
January 25, 2024

Adams County Community and Economic Development Department
Attn: Greg Barnes
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601

Re: Wright Farms Metropolitan District
Response to Comments Received Regarding Service Plan Amendment

Dear Community and Economic Development Department,

This letter is provided in response to the comments provided to Adams County regarding the Wright Farms Metropolitan District's proposed service plan amendment, which, if approved, gives the District the authority to provide trash and recycling services to District residents.

Comments on the service plan amendment were received from:

1. Adams County:
 - a. Planner: Greg Barnes
 - b. Development Engineering: Matthew Emmens
 - c. Environmental Analyst: Megan Grant
 - d. Neighborhood Services: Cornelia Warnke
 - e. ROW: David Dittmer
2. Hilltop Securities
3. 27J Schools
4. City of Brighton
5. City of Thornton
6. Regional Transportation District
7. South Adams County Water & Sanitation District
8. United Power, Inc.
9. Excel Energy

Page 1 of 7

10. Residents of the Wright Farms Metropolitan District. Approximately forty responses were received from District residents both in favor of and not in favor of the proposed service plan amendment that, if approved, gives the District the authority to provide trash and recycling services to District residents.

Community comments in favor of the proposed service plan amendment focused on:

1. Reduced cost to each homeowner by eliminating the need to pay for private trash and recycling service, because these services will be covered by existing property tax revenue.
2. Reduction in trash and recycling truck traffic.
3. Improved safety due to fewer trash and recycling trucks within the community.
4. Improved service due to single trash and recycling service provider.

The community comments not in favor of the proposed service plan amendment were generally as follows:

1. Concerns over cost and whether there would be any cost savings.
2. Lack of concern over trash and recycle truck traffic.
3. Desire to maintain ability to choose their own trash and recycling service provider.

Response

1. Adams County:
 - a. Planner: Greg Barnes

Comment: Extensive outreach needs to take place before the service plan amendment is provided to the Board of County Commissioners.

Response: On January 4, 2024, the District conducted a Q & A session and presentation for its residents, addressing the service plan amendment and provision of trash and recycling services. During the presentation, the District provided details on the funding mechanism for the trash and recycling services, which is existing property tax revenues, the timeline for implementation, and actively responded to inquiries from residents regarding the service plan amendment.

Additionally, the District prepared and distributed a neighborhood survey at the end of January regarding District services, including information regarding the proposed service plan amendment. In this survey, the District requested feedback regarding the community's interest in the District providing trash and recycling services (results are pending – due Jan. 31). *See Neighborhood Survey* enclosed. The District also responded to each comment provided by District residents in response to the District's proposed service plan amendment and provision of trash and recycling services. The District continues to hold monthly public meetings, at which

the District Board would respond to any additional questions District residents might have regarding the service plan amendment.

b. Development Engineering: Matthew Emmens

Comment: No engineering concerns with this proposal.

Response: No response required.

c. Environmental Analyst: Megan Grant

Comment: No environmental comments on the plan amendment. Note provided stating that as of February 16, 2024, solid waste haulers must be licensed to operate in unincorporated Adams County.

Response: If the service plan amendment is approved, the District will require its selected provider to be licensed to operate in unincorporated Adams County.

d. Neighborhood Services: Cornelia Warnke

Comment: No comment.

Response: No response required.

e. ROW: David Dittmer

Comment: No comment.

Response: No response required.

2. Hilltop Securities

Comment: No comment because no financial plan needed.

Response: No response required.

3. 27J Schools

Comment: No objection to the service plan amendment.

Response: No response required.

4. City of Brighton

Comment: No objection to service plan amendment.

Response: No response required.

5. City of Thornton

Comment: No comment.

Response: No response required.

6. Regional Transportation District

Comment: If the service plan amendment requires work to be done on RTD facilities or property, the correct permits will need to be acquired.

Response: No work will need to be done on RTD facilities or property to provide trash and recycling service to District residents.

7. South Adams County Water & Sanitation District

Comment: No comments.

Response: No response required.

