



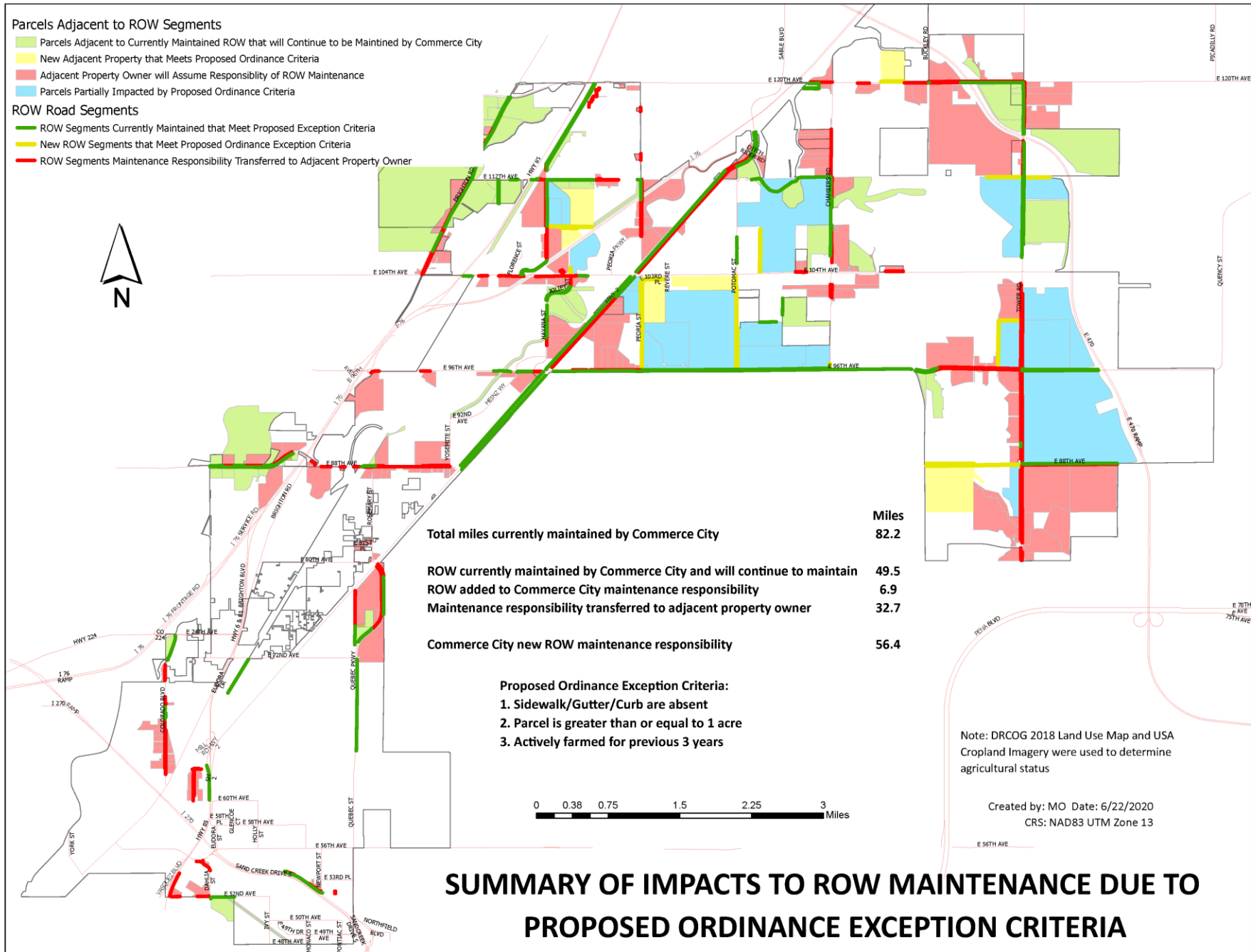
Summary of Impacts to Public Works Right-of-Way and Open Space Maintenance Costs Based on Proposed Ordinance Revisions

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Summary of Impacts to ROW Maintenance Based on Proposed Ordinance

	Miles
Total Miles Currently Maintained By Commerce City	Appx. 82.2
New Ordinance - Current ROW To Continue Being Maintained by Commerce City	Appx. 49.5
AG Exception - New ROW Added To Commerce City Maintenance Responsibility	Appx. 6.9
New Ordinance/Exception - Total Commerce City ROW Maintenance Responsibility	Appx. 56.4
New Ordinance -Maintenance Responsibility Transferred To Adjacent Property Owners	Appx. 32.7



