

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, APRIL 23, 2020, 8:30 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
TO BE HELD REMOTELY VIA WEBINAR AGENDA **REVISED (2)****

<https://zoom.us/j/96377903159?pwd=MjM2WVczWFhxUzQxazFwQmUwdVM3QT09>
(see login details below)

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	15	Mahoney Reed	Legal	Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
3.	8:45	5			Break
4.	8:50	5			Public Comment on Non-Agenda Items
5.	8:55	5	Johnston	Action	Consent Agenda: All matter in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these Items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: a. Consideration of Approval of the March 19, 2020 Regular Town Council Meeting Minutes b. Consideration of Approval of the March 25, 2020 Special Budget Meeting Minutes c. Consideration of Approval of the April 3, 2020 Special Budget Meeting Minutes d. Consideration of Approval of the April 10, 2020 Special Budget Meeting Minutes
6.	9:00	10	Haynes	Action	Consideration of Appointments of Four Regular Seats on the Design Review Board
7.	9:10	5	Reich	Action	Consideration of a Proclamation Proclaiming the Month of May as Mental Health Month
8.	9:15	5	McIntyre	Action	Consideration of a Proclamation Proclaiming the Month of May as Sexual Assault Awareness Month
9.	9:20	5	Swain	Informational	Finance: a. Presentation of the March 30, 2020 Business & Government Activity Report (BAGAR) b. February 28, 2020 Financials
10.	9:25	10	Jensen	Informational	Telluride Ski & Golf Quarterly Report
11.	9:35	15	Boyko	Action	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 5.01.070 of the Town Municipal Code Related to Business Licensing and Violations of the Town Municipal Code
12.	9:50	10	Miller Applicant	Action Quasi-Judicial	Consideration of Blue Mesa Lodge Rezoning: a. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application for Blue Mesa Lodge Lot 42B, Unit 21C to Rezone from an Efficiency Lodge Zoning Designation to a Lodge Zoning Designation. <i>This Item was Continued from the March Town Council Meeting</i> b. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application for Blue Mesa Lodge Lot 42B, Unit 20B to Rezone from an Efficiency Lodge Zoning Designation to a Lodge Zoning Designation <i>This Item was Continued from the March Town Council Meeting</i>

13.	10:00	15	Haynes Montgomery	Informational	Staff Reports: a. Planning & Development Services b. Town Manager
14.	10:15	10	Jett Dohnal	Informational	Green Team Quarterly Report
15.	10:25	15	Dohnal	Informational	COVID-19 Stimulus Budget Discussion
16.	10:40	5			Other Business
17	10:45				Adjourn

Please note that times are approximate and subject to change.

To join the Zoom Webinar Meeting from Computer or Mobile Device download the Zoom App in the Appstore or go to following link:

When: Apr 23, 2020 08:30 AM Mountain Time (US and Canada)
Topic: April 23, 2020 Town Council Meeting

Please click the link below to join the webinar:

<https://zoom.us/j/96377903159?pwd=MjM2WVczWFhxUzQxazFwQmUwdVM3QT09>
Password: 840756

Or iPhone one-tap :

US: +13462487799,,96377903159#,,#840756# or +16699006833,,96377903159#,,#840756#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782

Webinar ID: 963 7790 3159

Password: 840756

International numbers available: <https://zoom.us/u/acCvpQclkn>

SJ

4/13/2020

Public Comment Policy:

- The Town Council will take your comments during all virtual Town Council meetings through the zoom conference app for items proper to receive public comment via the written comment feature on zoom.
- Please do not comment until the presiding officer opens the agenda item to public comment. Public comments submitted outside of the proper time may not be considered.
- All those wishing to give public comment must identify their full name and affiliation, if any, to the Town of Mountain Village.
- Please keep your comments as brief and succinct as possible as they will be read aloud at the meeting. Please refrain from repeating what has already been said by others in the interest of time. You may simply state that you agree with a previous speaker's comments.
- Commenters shall refrain from personal attacks and maintain a civil tone while giving public comment.

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE MARCH 19, 2020
REGULAR TOWN COUNCIL MEETING DRAFT**

AGENDA ITEM 5a

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:31 a.m. on Thursday, March 19, 2020 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Jack Gilbride (by phone)
Patrick Berry
Pete Duprey
Natalie Binder
Marti Prohaska

Also in attendance were:

Kim Montgomery, Town Manager
Susan Johnston, Deputy Town Clerk
Christina Lambert, Deputy Town Clerk
David Reed, Town Attorney (by phone)
Jim Mahoney, Assistant Town Attorney (by phone)
Chris Broady, Chief of Police
Zoe Dohnal, Business Development and Sustainability Senior Manager
Kathrine Warren, Public Information Specialist
Tim Johnson

Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e (2)

On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to enter into Executive Session for the purposes of receiving legal advice pursuant to C.R.S. 24-6-402(4)(b), and for the purpose of negotiations pursuant to C.R.S. 24-6-402(4)e (2) at 8:31 a.m.

Council returned to open session at 9:07 a.m.

Consent Agenda (4)

All matter in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these Items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately:

- a. **Consideration of Approval of the February 20, 2020 Regular Town Council Meeting Minutes**
- b. **Consideration of a Denial Resolution Regarding a Variance to the Lodge Parking Space Requirement Pursuant to CDC Section 17.4.16 for Blue Mesa Lodge Lot 42B, Unit 21C**

On a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted unanimously to approve the Consent Agenda as presented.

Consideration of Blue Mesa Lodge Rezoning: Quasi-Judicial (5)

a. Blue Mesa Lodge Lot 42, Unit 21C

Second Reading of an Ordinance, Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation *Motion to Continue will be Considered Before the Public Hearing is Opened*

Senior Planner John Miller presented. On a **MOTION** by Patrick Berry and seconded by Pete Duprey Council voted (7-0) to continue the second reading, public hearing and Council vote of an Ordinance regarding a) a Rezone and Density Transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning designation to Lodge Zoning designation to the April 23, 2020 Town Council meeting.

b. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application for Blue Mesa Lodge Lot 42B, Unit 20B to Rezone from Efficiency Lodge Zoning Designation *Quasi-Judicial Motion to Continue will be Considered Before the Public Hearing is Opened*

John Miller presented. On a **MOTION** by Marti Prohaska and seconded by Dan Caton Council voted (7-0) to continue the second reading, public hearing and Council vote of an Ordinance regarding a rezone and density transfer application for Blue Mesa Lodge Lot 42B, Unit 20B to rezone from Efficiency Lodge Zoning Designation to the April 23, 2020 Town Council meeting.

Consideration of a Resolution of the Town of Mountain Village, Colorado Declaring a Local Disaster Related to the Coronavirus (Covid-19) (6)

Assistant Town Attorney Jim Mahoney presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Marti Prohaska, Council voted unanimously to adopt a Resolution of the Town of Mountain Village declaring a local disaster related to the Coronavirus (Covid-19) with the minor housekeeping clarifications made by Council member Dan Caton.

Consideration of a Resolution of the Town of Mountain Village, Colorado on Emergency and/or Virtual Meetings Due to Coronavirus (Covid-19) Disaster Declaration (7)

Jim Mahoney presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to adopt a Resolution of the Town of Mountain Village on Emergency and/or virtual meetings due to the Coronavirus (Covid-19) Disaster Declaration.

Consideration of an Emergency Ordinance Concerning the Coronavirus (Covid -19) Public Health Emergency Establishing Certain Rules and Regulations Pursuant to C.R.S. 31-15-401(1)(b) (8)

Jim Mahoney presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Pete Duprey, Council voted (7-0) to adopt an Emergency Ordinance concerning the coronavirus (Covid-19) with clarifications stating that a housekeeping change in item 5a will be made from Town Manager to Mayor.

Other Business: (9)

There was no other business. The Mayor stated that future meetings will be held by Zoom virtual meeting.

There being no further business, on a **MOTION** by Marti Prohaska and seconded by Pete Duprey, Council voted unanimously to adjourn the meeting at 9:19 am.

Respectfully prepared and submitted by,

Susan Johnston
Town Clerk

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE MARCH 25, 2020
SPECIAL BUDGET TOWN COUNCIL MEETING DRAFT**

AGENDA ITEM 5b

The meeting of the Town Council was called to order by Mayor Laila Benitez at 9:34 p.m. on Wednesday, March 25, 2020 in a virtual Zoom meeting.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Jack Gilbride
Patrick Berry
Pete Duprey
Natalie Binder
Marti Prohaska

Also in attendance were:

Kim Montgomery, Town Manager
Susan Johnston, Deputy Town Clerk
Kevin Swain, Finance Director
Julie Vergari, Chief Accountant
Zoe Dohnal, Business Development and Sustainability Senior Manager
Kathrine Warren, Public Information Specialist
Sue Kunz, Director of Human Resources
Jim Loebe, Director of Transit & Recreation

Discussion on 2020 Budget (2)

Finance Director Kevin Swain presented. Council discussion ensued. Council consensus was to place a moratorium on VCA evictions with no late payment fees or penalties and provide a one-month grant for the month of April.

Council discussion ensued regarding Property Taxes.

Council discussion ensued regarding Capital Expenditures and what items could be deferred. Council directed staff to examine areas where cuts could be made to individual operating budgets. Council also directed staff to provide a detailed look at the Broadband Budget.

Council discussion ensued on considering a hiring freeze. Kim Montgomery stated that Gondola is continuing to recruit at this time without offering a commitment. Council asked to schedule a meeting with Telluride Mountain Village Owners Association (TMVOA) to discuss the Gondola.

Council discussion ensued regarding employment policies on when to furlough employees. Council directed staff to extend the pay through date to April 1, 2020 (from March 31st) so that employees would be eligible for health benefits for the month of April. Employees can apply for unemployment for any reduction in hours. Council directed staff to revisit the health benefits the third week of April and to create a spreadsheet with the number of reduced hours, paid time off (PTO) balances accrued and payout totals.

Discussion ensued regarding the use of PTO and the idea of possibly creating a PTO bank. Council directed staff to agendize a discussion on PTO payouts at the April 3, 2020 Special Budget meeting.

Council discussion ensued regarding transportation and Director of Transit and Recreation Jim Loebe addressed questions regarding Gondola maintenance and bus service. Council discussion ensued. After the gondola committee meets with TMVOA the information will be delivered at the next special budget meeting.

Council directed staff to send a Doodle Poll for a meeting on Monday, March 30th.

There being no further business, on a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to adjourn the meeting at 11:25 a.m.