8. United Power, Inc.

Comment: No concerns or objections to the service plan amendment.

Response: No response required.

9. Excel Energy

Comment: No comment.

Response: No response required.

10. Residents of the Wright Farms Metropolitan District

The District carefully reviewed the following comments that were in favor and not in favor of the District's service plan amendment and provision of trash and recycling services:

Comments in Favor					
Person	Comment Summary	Person	Comment Summary	Person	Content Summary
Dhanpal Patel	In favor	Daniel Johnson	In favor Too many trucks under current model	Michael Botelho, Planning Manager	Only residential or include Glacier Peak Elementary?
Chad Pulley	In favor	James and Susan Stec	In favor Cost Savings More consistent service	Shannon Avila	In favor Cost savings
Corrine Turner-Jacob	In favor Reduced traffic Cost savingst	Kevin Sleight	In favor Too much traffic	Peggy Ripko	In favor Cost savings Reduced traffic Increased safety

Comments in Favor (continued)					
Person	Comment Summary	Person	Comment Summary	Person	Content Summary
Vitelio and Jessica Mazariego	In favor	Kevin Wood	In favor Confirm is both trash and recycle	Jeanette Hall-Pearson	In favor. Cost savings Reduced traffic and noise
Patel Family	In favor Cost savings Better health and safety Improved efficiency Better aesthetics in neighborhood Better recycling	Arden Freeman	Called and left message with Greg re frequency of pickup	Mike Dilkey	In favor Cost savings Reduced traffic
Nate and Jamie Trujillo	In favor Reduce truck traffic Increased safety (kids)	Pat McLain	In favor (call to Greg)	Tony Unrein	In favor Cost savings
Lucille Trujillo	In favor	Alina Pshichenko	In favor	Mike Bruce	In favor
Jalasa Bainter	Mailed physical letter In favor				

Comments Not in Favor					
Person	Comment Summary	Person	Comment Summary	Person	Content Summary
Lynn Schimpf	Monopoly Choice (like current provider) Concerned about cost.	Charity Reeves	Not enough outreach Not enough cost savings Prefer drop in taxes rather than District provided service Some owners bought their own trash cans	Michael Botelho, Planning Manager	Only residential or include Glacier Peak Elementary?
Sandra Lowman	Choice	Geoffrey Black	Not concerned about traffic (thinks it is overestimated) Raise mill levy	William Nero	Not in favor Concerned about lack of services “Money Grab”

Comments Not in Favor (continued)					
Person	Comment Summary	Person	Comment Summary	Person	Content Summary
Vicki Woody	Choice Cost (senior citizen discount) No concerns about traffic	Katherine Black	Choice Cost (thinks it will be more expensive)	Thomas James	Not in favor Choice
Sharon Ochsner	Choice Trash bags Cost (only use part of year)	Russ Meyer	Not in favor Cost (doesn't think there will be a savings)	Christoper Montoya	Not in favor Do not want to add District power. Duplication of Service (already provided by residents) Choice Cost (thinks will go up) Management challenges Adequate service is already provided
Jay Hill	Choice No concerns about traffic Cost (doesn't believe it would be a savings)	Arden Freeman	Called and left message with Greg re frequency of pickup	Kurt Witte	Not in favor Choice Cost (no savings)
Helen Leung	Cost (senior discount)	Vang Lee	Not in favor Choice	Stephanie Bendykowski	Cost (will go up over time) Lower service Economic impact Days per week
Rick McFarland	Cost (senior discount) No concerns about traffic Ability to opt out	David Brostrom	Not in favor Choice Outreach	Mary Wilcoxon	Mailed physical letter Not sure of cost savings Questions about implementation
Bob Murray	Choice More outreach	Pat and Margaret Uncapher	Not in favor Choice Not sure of cost savings	Paula and Linda Roper	Mailed physical letter Concerns over additional problems in the neighborhood – no concerns with trash services

Response to Community Comments: A response from the District to these comments is attached for distribution. *See Correspondence Addressing Concerns and Clarifications Regarding Wright Farms Metropolitan District's Trash and Recycling Proposal.*

Please let me know if you would like to discuss any of the comments or response in additional detail or have any questions.

