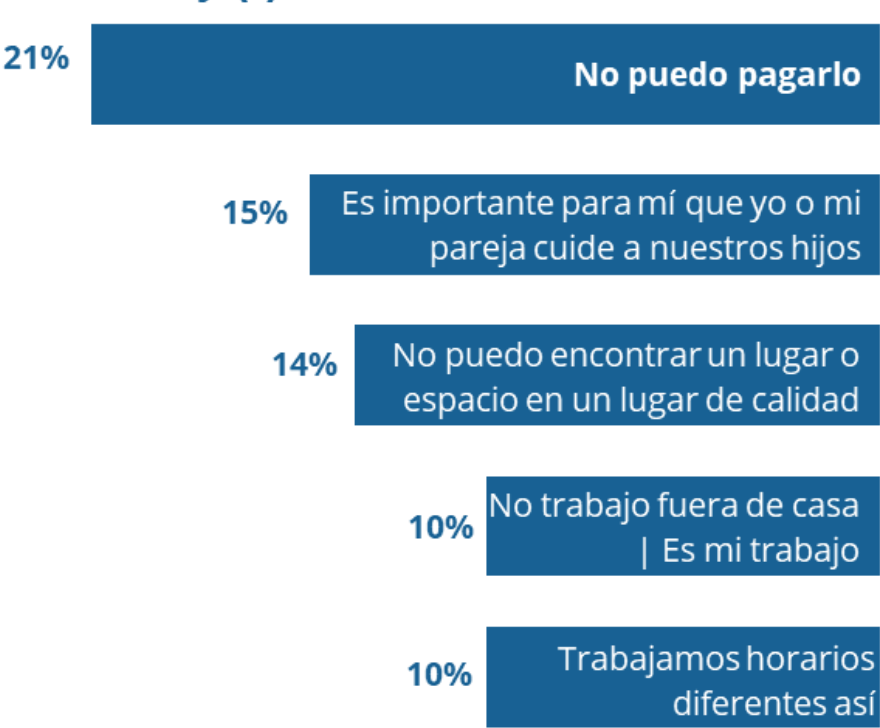
Montrose County is home to **2,641** children ages 6 and under; **69%** have all parents in their home in the labor force.



2,641 niños menores de 6 años viven en el condado de Montrose; 69% tiene a todos los padres en su hogar en la fuerza laboral.

¿Alguno de los niños de 6 años o menos asisten con regularidad a algún tipo de guardería o programa preescolar?

¿Cuál es la razón principal por la que no tiene a alguien cuidando de manera regular a su(s) hijo(s) de 6 años o menores? ?

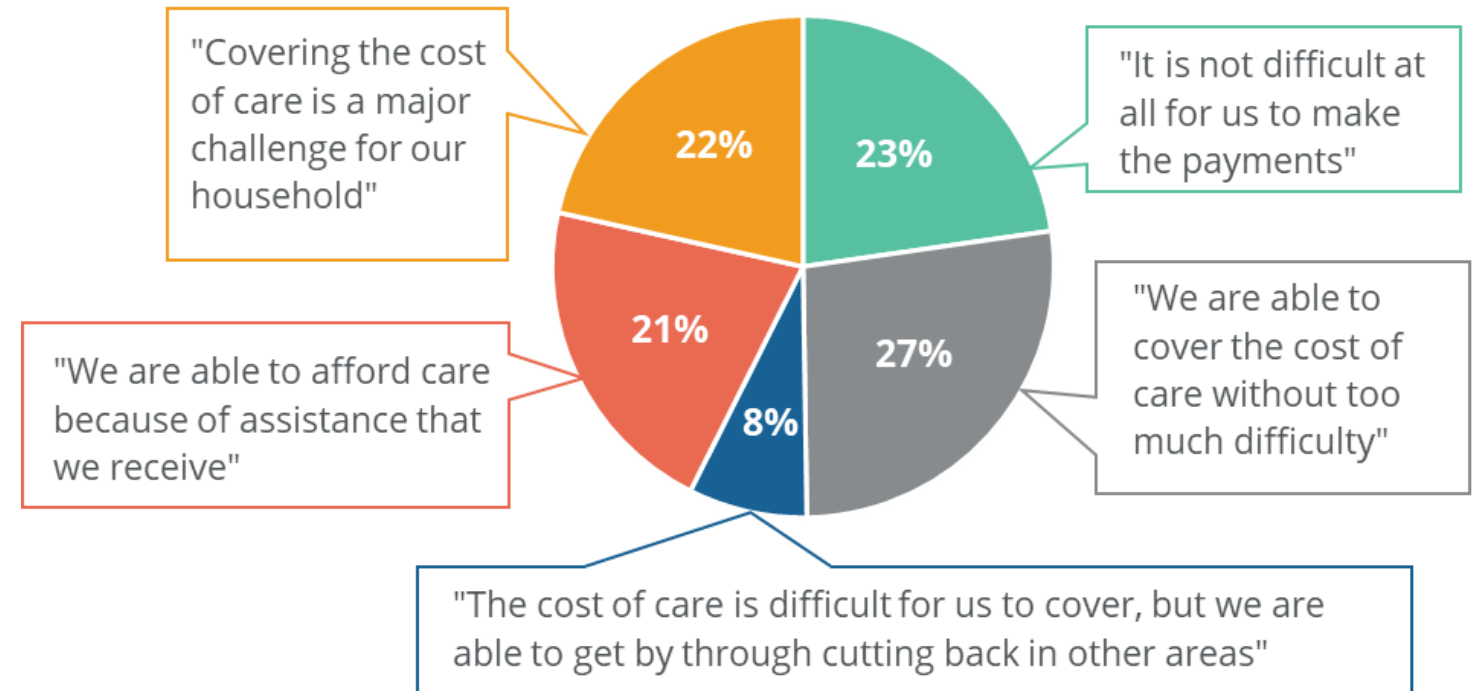
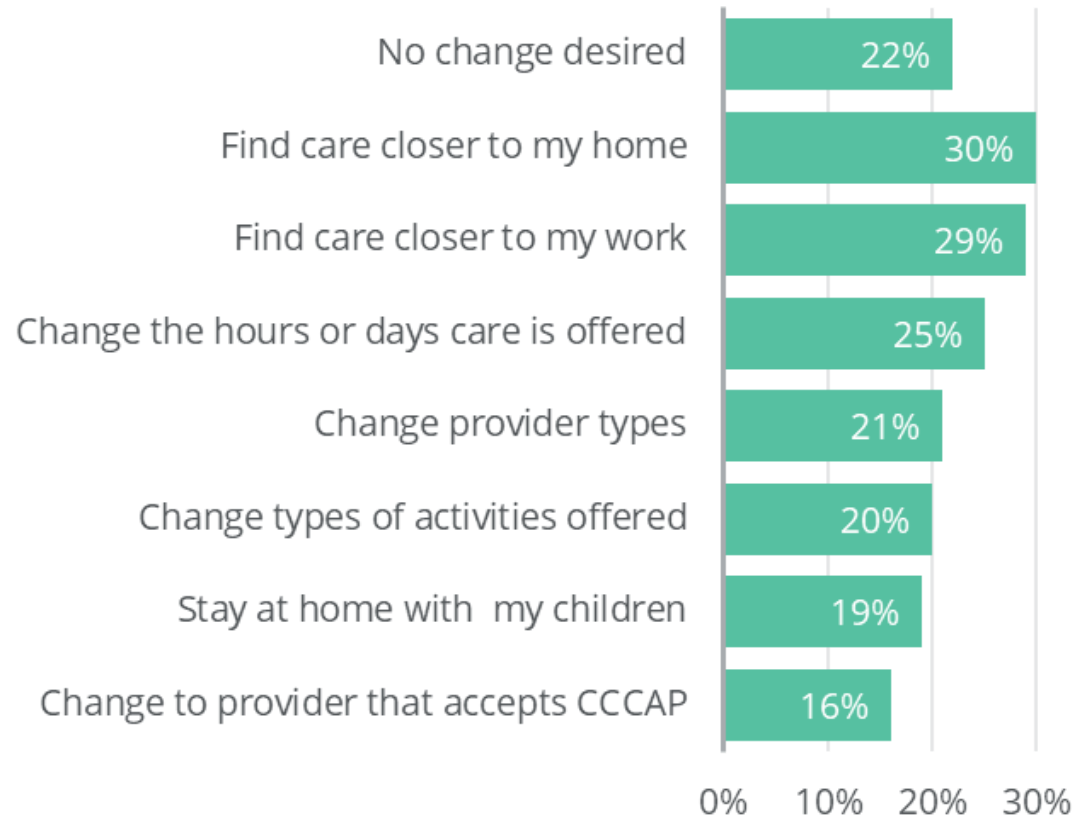


Tipo de cuidados infantiles:

En promedio, los niños menores de 6 años reciben **2.8 tipos diferentes** de cuidado infantil por semana.

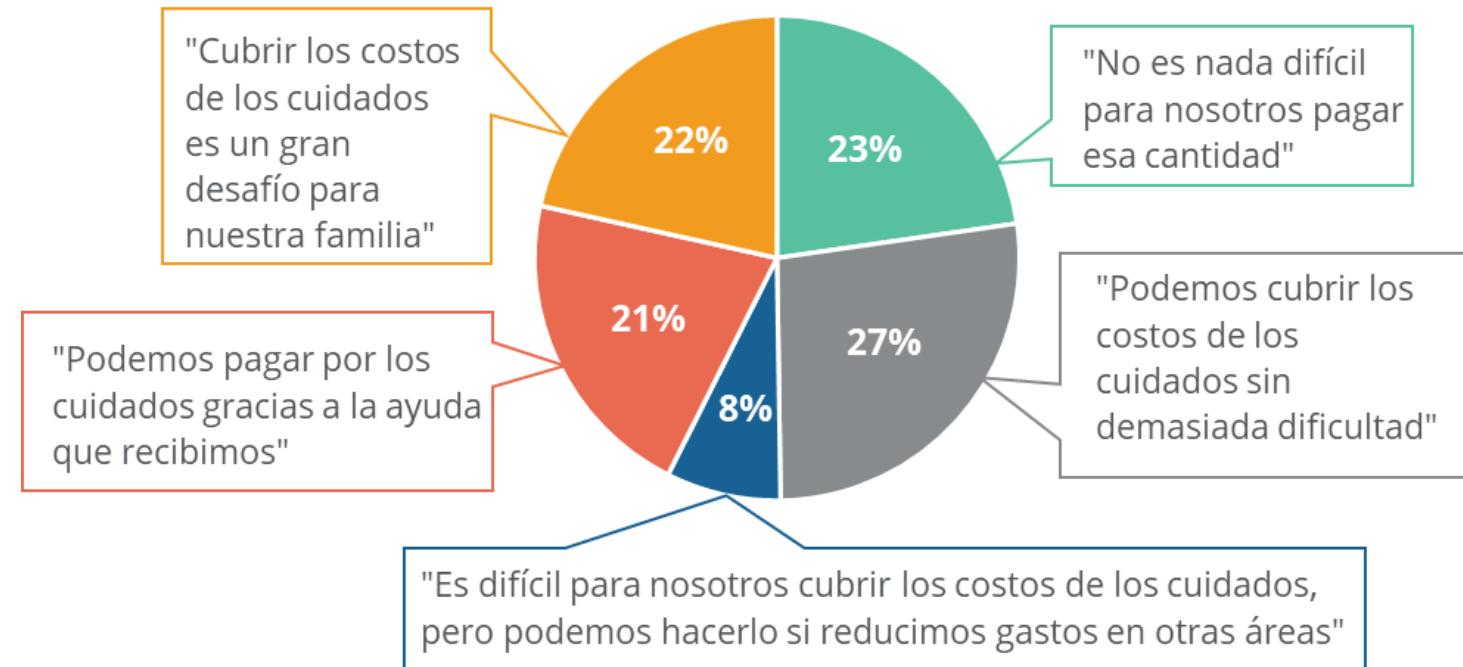
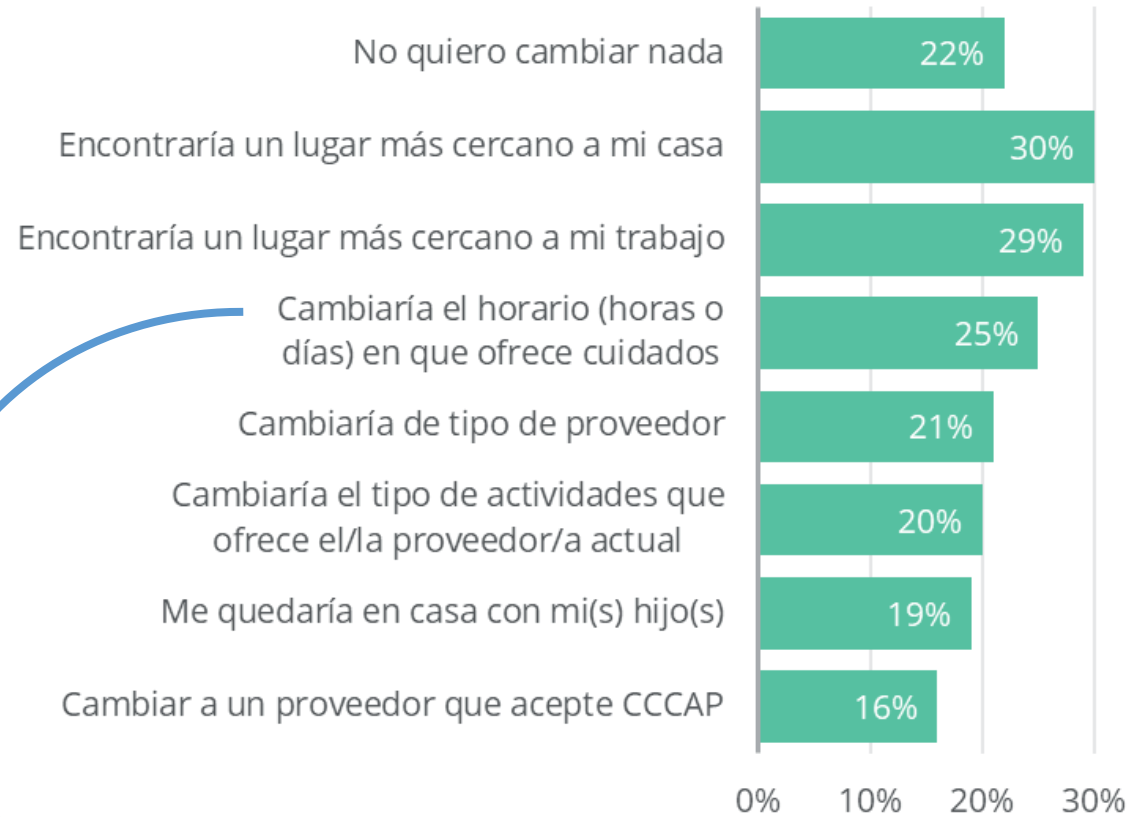