Estimated Right-of Way Maintenance Budget Implications Associated With Proposed Ordinance

- **Current right-of-way mowing practice**
 - 82.2 miles - 24' swath (2 passes w/mower), 3 mowings per season
 - **In-House - \$114,000/YR** (O&M only – no additional capital equipment cost required)
- **Proposed Ordinance (w/AG Exception)**
 - 56.2 miles - Mow from edge of street to adjacent property line requiring additional pass with mower in most instances, apply 8" growth height restriction (estimated 7 mowings per season)
 - **In-House - Additional \$125,000/YR - to include about \$13.5K for AG Exception** (O&M only)
 - Requires \$589,000 Capital Equipment Cost (with associated O&M) in YR 1
 - **Contractor – Additional \$178,000/YR - to include about \$19.2K for AG Exception** (O&M only – no additional capital equipment cost required)

Estimated Right-of Way Maintenance Budget Implications Associated With Proposed Ordinance

- **If the City retained responsibility for the 32.7 miles of ROW the Proposed Ordinance would transfer to the adjacent property owner**
 - 32.7 miles - Mow from edge of street to adjacent property line requiring additional pass with mower needed in most instances, apply 8" growth height restriction (estimated 7 mowings per season)
 - **In-House - Additional \$63,000/YR (O&M only)**
 - Requires \$589,000 Capital Equipment Cost (with associated O&M) in YR 1
 - **Contractor – Additional \$90,000/YR (O&M only – no additional capital equipment cost required)**
- **Staff Recommendation – Transfer 32.7 miles of ROW to adjacent property owner, as per the Proposed Ordinance**

Estimated Right-of Way Maintenance Budget Implications Associated With Proposed Ordinance

		Miles	*In-House Additional Annual O&M Cost*	Contractor Additional Annual O&M Cost
Current Process	Mow 24' swath, 3 mowings per season	82.2	\$0	N/A
Proposed Ordinance (w/AG Exception)	Mow from edge of pavement to property line, apply 8" growth height restriction, estimated 7 mowings per season	56.4	\$125,000	\$178,000
Staff Suggested Alternative	Mow 24' wide swath (instead of mowing from edge of pavement to property line), apply 8" growth height restriction, estimated 7 mowings per season	56.4	\$82,500	\$118,000

NOTE In-House requires \$589,000 Capital Equipment Cost (with associated O&M) in YR 1
for Proposed Ordinance and Suggested Alternative

Estimated Open Space/Drainageway Maintenance Budget Implications Based On Proposed Ordinance

- **Current Open Space Mowing Practice**
 - 143 acres - Perimeter mowing (trail edges, ROW edges and fence lines only)
 - In-House - \$39,000 (O&M only – no additional capital equipment cost required)
- **Proposed Ordinance**
 - 744 acres - Mowing entire site, 16" growth height restriction, 4 mowings
 - In-House - **Additional \$59,000/YR** (O&M only)
 - Requires \$130,000 Capital Equipment Cost in YR 1
 - **Contractor – Additional \$85,000/YR** (O&M only – no additional capital equipment cost required)
- **Staff Recommendation - Exempt City Designated Open Spaces/Drainageways From Proposed Ordinance....continue to apply current Open Space Mowing Practice**

Public Works Open Space/Drainageway Maintenance Practices

- **Rationale To Exempt City Designated Open Spaces/Drainageways**
- 16" maximum growth height restriction for undeveloped property over one acre is not conducive to the management and restoration of open space
 - Frequent mowings are detrimental to growing or maintaining healthy stands of native grasses
 - Significantly reduces ability to effectively restore open space to native grasslands
 - Mowing too frequently or at wrong times stresses native grasses and can encourage weed growth and propagation



Questions?

Estimated Equipment Budget Implications Associated With Proposed Ordinance

- **Additional Equipment Costs for ROW Maintenance - \$556,000**
 - Tractor/Flail mowers (4) @ \$130,000 = \$520,000
 - Rough/Slope mowers (2) @ 18,000 = \$36,000
- **Additional Equipment Cost for Open Space Maintenance - \$130,000**
 - Tractor/Flail mower (1) @ \$130,000
 - Recommended Open Space/Drainageway exemption would negate the need for this additional tractor/flail mower
- **Annual cost for equipment maintenance and fuel \$33,000**