Respectfully prepared and submitted,

Susan Johnston
Deputy Town Clerk

DRAFT

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE APRIL 3, 2020
SPECIAL BUDGET TOWN COUNCIL
MEETING DRAFT**

AGENDA ITEM 5c

The meeting of the Town Council was called to order by Mayor Laila Benitez at 11:06 a.m. on Friday, April 3, 2020 in a virtual Zoom Webinar.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Jack Gilbride
Patrick Berry
Pete Duprey
Natalie Binder
Marti Prohaska

Also in attendance were:

Kim Montgomery, Town Manager
Susan Johnston, Town Clerk
Chris Broady, Chief of Police
Jim Mahoney, Assistant Town Attorney
Kevin Swain, Finance Director
Julie Vergari, Chief Accountant
Sue Kunz, Director of Human Resources
Michelle Haynes, Director of Planning and Development Services
Finn Kjome, Director of Public Works
Jim Soukup, Chief Technology Officer
Zoe Dohnal, Business Development & Sustainability Senior Manager
Kathrine Warren, Public Information Specialist
Jim Loebe, Director of Transit & Recreation
Steve Lehane, Broadband Services Director
JD Wise, Assistant Director of Public Works
Dawn Katz, Director of Mountain Munchkins

The Mayor read the Town Council statement regarding public comment in a virtual meeting.

Discussion on 2020 Budget (2)

Finance Director Kevin Swain presented.

Capital Expenditures (2-1a)

Re-forecasted 2020 Budget as a result of the COVID-19 crisis. Council discussion ensued regarding capital expenditures. Pete Duprey presented. Council direction was to:

- Safety Improvements: Director of Public Works Finn Kjome stated that the Town could proceed with the design and contracting costing \$75,000 this year with construction to be completed by June 30, 2023 in order to utilize the grant of \$400,000.
- Gondola Parking Garage- Defer
- Shop remodel- continue with the architectural design of \$46,000, defer construction
- VCA Expansion- Defer
- VCA Parking Improvements- Move forward with the \$49,000 chip seal overlay (signed contract)
- Water & Sewer Town of Mountain Village- Move forward
- Water & Sewer Ski Ranches- Move forward
- Broadband- Move forward

- Vehicle- Defer \$30,000
- Gondolas Station Upgrades- *All Gondola items are on hold until the Gondola Committee meets, and the items are presented to the TMVOA Board*
- Gondola Lighting
- Cabin Improvements
- Gondola Other
- General Fund

Broadband Fiber Project (2-1Ai)

Council discussion ensued regarding the \$400,000 cable project of running fiber to the inside of buildings. Council consensus was to defer \$200,000 to 2021 and keep \$200,000 as a contingency in the Capital Budget in the event that the Shelter in Place Order is lifted.

Discussion regarding Recession Plan (1B):

Town Manager Kim Montgomery presented the proposed Recession Plan which defined the different stages by percentage of revenue loss. Council discussion ensued. Council consensus was to define the parameters of Significant as a 12-18% reduction in revenues, Major as a 19-25% revenue reduction and Crisis as a 26+% of revenue reduction. Council agreed to send any revisions of the Recession Plan to the Mayor and directed Director of Human Resources Sue Kunz to provide some examples of employee (salaries) and the impacts of going on unemployment, receiving the federal stimulus and EPSLA.

Utilization of Strong Start Grant Funds to Pay Full-Time Mountain Munchkins Employees (1Biii)

Director of Mountain Munchkins Dawn Katz presented stating that this was no longer an option for her employees.

PTO Payouts (1Biv)

Council discussion ensued. Council consensus was in favor of allowing employees to request PTO payouts once placed on a leave of absence as long as a balance of 120 hours was retained.

Town Infrastructure Maintenance Standard/Expectations (2)

Assistant Director of Public Works JD Wise presented. Council directed staff to re-agendize this item for the April 10, 2020 Special Budget Meeting.

Discussion of Hardship Application for VCA Residents Including Criteria Policy and Communication to be Effective May 1, 2020 (3)

Director of Planning and Development Services Michelle Haynes presented. Council discussion ensued. Council directed staff to create a weighting system for applications and present to Council at the April 10, 2020 Special Budget Meeting.

Farm to Community (4)

Business Development & Sustainability Senior Manager, Zoe Dohnal presented. Council discussion ensued. Council consensus was in favor of expanding the program to include up to 80 families at \$25.

There being no further business, on a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to adjourn the meeting at 1:01p.m.

Respectfully prepared and submitted,

Susan Johnston
Town Clerk

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE APRIL 10, 2020
SPECIAL BUDGET TOWN COUNCIL MEETING DRAFT**

AGENDA ITEM 5d

The meeting of the Town Council was called to order by Mayor Laila Benitez at 11:01 a.m. on Friday, April 10, 2020 in a virtual Zoom Webinar.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Jack Gilbride (joined the meeting at 11:15 am)
Patrick Berry
Pete Duprey
Natalie Binder
Marti Prohaska

The following Town Council members were absent:

Also in attendance were:

Kim Montgomery, Town Manager	Robert Stenhammer
Susan Johnston, Town Clerk	Michael Martelon
Christina Lambert, Senior Deputy Town Clerk	Robert Forbes
Jim Mahoney, Assistant Town Attorney	
Chris Broady, Chief of Police	
Kevin Swain, Director of Finance	
Julie Vergari, Chief Accountant	
Sue Kunz, Director of Human Resources	
Zoe Dohnal, Business Development and Sustainability Senior Manager	
Michelle Haynes, Director of Planning and Development Services	
Dawn Katz, Director of Mountain Munchkins	
Finn Kjome, Director of Public Works	
Jim Loebe, Director of Transit and Recreation	
JD Wise, Assistant Director of Public Works	
Steven Lehane, Director of Cable & Broadband	
Jim Soukup, Chief Technology Officer	
Kate Burns, Controller	
Lindsay Niehaus, Billing and Accounts Receivable Specialist	

The Mayor read the Town Council Virtual Meeting Policy on public comment.

Re-Forecasted 2020 Budget During the Covid-19 Emergency

a. PTO Payouts Policy

Director of Finance Kevin Swain, Pete Duprey and Director of Human Resources presented.

*Council discussion ensued regarding the amount of PTO to be retained in the bank for employees who are taking a leave of absence and who intend to return to work. Council consensus was in favor of setting the PTO benchmark at 80 hours.

*Council discussion ensued regarding the reality that some employees did not have banked PTO to draw from and Council directed staff to explore options for drawing down from future earnings or future PTO as well as creating a policy for a fair and equitable system to do this by.

*Council discussion ensued regarding continuing healthcare. Council consensus was in favor of allowing employees who have been placed on a leave of absence, the ability to continue the Town provided health care policy with the stipulation that the employee would be required to pay the employee portion of the benefit plan.

*Council discussion ensued regarding the development of a contingency plan for stimulus ideas for small businesses. Council direction was for the Business Development Advisory Committee to explore ideas and report back to Council.

b. Employees Leave of Absence Analysis During the Coronavirus

* Council discussion ensued regarding the appropriate time to notify employees affected by the move into the “Major” stage (May 1st) of the Town’s COVID-19 budget planning. Council consensus was in favor of notifying all affected employees the week of April 13th thus giving those employees the ability to file for unemployment early and utilize the Emergency Paid Sick Leave Act (EPSLA) for the last two weeks of April if they chose to.

*Council discussion ensued regarding the Gondola Marketing Plan and how to move forward with the maintenance schedule. Council consensus was to schedule the maintenance to be completed by June 1st.

c. VCA Hardship Application Progress Report

Director of Planning and Development Services Michelle Haynes presented. Council discussion ensued. Council consensus was in support of the VCA Hardship application presented.

d. Maintenance Expectations

Director of Public Works Finn Kjome and Assistant Director of Public Works JD Wise presented. Council discussion ensued.

March Town Managers Report

Kim Montgomery presented. Council discussion ensued.

February 29, 2020 BAGAR Report

Kevin Swain presented. Council discussion ensued.

Marketing Telluride Inc. (MTI) Quarterly Report

President and CEO of Marketing Telluride Inc., Michael Martelon presented. Council discussion ensued.

There being no further business, on a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to adjourn at 1:04 p.m.

Respectfully prepared and submitted,

Susan Johnston
Town Clerk



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

Item No. 6

TO: Town Council
FROM: Michelle Haynes, Planning and Development Services
FOR: April 23, 2020
DATE: April 12, 2020
RE: Design Review Board Appointments

Introduction

There are four (4) open regular seats on the Design Review Board (DRB).

Attachments

- Applications
- DRB Attendance Summary

Background

The Design Review Board (DRB) is comprised of seven (7) regular members and two (2) alternate members appointed by Town Council. The term for a DRB member is two (2) years.

Three (3) regular DRB and one (1) Vacant DRB regular members' terms are expiring in April 2020 staff has advertised for the open positions as required. The DRB three (3) members' terms that are expiring include Banks Brown, David Craige, Cath Jett. All three (3) have submitted their applications for reappointment; alternate members Adam Miller and Ellen Kramer have applied for the vacant regular vacant seat. We have also received applications from Spencer (Cody) Davis, Bill Hoins, Scott Bennett, and Yvette Rauff expressing their interest in serving on the DRB. Please refer to Exhibit A.

Community Development Code Section 17.2.3.E states that the Council shall strive to appoint at least three (3) or more members of the DRB who are lot owners or residents of Mountain Village; however, residency is not a requirement for appointment but is preferred.

DRB Recommendation

On March 5, 2020, the DRB provided the following recommendation to Town Council:

Reappoint Banks Brown, Cath Jett, and David Craig
Appoint Adam Miller to the regular vacant seat
Appoint Scott Bennett to the open alternate seat

Additional information provided:

- Attached are the attendance records for current DRB members (Exhibit B)
- Below is a list of current and potential DRB members and whether they live in the Mountain Village, an emphasized, but not required criteria:

MV Residents:

- Liz Caton
- Cath Jett
- Adam Miller
- Ellen Kramer
- Bill Hoins
- Yvette Rauff

Reside outside of the Mountain Village

- Banks Brown
- David Eckman
- David Craige
- Scott Bennett
- Spencer (Cody) Davis

RECOMMENDED MOTION

Town Council can move to approve the DRB recommendation or vary from it. As a starting point, below is the motion accepting the DRB recommendation.