Desired Changes and Affordability



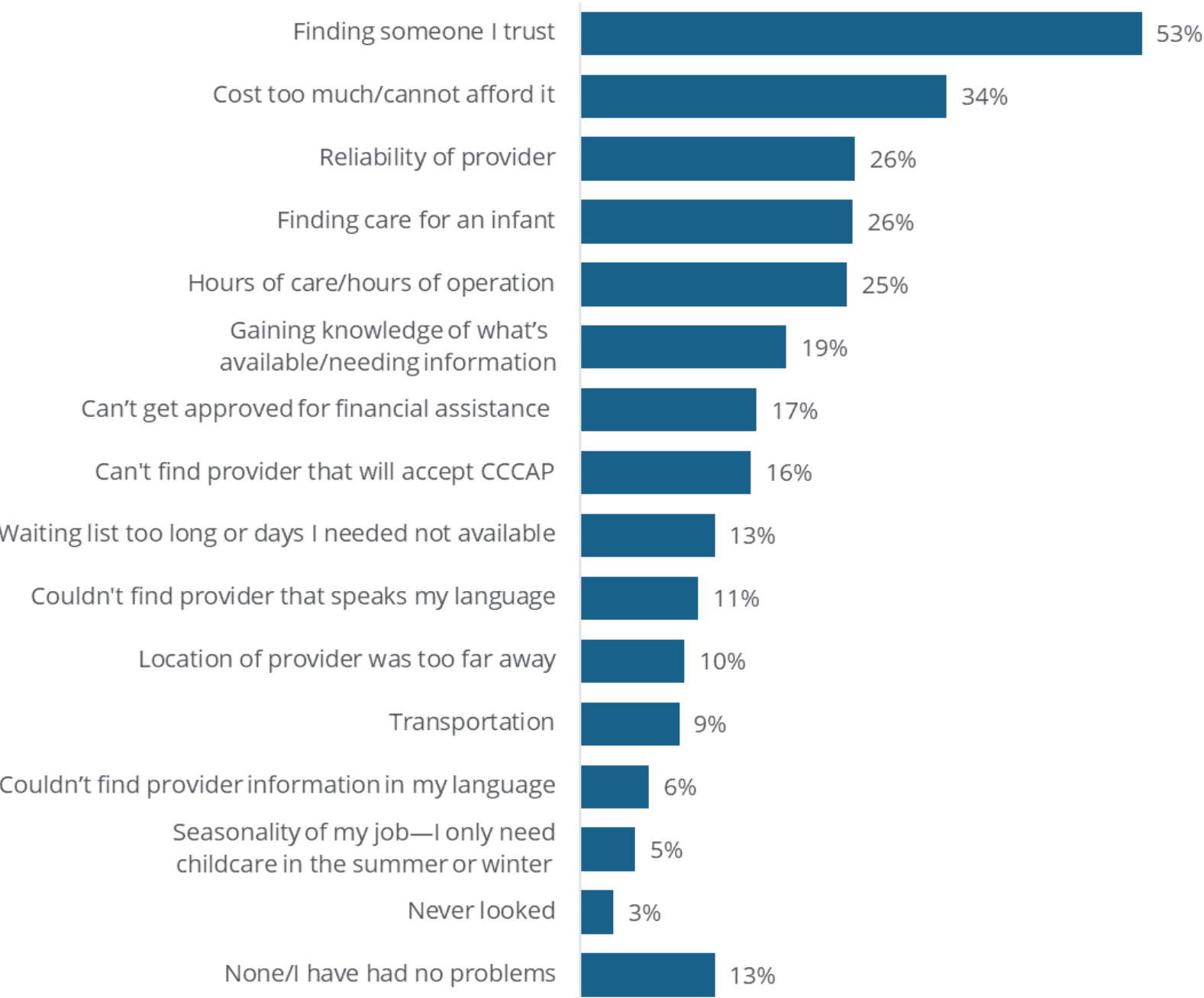
- 37% earlier in the morning; 23% evening hours; 24% summer care; and 19% hourly drop-in care
- 35% of households working in healthcare said hours of care were a "major challenge" (compared to 23% in other industries).

Cambios Deseados y Costo



- 37% más temprano por la mañana; 23% alguien por la noche; 24% durante el verano; 19% flexibles por hora para dejarlo(s) cuando sea necesario
- El 35% de los hogares que trabajan en el sector de la cuidados médicos que las horas de atención eran un "desafío mayor" (en comparación con el 23% en otras industrias).

Challenges Faced by Families & Providers



“The pay is so low and has been the same for so many years. It just doesn’t add up.”
–Care provider

“The money we charge pays for all of the supplies. There is not much left after that.” – Care provider

Challenges faced by providers

“Recently staffing has been the hardest thing—finding and retaining qualified staff...Providers cannot provide that [high] pay [and] to keep care affordable.” –Care provider

Desafíos Relacionados con los Cuidados Infantiles



“La paga es tan baja y ha sido la misma durante tantos años. Simplemente no cuadra ”.
–Proveedor

“El dinero que cobramos paga todos los suministros. No queda mucho después de eso ”.
–Proveedor

Desafíos entre proveedores

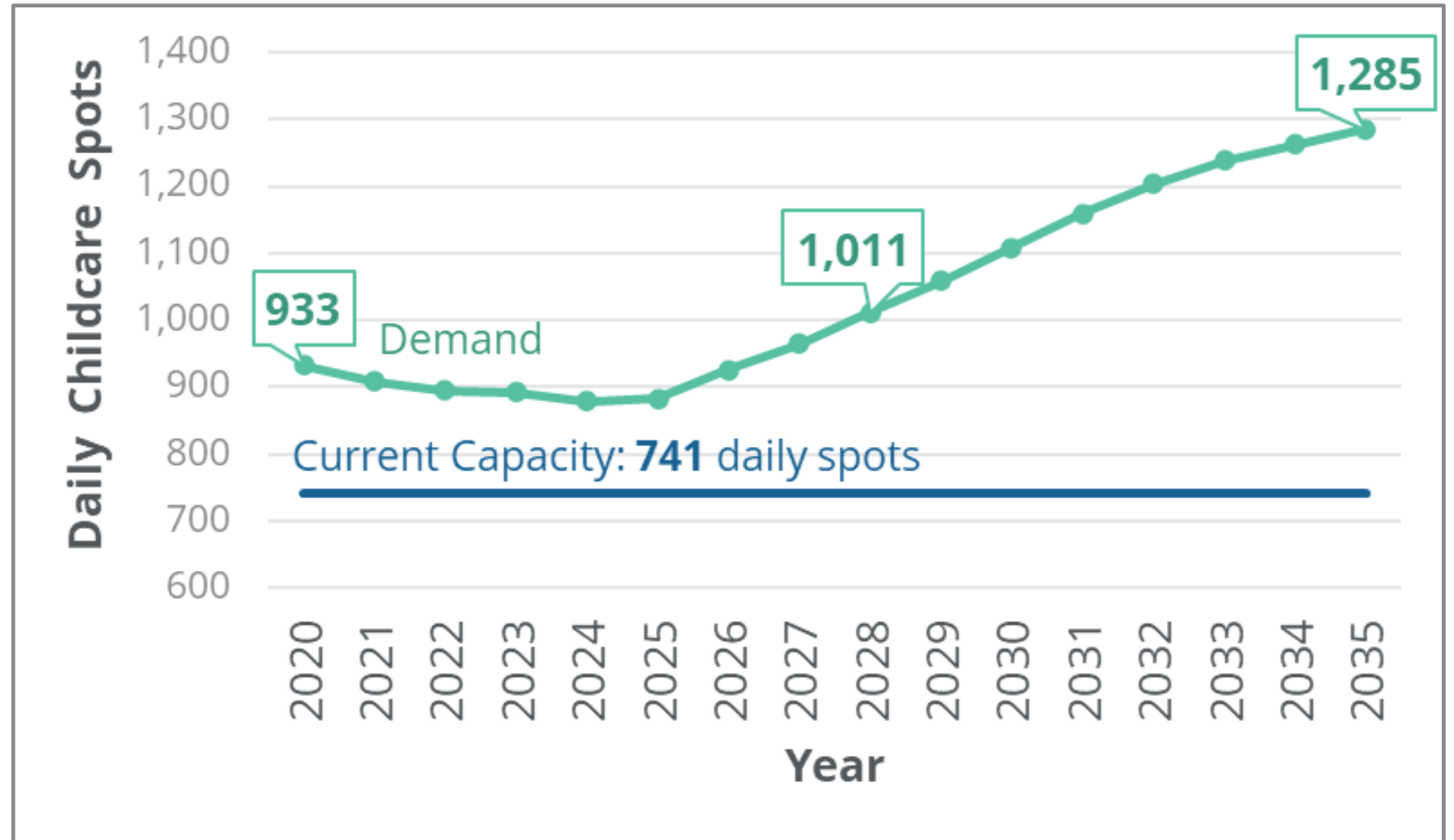
“Recientemente lo más difícil ha sido encontrar y retener personal calificado ... Los proveedores no pueden proporcionar ese [alto] salario [y] mantener precios razonables”. –Proveedor

DEMAND FOR LICENSED CARE

La demanda de cuidado
infantil con licencia

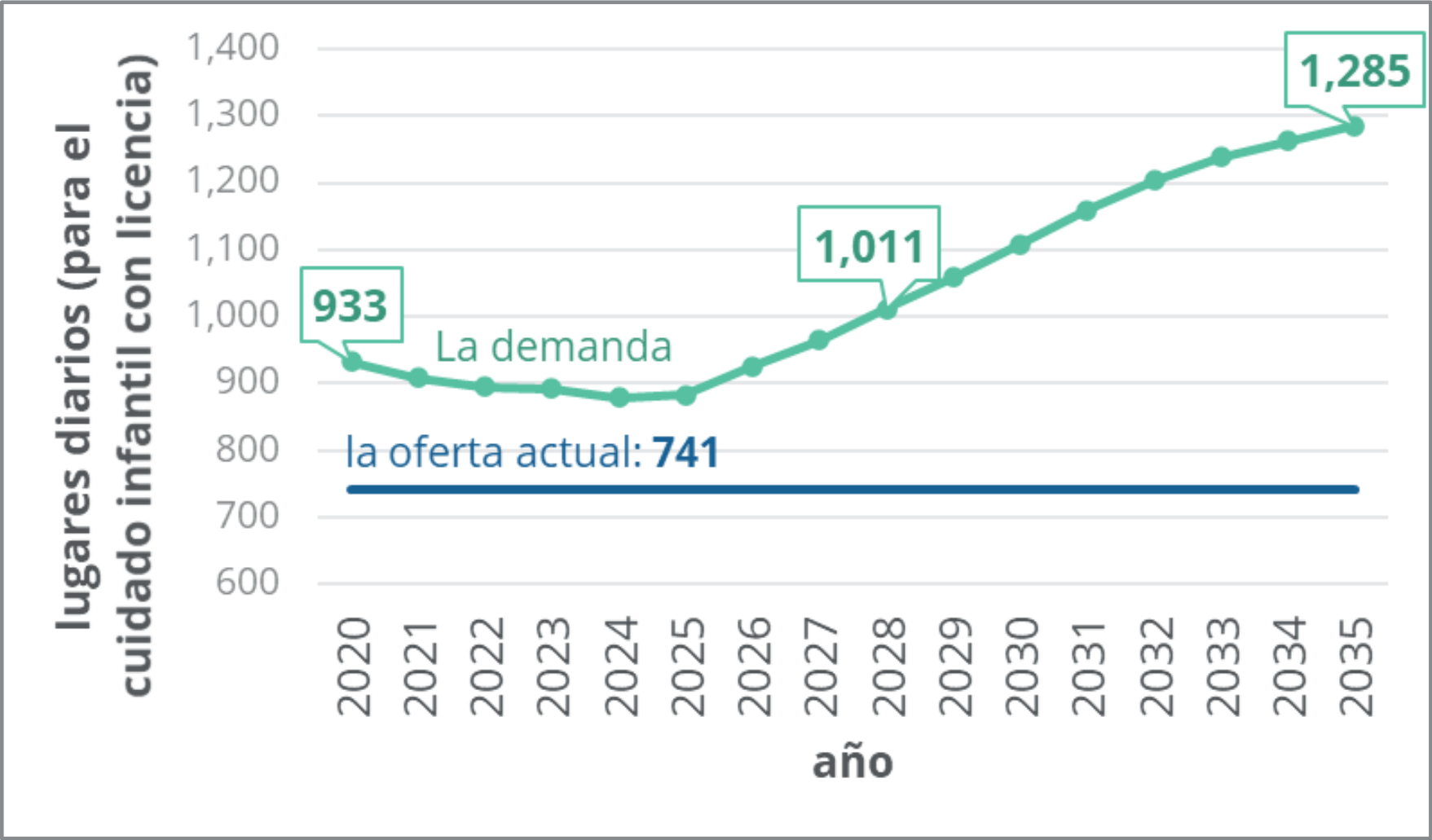
Demand for Licensed Care 2020-2035

Demand for licensed childcare in Montrose County far exceeds current supply: an estimated 933 children demand care with only 741 daily spots, and that gap will widen in the future, unless additional, affordable, spots are added.



La Demanda de Cuidado Infantil con Licencia

La demanda de cuidado infantil con licencia en el condado supera la oferta actual:
hay 741 lugares diarios disponibles para un estimado de 933 niños que desearían utilizar cuidado infantil. Esa brecha se ampliará en el futuro a menos que se agreguen lugares adicionales a un precio razonable.



RECOMMENDATIONS

RECOMENDACIONES

7

Continue to proactively track the key metrics for childcare demand.

2

Evaluate the potential for publicly funded childcare resources.

3

Develop and fund a scholarship program for income constrained households (exceeding state support through CCCAP) to increase affordability of childcare services for parents/guardians.