Sincerely,

ERB LAW, LLC

A handwritten signature in cursive script, appearing to read 'Glory S', written in black ink.

Glory Schmidt, Esq.

Cc: Jeffrey E. Erb

Enclosures (2): Neighborhood Survey, Correspondence Addressing Concerns and Clarifications Regarding Wright Farms Metropolitan District's Trash and Recycling Proposal

Subject: Addressing Concerns and Clarifications Regarding Wright Farms Metropolitan District's Trash and Recycling Proposal

Thank you for submitting a response to Adams County regarding the proposed amendment to the Service Plan for the Wright Farms Metropolitan District that, if approved, will allow the District to provide trash and recycling services to the community.

Approximately forty responses were received from community members both in favor of and not in favor of the proposed service plan amendment.

Community comments in favor of the proposed service plan amendment focused on:

1. Reduced cost to each homeowner by eliminating the need to pay for private trash and recycling service, because these services will be covered by existing property tax revenue.
2. Reduction in trash and recycling truck traffic.
3. Improved safety due to fewer trash and recycling trucks within the community.
4. Improved service due to single trash and recycling service provider.

The community comments not in favor of the proposed service plan amendment were generally as follows:

1. Concerns over cost and whether there would be any cost savings.
2. Lack of concern over trash and recycle truck traffic.
3. Desire to maintain ability to choose their own trash and recycling service provider.

The District carefully reviewed the comments raising concerns over the proposed service plan amendment and the provision of trash and recycling services by the District and hopes the additional information below will help alleviate any confusion or concerns.

Cost and Cost Savings

The District is wholly funded by property tax revenue, which is paid by all property owners in the District. The District intends to pay for trash and recycling services for Wright Farms and Holly Crossing residents from its annual property tax revenue. As a result, each homeowner will no longer pay a separate fee to a private company for trash and recycling services. While the amount of savings for each homeowner will vary depending on the amount paid for trash and recycling services, every homeowner will save money by having the District provide trash and recycling services. In other words, because each homeowner will eliminate the need to pay for private trash and recycling services, each homeowner will save money regardless of how much they currently pay for trash and recycling services. No homeowner will receive a separate

invoice for these trash and recycling services. These trash and recycling services will be paid for directly by the District.

Trash and Recycle Truck Traffic

The District's estimate of trash and recycle truck traffic is based on estimates for service duration provided by trash providers.

	Number of Trips/Week/Month	Time and Length of Trips
District Provided Trash and Recycle Services	Two trash trucks per week on a single day. Two recycling trucks every-other-week on a single day.	Trash trucks are expected to provide services for approximately four hours per week. Recycling trucks are expected to provide services for approximately four-hours, every other week.
Current Resident Contracted Trash and Recycle Services	One trash truck per day, five days a week. Five recycling trucks per day, five days a week.	Trash and recycling services last approximately two hours per service.

Under these assumptions, truck traffic will significantly reduce in the community. Even if the assumption of current truck traffic overestimates the number of days trucks are in the community, there is still a reduction in trash and recycling truck traffic by utilizing a single, community wide provider.

While some comments noted that the current amount of truck traffic was not a concern, no comments were received stating that a reduction in the traffic would negatively impact the community.

Personal Choice of Provider

As a local governmental entity, the District will follow a public, competitive bidding process for trash and recycling service, ensuring that the chosen provider provides the best value for the services provided. The District intends to explore options for the use of privately owned trash cans, large-item pick, and hand-pick up of trash when needed. These services and associated costs will be discussed at future meetings open to the public.

The District will also discuss whether it will allow property owners to opt out of using the District provided service. However, allowing property owners to opt out will (1) increase that

property owner's costs because they will be paying for trash and recycling services twice; and (2) increase truck traffic due to multiple truck and recycling providers.