I move to re-appoint the following individuals for two-year terms:

- *Banks Brown*
- *Cath Jett*
- *David Craige*

I move to appoint the following individual for the regular open seat for a two-year term

- *Adam Miller*

I move to appoint the following individual for the alternate seat for a two-year term:

- *Scott Bennett*

/mbh

EXHIBIT A.

January 23, 2020

Design Review Board – Town of Mountain Village
Town Council – Town of Mountain Village
Mountain Village, CO

Members of DRB and Town Council,

Please accept this letter as my request to continue to serve on the Mountain Village Design Review Board.

I have enjoyed my prior terms as a member of DRB, most recently as Chair, and take seriously the duties that are specific to this Board. I believe my experience and record of dealing with the design approval process, variation approvals consistent with the CDC, and the reviewing applications for rezoning, PUDs, density transfers, subdivisions, conditional use permits, variances and annexations will benefit the Village as we continue to evolve, grow and thrive.

Participating in formulating the Comprehensive Plan helps give me a context and overview for furthering stated community ideals. The Comp Plan was developed with the largest contribution of community participation and should carry that weight going into future decisions. I have been a leader in the process of re-formulating the Mountain Village CDC toward creating great architecture and can bring the context of that history to the review process. I am a constructive board member who is respectful and open to the views of fellow members, the public, and applicants. I work comfortably and collaboratively with staff. I've demonstrated this on other boards I've served on including as President of the Telluride R-1 School District and President of the Aldasoro Home Owner's Company.

My wife and I are Mountain Village property owners. Our children have attended the Telluride High School and are successfully pursuing their college careers. We're avid users of the town's amenities; skiing, golf, hiking, entertainments and dining.

Thanks for your consideration for appointment to a seat on the Design Review Board.

BANKS D. BROWN
LIV Sotheby's International Realty
137 W. Colorado Ave.
Telluride, CO 81435
banks@rmi.net
P 970 729 1100

Catherine Jett

319 Adams Ranch Rd #1002 Mountain Village, CO 81435 | 970.708.0830 | cathjett@gmail.com

January 16, 2020

Jane Marinoff
Town of Mountain Village
jmarinoff@mtnvillage.org

Dear Jane:

I am sending you this letter to express my intent to continue as a regular Design Review Board member. I am uniquely qualified for this position for the various reasons:

- I am a resident of Mountain Village and have lived here full time since 2004
- I am a current member of the Design Review Board and previous member of Town Council and helped to develop the Comprehensive Plan
- I am intimately familiar with several sections of the Community Development Code because I worked with staff to come up with fair and balanced processes and procedures. Specifically, the green building codes and forest health plans.
- I was a member of the Ten Mile Sub-basin planning commission in Summit County, CO while Intrawest was redeveloping Copper Mountain. This required a new master plan and PUD and was a multi-year process.
- Because of my previous planning commission and design review experience, other members of council would seek my opinion and layperson "expertise" on projects because I read and understood the code.

During my tenure on the Ten Mile commission, my mentor was an architect who took me under his wing and taught me about design aesthetics and architectural elements. He also taught me that the most important decisions that I would make would often personally affect me. He very strongly taught me that I could not make personal judgments on a project unless the code supported them. I have carried this advice with me during all my public service.

I have enjoyed my short time (almost one year) as a DRB member filling the vacancy filled by Luke Trujillo. Much has changed since my original tenure. I am enjoying learning about the new changes in code as well as helping develop them. The group works very well together, and I feel like each member has been helpful in bringing me up to speed on process and procedure.

Thank you for your consideration and I look forward to working with you.

Sincerely,

Catherine Jett

CATHERINE JETT

319 Adams Ranch Rd #1002
Mountain Village, CO 81435
970.708.0830
Cathjett@gmail.com

Objective

An appointment to the Mountain Village Design Review Board as a regular member

Relative Experience

Mountain Village Design Review Board

Regular Member | February 2019 – present

Mountain Village Town Council

Council Member (10 years) | Mayor Pro tem (1 year) 2006 - 2016

Committees:

- Town Hall Subarea Redevelopment Committee
- Comprehensive Plan Committee
- Colorado Communities for Climate Action (CC4CA)
- San Miguel Watershed Coalition
- Sneffels Energy Board
- Plaza Use Committee

Worked with staff to develop procedures and protocols specific to:

- Green building codes
- Forest Health
- Open Space and Recreation

Mountain Village Design Review Board

Regular Member | 2014 – 2016

Notable projects:

- Mountain Village Comprehensive Plan
- Rosewood PUD
- Mountain Village Hotel PUD
- Lot 161CR PUD

10 Mile Sub-basin Planning Commission

Summit County, CO |

Notable projects:

Copper Mountain / Intrawest Master Redevelopment Plan

Work Experience

CJ Sports Timing LLC

Owner of internationally recognized sports timing company. Daily responsibilities include:

Accounts Payable/Receivable

Payroll

Project Management

Software Development

Volunteer management

Event Management

Software and Hardware troubleshooting

January 20, 2020

Jane Marinoff
Mountain Village Building Dept.

RE: Letter of Intent

Dear Jane,

I would like to be considered for one of the four regular DRB seats being vacated.

I have been a certified lighting consultant with the American Lighting Association since 2004 and an associate of the International Association of Lighting Designers since 2013. I sold Peak to Creek Electrical in 2008 and have been involved with many residential and commercial design build projects in the Telluride region over the past 25 years.

My experience has involved dark sky requirements, energy efficient LED technology, DRB and HARC approval. I feel that my knowledge would lend itself to the Mountain Village DRB and appreciate your consideration. I welcome the board to review my website www.davidcraigelightingdesign.com and Linked In profile.

Respectfully,

David N. Craige CLC, IALD

Hello Jane,

This letter is my expression of interest in a position on the Mountain Village Design Review Board. I have been a full time resident of the Telluride area for 11 years and a resident of Mountain Village for the last 5. Before this I was a contractor in Breckenridge and lived in Jackson Hole Wyoming and Hood River Oregon. I am familiar with mountain and historic aesthetic as well as the inevitability of change and the necessity of responsible design. I am a licensed General Contractor in Mountain Village and have been working in the area as a General Contractor, Project Manager and Carpenter for a decade. Most recently I worked closely with Telluride Ski and Golf on the Mountain View apartment complex, from design through construction.

My wife and I, along with our two children, are building a house in the Boulders neighborhood this year. We are long term residents and I am looking forward to any opportunity to engage in and serve our community.

Thank you,

Adam Miller

Jane Marinoff
Planning & Development Services
Town of Mountain Village
455 Mountain Village Blvd., Suite A
Mountain Village, CO 81435

26 January 2020

Dear Jane:

For the past year I have been serving as an Alternate Board Member on the Town of Mountain Village Design Review Board. At this time, I request to move from a DRB Alternate Board Member into the vacant two-year Board Member position when the new term begins.

As the only architect on the DRB, I feel that I have brought important insights and a unique perspective to the projects that have come before us. I have a keen attention to detail and a broad understanding of the salient issues. In addition, having had more than 30 years of experience as a LEED certified architect in California, I have navigated between client goals and the complex realities of municipality design review boards. I also have had extensive experience presenting to review boards and resubmitting projects after incorporating DRB comments, while also remaining sensitive to client desires.

These skills have served me well during the discussions and deliberations on the DRB and helped me to be an effective member this past year. The DRB has been both a challenging and rewarding experience. As an Alternate, I viewed my role as seriously as a regular Board Member. I would like now to continue on in the new roll of two-year Board Member.

Thank you for your consideration.

Sincerely,

Ellen Kramer, Architect
LEED, A.P.
Erkramer14@gmail.com
415.517.3968

Having moved to Mountain Village from Silicon Valley, I bring more than 30 years of experience as a LEED certified architect. I have worked on both high-end residential (\$20M+) homes, as well as diverse commercial buildings such as Apple, Inc. in Cupertino. As such, I have navigated between client goals and the complex realities of municipality design review boards. I have extensive experience presenting to review boards and resubmitting projects after incorporating DRB comments, while also remaining sensitive to client desires. I believe this will serve me well in presenting design issues and solutions as a Board member.

Ellen R. Kramer, Architect
194 san Joaquin Road, Telluride CO
erkramer14@gmail.com
(415) 517-3968

Experience

Alternate Board Member 2019-present
Design Review Board, Mountain Village, CO

- Reviewing architectural and site design for residences in Mountain Village including approving design variations
- Reviewing and making recommendations to Town Council regarding property variances, rezoning, and density transfers

Architect, LEED AP 2015-2018
Ellen Kramer, Architect, Atherton, CA

- Working as a self-employed architect on high-end residential projects

Gallery Assistant 2016-2018
Pacific Art League, Palo Alto, CA

- Assist Gallery Director in hanging monthly shows
- Prepare online course descriptions
- Prepare PowerPoint presentation

Community Engagement Council Member (CEC) October 2016-June 2016
Food Allergy Research & Education (FARE)

- Work to improve the quality of life and the health of individuals with food allergies in the Bay Area.
- Pursue community understanding, trust, partnership, and support by building relationships between FARE, the CEC, parents, patients, professionals, and the public in an effort to create a culture committed to increasing awareness and understanding of food allergies and support of those affected by them.

Founder- Vice President of Design/User Experience July 2011- 2015
Aliment Health Menlo Park, CA

- Worked to design a consumer product that can accurately, quickly, and inexpensively test food for allergens.
- Evaluated user needs, user experience, and design and produced a preliminary non-working prototype balancing the needs of the user and the technology requirements.
- NIH SBIR grant writer

Architect, LEED AP 2004 –2011
Hayes Group Architects, Redwood City, CA

- Twenty years of experience as a licensed architect for a number of innovative and well-known Silicon Valley firms
- Clients include Apple, Lunar Design, Palantir and Siebel Foundation (First Virtual Group), as well as other high-end residential clients.

Education

Rhode Island School of Design, Providence, RI

Bachelor of Architecture, 1988, Bachelor of Fine Arts, 1988

University of Michigan, Ann Arbor, MI

Bachelor of Science in Architecture, 1984

Additional

- Leadership in Energy and Environmental Design (LEED) Certified, Accredited Professional (2011-present)
- Designed 'Dreams Happen', Spy Lair, Playhouse for Rebuilding Together Peninsula Charity Auction (2009). Sold for highest bid price (\$60K) of all auction playhouses
- Certified First Aid (2014- present)
- Designed/Initiated the first food allergy management protocols in the local school district, (MPCSD) Menlo Park, CA (2001)
- Second Place, Pacific Art League Fur, Feathers & Fins: curated exhibition, March 2017, "Discarded" – 24" x 24" color photograph, <http://www.pacificartleague.org/featured-march-2017>

Jane Marinoff

From: Spencer davis <codydavis82@me.com>
Sent: Friday, January 17, 2020 9:51 AM
To: Jane Marinoff
Subject: DRB

Hi, I'm interested in the DRB seat. I have owned and operated the Rusty Rhino cafe for 4 years. Providing that service has allowed me a unique experience with guests and residents alike. I would like to get into the operations of the town and contribute any information or ideas that I have or that I feel could be helpful in creating a better full time economy in Mountain Village. Thanks.