4

Develop a pipeline of childcare professionals and support current professionals in the childcare industry.

5

Consider options for expanding licensed childcare in the region, with a focus on infant/toddler care.

6

Encourage large employers to provide on-site childcare facilities.

7

Identify and offer support to non-licensed childcare providers in Montrose County.

8

Provide more easily accessible information about CCCAP and available care options.

1 Seguimiento de métricas clave sobre la demanda de cuidado infantil.

2 Considere la financiación pública para recursos de cuidado infantil.

3 Desarrollar y financiar un programa de becas para aumentar el acceso al cuidado infantil.

4 Apoyar a los profesionales del cuidado infantil.

5 Expandir centros con licencia en la región, con enfoque en bebés y niños pequeños.

6 Animar a empleadores grandes a proporcionar cuidado de niños en lugares de trabajo.

7 Apoyar a proveedores de cuidado infantil sin licencia.

8 Proporcione información de fácil acceso sobre CCCAP y otras opciones.





CITY OF MONTROSE

MEMO

TO: City Council
FROM: Ross Valdez, Community Engagement Specialist
DATE: October 4, 2021
RE: Lease Agreement for 1800 Pavilion Drive (Montrose Botanic Gardens)
ATTACHMENTS: Original Draft Lease, Final "Clean" Lease

City Council Consideration

City Council is considering a new lease agreement for the City-owned property located at 1800 Pavilion Drive. If City Council desires to review the lease at a future Council meeting, staff will place this item on the October 19, 2021 City Council meeting agenda.

Background

The City of Montrose ("City") leases the property located at 1800 Pavilion Drive ("Botanic Garden") to the Montrose Botanical Society ("MBS"). The City and MBS entered into the current fifty-year lease in 1996 and it expires in 2046. City Council is considering a new twenty five-year lease which will expire in 2046 with changes that reflect the current state of the Botanic Garden, its use, and the City's support.

The MBS utilizes the property for the Botanic Gardens. The Botanic Gardens are an area for demonstration, education, and leisure.

Attached to this memo, please find a final proposed lease as well as the original draft version. Notable changes include the following:

- Clarification of guidelines surrounding approval of improvements on the property to align with other City-owned properties.
- Addition and recognition of a Conceptual Master Plan, including requirement of City Council approval before implementation of Conceptual Master Plan components, including an environmental education center and other improvements.
- Commitment from the City of treated water as well as irrigation water in support of the Botanic Garden.
- Description of fee-based use of the Botanic Gardens, to include rentals as well as photography sessions.

- The Botanic Garden is for the free enjoyment of the public.
- Definition of the View Corridor as well as the MBS's obligation to preserve it.
- In the event the MBS is no longer able to lease the property, the City would maintain it.



AMENDED LEASE AGREEMENT

THIS LEASE is entered into effective this ___ day of ___, 2021 between the MONTROSE BOTANICAL SOCIETY, INC. ("Tenant") and the CITY OF MONTROSE ("City"), as follows:

WHEREAS, the City owns certain real property in Montrose County, Colorado, located south of the Montrose Pavilion Event Center ("The Pavilion") at 1800 Pavilion Drive; and

WHEREAS, the Parties mutually agree to lease a portion of that property to Tenant for the continued development, maintenance and use as the Montrose Botanic Gardens for public enjoyment; and

WHEREAS, the Parties further agree that such development of this property shall constitute an appurtenant use of The Pavilion and provide a tangible benefit to the community; and

WHEREAS, the Parties desire to clarify responsibilities in order to ensure the ongoing success of the Botanic Gardens;

NOW, THEREFORE, the Parties hereby enter into the following Lease:

1. **Description of Premises:**

The City hereby agrees to lease to the Tenant, subject to the terms and conditions of this Agreement, approximately 3.55 acres of the property, which is delineated on the attached Exhibit 1 and incorporated herein by reference, and which is hereby referred to as "Premises". The City reserves the right to install, operate, maintain and replace walkways, water lines, appurtenances and other utilities in and under the premises, but shall coordinate any such operations to avoid unreasonable interference with Tenant's use of the property. Tenant accepts the premises as is.

2. **Term of Lease:**

The term of this Lease shall be for a period of 50 years from the initial effective date of December 4, 1996, subject to termination of the Lease in accordance with any of the remaining provisions of this Lease.

3. **Purpose:**

The purpose of this Lease is to facilitate the development of a free public amenity where plants are grown for education, conservation, display and which will contribute to the well-being of the Montrose community. All improvements installed on the Premises shall serve this purpose and shall not detract from the use and enjoyment of The Pavilion or adjacent properties by the public and residents.

4. **Conditions:**

- A. Tenant agrees to complete and maintain a Conceptual Master Plan for eventual buildout of the Botanic Gardens (see Section 5) subject to review and approval by City Council in

association with this Lease Agreement. The current master plan for the site is included as Exhibit 2; however, it is understood that this master plan is subject to future revision. Any revisions to the master plan shall be approved by City Council prior to implementation of master plan components. Changes to the master plan do not require amendment or modification of this lease agreement.

- B. Construction and installation of Substantial Improvements on the Premises shall, following approval of this Lease Agreement, be pursued in extensive conformity with the current and approved Conceptual Master Plan. For purposes of this section, Substantial Improvements shall be defined as any improvement to the property with the exception of shrubs and plantings which are less than 4 feet in mature height, interpretive signage, and/or temporary/seasonal decorations. It is expected that prior to construction and installation of all improvements, Tenant shall confirm with the City Manager or their designee(s) that such construction and implementation is identified on and in compliance with the approved Conceptual Master Plan. No Substantial Improvements may take place without written approval from the City Manager's office.
- C. All improvements, including but not limited to, structures, fountains, rock walls, plants and irrigation equipment shall become part of this Lease, and upon termination of this Lease for any reason, shall become the property of the City.
- D. Tenant shall with due diligence design, install and construct any additions to the Botanic Gardens, subject to prior City approval as provided herein.
- E. City and Tenant agree to meet, at a minimum, on an annual basis to review capital, construction, and operational plans for the upcoming year.
- F. City shall provide water for irrigation of the Botanic Gardens subject to the following conditions:
 - 1) City of Montrose shall provide up to 1,000,000 gallons of City of Montrose treated water per calendar year to the Botanic Gardens at no charge to the Botanic Gardens. If Botanic Gardens treated water needs increase beyond this amount, Tenant shall pay commercial water rate for use of City of Montrose treated water.
 - 2) Treated water is provided by the City via $\frac{5}{8}$ and 1- $\frac{1}{2}$ inch meters on the northeastern and southern end of the property along Pavilion Drive, respectively. All treated water use shall utilize these existing meters; additional water taps will not be made available.
 - 3) The City of Montrose shall make its 12 shares of Uncompahgre Valley Water Users Association (UVWUA) irrigation water available for use by the Botanic Gardens, to the extent that this water is made available to the City by the UVWUA. In the event that the City shall need use of these water shares for irrigation of the Pavilion property, City and Botanic Gardens agree to coordinate watering schedules as to avoid overuse of the allocated shares. This water is available during the irrigation season which typically runs from mid-April through October of each year.
 - 4) Any expansion of the Botanic Gardens shall utilize UVWUA irrigation water to the fullest extent practicable, as opposed to increasing the use of treated water.
 - 5) Any modifications to irrigation diversion structures shall be approved in writing by the City prior to implementation.

- G. City shall not be bound by the terms of this Lease to assist Tenant in the development of the premises; however, City may provide such assistance as it deems appropriate and feasible to partner in the maintenance and growth of this community asset. Botanic Gardens shall request assistance from the City Manager or their designee. It is contemplated that such assistance may include the following:
- 1) Support with improvements or repair inside the premises.
 - 2) Provide parking lot, walkways and other necessary infrastructure improvements adjacent to the premises.
 - 3) Grant writing assistance.
- H. Tenant agrees to maintain the premises in a safe condition and in a manner consistent with the use of the premises for botanic displays and consistent with the approved Conceptual Master Plan. This shall include all turf cutting, pruning, vegetation maintenance, disease and pest control, and the like within the Botanic Gardens lease area at Tenant's expense. The City shall be responsible for maintaining and repairing the parking lot and other infrastructure outside of the Botanic Gardens lease area.
- I. The premises shall be used primarily for botanic purposes including display and propagation of species and educational activities. Other accessory activities are allowed including recreational activities, fundraising events, community events, and facility rental for private events. Other uses of the premises by Tenant must be approved in advance by the City Council.
- J. Tenant may use the Pavilion Commons area (as depicted on Exhibit 1) and other adjacent areas for the purposes described in this section upon advance approval by the City. Any such request for use of the Pavilion Commons area or for events including but not limited to fundraising events, community events, and private events that take place in the Botanic Gardens and which are likely to have attendance in excess of typical daily use must be presented by Tenant to the Pavilion Manager, and reviewed and approved by the Pavilion Manager at least (30) days prior to scheduled events. Exact location and details of events will be discussed and provided in writing to ensure agreement between both parties.
- K. Tenant's use of the premises shall conform to all applicable laws and regulations of the United States, the State of Colorado, and the City of Montrose.
- L. Tenant may request use of the Pavilion Drive power station, and shall do so at least thirty (30) days in advance for use during events to ensure usage does not impact events at The Pavilion.
- M. Tenant shall allow the use of the premises by the public as an appurtenance to the Pavilion, including allowing patrons of The Pavilion free access to take photos in the Botanic Garden during their scheduled event at The Pavilion.
- 1) Tenant shall not unreasonably refuse such use but may impose reasonable conditions to protect the integrity of the premises and protect Tenant from

unreasonable risk.

- N. All parking lot space adjacent to the Botanic Garden is for public use.
- O. The sidewalks and lawn within the Pavilion Commons area are for public use. Because they are public access, The Pavilion provides snow removal, irrigation, and lawn maintenance as needed.
- P. A View Corridor shall be established and maintained year-round pursuant to Exhibit 3, for the purpose of preserving the view of the San Juan Mountains looking south from the top of The Pavilion south steps. The preservation of the View Corridor may require regular maintenance and trimming of trees which shall be at the sole expense of the Tenant. Maintenance of the View Corridor is the sole responsibility of the Tenant and is of significant importance to the City. The City and Tenant will meet yearly in the fall and in the spring to evaluate the state of the View Corridor and identify necessary maintenance. The City may, at any time, require maintenance on behalf of the Tenant to preserve the View Corridor.
- Q. Tenant may lawfully solicit donations to support the Montrose Botanical Society and operations of the Botanic Gardens, but shall not impose fees for public enjoyment of the premises, except for periodic special fundraising events.
- R. No new signs shall be allowed on or off the premises which promote the location of the Botanic Gardens, but it is contemplated by the Parties that some signage identifying plant species and providing educational information may be utilized.
- S. Any amendment to this Lease Agreement may be made upon mutual consent of the Botanic Gardens and City Council.

5. **Conceptual Master Plan Shall Include the Following:**

- A. It is anticipated that the Botanic Gardens will update the Conceptual Master Plan over time as outlined in Section 4. The Conceptual Master Plan shall ideally contain but is not limited to the following components:
 - 1) Tree planting plan showing the location of all existing and proposed trees, including general description of proposed trees such as species and anticipated heights.
 - 2) View Corridor Plan, as described in Section 4 ¶P of this document.
 - 3) Existing and anticipated structures, including location, dimensions, and exterior materials.
 - 4) Existing and proposed improvements including but not limited to plant beds, boulder installations, and fountains.
 - 5) General description of existing and proposed use of areas such as natural grass demonstration garden area, children's garden area, and native plant area.
 - 6) Existing and proposed walkways and public access points.
 - 7) Existing and proposed fences.
 - 8) Existing and proposed lighting plan in compliance with Dark Sky practices.

6. Termination of Lease:

This lease may be terminated upon any of the following events:

- A. Dissolution, insolvency or bankruptcy of the Tenant or Tenant's vacancy of the premises.
- B. The foreclosure and sale of the leasehold interest resulting from any lien that is not satisfied and paid by Tenant.
- C. Material breach of any of the obligations of the Tenant under this Lease Agreement PROVIDED HOWEVER that said breach is not cured within the time provided in Section 6 ¶E below.
- D. Any unauthorized use of the premises PROVIDED HOWEVER that said breach is not cured within the time provided in Section 6 ¶E below.
- E. In the event that the Lessor wishes to terminate this Lease Agreement pursuant to the provisions of Section 6 ¶C or Section 6 ¶D above, written notice of the intent to terminate shall first be provided to the Tenant by certified mail, return receipt requested, at the address of the Tenant stated herein, or at any other subsequent address given to the Lessor in writing. Said notice shall provide a clear statement of the reason for termination. The Tenant shall then have a period of thirty (30) days from the date of receipt of said notice within which to cure the default which forms the basis of the notice of termination, and in the event such cure is timely made by Tenant, the Lease Agreement shall remain in full force and effect.
- F. The City may terminate this Lease with six months advance written notice to the Tenant if the premises are needed for a public purpose, including but not limited to public rights-of-way, which would be sufficient to support an action for eminent domain to acquire the property, pursuant to Colorado statutes and common law as in effect on the date of this Lease Agreement. Termination of the lease with regard to specific portions of the premises may also occur upon the same notice requirement. Upon termination of the lease, or termination of a portion of the leased premises, Tenant shall immediately vacate the premises, or that portion of the premises subject to lease termination.
- G. The City may terminate this Lease if the uses of the premises as provided herein are contrary to any existing deed restriction or third-party contractual obligation which prohibits such uses. Termination of the lease with regard to specific portions of the premises may also occur upon the same notice requirement. Upon termination of the lease, or termination of a portion of the leased premises, Tenant shall immediately vacate the premises, or that portion of the premises subject to lease termination.
- H. The City shall not be liable for any losses whatsoever incurred by the Tenant as a result of termination of this Lease or any specific portions thereof.

7. Disclaimer of City of any Liability for Liens:

Nothing in the terms of this Lease shall be construed as the City authorizing the Tenant to make

any improvements on the real property that would subject the property to a mechanic's lien. To the extent that the Tenant may make improvements upon the premises and fail to pay for the same, such that a mechanic's lien is placed upon the premises, said liens shall attach only to the leasehold interest of Tenant to the premises, and shall be subject to all the terms of this Lease (including the provisions for termination of the Lease upon the filing of a mechanic's lien). Tenant shall not create any liens upon said property and liens shall attach only to Tenant's leasehold interest.