Other Comments

Additional comments were made with the following concerns:

- **Monopoly.** A monopoly is when a private entity, not a government, exclusively controls a certain good or service. As a governmental entity, no monopoly is created by having trash and recycling services provided by the District. This is similar to having a single water provider for a neighborhood.
- **Benefit to District Board Members or Service Providers.** The District takes conflicts of interests seriously. None of the Board members or consultants have any personal interest in the District providing trash and recycling services. The only motivation is to improve the neighborhood and save residents money.
- **Who the Trash and Recycling Services Will be Provided For.** The proposed trash and recycling services will be provided for Wright Farms and Holly Crossing residents, not for any schools or local businesses.
- **Concerns Regarding Potential Criminal Activity within the District.** The District does not provide law enforcement. If a resident has safety concerns, they should direct their concerns or inquiries to the Adams County Sheriff who can be reached at (303) 654-1850 and in case of emergencies, please call 911.

ADDITIONAL OUTREACH

- A link to a community survey providing more information and an opportunity to provide feedback on the District providing trash and recycling service will be included in the Winter Newsletter.
- Public notice will be provided prior to the Adams County Board of County Commissioner's hearing on the proposed amendment.

If you have any additional questions or comments, please contact: Greg Barnes at GJBarnes@adcogov.org

NEIGHBORHOOD SURVEY

(Responses Due January 31, 2024)

Wright Farms Metropolitan District Neighborhood Survey

1. Which neighborhood do you live in? Please select one.

- ☐ Holly Crossing
- ☐ Wright Farms
- ☐ Jasmine Estates
- ☐ None of the above

2. Which outdoor recreational facilities do you use? Please select all that apply.

- ☐ Wright Farms Park (park near walking trail)
- ☐ Holly Crossing Park (park with basketball court)
- ☐ Brantner Gulch Trail (walking trail that goes to Holly Street)
- ☐ Tennis Courts (near Glacier Peak Elementary)
- ☐ None of the above

3. Below is a list of improvements that can be made to our parks. All of these improvements can be accomplished using existing funds that have been saved for future park improvements. Please check all improvements that you would like to see.

- ☐ **Brantner Gulch Nature Trail:** Additional dog waste stations
- ☐ **Brantner Gulch Nature Trail:** Outdoor fitness stations
- ☐ **Brantner Gulch Nature Trail:** Benches
- ☐ **Parks:** Additional dog waste stations
- ☐ **Parks:** Outdoor fitness stations
- ☐ **Parks:** Upgraded, more comfortable benches
- ☐ **Parks:** Shades added to benches or playgrounds
- ☐ **Parks:** Upgraded big kid play equipment
- ☐ **Parks:** Upgraded toddler play equipment

4. The Wright Farms Metropolitan District is working on a cost savings initiative to provide residents of **Wright Farms and Holly Crossing** trash and recycling services. These trash and recycling services will be paid for via property taxes. **There is no current intention to increase property taxes or impose fees** to provide these trash and recycling services. We aim to initiate these services by July/August 2024.

- Benefits include:
- 1. Reduction in traffic;
 - 2. Improved neighborhood aesthetics;
 - 3. Cost savings for residents; and,
 - 4. Increase in community safety.

We welcome your input. Please identify your priorities.

Note: Jasmine Estates residents receive these services already through their HOA.

- ☐ Reduced Traffic in Neighborhood
- ☐ Improved Neighborhood Aesthetics
- ☐ Cost Savings for Residents
- ☐ Increased Safety for Residents
- ☐ Other (please specify)

5. Would you like the Wright Farms Metropolitan District to provide trash and recycling services for Wright Farms and Holly Crossing neighborhoods **for no additional cost to homeowners?**

☐ N/A - I am a resident of Jasmine Estates

☐ Yes

☐ No (please specify why you are not in favor)

6. In addition to trash and biweekly recycling services, please select which additional services you would like? Please select all that apply.

☐ N/A - I am a resident of Jasmine Estates

☐ Bulk Item Pick-Up

☐ Composting Services

☐ Ability to Keep Existing Trash Cans

☐ Overflow Trash Pick-Up

☐ Electronics Recycling

☐ Other (please specify)

7. Additional comments or questions? Please include your name and contact information for follow-up.