Sent from my iPhone

02/01/2020

Attn: Jane Marinoff

RE: Upcoming DRB vacancy

Dear Ms. Marinoff. Chairman, and current Board Members.

I would like to express my desire to once again be considered for the upcoming vacancy on the DRB. I reside in Mountain Village and as a General Contractor with over 25 years of experience in the Telluride region including several custom homes in the Mountain village, I truly believe that my knowledge of mountain construction and design expertise will greatly enhance the board.

I have no interest in replacing current Board members whose terms are expiring and wish to return. I only seek the vacant seat.

Thank you for your consideration. I'm happy to provide additional information and my resume if you desire.

Sincerely,

Bill Hoins

BILL HOINS

A Licensed General Contractor with over 35 years of experience in the building of custom homes, historical renovation and project management.

SUMMARY OF QUALIFICATIONS

- Member of the Community Advisory Committee for the Telluride Hospital District.
- Served as Chairman on the Mountain Village Design Review Board.
- Member of the Colorado Green Building Association
- 21 years as Owner/ President of Hoins Construction Inc.
- 18 months as Project Manager for Owen Development.
- Five years as Vice President, General Contractor and Project Manager for McLean Maddock.
- Extensive master carpentry experience.
- Exceptional work ethic and strong integrity.
- Extremely likeable and highly respected by subcontractors.
- Excellent rapport with area building officials

PROFESSIONAL HISTORY

HOINS CONSTRUCTION, Telluride, Colorado
PRESIDENT

1999-Present

- Cabins on the Creek (Town of Telluride)
- Boyd Residence (Town of Telluride)
- Sweet Residence (Mountain Village)
- Hill Residence (Town of Telluride)
- Viking 301 (Town of Telluride)
- Corcoran Residence (Town of Telluride)
- Mills Residence (Mountain Village)
- Austin Residence (Town of Telluride)
- Seiner Residence (Mountain Village)
- Telluride Chalet (Mountain Village)
- Flores Residence (Mountain Village)
- 560 West Columbia (Town of Telluride)
- Gray Residence (Town of Telluride, Winner-Restoration of the year 2011)
- Olk Remodel (Mountain Village)
- Hynden Residence (Mountain Village)
- Sisson / Lundeen Residence (Town of Telluride)
- Gentry Residence (Mountain Village)
- Byrom Residence (River Valley)
- Carlson Residence (Town of Telluride)
- Fusting Residence (Town of Telluride)
- 11 Stonegate (Mountain Village)

Jane Marinoff

From: sbennett@telluridecolorado.net
Sent: Monday, February 17, 2020 4:18 PM
To: Jane Marinoff
Subject: Mountain Village DRB

Follow Up Flag: Follow up
Flag Status: Flagged

Jane,

Please accept this email as a letter of intent and resume in becoming a member of Mountain Village Design Review Board. I am interested in serving on the Mountain Village Design Review Board. I have lived in Telluride for 52 years and am a 4th generation Telluride native. I have been involved in construction, development and real estate sales since the mid-eighties when Mountain Village started. I served on the Aldasoro DRB for 8 years. I recently retired from the Telluride Fire Department after 23 years of service, the last 5 as Chief. I have a background in design and graduated from Fort Lewis college with an Art major and Engineering minor. I will promote the design regulations to uphold the property values and review applications on the merit of each project with the consideration of neighboring property interests as well.

Thank You for your consideration,

Scott Bennett
Broker Associate
Telluride Real Estate Brokers
(970) 728-6667 Office
(970) 729-1666 Cell
sbennett@telluridecolorado.net
www.telluriderealestatebrokers.com
Retired Chief, Telluride Volunteer Fire Department
2017 Community Realtor of the Year
2005 Community Realtor of the Year

Jane Marinoff

From: Michelle Haynes
Sent: Saturday, February 22, 2020 8:57 AM
To: Jane Marinoff
Subject: Fwd: Design Review Board seat

Sent from my iPhone

Begin forwarded message:

From: yvette rauff <yvette.rauff@gmail.com>
Date: February 22, 2020 at 8:55:39 AM MST
To: Michelle Haynes <MHaynes@mtnvillage.org>
Subject: Design Review Board seat

Hello Michelle,

I am interested in being considered for the open seat on the Mountain Village Design Review Board.

This is my ninth winter in Mountain Village, I have been a home owner here since 2013, and last year became a full time resident.

My plan is that Mountain Village will be my forever home. I am looking for a role in which I can contribute to help keep Mountain Village the charming mountain community that it is (which makes it a great place to live!), and help guard against it being developed into a small city (with the often accompanying problems of too much traffic and pavement, overcrowding, light pollution and strained infrastructure).

I feel strongly that great communities just don't magically happen but rather evolve because of the hard work and commitment of the "everyday" people in the community.

As far as my work background:

My first career was as a veterinarian. I practiced for twenty years with various roles: First as a US Peace Corps volunteer, then as a large and small animal practitioner, then strictly a companion animal doctor, then ultimately specializing in geriatric animals and acting as a grief and pet loss counselor.

My second career was in the software industry and spanned 25 years. I worked on the business side of running a global company - working my way up to the Chief Operating Officer then developing and stepping into the role of Chief Culture Officer before separating from the company last year.

Although I may not have a background in architecture or construction, I am eager and willing, and I believe, capable, to learn whatever is necessary to be a productive member of the team.

Thank you for your consideration.

Sincerely,
Yvette Rauff

DRB Meeting Attendance

Member	Term Appointment	Term Expiration	Regular/ Alternate	Absences Per Year (taken from the finalized minutes - through 3/5/20)							Average
				2020	2019	2018	2017	2016	2015	2014	
Vacant			Regular	0	N/A	N/A	N/A	N/A	N/A	N/A	0.0
Banks Brown	11/1/2010	4/1/2020	Regular	0	4	1	1	4	4	1	2.1
Cath Jett	5/1/2019	4/1/2020	Regular	2	3	N/A	N/A	N/A	N/A	N/A	2.5
David Craige	4/1/2015	4/1/2020	Regular	2	3	2	3	3	2	N/A	2.5
David Eckman	4/1/2009	4/1/2021	Regular(term up)	0	4	4	4	0	0	3	2.1
Greer Garner	4/1/2013	4/1/2021	Regular	0	2	3	2	5	1	4	2.4
Liz Caton	5/1/2015	4/1/2021	Regular	0	2	2	1	1	0	N/A	1.0
Adam Miller (1st alt)	6/6/2019	4/1/2021	Alternate	1	1	N/A	N/A	N/A	N/A	N/A	1.0
Ellen Kramer (2nd alt)	6/6/2019	4/1/2021	Alternate	0	4	N/A	N/A	N/A	N/A	N/A	2.0

(term up means termed out in 2021)

Town of Mountain Village

Proclamation

A Proclamation Declaring May 2020 as

Mental Health Month

WHEREAS, mental health is essential to everyone’s overall health and well-being; and

WHEREAS, all Americans experience times of difficulty and stress in their lives; and

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions;
and

WHEREAS, there are practical tools that all people can use to improve their mental health and
increase resiliency

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, with effective treatment, those individuals with mental health and other chronic
health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, healthcare provider, organization and
citizen share the burden of mental health problems and have a responsibility to promote
mental wellness and support prevention efforts.

THEREFORE, we, the Town of Mountain Village Town Council, do hereby proclaim May 2020 as

Mental Health Month

NOW THEREFORE, as the Town of Mountain Village Town Council, we also call upon the
citizens, government agencies, public and private institutions, businesses and schools in the
Town of Mountain Village to recommit our community to increasing awareness and
understanding of mental health, the steps our citizens can take to protect their mental health,
and the need for appropriate and accessible services for all people with mental health
conditions.

Dated this 23rd day of April 2020

Laila Benitez, Mayor

Susan Johnston, Town Clerk

**Town of Mountain Village
Proclamation**

**A Proclamation Declaring May 2020 as
Sexual Assault Awareness Month**

WHEREAS, hundreds of Americans are affected by sexual violence every single day and we must take action to change the culture;

WHEREAS, every 73 seconds an American is sexually assaulted and every 9 minutes, that victim is a child;

WHEREAS, sexual assault goes largely unreported and only 5 out of every 1,000 rapists will end up in prison;

WHEREAS, sexual violence thrives when it is not taken seriously and victim blaming goes unchecked,

WHEREAS, the prevalence of sexual violence increases during natural disasters and in conflict zones.

NOW THEREFORE, we Mountain Village Town Council, do hereby proclaim the month of May 2020 as

Sexual Assault Awareness Month

In Mountain Village, we join advocates and communities across the country in raising awareness about sexual violence and taking action to prevent it. During this unprecedented crisis, we must not forget about survivors and perpetrators should still be held accountable for their actions. All members of our community can take this time to educate ourselves and others about informed consent and use our virtual platforms to promote safety, equality and respect. We must take care of ourselves and others at this time and work to make our community safe and healthy in more ways than one.

Although we recognize May as Sexual Assault Awareness Month, each day of the year brings an opportunity to believe survivors, speak out against victim blaming and model healthy communication.