8. Access to the Property:

- A. The City shall have the right to enter upon or across the leased premises or to cross such premises at any and all times and may authorize any of its officers, agents, employees to do so also. Reasonable notice shall be provided, absent emergency situations.
- B. The City shall also have the right to inspect the inside of any of the improvements on the premises at all times.

9. Taxes and Utilities:

- A. In the event any ad valorem, real or personal property taxes or payments in lieu thereof, are due or assessed upon the leased property or any improvements thereof, the payment of such taxes shall be the sole obligation of the Tenant. In the event the City receives any tax notices, it shall deliver them to the Tenant for payment.
- B. Tenant shall promptly pay as due all bills for utilities including power, water, and trash collection as applicable to serve the premises, except to the extent City may provide water as set out in Section 4.

10. Indemnification and Insurance:

A. Indemnification

- 1) The Tenant agrees to indemnify and hold harmless City, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Lease (1) if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Tenant, any sublessee of the Tenant, or any officer, employee, representative, volunteer or agent of the Tenant or of any sublessee of the Tenant; or (2) which arise out of any worker's compensation claim of any employee or volunteers of the Tenant or of any employee of any subcontractor or sublease of the Tenant; or (3) if such claims are made by any participant in, or spectator of, Tenant's programs or use, or a use authorized by Tenant and arise out of the use of the premises.
- 2) The Tenant agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of the Tenant, or at the option of City, agrees to pay City or reimburse City for the

defense costs incurred by City in connection with, any such liability, claims, or demands. The Tenant also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

B. Insurance

- 1) The Tenant agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Tenant pursuant to this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by this contract or by law. The Tenant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to Section 10 ¶A. by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.
 - a. Tenant shall procure and maintain, and shall cause any subcontractor or sublessee of the Tenant to procure and maintain, the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to City. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Tenant pursuant to Section 10 ¶A. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
 - b. Worker's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work for Tenant.
 - c. Commercial General Liability insurance with minimum combined single limits of \$150,000 each occurrence and \$600,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury, blanket contractual, and completed operations. The policy shall contain a severability of interest's provision.
- 2) The policy required by Section 9 ¶B. (1) (b) above shall be endorsed to include City and City's officers and employees as additional insureds. Every policy required above shall be primary insurance as to City and its officers and employees and any insurance carried by City, its officers, or its employees, or carried by or provided through any insurance pool of City, shall be excess and not contributory insurance to that provided by Tenant. No additional insured endorsement to any policy shall contain any exclusion for bodily injury or property damage arising from completed operations. The Tenant shall be solely responsible for any deductible losses under any policy required above.
- 3) A certificate of insurance shall be completed by the Tenant's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by City prior to commencement of any construction upon the premises. The certificate shall identify this Lease and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been given to City. The completed certificate of insurance shall be sent to City.
- 4) Failure on the part of the Tenant to procure or maintain policies providing the

required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which City may immediately terminate this contract, or at its discretion City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by City shall be repaid by Tenant to City upon demand, or City may offset the cost of the premiums against any monies due to Tenant from City.

- 5) City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 6) The parties hereto understand and agree that City is relying on, and does not waive or intend to waive by any provision of this Lease, the monetary limitations (presently \$387,000 per person and \$1,093,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, CRS §24-10-101 et seq., as from time to time amended, or otherwise available to City, its officers, or its employees.
- 7) Tenant shall have the insurable improvements on the premises covered by Tenant's property insurance policies and provide City with a certificate of such insurance. Tenant shall be responsible for all losses to Tenant's property including losses not covered due to said policy's deductible, or for losses outside the scope of such policy's coverage and hereby waives any claim against City for such losses.

11. **Waiver:**

No waiver of any breach of any one or more of the conditions and covenants of this Lease by the Tenant or City shall be deemed and constitute a waiver of any succeeding or other breach under this Lease.

12. **Notices:**

All notices required to be given to the City or the Tenant herein shall be mailed to them to the following addresses:

City of Montrose:

City of Montrose
Attn. City Manager
P.O. Box 790 Montrose, CO 81402

Montrose Botanical Society:

Montrose Botanical Society, Inc.
P.O. Box 0323 Montrose, CO 81401

Notice shall be effective when deposited in the U.S. Mail, certified return receipt requested, addressed to the above address or any address notice of which address change has been given in writing to the other party.

13. **Prior Agreements:**

This Agreement constitutes the entire agreement and understanding between the parties to the Agreement and supersedes all prior and contemporaneous negotiations and understandings between the parties whether oral or written, expressed, or implied.

14. **Non-assignability:**

Tenant may neither sublease nor assign its interest hereunder.

IN WITNESS WHEREOF, the Parties have entered into this Lease on this ____ day of _____, 2021, effective December 4, 1996.

CITY OF MONTROSE

MONTROSE BOTANICAL SOCIETY

Mayor

President

ATTEST:

ATTEST:

City Clerk

Secretary

Exhibit 1



Exhibit 2 (Master Plan)

Exhibit 3 (View Corridor)



AMENDED LEASE AGREEMENT

THIS LEASE is entered into effective this ___ day of ____, 2021 between the MONTROSE BOTANICAL SOCIETY, INC. ("Tenant") and the CITY OF MONTROSE ("City"), as follows:

WHEREAS, the City owns certain real property in Montrose County, Colorado, located south of the Montrose Pavilion Event Center ("The Pavilion") at 1800 Pavilion Drive; and

WHEREAS, the Parties mutually agree to lease a portion of that property to Tenant for the continued development, maintenance and use as the Montrose Botanic Gardens for public enjoyment; and

WHEREAS, the Parties further agree that such development of this property shall constitute an appurtenant use of The Pavilion and provide a tangible benefit to the community; and

WHEREAS, the Parties desire to clarify responsibilities in order to ensure the ongoing success of the Botanic Gardens;

NOW, THEREFORE, the Parties hereby enter into the following Lease:

1. **Description of Premises:**

The City hereby agrees to lease to the Tenant, subject to the terms and conditions of this Agreement, approximately 3.55 acres of the property, which is delineated on the attached Exhibit 1 and incorporated herein by reference, and which is hereby referred to as "Premises". The City reserves the right to install, operate, maintain and replace walkways, water lines, appurtenances and other utilities in and under the premises, but shall coordinate any such operations to avoid unreasonable interference with Tenant's use of the property. Tenant accepts the premises as is.

2. **Term of Lease:**

The term of this Lease shall be for a period of 50 years from the initial effective date of December 4, 1996, subject to termination of the Lease in accordance with any of the remaining provisions of this Lease.

3. **Purpose:**

The purpose of this Lease is to facilitate with the Tenant the development of a free public amenity as a botanic garden. The Montrose Botanical Society's mission is to provide horticulture education and leadership for residents of the Uncompahgre Valley Region through the development of the Botanic Gardens for demonstration, education and leisure. All improvements installed on the Premises shall serve these purposes as they pertain to the development, operation and maintenance of the Montrose Botanic Gardens.

4. **Conditions:**

- A. Tenant agrees to complete and maintain a Conceptual Master Plan for eventual buildout of the Botanic Gardens (see Section 5) subject to review and approval by City Council in association with this Lease Agreement. The current master plan for the site is included as Exhibit 2; however, it is understood that this master plan is subject to future revision. Any revisions to the master plan shall be approved by City Council prior to implementation of master plan components. Changes to the master plan do not require amendment or modification of this lease agreement.
- B. Construction and installation of Substantial Improvements on the Premises shall be pursued in extensive conformity with the current and approved Conceptual Master Plan. For purposes of this section, Substantial Improvements are defined as improvements requiring a permit by the City of Montrose and/or considered a permanent hardscape. It is expected that prior to construction and installation of improvements, Tenant shall confirm with the City Manager or their designee(s) that such construction and implementation is identified on and in compliance with the approved Conceptual Master Plan. No Substantial Improvements may take place without written approval from the City Manager's office and appropriate permit if applicable.
- C. All improvements, including but not limited to, structures, fountains, rock walls, plants and irrigation equipment shall become part of this Lease, and upon termination of this Lease for any reason, shall become the property of the City.
- D. Tenant shall with due diligence design, install and construct Substantial Improvements to the Botanic Gardens, subject to prior City approval as provided herein.
- E. City and Tenant agree to meet the first quarter of each calendar year on an annual basis to review capital, construction and discuss updates and concerns of both parties, including the review of the View Corridor and operational plans for the upcoming year. The City representative and Tenant agree to communicate calendars in a timely manner to coordinate usage of the Pavilion Event Center & Commons area and the Botanic Gardens.
- F. City shall provide water for the Botanic Gardens subject to the following conditions:
 - 1) City of Montrose shall provide up to 1,900,000 gallons of City of Montrose treated water per calendar year to the Botanic Gardens at no charge to the Tenant. If Botanic Gardens treated water needs increase beyond this amount, Tenant shall pay commercial water rate for use of City of Montrose treated water.

The Tenant recognizes the importance of wise use of water in its irrigation and domestic use. Tenant will promote wise management and efficient use of water resources. Efforts will be made to install effective water use facilities and irrigation systems. Water wise strategies will be incorporated into the Botanic Garden planning & design, plantings, efficient irrigation systems and management of resources.

- 2) Treated water is provided by the City via 5/8 and 1-1/2 inch meters on the northeastern and southern end of the property along Pavilion Drive, respectively. All treated water use shall utilize these two (2) existing meters.
- 3) The City of Montrose shall pay for and make its 12.3 shares of Uncompahgre Valley Water Users Association (UVWUA) irrigation water available for use by the Botanic Gardens, to the extent that this water is made available to the City by the UVWUA. In the event that the City shall need use of these water shares for irrigation of the Pavilion property, City and Tenant agree to coordinate watering schedules. This water is available during the irrigation season which typically runs from mid-April through October of each year.
- 4) Any expansion of the Botanic Gardens shall utilize UVWUA irrigation water to the fullest extent practicable, as opposed to increasing the use of treated water.
- 5) Any modifications to irrigation diversion structures shall be approved in writing by the City prior to implementation and notification sent in writing to the Tenant.

G. City shall not be bound by the terms of this Lease to assist Tenant in the development of the premises; however, City may provide such assistance as it deems appropriate and feasible to partner in the maintenance and growth of this community asset. Tenant shall request assistance from the City Manager or their designee. It is contemplated that such assistance may include the following:

- 1) Support with improvements or repair inside the premises.
- 2) Provide parking lot, walkways and other necessary infrastructure improvements adjacent to the premises.
- 3) Grant writing assistance and support.
- 4) Marketing assistance
- 5) Intermittent use of adjacent City owned property for special events
- 6) Facilitation of utility access to property as feasible

H. Tenant agrees to maintain the premises in a safe condition and in a manner consistent with the use of the premises for botanic displays and consistent with the approved Conceptual Master Plan. This shall include all turf cutting, pruning, vegetation maintenance, disease and pest control, and the like within the Botanic Gardens lease area at Tenant's expense. The City shall be responsible for maintaining and repairing the parking lot and other infrastructure outside of the Botanic Gardens lease area.

I. The premises shall be used primarily for botanic purposes including display and propagation of species and educational activities. Other accessory activities are allowed including recreational activities, fundraising events, community events, and facility rental for private events. Other uses of the premises by Tenant must be approved in advance by the City Council.

J. Tenant may use the Pavilion Commons area (as depicted on Exhibit 1) and other adjacent areas for the purposes described in this section upon advance approval by the City. Any such request for use of the Pavilion Commons area must be presented by Tenant to the

- Pavilion Manager, and reviewed and approved by the Pavilion Manager at least (30) days prior to scheduled events. Exact location and details of events will be discussed and provided in writing to ensure agreement between both parties.
- K. Tenant's use of the premises shall conform to all applicable laws and regulations of the United States, the State of Colorado, Montrose County and the City of Montrose.
 - L. Tenant may request use of the Pavilion Drive power station, and shall do so at least thirty (30) days in advance for use during events to ensure usage does not impact events at The Pavilion. The Pavilion may request use of the Botanic Garden power outlets and shall do so thirty (30) days in advance for use during events to ensure usage does not impact events at the Botanic Gardens.
 - M. The Pavilion may request use of the Botanic Gardens premises and shall do so at least thirty (30) days in advance for use related to Pavilion events to ensure usage does not impact operations of the Botanic Garden. A fee and a signed facility use agreement will be required by the patrons of the Pavilion for up to one hour use for photography sessions; a fee and a signed facility use agreement will be required by the patrons of the Pavilion for use of Entry Garden area for up to one and a half hours for a wedding, etc. Pavilion patrons may select both Entry Garden usage and Photography session usage for a combined fee. Tenant will provide copies of the usage agreements to the Pavilion staff to facilitate the coordination with events at the Pavilion..
 - 1) Tenant shall not unreasonably refuse such request for usage.
 - N. All parking lot space adjacent to the Botanic Garden is for public use.
 - O. The sidewalks and lawn within the Pavilion Commons area are for public use. Because they are public access, The City provides snow removal, irrigation, and lawn maintenance as needed.
 - P. A View Corridor shall be established and maintained year-round pursuant to Exhibit 3, for the purpose of preserving the view of the San Juan Mountains looking south from the top of The Pavilion south steps. The preservation of the View Corridor may require regular maintenance and trimming of trees which shall be at the sole expense of the Tenant. Maintenance of the View Corridor is the sole responsibility of the Tenant and is of significant importance to the City. The City and Tenant will meet at its annual meeting in the first quarter of the calendar year to evaluate the state of the View Corridor and identify necessary maintenance. The City may, at any time, require maintenance on behalf of the Tenant to preserve the View Corridor.
 - Q. Tenant may lawfully solicit donations to support the Montrose Botanical Society and operations of the Botanic Gardens, but shall not impose fees for public enjoyment of the premises, except for periodic special fundraising events and rentals.

- R. Any amendment to this Lease Agreement may be made upon mutual consent of the Tenant and the City.

5. **Conceptual Master Plan Shall Include the Following:**

In the spirit of mutual considerations for the development of the Montrose Botanic Gardens with the City of Montrose, a Conceptual Master Plan will be approved by the Montrose City Council. A Conceptual Master Plan provides a vision for the development of the Gardens. The Plan will be updated as sections of the Gardens are being planned, designed and developed. The Tenant agrees to abide by regulations of the City including applying for permits as necessary and consideration of Dark Sky lighting. The Tenant recognizes the importance of the City's interest in maintaining the View Corridor as described and depicted in Exhibit 3. Tenant will maintain and develop the Botanic Gardens to ensure the agreed to View Corridor is preserved.

