LARIMER COUNTY
COMMITTED TO EXCELLENCE

PUBLIC WORKS DIVISION

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RECEIVED
MAR 19 1997
ROAD & BRIDGE

March 17, 1997

Mr. Tom Smith
President
River Glen Homeowners Assoc.
1921 Riverview Dr.
Berthoud, CO 80513

FILE
5.352.00

RE: YOUR LETTER OF MARCH 10, 1997

Dear Mr. Smith:

In your letter of March 10th you raised a number of issues associated with the maintenance and use of the subdivision roads within River Glen Subdivision. I will attempt to address the issues you raised.

With regard to the resolution under which Larimer County agreed to maintain the roads in River Glen Subdivision, Larimer County did not agree to maintain the roads in the condition in which they were at the time of acceptance, but rather agreed to maintain them to the standard to which the roads then existed. The resolution states, in part, "The County shall maintain said roads to a standard to which the roads now exist. Said maintenance shall consist of maintenance and snow removal, all at the discretion of the Larimer Country Road Supervisor, consistent with maintenance of other roads of a similar class."

The purpose of the wording regarding the standard to which the roads then existed was to insure that there were no expectations on the part of the homeowners that Larimer County would come in at some point in time and re-build the roads to a higher standard than existed at the time they were accepted for maintenance. The County maintenance of the roadways within River Glen Subdivision has been consistent with the maintenance of other subdivision roads, i.e. periodic crack sealing, repair of small areas of pavement failure and periodic chip sealing.

With approximately $180 million in unmet road and bridge improvements needed on the mainline county road system and a budget of approximately $3 million a year to meet these needs, Larimer County has followed a long-standing policy of not being responsible for reconstructing or improving subdivision roads once they reach the end of their useful life. The average useful life of an asphalt roadway surface, even with routine maintenance such as crack sealing, patching, chip sealing, etc., is normally somewhere between 15 and 20 years. It is not surprising, therefore, that the roadways within River Glen Subdivision are nearing the point where a major overlay or reconstruction will be necessary.

The method by which reconstruction and/or overlay work on subdivision roads is normally funded is through the creation of a local improvement district. While you indicated in your letter that this is an unacceptable approach, I am not aware of any other funding mechanism for making the necessary improvements.

With regard to the taxes being collected by Larimer County, I suspect that you are aware that the bulk of these taxes, while collected by Larimer County, are collected on behalf of the various school districts. There are a couple of issues regarding property taxes which you may not be aware of and that might be of some interest to you. These are as follows:

1. A Larimer County taxpayer (whether living in a rural or in an incorporated area) with a residence which has a market value of $138,000 will pay slightly over $52.00 in 1997 toward the funding of road and bridge maintenance and construction operations.

2. Approximately one-half of the property tax revenue devoted to road and bridge maintenance and construction is paid by Larimer County residents living within the incorporated areas of the various cities and towns. A fairly strong argument could be made by many of these taxpayers that they receive little or no benefit from the maintenance and improvement of the county road system, and that they are, in fact, subsidizing the cost of providing road and bridge services, as well as Sheriff's services, to rural county residents.

One final item concerns the proposed improvement of County Roads 2E and 17 adjacent to River Glen Subdivision. As related to you by Brian Fraaken, the Project Engineer for this project, the contractor will be directed to keep his construction traffic off of the roads in River Glen Subdivision. In addition, traffic will not be detoured through the subdivision. As indicated to you by Brian, access to and from the subdivision by the residents will normally be limited to either access from County Road 17 or access from County Road 2E.

I have attached a copy of the resolution which accepted the River Glen Subdivision roads for County maintenance. If you wish to discuss this matter further, please feel free to contact me at 498-5741.

Sincerely,

G. Rex Smith
Director of Public Works

GRS/lm
Attachment

c: Board of County Commissioners w/attachment
Bill Heiden, Road and Bridge Director w/attachment ✓

RIVERGLEN HOMEOWNERS ASSOCIATION
P.O. Box 1251
Berthoud, CO. 80513

03/10/97
MAR 11 1997

Larimer County
Mr. Rex Smith, Public Works Director
P.O.Box 1190
Fort Collins,Co. 80522

Dear Mr. Smith:

The purpose of this letter is to address the concerns of the River Glen Homeowners Association,relative to the poor condition and continued deterioration of the streets in our subdivision. It is our hope that we can develop a mutually agreed upon solution to the problem.

The problems which need to be addressed are:

1. Severe alligatoring of the asphalt.
2. Cracking of the asphalt.
3. Settling of the roadway.
4. Weeds growing in the cracks of the asphalt.

This is not a new request for assistance. As your records should show, I met with you in September,1983 to discuss the same concerns. At that time Larimer County was doing no street maintenance in our subdivision. These problems are now serious enough that immediate corrective action is required. If permanent corrective measures are not instituted,the roads will probably not survive another winter without severe loss to the asphalt surface.

It is our opinion that this would violate the intent of the agreement under which Larimer County agreed to maintain the roads in the condition in which they were in at the time of their acceptance by Larimer County on January 3,1979.

As a result of our meetings in 1983,1984 and 1985,Larimer County performed some chip and seal operations. Repairs to the asphalt only occurred when the Association complained of serious problems,and then the repairs consisted of only tar and gravel.

In 1996 we called and complained of serious asphalt deterioration,in particular,to Riverview Drive. Larimer County responded with tar and gravel again. This time,the County's heavy trucks did more damage. They sunk through the asphalt. This would not have been near as bad,had the maintenance crew repaired the damage,but we had to call and request someone to come back out and smooth out the ruts. Again,only tar and gravel was used.

We request your immediate attention to this problem to prevent large areas of the Subdivision's roads from reverting back to a gravel surface. River Glen residents do not wish to have their property values adversely affected due to the inaction of Larimer County in this regard. Our property taxes continue to rise,so we believe it is time for the County to show us some consideration for taxes being collected.

The River Glen Homeowners Association suggests that Larimer County and our Association cooperate to accomplish a timely and effective,corrective action regarding the problems described above. However,formation of a Tax Improvement District is an unnacceptable approach. These streets are open to everyone and used by many more people than those residing in the subdivision. This is part of the reason for the deterioration.

As a closing thought; When spring road work begins on County Roads 2E and 17,we respectively request that constuction traffic stay off our streets,as well as no detour traffic be allowed to pass through. The streets,in their present condition will not handle either.

Your timely response will be appreciated.

Sincerely,

Tom Smith

Tom Smith
President
River Glen Homeowners Assoc.
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