Dated this 23rd day of April 2020

Laila Benitez, Mayor

Susan Johnston, Town Clerk



Business and Government Activity Report
For the month ending: March 31st

	2020				2019				YTD or MTD Variance	
Activity	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %		
Cable/Internet										
<i>Lost a bulk internet subscriber in February 2020</i>										
# Residential & Bulk Basic Cable	779	(26)	1,818	845	(4)	818	(66)	-7.8%		
# Premium Channel Residential & Bulk Subscribers	415	(3)	2,453	421	(7)	252	(6)	-1.4%		
# Digital Subscribers	200	9	2,453	211	(9)	3,170	(717)	-22.6%		
# Internet Subscribers	1,838	(19)	1,818	1,976	(5)	87	(148)	-7.5%		
# Phone Subscribers	90	0	90	97	(4)	27	(7)	-7.22%		
Village Court Apartments										
Occupancy Rate	100.00%	0.00%	99.70%	99.55%	0.46%	99.24%	0.46%	0.5%		
# Vacated Units	2	2	4	2	1	3	1	33.3%		
# Work Orders Completed	38	6	90	15	(5)	56	34	60.7%		
# on Waiting List	200	9	158	158	2	42	42	26.6%		
Public Works										
Service Calls	707	170	1,818	318	69	818	1,000	122.2%		
Snow Fall	117	90	201	111	43	252	(51)	-20.2%		
Snow Removal - Streets & Pkg Lots	637	(212)	2,453	1,088	68	3,170	(717)	-22.6%		
Roadway Maintenance	97	(11)	216	27	(2)	87	129	148.3%		
Water Billed Consumption	8,421,000	(1,093,000)	43,900,000	8,933,000	(222,000)	90,310,000	(46,410,000)	-51.4%		
Sewage Treatment	10,216,000	(22,000)	30,611,000	11,747,000	2,674,000	30,576,000	35,000	0.1%		
Child Development Fund										
# Infants Actual Occupancy	300	(3,15)	495	495	0.00	495	(1,95)	-39.4%		
# Toddlers Actual Occupancy	709	(8,96)	1,352	1,352	(2,33)	1,352	(6,43)	-47.6%		
# Preschoolers Actual Occupancy	773	(7,92)	1,627	1,627	0.12	1,627	(8,54)	-52.5%		
Transportation and Parking										
GPG (noon snapshot)	5,567	(4,533)	26,392	11,984	2,245	31,797	(5,405)	-17.0%		
GPG Parking Utilization (% of total # of spaces occupied)	39.0%	-36.70%	63.0%	84.00%	8.40%	76.8%	-13.8%	-18.0%		
HPG (noon snapshot)	1,057	(1,052)	5,234	2,624	512	6,953	(1,719)	-24.7%		
HPG Parking Utilization (% of total # of spaces occupied)	32.2%	-36.40%	54.3%	79.90%	8.70%	72.9%	-18.6%	-25.5%		
Total Parking (noon snapshot)	9,664	(6,438)	42,607	19,477	3,314	52,676	(10,069)	-19.1%		
Parking Utilization (% of total # of spaces occupied)	38.5%	-30.10%	57.9%	77.70%	6.30%	72.3%	-14.4%	-19.9%		
Paid Parking Revenues	\$19,684	(\$21,643)	\$119,760	\$44,716	\$6,421	\$120,339	(\$579)	-0.5%		
Bus Routes	415	99	731	94	86	102	629	616.7%		
Employee Shuttle	690	(772)	3,598	1,491	5	4,632	(1,034)	-22.3%		
Employee Shuttle Utilization Rate	47.80%	0.00%	47.0%	53.40%	-1.60%	56.0%	-9.00%	-16.1%		
Inbound (Vehicle) Traffic (Entrance)	53,624	(18,103)	197,724	71,012	5,754	204,573	(6,849)	-3.3%		
<i>Part time ex: town council (7), child care (6), judge, bldg admin, parking attendant, New hires gondola ops, parking g, plumber, child care Terms: gondola ops (3) Reason for terms: personal/ family, other job, no call, no show</i>										
Human Resources										
FT Year Round Head Count	82	(1)	82	82	(1)	82	0	0.0%		
Seasonal Head Count (FT & PT)	0	0	0	0	(1)	0	0	#DIV/0!		
PT Year Round Head Count	16	2	21	21	2	21	(5)	-23.8%		
Gondola FT YR, Seasonal, PT YR Head Count	57	(1)	60	60	(2)	60	(3)	-5.0%		
Total Employees	155	0	163	163	(2)	163	(8)	-4.9%		
Gondola Overtime Paid	101	(252)	1,052	544	407	910	141	15.5%		
Other Employee Overtime Paid	20	(52)	171	55	(38)	270	(98)	-36.5%		
# New Hires Total New Hires	4	(3)	4	8	7	16	(12)	-75.0%		
# Terminations	3	(3)	3	7	2	16	(13)	-81.3%		
# Workmen Comp Claims	1	1	1	3	1	7	(6)	-85.7%		
Workmen Comp Claims Costs	\$3,528	\$3,528	\$5,926	\$1,219	\$834	\$4,104	\$1,822	44.4%		
Number of Reported Injuries	1	1	1	3	1	8	(7)	-87.5%		
Marketing & Business Development										
Town Hosted Meetings	12	7	20	5	0	15	5	33.3%		
Email Correspondence Sent	20	4	52	15	6	35	17	48.6%		
E-mail List	7,999	686	6,384	6,384	183	6,567	1,615	25.3%		
Ready-Op Subscribers	1,987	47	na	na	#VALUE!	na	#VALUE!	#VALUE!		
News Articles	21	2	61	15	8	27	34	125.9%		
Press Releases Sent	1	(2)	7	4	4	6	1	16.7%		
Gondola and RETA										
<i>Current RETA revenues are unaudited</i>										
Gondola	180,721	(188,860)	923,525	426,700	69,812	1,139,369	(215,844)	-18.9%		
Chondola	18,902	(10,633)	80,532	34,291	4,915	101,436	(20,904)	-20.6%		
RETA fees collected by TMVOA	\$ 675,467	\$ 208,457	\$ 1,523,192	\$ 200,400	\$ (453,810)	\$ 1,332,708	\$190,484	14.3%		
<i>Winter = Nov 1 - Apr 30 - Current March Information not available due to personal furloughs</i>										
Recreation										
Platform Tennis Registrations	na	#VALUE!	64	46	6	131	(67)	-51.1%		
Ice Rink Skaters	na	#VALUE!	2455	0	(522)	2285	170	7.4%		
Snow Cat Hours	na	#VALUE!	210	153	24	391	(181)	-46.3%		



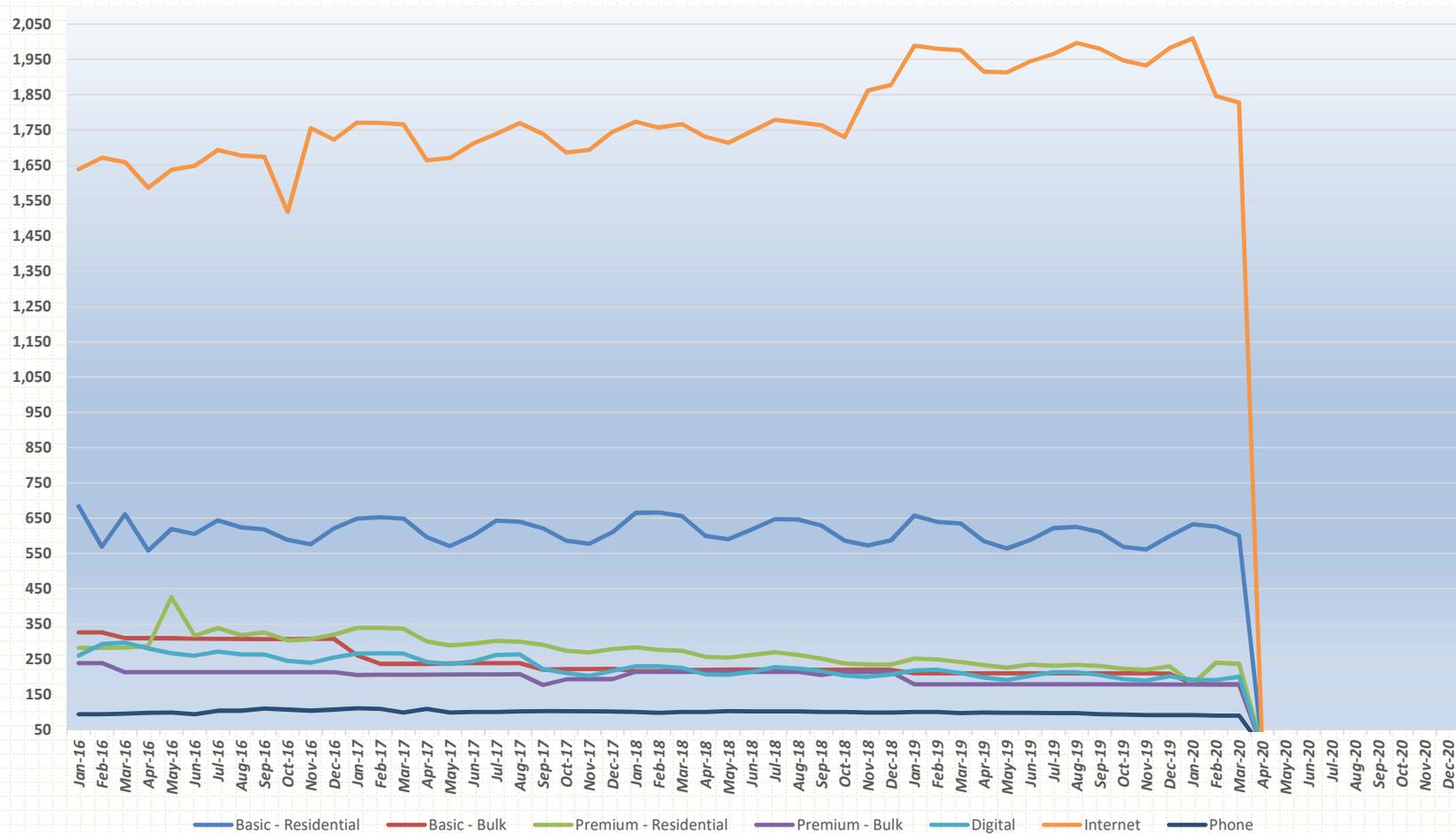
Business and Government Activity Report
For the month ending: March 31st