6. **Termination of Lease:**

This lease may be terminated upon any of the following events:

- A. Dissolution, insolvency or bankruptcy of the Tenant or Tenant's vacancy of the premises.
- B. The foreclosure and sale of the leasehold interest resulting from any lien that is not satisfied and paid by Tenant.
- C. Material breach of any of the obligations of the Tenant under this Lease Agreement PROVIDED HOWEVER that said breach is not cured within the time provided in Section 6 (E) below.
- D. Any unauthorized use of the premises PROVIDED HOWEVER that said breach is not cured within the time provided in Section 6 (E) below.
- E. In the event that the Lessor wishes to terminate this Lease Agreement pursuant to the provisions of Section 6 (C) or Section 6 (D) above, written notice of the intent to terminate shall first be provided to the Tenant by certified mail, return receipt requested, at the address of the Tenant stated herein, or at any other subsequent address given to the Lessor in writing. Said notice shall provide a clear statement of the reason for termination. The Tenant shall then have a period of thirty (30) days from the date of receipt of said notice within which to cure the default which forms the basis of the notice of termination, and in the event such cure is timely made by Tenant, the Lease Agreement shall remain in full force and effect.
- F. The City may terminate this Lease with six months advance written notice to the Tenant if the premises are needed for a public purpose, including but not limited to public rights-of-way, which would be sufficient to support an action for eminent domain to acquire the property, pursuant to Colorado statutes and common law as in effect on the date of this Lease Agreement. Termination of the lease with regard to specific portions of the premises may also occur upon the same notice requirement. Upon termination of the lease, or termination of a portion of the leased premises, Tenant shall immediately vacate

the premises, or that portion of the premises subject to lease termination.

- G. The City may terminate this Lease if the uses of the premises as provided herein are contrary to any existing deed restriction or third-party contractual obligation which prohibits such uses. Termination of the lease with regard to specific portions of the premises may also occur upon the same notice requirement. Upon termination of the lease, or termination of a portion of the leased premises, Tenant shall immediately vacate the premises, or that portion of the premises subject to lease termination.
- H. The City shall not be liable for any losses whatsoever incurred by the Tenant as a result of termination of this Lease or any specific portions thereof.

7. Disclaimer of City of any Liability for Liens:

Nothing in the terms of this Lease shall be construed as the City authorizing the Tenant to make any improvements on the real property that would subject the property to a mechanic's lien. To the extent that the Tenant may make improvements upon the premises and fail to pay for the same, such that a mechanic's lien is placed upon the premises, said liens shall attach only to the leasehold interest of Tenant to the premises, and shall be subject to all the terms of this Lease (including the provisions for termination of the Lease upon the filing of a mechanic's lien). Tenant shall not create any liens upon said property and liens shall attach only to Tenant's leasehold interest.

8. Access to the Property:

- A. The City shall have the right to enter upon or across the leased premises or to cross such premises at any and all times and may authorize any of its officers, agents, employees to do so also. Reasonable notice shall be provided, absent emergency situations.
- B. The City shall also have the right to inspect the inside of any of the improvements on the premises at all times.

9. Taxes and Utilities:

- A. In the event any ad valorem, real or personal property taxes or payments in lieu thereof, are due or assessed upon the leased property or any improvements thereof, the payment of such taxes shall be the sole obligation of the Tenant. In the event the City receives any tax notices, it shall deliver them to the Tenant for payment.
- B. Tenant shall promptly pay as due all bills for utilities including power, water, and trash collection as applicable to serve the premises, except to the extent City may provide water as set out in Section 4.

10. Indemnification and Insurance:

- A. Indemnification
 - 1) The Tenant agrees to indemnify and hold harmless City, its officers, employees,

insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Lease (1) if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Tenant, any sublessee of the Tenant, or any officer, employee, representative, volunteer or agent of the Tenant or of any sublessee of the Tenant; or (2) which arise out of any worker's compensation claim of any employee or volunteers of the Tenant or of any employee of any subcontractor or sublease of the Tenant; or (3) if such claims are made by any participant in, or spectator of, Tenant's programs or use, or a use authorized by Tenant and arise out of the use of the premises.

- 2) The Tenant agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of the Tenant, or at the option of City, agrees to pay City or reimburse City for the defense costs incurred by City in connection with, any such liability, claims, or demands. The Tenant also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

B. Insurance

- 1) The Tenant agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Tenant pursuant to this Agreement. Such insurance shall be in addition to any other insurance requirements imposed by this contract or by law. The Tenant shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to Section 10 ¶A. by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.
 - a. Tenant shall procure and maintain, and shall cause any subcontractor or sublessee of the Tenant to procure and maintain, the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to City. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Tenant pursuant to Section 10 ¶A. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.
 - b. Worker's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work for Tenant.
 - c. Commercial General Liability insurance with minimum combined single limits of \$150,000 each occurrence and \$600,000 aggregate and adjusted in accordance with CGIA updates. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations),

personal injury, blanket contractual, and completed operations. The policy shall contain a severability of interest's provision.

- 2) The policy required by Section 9 ¶B. (l) (b) above shall be endorsed to include City and City's officers and employees as additional insureds. Every policy required above shall be primary insurance as to City and its officers and employees and any insurance carried by City, its officers, or its employees, or carried by or provided through any insurance pool of City, shall be excess and not contributory insurance to that provided by Tenant. No additional insured endorsement to any policy shall contain any exclusion for bodily injury or property damage arising from completed operations. The Tenant shall be solely responsible for any deductible losses under any policy required above.
- 3) A certificate of insurance shall be completed by the Tenant's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by City prior to commencement of any construction upon the premises. The certificate shall identify this Lease and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been given to City. The completed certificate of insurance shall be sent to City.
- 4) Failure on the part of the Tenant to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which City may immediately terminate this contract, or at its discretion City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by City shall be repaid by Tenant to City upon demand, or City may offset the cost of the premiums against any monies due to Tenant from City.
- 5) City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 6) The parties hereto understand and agree that City is relying on, and does not waive or intend to waive by any provision of this Lease, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, CRS §24-10-101 et seq., as from time to time amended, or otherwise available to City, its officers, or its employees.
- 7) Tenant shall have the insurable improvements on the premises covered by Tenant's property insurance policies and provide City with a certificate of such insurance. Tenant shall be responsible for all losses to Tenant's property including losses not covered due to said policy's deductible, or for losses outside the scope of such policy's coverage and hereby waives any claim against City for such losses.

11. **Waiver:**

No waiver of any breach of any one or more of the conditions and covenants of this Lease by the Tenant or City shall be deemed and constitute a waiver of any succeeding or other breach under this Lease.

12. **Notices:**

All notices required to be given to the City or the Tenant herein shall be mailed to them to the following addresses:

City of Montrose:

City of Montrose
Attn. City Manager
P.O. Box 790 Montrose, CO 81402

Montrose Botanical Society:

Montrose Botanical Society, Inc.
P.O. Box 323 Montrose, CO 81402

Notice shall be effective when deposited in the U.S. Mail, certified return receipt requested, addressed to the above address or any address notice of which address change has been given in writing to the other party.

13. **Prior Agreements:**

This Agreement constitutes the entire agreement and understanding between the parties to the Agreement and supersedes all prior and contemporaneous negotiations and understandings between the parties whether oral or written, expressed, or implied.

14. **Non-assignability:**

Tenant may neither sublease nor assign its interest hereunder.

IN WITNESS WHEREOF, the Parties have entered into this Lease on this ____ day of _____, 2021, effective December 4, 1996.

CITY OF MONTROSE

MONTROSE BOTANICAL SOCIETY

Mayor

President

ATTEST:

ATTEST:

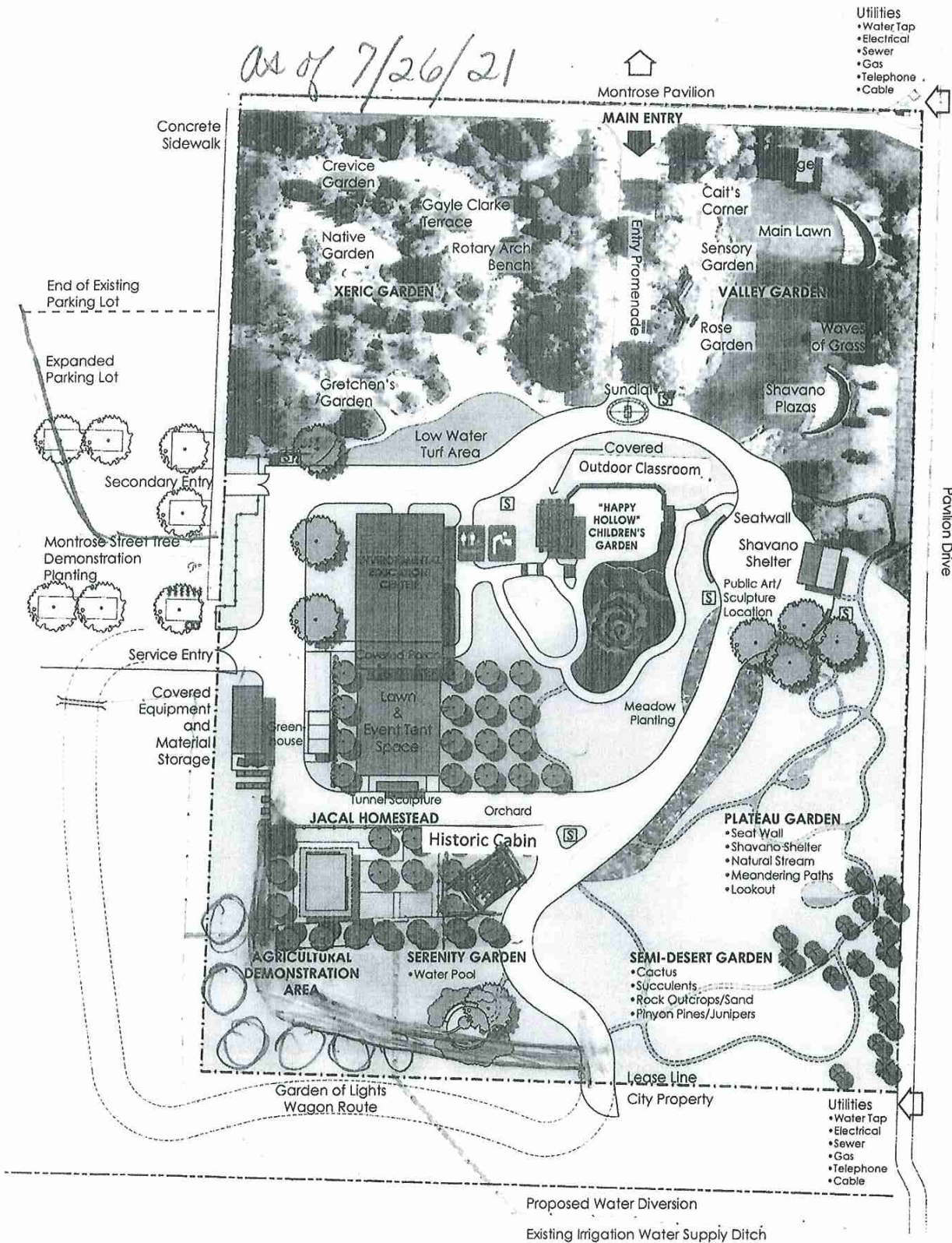
City Clerk

Secretary

Exhibit 1



Exhibit 2 (Conceptual Master Plan)



MONTROSE BOTANIC GARDENS MASTER PLAN

1800 Pavilion Drive, Montrose, Colorado

Montrose Botanical Society

www.montrosegardens.org

P.O. Box 323, Montrose, Colorado 81402

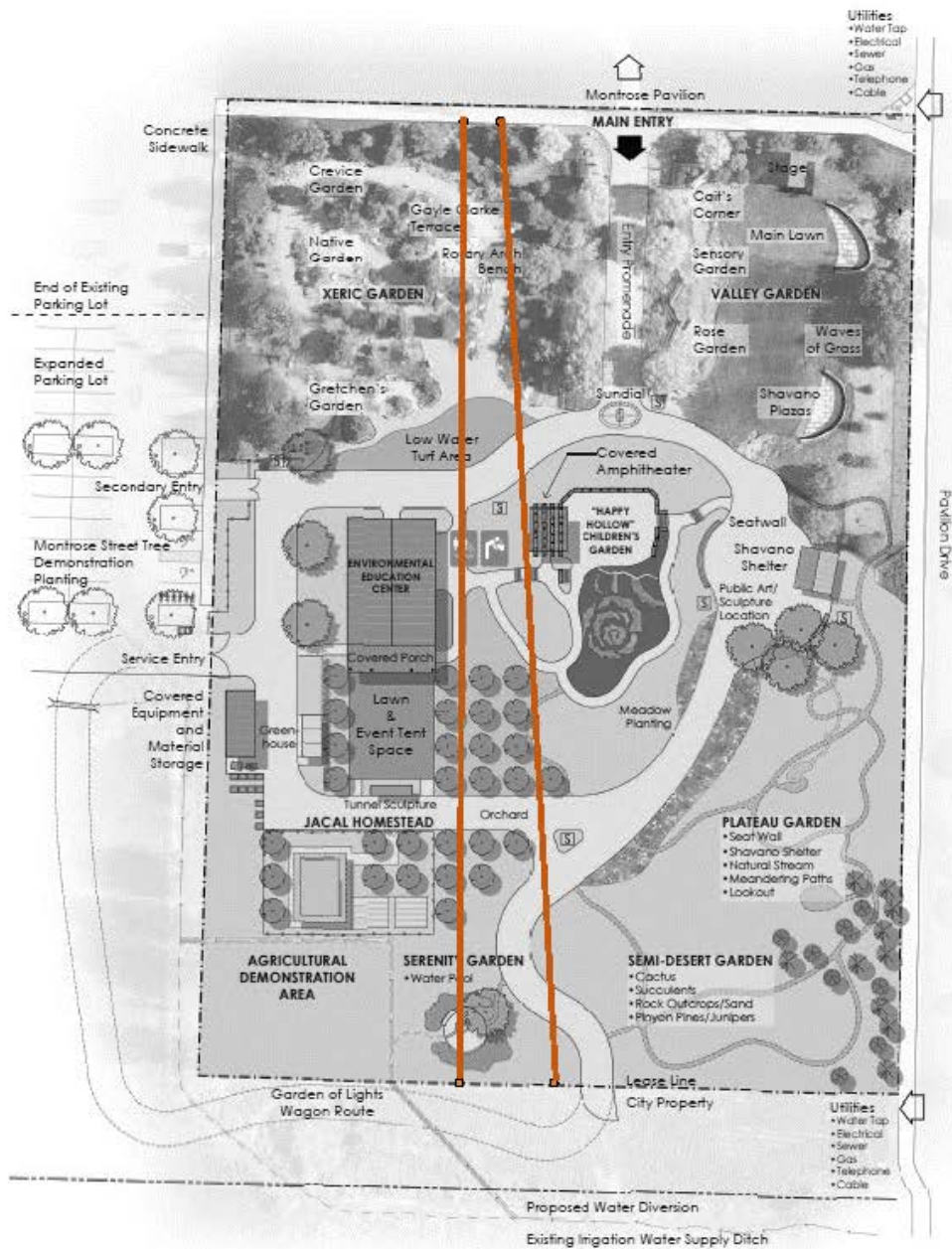
OCTOBER 2019

PRODUCED BY:
INT DAILY ENTERPRISES, LLC
LANDSCAPE ARCHITECTURE
www.mtdaily.com
970.963.9896

Exhibit 3 (View Corridor)



COMPONENT - View Corridor



MONTROSE BOTANIC GARDENS MASTER PLAN

1800 Pavilion Drive, Montrose, Colorado

Montrose Botanical Society

www.montrosegardens.org

P.O. Box 323, Montrose, Colorado 81402



OCTOBER 2017
DESIGNED BY
MONTROSE BOTANICAL SOCIETY
LANDSCAPE ARCHITECTURE
WWW.MONTROSEGARDENS.ORG
81402.0001



**Contract Renewal
Recommendation**

Date: October 4, 2021

Original bid Number: 20-011

To: Honorable Mayor and Members of the City Council

From: David Bries, Utilities Manager

CC: William Bell, City Manager
Ann Morgenthaler, Assistant City Manager
Shani Wittenberg, Finance Director

Date: July 15, 2021

Subject: 2021 Sanitary Sewer Cured in Place Pipe Bid Award Recommendation

Recommendation

Approve the contract renewal to Insituform Technologies, LLC in the amount not to exceed \$250,000.00, for cured in place lining of sanitary sewers.

Background

As a part of the City of Montrose routine sewer line inspections, the City utility crews identify critical sewers that are candidates for CIPP to restore their structural integrity. The lines for this year's project are mostly Vitriified Clay Pipes (VCP) that have deteriorated and have higher maintenance costs due to the condition of the line segments. This year's list is focused in Townsend Avenue from Poplar St to Main street. CDOT is planning on resurfacing Townsend Av. over the next couple years. CIPP is a process of installing a new pipe within a pipe using the existing pipe as the form, thus restoring the structural integrity of the pipe.

This project was advertised as a renewable contract and formal bids were received on September 9, 2020. One bid was received from Insituform Technologies, LLC and is summarized in Table 1 below.

The project is scheduled to be completed no later than December 31, 2021. The first part of the project will consist of pre-cleaning and closed circuit TV inspection of the line segments in preparation for the lining process. During construction there will be traffic re-routing on some side streets at the various locations for short periods of time (less than a day). For Townsend Avenue we are requiring the installation of the CIPP (Cured in Place Piping) to be done at night in order to reduce the impact to traffic on Townsend. Customers will be notified prior to the beginning of the project and again prior to actual lining of the sewer main serving their property. Customers are requested to minimize usage of water during the installation and curing process until the services are re-opened (2 to 4 hours).

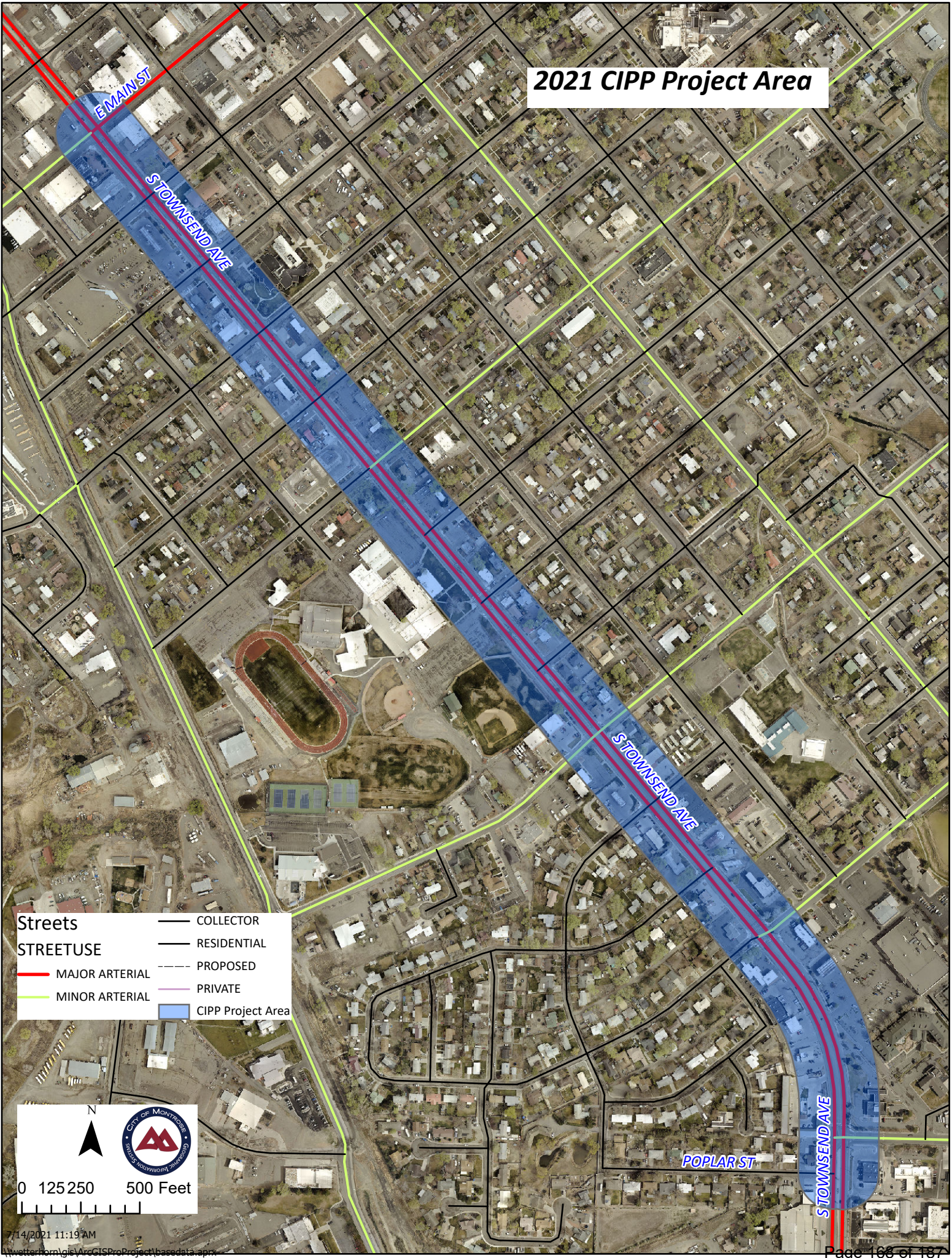
TABLE 1 Original 2020 CIPP Project Bids		
Contractor	Location	Bid Total
Insituform Technologies, LLC	Chesterfield, MO	\$191,933.00

The low bidder, Insituform Technologies, LLC, is considered qualified to perform the work and has completed similar work for the other municipalities. Since this is a unit price contract based on actual quantities, City staff recommends award of a contract to Insituform Technologies, LLC, not to exceed \$250,000.00.

Net Financial Result of Contract

\$250,000 is included in the 2021 Wastewater Collection Budget for sanitary sewer pipe lining. Based on review of the 2021 budget, adequate funding is available.

2021 CIPP Project Area



CONTRACT AWARD CONSIDERATION



TO: Honorable Mayor and Members of the City Council
FROM: Scott Murphy, *City Engineer*
DATE: September 27, 2021
RE: Birch Street Bridge Replacement Construction Contract Award
CC: William Bell, Ann Morgenthaler, Shani Wittenberg

Action

Consider the award of a construction contract to Oldcastle SW Group in the amount of \$447,976.38 for completion of the Birch Street Bridge Replacement Project.

Background

Birch Street is a City right of way that crosses over the Loutsenhizer Canal at the location shown in Figure 1. Over the years, the bridge's abutments and supporting foundations have become undermined and supporting soils are eroding away. This undermining has advanced enough that replacement of the bridge is now warranted.

The City is looking to replace the existing bridge with an aluminum box culvert similar to those present on City rights of way over the Loutsenhizer Canal at Otter, Niagara, Sunnyside, and Miami Roads. To help give a feel for what the project and its construction will look like, photographs of the installation from Otter Road in 2017 are included as attachments to this memo.

The project will also replace an undersized and aged waterline and failed sewerline beneath the bridge. Similar to the design for Otter Road, the Birch Street replacement project was designed in house by the City's engineering department.

Project Bidding

Construction of the project was put out for bid on August 28th and bids were publically received on September 22, 2021 from five contractors as summarized in Table 1 below. Bid totals presented include a 10 percent contingency.

TABLE 1 Summary of Bid Results		
Contractor	Location	Bid Total
United Companies	Montrose, CO	\$447,976.38
Skip Huston Construction	Montrose, CO	\$473,637.64
Rundle Construction	Hotchkiss, CO	\$483,483.70
Kuboske Construction	Montrose, CO	\$503,073.12
Mueller Construction	New Castle, CO	\$843,112.60

The City has not worked with the low bidder United Companies within the past 8 years; however, they are a well-respected construction company in the valley, they have consistently bid City projects, and their references are positive. As a result, it is recommended that the construction contract be awarded to the

low bidder, United Companies. It should be noted that the City's local preference policy would not change the outcome of bidding in this case.

No additional outside costs are expected for engineering or survey support since this project was designed in-house by the engineering department.

Project Schedule and Traffic Control

The bridge replacement and associated utility work are scheduled to take place while the Loutsenhizer Canal is shut off for the winter. Final paving of the roadway will take place as soon as the asphalt batch plants open up in the spring of 2022.

The existing bridge crossing on Birch Street is the only point of access for the eight residences living along the eastern end of the Birch Street cul-de-sac (see Figure 1). As a result, it will be necessary construct a temporary bypass road around the work area throughout construction in order to maintain residential, emergency, and trash-service access. The alignment of this bypass road is shown in the attached plan excerpt. The City has secured the temporary construction easements necessary to construct this bypass roadway across private property.

Contract Administration and Project Financials

Contract administration, project management, and inspection will be performed by the City of Montrose engineering department.

Given that this project will span two budget years, the City budgeted \$565k combined within the 2021 and 2022 budgets for its completion. The utility replacements will be funded through their respective utility enterprise capital funds; the remainder of the project will be funded through the general capital fund.