		2020			2019			YTD or MTD Variance	
Activity	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Police									
Calls for Service	#	311	(171)	1,222	404	68	1,110	112	10.1%
Investigations	#	12	(10)	50	24	6	65	(15)	-23.1%
Alarms	#	22	5	64	38	30	113	(49)	-43.4%
Arrests	#	1	(5)	9	4	(1)	14	(5)	-35.7%
Summons	#	4	0	11	3	0	14	(3)	-21.4%
Traffic Contacts	#	14	(11)	64	10	5	17	47	276.5%
Traffic Tickets Written	#	3	(4)	11	0	(4)	4	7	175.0%
Parking Tickets Written	#	115	(151)	862	525	90	1,401	(539)	-38.5%
Administrative Dismissals	#	0	0	13	5	1	20	(7)	-35.0%
Building/Planning									
Community Development Revenues		\$18,706	(\$4,185)	\$53,639	\$15,189	(\$6,390)	\$55,262	(\$1,623)	-2.9%
# Permits Issued		29	7	88	29	13	58	30	51.7%
Valuation of Min Village Remodel/New/Additions Permits		\$236,911	\$56,911	\$601,911	\$236,911	(\$88,379)	\$587,201	\$14,710	2.5%
Valuation Min Village Electric/Plumbing/Other Permits		\$35,725	(\$112,544)	\$287,994	\$35,725	(\$81,684)	\$187,934	\$100,060	53.2%
Valuation Village Electric/Plumbing Permits		\$278,850	\$193,750	\$355,707	\$278,850	\$213,475	\$629,851	(\$94,144)	-14.9%
# Inspections Completed		177	-53	695	145	-18	450	245	54.4%
# Design Review/Zoning Agenda Items		13	-1	36	16	7	34	2	5.9%
# Staff Review Approvals		10	-3	28	10	4	22	6	27.3%
Pizza Services									
Snow Removal Plaza	Hours	106	(250)	968	664	(22)	2,110.8	(1,143)	-54.1%
Plaza Maintenance	Hours	382	(102)	1,308	317	30	918	390	42.5%
Lawn Care	Hours	42	42	42	3	3	3	40	1580.0%
Plant Care	Hours	37	(11)	121	31	17	54	67	124.2%
Irrigation	Hours	0	(9)	9	11	11	1	(3)	-22.7%
TMV Trash Collection	Hours	72	(32)	271	133	37	324	(54)	-16.5%
Christmas Decorations	Hours	117	(35)	459	188	97	410	49	12.0%
Residential Trash	Pound	18750	(5,850)	43,350	21,900	(4,200)	69600	(26,250)	-37.7%
Residential Recycle	Pound	26455	(15,545)	68,455	39,366	9,120	113,358	(44,903)	-39.6%
Diversion Rate	%	58.52%	-4.54%	61.23%	64.25%	10.58%	61.96%	-0.73%	-1.2%
Vehicle Maintenance									
# Preventive Maintenance Performed		18	(1)	51	15	(4)	61	(10)	-16.4%
# Repairs Completed		26	5	65	20	(6)	64	1	1.6%
Special Projects		1	1	1	3	3	12	(11)	-91.7%
# Roadside Assists		0	0	0	0	0	1	(1)	-100.0%
Finance									
# Other Business Licenses Issued		20	(50)	879	30	(32)	799	80	10.0%
# Privately Licensed Rentals		1	(3)	66	1	(6)	68	(2)	-2.9%
# Property Management Licensed Rentals		1	(7)	410	0	(3)	404	6	1.5%
# Unique VRBO Property Advertisements Listings for MV		442	3	3	379	1	63	63	16.6%
# Paperless Billing Accts (total paperless customers)		1,104	(13)	6,432	915	9	189	189	20.7%
# of TMV AR Bills Processed		2,058	(131)	6,432	2,086	(44)	6,352	80	1.3%
Accounts Receivable									
TMV Operating Receivables (Includes Gonola Funding)	Utilities - Broadband and Water/Sewer	VCA - Village Court Apartments							
Current	\$464,688	56.9%	\$363,497	83.8%	\$5	0.1%			
30+ Days	10	0.0%	47,549	11.0%	4,054	68.2%			
60+ Days	351,828	43.0%	17,953	4.1%	17	0.3%			
90+ Days	9	0.0%	3,894	0.9%	1,864	31.4%			
over 120 days	833	0.1%	969	0.2%		0.0%			
Total	\$ 817,368	100.0%	\$ 433,863	100.0%	\$ 5,940	100.0%			
Other Billings - GDP, Construction Parking									
Current	\$0	0.0%	\$ 828,190	65.3%	(\$69,142)	-23.1%			
30+ Days	8,592	84.4%	60,205	4.8%	8,533	2.9%			
60+ Days	867	8.5%	370,665	29.2%	358,661	120.0%			
90+ Days	12	0.1%	5,779	0.5%	280	0.1%			
over 120 days	707	6.9%	2,509	0.2%	429	0.1%			
Total	\$ 10,178	100.0%	\$ 1,267,349	100.0%	\$ 298,761	100.0%			
General Fund Investment Activity									
		Change in Value (Month)							
		Ending Balance					\$11,290,990		\$267,217
		Investment Income (Month)					\$25,898		\$25,898
		Portfolio Yield					1.86%		1.86%
		Yield Change (Month)					none		none
Other Statistics		Population (estimated)					1,434		1,434
		(Active) Registered Voters					871		871
		Property Valuation					314,681,000		314,681,000

Town of Mountain Village Broadband Subscriber Statistics

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2020 EBU Subscribers												
Basic - Residential	633	626	600	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-3.65%	-2.03%	-5.51%	-100.00%								
Basic - Bulk	180	179	179	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-14.29%	-14.76%	-14.76%	-100.00%								
Premium - Residential	180	240	237	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-28.57%	-3.61%	-2.07%	-100.00%								
Premium - Bulk	178	178	178	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-0.56%	-0.56%	-0.56%	-100.00%								
Digital	192	191	200	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-11.93%	-13.18%	-5.21%	-100.00%								
Internet	2,010	1,847	1,828	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	1.06%	-6.76%	-7.49%	-100.00%								
Phone	92	90	90	0	0	0	0	0	0	0	0	0
Increase (Decrease) - Prior Year	-8.91%	-10.89%	-7.22%	-100.00%								
2019 EBU Subscribers												
Basic - Residential	657	639	635	585	564	588	622	625	610	569	561	599
Increase (Decrease) - Prior Year	-1.20%	-4.05%	-3.20%	-2.50%	-4.41%	-4.85%	-3.86%	-3.25%	-3.02%	-2.90%	-2.09%	2.04%
Basic - Bulk	210	210	210	210	210	210	210	210	210	210	210	209
Increase (Decrease) - Prior Year	-2.78%	-2.78%	-4.11%	-4.55%	-5.00%							
Premium - Residential	252	249	242	233	226	235	232	234	231	223	220	230
Increase (Decrease) - Prior Year	-11.27%	-10.11%	-11.68%	-9.34%	-11.37%	-10.31%	-14.07%	-10.69%	-8.33%	-6.30%	-6.38%	-2.13%
Premium - Bulk	179	179	179	179	179	179	179	179	179	179	179	178
Increase (Decrease) - Prior Year	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-12.68%	-16.36%	-16.36%	-16.82%
Digital	218	220	211	198	191	203	213	213	205	194	189	202
Increase (Decrease) - Prior Year	-5.22%	-4.35%	-6.22%	-4.35%	-7.28%	-5.14%	-6.58%	-4.91%	-5.09%	-4.90%	-5.50%	-2.42%
Internet	1,989	1,981	1,976	1,916	1,914	1,945	1,966	1,997	1,981	1,948	1,933	1,983
Increase (Decrease) - Prior Year	12.12%	12.75%	11.83%	10.69%	11.67%	11.33%	10.51%	12.70%	12.30%	12.60%	3.81%	5.59%
Phone	101	101	97	99	98	98	97	97	94	93	92	92
Increase (Decrease) - Prior Year	0.00%	3.06%	-3.96%	-1.98%	-4.85%	-3.92%	-4.90%	-4.90%	-6.93%	-7.92%	-7.07%	-7.07%
2018 EBU Subscribers												
Basic - Residential	665	666	656	600	590	618	647	646	629	586	573	587
Increase (Decrease) - Prior Year	2.47%	1.99%	1.08%	0.67%	3.33%	2.83%	0.62%	0.94%	1.29%	0.00%	-0.69%	-3.77%
Basic - Bulk	216	216	219	220	220	220	220	220	220	220	220	220
Increase (Decrease) - Prior Year	-17.24%	-8.86%	-7.59%	-7.17%	-7.56%	-7.95%	-7.95%	-7.95%	0.00%	-0.90%	-0.90%	-1.35%
Premium - Residential	284	277	274	257	255	262	270	262	252	238	235	235
Increase (Decrease) - Prior Year	-16.22%	-18.29%	-18.45%	-14.62%	-11.76%	-10.88%	-10.60%	-12.67%	-13.40%	-13.14%	-12.64%	-15.77%
Premium - Bulk	214	214	214	214	214	214	214	214	205	214	214	214
Increase (Decrease) - Prior Year	4.39%	3.88%	3.88%	3.88%	3.38%	3.38%	3.38%	2.88%	15.82%	10.88%	10.31%	10.31%
Digital	230	230	225	207	206	214	228	224	216	204	200	207
Increase (Decrease) - Prior Year	-13.53%	-13.86%	-15.41%	-14.46%	-13.08%	-12.30%	-12.98%	-15.15%	-2.70%	-3.32%	-1.48%	-4.61%
Internet	1,774	1,757	1,767	1,731	1,714	1,747	1,779	1,772	1,764	1,730	1,862	1,878
Increase (Decrease) - Prior Year	0.17%	-0.73%	0.06%	3.96%	2.57%	2.04%	2.30%	0.11%	1.38%	2.61%	9.92%	7.62%
Phone	101	98	101	101	103	102	102	102	101	101	99	99
Increase (Decrease) - Prior Year	-9.01%	-10.09%	2.02%	-7.34%	4.04%	2.00%	2.00%	0.00%	-1.94%	-1.94%	-2.94%	-2.94%
2017 EBU Subscribers												
Basic - Residential	649	653	649	596	571	601	643	640	621	586	577	610
Increase (Decrease) - Prior Year	-5.12%	14.76%	-1.82%	6.81%	-7.75%	-0.66%	-0.16%	2.56%	0.49%	-0.34%	0.17%	-1.77%
Basic - Bulk	261	237	237	237	238	239	239	239	220	222	222	223
Increase (Decrease) - Prior Year	-19.94%	-27.30%	-23.55%	-23.55%	-23.23%	-22.40%	-22.40%	-22.40%	-28.34%	-27.69%	-27.92%	-27.60%
Premium - Residential	339	339	336	301	289	294	302	300	291	274	269	279
Increase (Decrease) - Prior Year	20.21%	20.21%	18.73%	4.88%	-32.16%	-7.26%	-10.65%	-5.66%	-10.74%	-9.57%	-12.38%	-12.81%
Premium - Bulk	205	206	206	206	207	207	207	208	177	193	194	194
Increase (Decrease) - Prior Year	-14.23%	-13.81%	-3.29%	-3.29%	-2.82%	-2.82%	-2.82%	-2.35%	-16.90%	-9.39%	-8.92%	-8.92%
Digital	266	267	266	242	237	244	262	264	222	211	203	217
Increase (Decrease) - Prior Year	2.31%	-8.87%	-10.44%	-13.88%	-11.24%	-6.15%	-3.68%	0.00%	-15.59%	-13.88%	-15.42%	-14.90%
Internet	1,771	1,770	1,766	1,665	1,671	1,712	1,739	1,770	1,740	1,686	1,694	1,745
Increase (Decrease) - Prior Year	8.05%	5.86%	6.45%	4.98%	2.08%	3.82%	2.72%	5.48%	3.94%	11.07%	-3.53%	1.28%
Phone	111	109	99	109	99	100	100	102	103	103	102	102
Increase (Decrease) - Prior Year	18.09%	15.96%	3.13%	11.22%	0.00%	6.38%	-3.85%	-1.92%	-6.36%	-3.74%	-1.92%	-4.67%
2016 EBU Subscribers												
Basic - Residential	684	569	661	558	619	605	644	624	618	588	576	621
Increase (Decrease) - Prior Year												
Basic - Bulk	326	326	310	310	310	308	308	308	307	307	308	308
Increase (Decrease) - Prior Year												
Premium - Residential	282	282	283	287	426	317	338	318	326	303	307	320
Increase (Decrease) - Prior Year												
Premium - Bulk	239	239	213	213	213	213	213	213	213	213	213	213
Increase (Decrease) - Prior Year												
Digital	260	293	297	281	267	260	272	264	263	245	240	255
Increase (Decrease) - Prior Year												
Internet	1,639	1,672	1,659	1,586	1,637	1,649	1,693	1,678	1,674	1,518	1,756	1,723
Increase (Decrease) - Prior Year												
Phone	94	94	96	98	99	94	104	104	110	107	104	107
Increase (Decrease) - Prior Year												