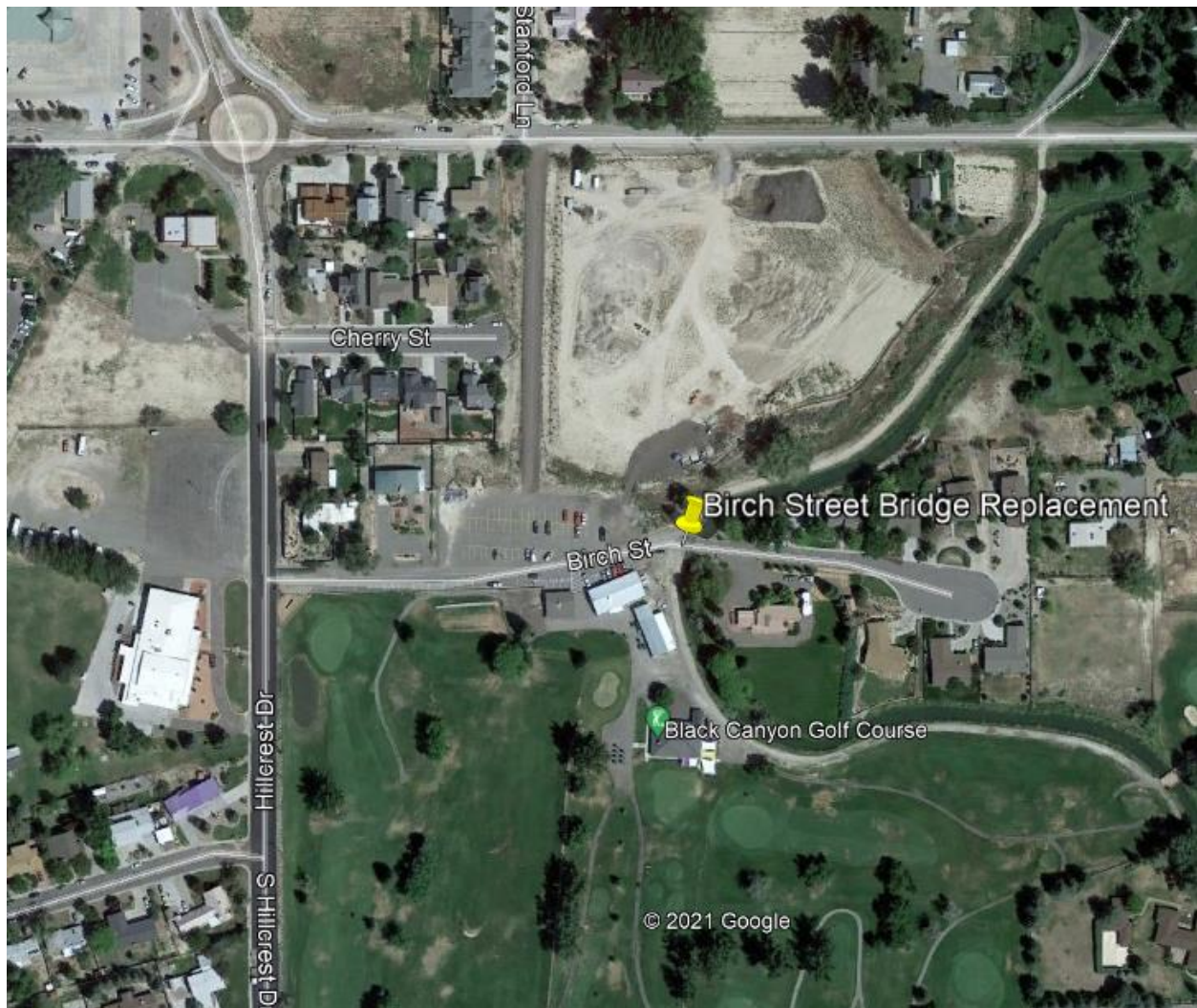


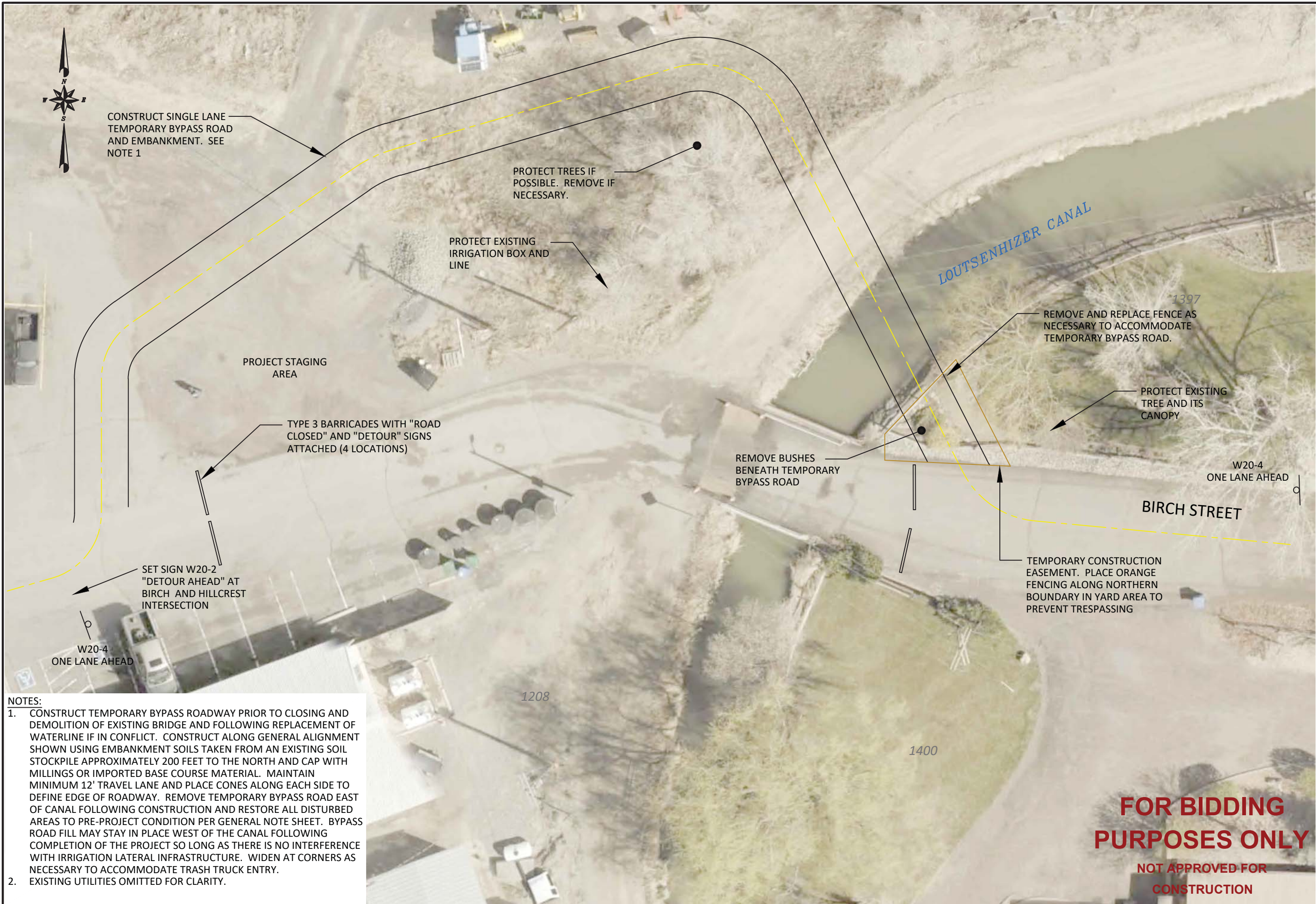
Figure 1: Birch Street Bridge Location



Photo 1: Otter Road Example Project under Construction



Photo 2: Otter Road Example Project Complete



- NOTES:
1. CONSTRUCT TEMPORARY BYPASS ROADWAY PRIOR TO CLOSING AND DEMOLITION OF EXISTING BRIDGE AND FOLLOWING REPLACEMENT OF WATERLINE IF IN CONFLICT. CONSTRUCT ALONG GENERAL ALIGNMENT SHOWN USING EMBANKMENT SOILS TAKEN FROM AN EXISTING SOIL STOCKPILE APPROXIMATELY 200 FEET TO THE NORTH AND CAP WITH MILLINGS OR IMPORTED BASE COURSE MATERIAL. MAINTAIN MINIMUM 12' TRAVEL LANE AND PLACE CONES ALONG EACH SIDE TO DEFINE EDGE OF ROADWAY. REMOVE TEMPORARY BYPASS ROAD EAST OF CANAL FOLLOWING CONSTRUCTION AND RESTORE ALL DISTURBED AREAS TO PRE-PROJECT CONDITION PER GENERAL NOTE SHEET. BYPASS ROAD FILL MAY STAY IN PLACE WEST OF THE CANAL FOLLOWING COMPLETION OF THE PROJECT SO LONG AS THERE IS NO INTERFERENCE WITH IRRIGATION LATERAL INFRASTRUCTURE. WIDEN AT CORNERS AS NECESSARY TO ACCOMMODATE TRASH TRUCK ENTRY.
 2. EXISTING UTILITIES OMITTED FOR CLARITY.

**FOR BIDDING
PURPOSES ONLY**

NOT APPROVED FOR
CONSTRUCTION

CITY OF MONTROSE
ENGINEERING DEPARTMENT
1221 64.50 RD.
MONTROSE, CO 81401
PH: 240-1480 FAX: 252-4780
WWW.CITYOFMONTROSE.ORG



**BIRCH STREET BRIDGE
REPLACEMENT PROJECT**
MONTROSE, COLORADO

TRAFFIC CONTROL, STAGING & BYPASS ROAD

REVISIONS		DESCRIPTION
NO	DATE	BY
0	08-27-2021	JLS
1	09-03-2021	JLS

Date: 7/27/2021
Job No: 14.20.1
Drawn: JLS
Design: JLS
Checked: SAM
Scale: NTS

Sheet: **6**
of: **14**

CONTRACT AWARD RECOMMENDATION

TO: Honorable Mayor and Members of the City Council
FROM: Jim Scheid, Public Works Manager
DATE: **October 4th, 2021**
RE: Landscaping Services Contract Award Recommendation
CC: William Bell, Shani Wittenberg, Mark Armstrong



Recommendation

Consider for approval the award of a contract to S&E Wards Landscaping Management, Inc for landscaping services at City Facilities in the amount of Not to Exceed \$65,007.00.

Background

The City's Facility Division contracts the landscaping services for the following City Facilities; Pavilion, Animal Services, Wastewater Treatment Plant, and the Civic Campus.

The City's Landscaping Services contract expired earlier this year and was issued as an RFP to renew our contract and to allow for competition in the award process. The City of Montrose received three bids to provide landscaping services at a total of nine city facilities through the formal invitation to bid process. Proposals were evaluated based on reference checks, thoroughness of information provided and price. As per city municipal code, local preferences were applied at 5% for Greenway Pro Chem Lawn and Jamaican Me Crazy Yard Service and 3% for S&E Ward's Landscaping Mgmt. Inc.

Bids were received as follows:

CONTRACTOR NAME	TOTAL COST PER YEAR	TOTAL AFTER LOCAL PREFERENCE	OUT OF SCOPE HOURLY RATE
S&E Wards Landscaping	\$65,007.00	\$63,056.79	\$55.00 / \$65.00
Green Way Pro Chem Lawn	\$70,414.00	\$66,893.30	\$65.00
Jamaican Me Crazy Yard Service	\$296,930.00	\$282,083.50	\$40.00

The proposal package submitted by S&E Ward's Landscaping Management Incorporated rated highest among the three proposals received and was the lowest cost proposal.

Financial Impact

Staff recommends that the professional services contract for landscaping services be awarded to S&E Ward's Landscaping Management Inc. at an annual cost of \$65,007.00. This professional services agreement will be funded through the Facilities Professional Services budget (615-8030-353-000). This contract is a yearly contract with option to renew for up to 3 years.



CITY OF MONTROSE
CITY CLERK

MEMO

DATE: September 28, 2021
TO: City Council
FROM: Lisa DelPiccolo, City Clerk
RE: Special Events Alcohol Permit for Envision Block 93 - A Montrose Block Party

The City of Montrose Development and Revitalization Team (DART) has applied for a Special Events Permit to sell and serve alcohol during the Envision Block 93 - A Montrose Block Party event on Thursday, October 21, 2021. As part of this event, the Block 93 alley will be closed from Townsend to Cascade Avenue. According to the Municipal Code and Regulations Manual, City Council approval is required for a Special Events Permit in conjunction with a street or alley closure.

The event and alcohol permit applications are attached and include a premises map showing the perimeter for the alcohol permit and a plan for control of the premises. The premises were posted in compliance with state statute.



Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- | | | |
|------------------------------------|---|---|
| ☐ Social | ☐ Athletic | ☐ Philanthropic Institution |
| ☐ Fraternal | ☐ Chartered Branch, Lodge or Chapter | ☐ Political Candidate |
| ☐ Patriotic | ☐ National Organization or Society | ☐ Municipality Owned Arts Facilities |
| ☐ Political | ☐ Religious Institution | |

RECEIVED SEP 16 2021

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☒ Malt, Vinous And Spirituous Liquor Fee: \$100.00 per event
2170 ☐ Fermented Malt Beverage Payable to the City of Montrose

DO NOT WRITE IN THIS SPACE

Liquor Permit Number

1. Name of Applicant Organization or Political Candidate

City of Montrose- DART

State Sales Tax Number (Required)

2. Mailing Address of Organization or Political Candidate
(include street, city/town and ZIP)

107 S Cascade Avenue
Montrose, CO 81401

3. Address of Place to Have Special Event
(include street, city/town and ZIP)

Block 93 Public Parking Lot & Alley
312 N. 1st
Montrose, CO 81401

4. Authorized Representative of Qualifying Organization or Political Candidate

City of Montrose

Date of Birth

Phone Number

970-240-1400

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

433 S 1st Street, Montrose, CO 81401

5. Event Manager

City of Montrose

Date of Birth

Phone Number

970-240-1400

Event Manager Home Address (Street, City, State, ZIP)

433 S 1st Street, Montrose, CO 81401

Email Address of Event Manager

6. Has Applicant Organization or Political Candidate been
Issued a Special Event Permit this Calendar Year?

☒ No ☐ Yes How many days? _____

7. Is the premises for which your event is to be held currently licensed under the
Colorado Liquor or Beer codes?

☒ No ☐ Yes License Number _____

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date 10/21/20 Hours From 3:30 pm .m. To 7:30 pm .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature

Kendall Cramer

Title

Community Program Manager

Date

09/16/21

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)

☐ City
☐ County

Telephone Number of City/County Clerk

Signature

Title

Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

License Account Number

Liability Date

State

Total

-750 (999)

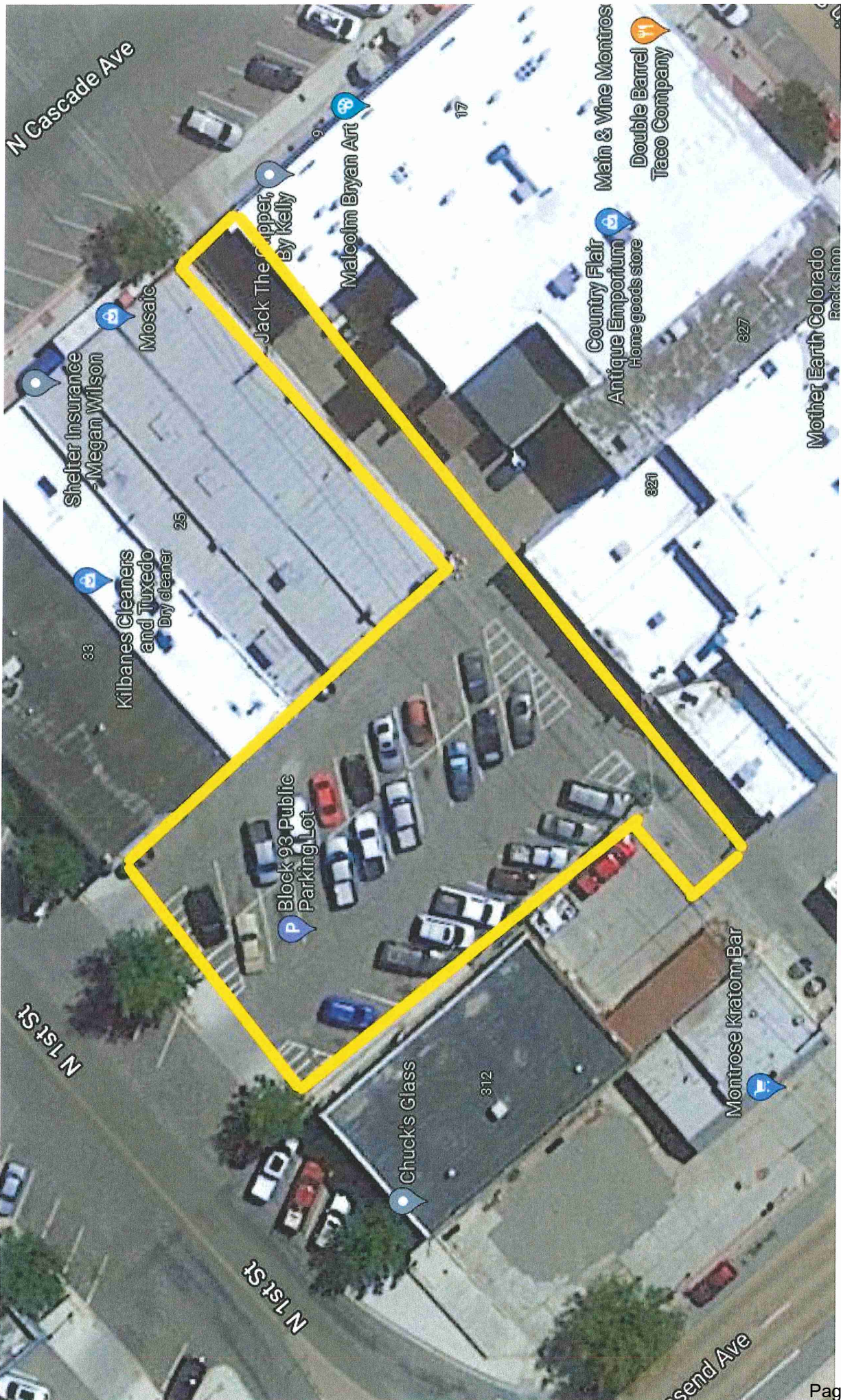
\$

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(Instructions on Reverse Side)

Special Event Permit Questionnaire

1. Name of Event: Envision Block 93
2. Type of Event (i.e., annual, quarterly, benefit, etc.): A Block Party
3. Explain in detail the nature of your organization, its function, and who or what benefits from its operations (attach a separate sheet if necessary): DART- Development and Revitalization Team is putting on the event.
4. Who or what organization will be the recipient of funds derived from this event? City of Montrose
- DART
5. How many attendees are expected at this event? 200-300
6. Describe the premises of this event: Public Parking lot & alley
7. If this is an outdoor event, describe how the exterior boundaries of the premises be marked (i.e., roped, fenced, etc.):
We will have signs posted throughout the premises
and caution tape will be used to mark the permitted area.
8. What type of entertainment, if any, will be provided at this event? Live music-
Donny Morales
9. What method will be used to check identification for proper age of attendees (i.e., at the door, at the bar, etc.), and how will underage patrons be identified so as not to be served alcohol beverages (i.e., stamp or mark on the hand, etc.)?
We will have one volunteer checking IDs and providing
wristbands to 21+ citizens.
10. How will the conduct and level of intoxication of attendees be monitored, and by whom? Volunteers
and City employees will be monitoring attendees.
11. Have volunteers or members of your organization been trained in the sale/service of alcohol beverages? If yes, what training have they received, and by whom? Yes, alcohol server training
12. What types of alternate beverages and food/snacks will be available? Three food trucks
will be providing a variety of food items and beverages.
13. Have State and City Sales Tax Numbers been initiated by you or a member of your organization? If yes, please provide the numbers in the space provided. _____
14. Explain how this event will be marketed by describing what kinds of advertising material will be distributed and the targeted recipients of such material. Social media posts, Main street banner
"Save the Date" flyers





EVENTS USE PERMIT APPLICATION – SECTION A

Part I – Event Information

Type of event:

- | | |
|---|--|
| ☐ Main Street Closure – see page 8 | ☐ Centennial Plaza Event - see page 10 |
| ☐ Parade – see page 9 | ☐ Uncompahgre Event Plaza Event - see page 11 |
| ☐ Street Closure – see page 9 | ☐ Athletic Field Event - see page 12 |
| ☐ Park Shelter/Park Area | ☐ Other |

Date(s) of Event October 21, 2021 **Date of Application** September 8, 2021

Name of event: Envision Block 93 - A Montrose Block Party

Desired location: "Block 93"

Legal entity to hold permit: City of Montrose

Contact Person: Kendall Cramer

Mailing Address: 433 S. 1st Street, Montrose, CO 81401

Phone Number: Daytime ext 8531 Evening 970-975-1090

Email Address: krcramer@cityofmontrose.org Website Link:

Brief description of your event: Block party, food vendors, activities, music

Is this a private event? ☐ Yes ☒ No **Advertised to the public?** ☒ Yes ☐ No

Anticipated attendance: Per Day: 300 Total: 300

Dates and times:

Setup: Date: October 21, 2021 Time: 11:00 AM- 3:30 PM

Start of Event: Date: October 21, 2021 Time: 4:00 PM

End of Event: Date: October 21, 2021 Time: 7:00 PM

Cleanup Completed by: Date: October 21, 2021 Time: 10:00 PM

Is this an annual event? ☐ Yes ☒ No How Many Years?

Will admission be charged? ☐ Yes ☒ No Amount (s):

Are vendor or other fees required? ☐ Yes ☒ No Amount (s):

Will your event include food preparation, concession and/or merchandise vendors?

☒ Yes ☐ No *If yes, please see page 6.*

Please describe any mobile vending devices or other structures to be used including kiosks, carts, stands, stages, fences and barriers. (Attach diagrams or pictures if necessary.)

food vendors, 20 x 40 tent, popup tents, city stage (used in Pocket Park), mobile vendor trucks, bar

Will alcohol beverages be sold or served at this event? ☒ Yes ☐ No

Which nonprofit organization will sponsor the liquor license? City of Montrose

Exact time alcohol will be on location*: 3:30 PM (a.m./p.m.) to 8:30 PM (a.m./p.m.)

*These times must match the beginning and ending times specified on the State of Colorado Special Events Permit Application (form DR 8436).

Exact time alcohol will be served **: 4:00 PM (a.m./p.m.) to 7:00 PM (a.m./p.m.)

**Officers may be required to be present during the time alcohol is served. *Please see page 6.*

Please note: *It is the responsibility of the event organizer(s) to be familiar with the laws and liabilities associated with the sale of alcohol beverages. Please review state statutes regarding the sale and service of alcohol and/or attend a City sponsored alcohol server training class.*

Is electricity needed? ☒ Yes ☐ No Time Needed: 3:30 PM to 7:30 PM

If yes, please describe the equipment and appliances to be used, such as hot plates, coolers, or sound systems:

Food trucks will need to plug in, extension cords required for entertainment

Is domestic water needed? ☐ Yes ☒ No If yes, please describe:

Will sound amplification be used? ☒ Yes ☐ No If yes, please describe:

Speakers for entertainment

Are additional garbage cans needed? ☒ Yes ☐ No

If yes, please estimate the number of 90-gallon trash receptacles needed: 3

Please estimate the number of recycle containers needed: 3

Please note: *Individual vendors are required to provide their own trash receptacles.*

Will temporary structures be used? ☒ Yes ☐ No

If yes, please describe the type, size, and method of securing the structure:

20 x 40 frame tent, water barrels will be securing the structure

Will your event include any high-risk activities such as motorcycle events, airplane/helicopter activities, or water events? ☐ Yes ☒ No If yes, please describe:

If the estimated attendance of the event is more than 200 people, please provide a brief description of the following:

Parking and Traffic Management Plan:

Closure of alley. Utilize Main St, N. 1st and N 1st EV station parking lot for parking

Emergency Plan:

Call 911

Sales Tax Collection Plan (if food and/or merchandise are sold):

We will have mobile food vendors that are registered with the City.

Additional comments/requests:

PW- Close Block 93 parking lot and alley on Thursday, October 21st by 6:30 AM (after trash pick-up)

Public works- bar, recycle and garbage cans, cones, caution tape, extension cords, sweeping of alley

and parking lot before event, barricades for both ends to alley to prohibit traffic, water truck to fill up water barrels for tent
Police Department- officer presence, if needed. Portable propane heaters

Part II – Additional Licenses & Permits

If any items are sold at an event, a City of Montrose sales tax license is required in accordance with the Official Municipal Code of the City of Montrose and the laws of the State of Colorado. Please contact the City Sales Tax Accountant at (970)-240-1465 to obtain a City Sales Tax number.

*City sales tax license holders must maintain proper books and records of sales that may be subject to inspection and audits as applicable. (Municipal Code Section 5-15)

Additional permits may be required depending on the components of your event. Applicants and/or vendors or responsible for complying with the terms of these licenses and permits.

- ☐ Food Service License (Health Inspector 970-252-5000)
- ☐ City Sales Tax Sponsor Agreement (Sales Tax Accountant 970-240-1465)
- ☐ Transient Vendor’s License (Sales Tax Accountant 970-240-1465)
- ☒ Special Events Liquor Permit (City Clerk’s Office 970-240-1430)

Free advertising for your event is available at VisitMontrose.com/Events

Part III – Rules & Regulations

1. Applications must be submitted **at least 60 days** (90 days for Main Street closures) in advance of the date of the event.
2. Proof of Insurance in the amounts listed below, naming the City, its officers, agents and employees as additional insureds for claims arising from the event.

\$2,000,000	General Aggregate (Per Event/Certificate)
\$2,000,000	Products/Completed Operations Aggregate
\$1,000,000	Personal and Advertising Injury
\$1,000,000	Each Occurrence
\$1,000,000	Damage to Premises Rented to You
\$ 5,000	Medical Payments
3. **For groups planning to sell and serve alcohol beverages:**
 - a. A Special Events Permit to sell and serve alcohol beverages must be obtained through the City of Montrose and State of Colorado. (Applications are processed through City Clerk's Office).
 - b. A detailed plan on how the area will be secured for sale and consumption of alcohol will be required.
 - c. Events with a Special Events Permit to sell and serve alcohol, may be required to hire a minimum of two police officers during the time alcohol is being served. The number of officers required will be determined by the City in its sole discretion based on the nature of the event. The fee is based on the actual burdened rate of officers and sergeants, will be reviewed annually, and is subject to change.
4. Park hours are 5:00 a.m. to 11:00 p.m.
5. Noise which unreasonably annoys, injures or endangers the comfort, health, peace or safety of others is prohibited by City ordinance.
6. The rules and regulations of the Montrose City Code shall be followed at all times.
7. Permittee agrees to indemnify and hold harmless the City of Montrose, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this permit, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Permittee, or any employee of the Permittee, or which arise out of any worker's compensation claim of any employee of the Permittee. The Permittee agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the

Free advertising for your event is available at VisitMontrose.com/Events

sole expense of the Permittee, or at the option of the City agrees to pay the City or reimburse the City for the defense costs incurred by the City in connection with, any such liability, claims or demands. The Permittee also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

8. Permittee hereby agrees to waive any claim against the City, its officers or employees for damage to their persons or property arising out of this permit, the exercise of rights granted under this Permit, or the use of the public property granted herein by the City.
9. Permittee shall maintain and use the public property at all times in conformity with City ordinances, regulations and other applicable law, keep it in a safe and clean condition, and allow no nuisance to be created by virtue of the Permit. Permittee shall not construct any buildings or improvements upon the public property. **Temporary structures shall not be anchored to sidewalks or pavement. Permittee shall not apply any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any natural or man-made surface on public property by any means including but not limited to an aerosol paint container, a broad tipped marker, gum label, paint stick or graffiti stick, etching equipment, brush or any other device capable of scarring or leaving a visible mark on any natural or man-made surface, even if considered temporary in nature. Directional markers and distance markers for parades and walks/runs are not allowed on any public property; vinyl wire flag markers (wire no greater than 14 gauge nor longer than 24") are allowed if removed immediately following the event.** Permittee shall be held responsible for any damage incurred to the public property or adjacent surrounding area as a direct result of the event's activities, **including but not limited to loss of damage deposit, cost of repair for damages, fines and imprisonment, restitution, community service, or other sentence imposed by a court of competent jurisdiction.**
10. The City reserves the right to refuse the issuance of an Events Use Permit to any club, organization, person or persons. The City may revoke this permit at any time as deemed appropriate in the City's sole discretion; in such case, all property of the Permittee shall be removed at Permittee's expense and pre-existing conditions restored.
11. The City reserves the right to impose additional or increased requirements, terms and conditions, based upon the City's responsibility to protect and safeguard public health, peace and safety, and to preserve the security of public property. Should additional or increased requirements, terms, and conditions be imposed, they shall be sent to the permittee in writing.

I understand the rules and regulations as outlined above.

Kendall E. Cramer
Signature of Event Coordinator

9/8/2021
Date

Free advertising for your event is available at VisitMontrose.com/Events



SECTION C – PARADE and/or STREET CLOSURE PERMIT

☐ PARADE

- Throwing candy from moving vehicles is prohibited.
- Parades shall organize and stage on North Nevada and adjoining side streets; then proceed East on North First Street to Stough; then turn South on Stough; then turn West on Main Street; proceed West on Main; then turn North on Selig. (Homecoming Parade may stage on South Pythian.)
- Police Department personnel shall be assigned for traffic control during parade.
- Applications must be submitted at least sixty (60) days in advance of the date of closure.
- Attach an application fee of \$100.00.
- Attach a deposit of \$100.00 to be returned if the parade route is left clean and undamaged.
- Attach a certificate of liability insurance as specified on page 6, under Part III, Rules and Regulations.

Date of Parade: _____ Time of Parade: _____

Name of Parade: _____

☒ STREET CLOSURE (other than Main Street – for a closure of Main Street, complete Section B)

- No street closure shall be permitted in conjunction with any Special Events Permit to sell or serve alcohol, unless permission is granted by the City Council. *See Part III on page 6.*
- Streets shall not be closed more than ten (10) hours.
- Events shall conclude by 11:00 p.m.
- Public works will deliver barricades to the street closure area during normal working hours.
Event organizers are responsible for setting up and removing barricades.
- Application must be submitted at least sixty (60) days in advance of the date of closure.
- Attach an application fee of \$100.00.
- Attach a deposit of \$100.00 to be returned if closure area is left clean and undamaged.
- Attach a certificate of liability insurance as specified on page 6, under Part III, Rules and Regulations.
- Complete and return Street Notification/Acknowledgement with application (Page 13). Applicants will be asked to notify all properties within 75 feet of the street closure.

Date of Street Closure: October 21, 2021 Start Time: 6:30 AM Ending Time: 10:00 PM

Describe Street area to be closed:

"Block 93" alley and public parking lot, 312 N 1st St, Montrose, CO 81401

The undersigned hereby agrees to comply with all conditions stated above, and confirms that all statements on this application are true and accurate to the best of Permittee's knowledge.

Kendall E. Cramer
Permittee

9/8/2021
Date

Total Due for Event:

Events Use Permit Fee – All venues except Main Street _____ \$100.00
Main Street Closure Permit Fee _____ \$250.00
Event Deposit _____ \$100.00

TOTAL AMOUNT DUE: \$ _____

Section Below for City Use Only

Conditions:

Date: _____

Signature

Notifications Sent	
Fees Received	
Insurance Certificate Received	
Street Closure Notifications Received	