Cable/Phone/Internet Subscribers 2016-present





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**Town of Mountain Village
Colorado**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO



Memorandum

To: Town Council
From: Kevin Swain, Finance Director
Date: April 15, 2020
Re: Town of Mountain Village Financial Statements through February 2020

Mountain Village Financials Statements through February 2020

General Fund Summary

The February financials reflect budgets adopted for 2020 and prorated accordingly. While staff are now operating within new and reduced budget guidelines there have been no legislative adjustments made to either revenue or expenditure budgets yet as a result of the virus emergency. As of February 29, 2020, the General Fund reflects a surplus of \$1.55 million primarily resulting from front end loaded property tax and sales tax collections. Permit and use taxes are on budget. Sales taxes show an increase of 8.45% over prior year and 6.7% over budget. Revenues of \$3.16 million were over the budget by \$143,000 due mainly to sales tax collections and intergovernmental revenues.

Total GF operating expenditures of \$1.5 million were under budget by \$96,100.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ -	\$ -	\$ -	-
Child Development Fund	\$ -	\$ -	\$ -	-
Conference Center Subsidy	\$ -	\$ 58,000	\$ 57,223	(777)
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 84,177	\$ 152,510	\$ 166,222	13,712
Broadband Fund	\$ -	\$ -	\$ -	-
Vehicle & Equipment Acquisition Fund	\$ 7,917	\$ 10,900	\$ 10,842	(58)

Income transfers from other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 55,391	\$ 115,836	\$ 111,238	(4,598)
*Tourism Fund	\$ 12,208	\$ 30,844	\$ 33,929	3,085
*This transfer is comprised of administrative fees, interest, and penalties collected.				
36 Service Fund (Specific Ownership Taxes)	\$ 1,731	\$ 5,333	\$ 3,906	(1,427)

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

The Bobcat leases were renewed.

Capital Projects Fund – No Fund Income Statement Attached

There has been no activity in this fund to date.

Historical Museum Fund – No Fund Income Statement Attached

\$34,826 in property taxes were collected and \$34,130 was tendered to the historical museum. The county treasurer retained \$696 in treasurer’s fees.

Mortgage Assistance Fund – No Fund Income Statement Attached

There has been no activity in this fund to date.

Sales Tax

Sales taxes of \$1.49 million are 8.45% over 2019 through this period and are over budget by 6.7%. Restaurant shows the highest growth at 13.3%, followed by lodging at 7.9%. \$63,000 of the total sales tax was reported but not paid for February and is a receivable in our system.

Actual Sales Tax Base By Class, Through February 2020										
Category	Actual 2016	Actual 2017	PY % Increase	Actual 2018	PY % Increase	Actual 2019	PY % Increase	Actual 2020	PY \$ Variance	PY % Increase
	4.5%	4.5%	2016 to 2017	4.5%	2017 to 2018	4.5%	2018 to 2019	4.5%	2019 to 2020	2019 to 2020
Lodging	11,105,325	12,662,028	14%	13,398,406	6%	15,280,142	14%	16,485,145	1,205,003	7.89%
Restaurant	5,441,740	5,711,921	5%	6,016,435	5%	6,523,146	8%	7,391,310	868,164	13.31%
Retail	5,244,704	5,560,474	6%	5,538,264	0%	6,315,785	14%	6,742,178	426,393	6.75%
Utility/Other	2,165,546	2,067,198	-5%	2,160,089	4%	2,405,653	11%	2,486,522	80,869	3.36%
Total	23,957,315	26,001,620	9%	27,113,194	4%	30,524,726	13%	33,105,155	2,580,429	8.45%



Tourism Fund

2020 restaurant taxes totaling \$147,558 have been collected and \$144,607 was tendered to the airline guarantee program. \$657,725 in lodging taxes were collected and \$647,859 was tendered to the airline guarantee program and to MTI. The Town retained \$12,817 in administrative fees, and penalties and interest of \$688.

Lodging taxes are exceeding prior year by 7.6% and exceeded budget by 4.1%. Restaurant taxes are ahead of prior year and budget by 13.9% and 14.7%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary									
	2016	2017	2018	2019	2020		2019	2020	Budget
	Activity (4%)		Var %	Budget	Var %				
January	193,815	245,628	273,707	300,246	324,484		8.07%	309,715	4.55%
February	249,339	260,809	262,096	310,947	333,241		7.17%	320,726	3.76%
March	304,515	312,990	322,588	401,256	-		-100.00%	413,904	#DIV/0!
April	7,638	8,353	18,205	17,822	-		-100.00%	18,377	#DIV/0!
May	16,633	12,493	18,134	24,328	-		-100.00%	25,052	#DIV/0!
June	106,415	122,193	137,760	139,023	-		-100.00%	143,091	#DIV/0!
July	153,342	158,585	170,730	195,548	-		-100.00%	201,679	#DIV/0!
August	111,760	112,264	136,080	160,922	-		-100.00%	165,644	#DIV/0!
September	139,363	148,624	171,040	157,007	-		-100.00%	161,445	#DIV/0!
October	31,322	34,399	34,696	46,537	-		-100.00%	47,928	#DIV/0!
November	14,725	18,535	17,307	14,667	-		-100.00%	14,946	#DIV/0!
December	261,808	290,808	283,658	294,618	-		-100.00%	301,617	#DIV/0!
Total	1,590,676	1,725,680	1,846,001	2,062,920	657,725		-68.12%	2,124,124	-222.95%
Tax Base	39,766,902	43,142,003	46,150,032	51,572,989	16,443,124			53,103,100	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary									
	2016	2017	2018	2019	2020		2019	2020	Budget
	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)		Var %	Budget	Var %
January	48,594	54,097	57,188	62,864	72,555		15.42%	61,033	15.88%
February	60,243	60,144	63,140	66,720	75,004		12.42%	64,777	13.64%
March	71,171	74,202	75,202	87,671	-		-100.00%	85,118	#DIV/0!
April	1,511	1,829	7,119	7,364	-		-100.00%	7,149	#DIV/0!
May	4,568	4,448	4,838	4,299	-		-100.00%	4,174	#DIV/0!
June	34,359	34,365	39,048	38,614	-		-100.00%	37,490	#DIV/0!
July	44,827	46,470	46,603	60,113	-		-100.00%	58,363	#DIV/0!
August	35,020	34,998	39,031	44,479	-		-100.00%	43,183	#DIV/0!
September	36,195	39,291	36,920	42,795	-		-100.00%	41,549	#DIV/0!
October	11,312	13,519	12,695	17,556	-		-100.00%	17,045	#DIV/0!
November	5,099	5,352	7,221	3,426	-		-100.00%	3,326	#DIV/0!
December	59,070	54,303	53,383	56,913	-		-100.00%	54,927	#DIV/0!
Total	411,969	423,017	442,390	492,814	147,558		-70.06%	478,134	-224.03%
Tax Base	20,598,437	21,150,852	22,119,524	24,640,703	7,377,920			23,906,700	

Business license fees of \$291,473 are over budget (4%) and prior year (4%). \$273,985 was remitted to MTI and \$20,351 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020						2019	2018	2017
	Budget	Budget	Budget	Annual	Budget	Actual YTD	Actual YTD	Actual YTD	
	YTD	Variance	Variance	Budget	Balance				
Actual YTD		(\$)	(%)						
Revenues									
Charges for Services	\$ 6,378	\$ 13,492	\$ (7,114)	-52.73%	\$ 250,458	\$ 244,080	\$ 19,057	\$ 16,193	\$ 65,813
Contributions	18,354	18,167	187	1.03%	43,438	25,084	-	-	29,709
Fines and Forfeits	560	773	(213)	-27.55%	11,841	11,281	1,565	480	(288)
Interest Income	71,442	11,814	59,628	504.72%	100,000	28,558	32,384	(10,237)	12,911
Intergovernmental	110,496	109,634	862	0.79%	565,671	455,175	16,427	125,051	107,049
Licenses and Permits	21,444	16,672	4,772	28.62%	339,828	318,384	19,995	25,069	29,474
Miscellaneous Revenues	18,232	10,519	7,713	73.32%	63,618	45,386	13,620	8,265	13,780
Taxes and Assessments	2,914,345	2,837,238	77,107	2.72%	10,093,727	7,179,382	2,736,245	2,805,795	2,566,869
Total Revenues	3,161,251	3,018,309	142,942	4.74%	11,468,581	8,307,330	2,839,293	2,970,616	2,825,317
Operating Expenses									
Legislation & Council	8,099	9,028	(929)	-10.29%	90,077	81,978	8,998	10,161	5,791
Town Manager	40,708	43,608	(2,900)	-6.65%	279,323	238,615	38,481	38,520	37,833
Town Clerk's Office	71,249	58,475	12,774	21.85%	391,388	320,139	54,991	52,292	56,264
Finance	239,110	239,228	(118)	-0.05%	888,502	649,392	217,584	221,516	216,184
Technical	126,612	127,479	(867)	-0.68%	511,839	385,227	71,824	97,046	62,785
Human Resources	55,939	60,834	(4,895)	-8.05%	390,805	334,866	56,579	51,412	49,489
Town Attorney	59,363	61,551	(2,188)	-3.55%	376,525	317,162	88,426	69,949	69,048
Communications and Business Development	37,449	40,482	(3,033)	-7.49%	397,300	359,851	55,880	45,139	42,551
Municipal Court	4,142	5,374	(1,232)	-22.93%	33,540	29,398	4,723	3,805	4,036
Police Department	131,999	133,839	(1,840)	-1.37%	1,021,462	889,463	139,118	138,300	130,315
Community Services	8,269	9,665	(1,396)	-14.44%	58,857	50,588	8,366	7,268	7,194
Community Grants and Contributions	72,293	71,640	653	0.91%	139,717	67,424	8,363	8,850	-
Roads and Bridges	156,307	161,658	(5,351)	-3.31%	1,134,249	977,942	119,044	111,762	116,601
Vehicle Maintenance	63,658	68,838	(5,180)	-7.52%	459,870	396,212	61,085	71,635	71,771
Municipal Bus	21,407	16,576	4,831	29.14%	277,932	256,525	12,014	13,386	11,403
Employee Shuttle	18,284	21,736	(3,452)	-15.88%	88,614	70,330	6,405	7,940	6,569
Parks & Recreation	76,429	93,140	(16,711)	-17.94%	573,576	497,147	66,413	105,788	54,454
Plaza Services	191,091	233,282	(42,191)	-18.09%	1,416,917	1,225,826	213,287	203,616	158,246
Public Refuse Removal	9,901	9,646	255	2.64%	61,098	51,197	9,685	9,250	6,570
Building/Facility Maintenance	50,246	58,780	(8,534)	-14.52%	295,620	245,374	45,187	21,094	30,530
Building Division	40,304	40,588	(284)	-0.70%	362,544	322,240	29,378	40,643	122,720
Housing Division Office	2,725	2,796	(71)	-2.54%	21,439	18,714	2,708	2,684	3,168
Planning and Zoning Division	36,652	50,093	(13,441)	-26.83%	425,935	389,283	45,424	47,307	45,971
Contingency	-	-	-	#DIV/0!	96,971	96,971	-	-	-
Total Operating Expenses	1,522,236	1,618,336	(96,100)	-5.94%	9,794,100	8,271,864	1,363,963	1,379,363	1,309,493
Surplus / Deficit	1,639,015	1,399,973	239,042	17.07%	1,674,481	35,466	1,475,330	1,591,253	1,515,824
Capital Outlay	145	150	(5)	-3.33%	48,000	47,855	14,865	851	16,272
Surplus / Deficit	1,638,870	1,399,823	239,047	17.08%	1,626,481	(12,389)	1,460,465	1,590,402	1,499,552
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	9,776	13,252	-
Transfer (To) From Affordable Housing	(166,222)	(152,510)	(13,712)	8.99%	(567,814)	(401,592)	(150,469)	(136,055)	(129,799)
Transfer (To) From Affordable Housing-Housing Off	-	-	-	#DIV/0!	21,439	21,439	-	-	-
Transfer (To) From Broadband	-	-	-	#DIV/0!	(2,098,973)	(2,098,973)	-	-	-
Transfer (To) From Child Development	-	-	-	#DIV/0!	(148,468)	(148,468)	-	-	-
Transfer (To) From Capital Projects	-	-	-	#DIV/0!	(2,246,546)	(2,246,546)	-	(8,242)	(10,311)
Transfer (To) From Debt Service	3,906	5,333	(1,427)	-26.76%	32,000	28,094	4,423	5,849	25,012
Transfer (To) From Overhead Allocation	111,238	115,836	(4,598)	-3.97%	588,345	477,107	116,508	84,664	79,215
Transfer (To) From Parking Services	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From Conference Center	(57,223)	(58,000)	777	-1.34%	(277,079)	(219,856)	(58,654)	(52,559)	(50,710)
Transfer (To) From Tourism	33,929	30,844	3,085	10.00%	68,343	34,414	15,834	25,365	28,166
Transfer (To) From Vehicle/Equipment	(10,842)	(10,900)	58	-0.53%	(182,671)	(171,829)	-	(39,130)	(260,646)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(85,214)	(69,396)	(15,818)	22.79%	(4,811,424)	(4,726,210)	(62,583)	(106,857)	(319,072)

2020						2019	2018	2017
Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD

Surplus / Deficit \$ 1,553,656 \$ 1,330,427 \$ 223,229 16.78% \$ (3,184,943) \$ (4,738,599) \$ 1,397,882 \$ 1,483,545 \$ 1,180,480

<u>Beginning Fund Balance Components</u>	<u>Actual YTD</u>	<u>Annual Budget</u>
Emergency Reserve	\$ 3,427,935	\$ 3,427,935
Unreserved	10,274,414	8,965,420
Beginning Fund Balance	\$ 13,702,349	\$ 12,393,355

<u>YTD Ending Fund Balance Components</u>		
Emergency Reserve	\$ 3,427,935	\$ 3,427,935
Health Care Premium Savings Reserve	50,000	50,000
Facility Maint Reserve	155,000	155,000
Unreserved	11,623,070	5,575,477
Ending Fund Balance	\$ 15,256,005	\$ 9,208,412

Revenues

Taxes & Assessments - Property taxes are lagging budget \$23,500. Specific Ownership taxes are exceeding budget by \$441 and are \$1,500 less than prior year.
Sales tax revenues are 6.7% over budget and 8.45% over prior year. Construction use tax is slightly less than prior year but slightly over budget.
Licenses & Permits - Construction permits are under budget \$121, plumbing permits and electrical permits are over budget.
Intergovernmental - Intergovernmental revenues are meeting budget and include highway user taxes, motor vehicle registrations, and R&B taxes.
Charges for Services - Plan review fees are under budget.
Fines & Forfeitures - Traffic fines are under budget.
Investment Income - Interest is exceeding the annual budget and prior year but includes a gain/(loss) on investments which is expected to decline.
Miscellaneous - Over budget due to an SMPA dividend check.
Contributions - Reimbursements for the roof waiver program and defensible space have been recorded.

Top Ten Budget Variances

Under Budget

Plaza Services - \$42,191 Savings in personnel expense and natural gas.
Parks and Recreation - \$16,711 Natural gas for the Zamboni room is under budget.
Planning & Zoning - \$13,441 Savings in personnel costs.
Building/Facility Maintenance - \$8,534 Under budget in boiler repair and maintenance.
Road & Bridge - \$5,351 Employee costs are under budget.
Vehicle Maintenance- \$5,180 Personnel costs are under budget.

Over Budget

Town Clerk's Office- \$12,774 Over budget due to a large PTO payout early in the year.
Municipal Bus Service - \$4,831 Administrative offset is less than budget.
Community Grants and Contributions- \$653 Over budget due to fees.
Trash Removal - \$255 Removal services are over budget and prior year.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020						2019	2018	2017
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
Tourism Fund									
Revenues									
Business License Fees	\$ 291,473	\$ 280,084	\$ 11,389	4%	\$ 315,307	\$ 23,834	\$ 285,489	\$ 282,202	\$ 279,536
Lodging Taxes - Condos/Homes	382,476	368,459	14,017	4%	1,166,389	783,913	356,993	324,865	293,204
Lodging Taxes - Hotels	275,249	261,982	13,267	5%	957,735	682,486	254,200	210,938	213,233
Lodging Taxes - Prior Year	3,546	-	3,546	#DIV/0!	-	(3,546)	2,277	3,129	476
Penalties and Interest	3,551	2,066	1,485	72%	10,500	6,949	2,146	3,081	1,505
Restaurant Taxes	147,558	125,810	21,748	17%	478,134	330,576	129,584	120,329	114,241
Restaurant Taxes - Prior Year	985	-	985	#DIV/0!	-	(985)	1,779	394	-
Total Revenues	1,104,838	1,038,401	66,437	6%	2,928,065	1,823,227	1,032,468	944,938	902,195
Tourism Funding									
Additional Funding	-	-	-	#DIV/0!	-	-	15,271	5,147	-
Airline Guaranty Funding	469,595	432,210	37,385	9%	1,509,392	1,039,797	429,336	382,385	360,344
MTI Funding	601,314	575,347	25,967	5%	1,347,830	746,516	572,027	532,041	513,686
Total Tourism Funding	1,070,909	1,007,557	63,352	94%	2,857,222	1,786,313	1,016,634	919,573	874,029
Surplus / Deficit	33,929	30,844	3,085	10%	70,843	36,914	15,834	25,365	28,166
Administrative Fees									
Audit Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
Total Administrative Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
Surplus / Deficit	33,929	30,844	3,085	10%	68,343	34,414	15,834	25,365	28,166
Other Sources and Uses									
Transfer (To) From Other Funds	(33,929)	(30,844)	(3,085)	10%	(68,343)	(34,414)	(15,834)	(25,365)	(28,166)
Total Other Sources and Uses	(33,929)	(30,844)	(3,085)	10%	(68,343)	(34,414)	(15,834)	(25,365)	(28,166)
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020						2019	2018	2017
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Parking Services Fund									
Revenues									
Contributions/Shared Facility Expenses	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Fines and Forfeits	9,595	8,324	1,271	15%	38,465	28,870	10,445	7,494	5,190
Gondola Parking Garage	32,161	7,700	24,461	318%	79,903	47,742	9,050	7,890	9,485
Heritage Parking Garage	57,853	48,525	9,328	19%	209,163	151,310	57,473	48,277	52,421
Parking in Lieu Buyouts	-	-	-	#DIV/0!	-	-	-	-	-
Parking Meter Revenues	6,402	4,769	1,633	34%	22,587	16,185	5,390	3,914	2,688
Parking Permits	3,680	3,922	(242)	-6%	12,000	8,320	3,710	2,340	2,170
Special Event Parking	-	-	-	#DIV/0!	106,000	106,000	-	-	20,000
Total Revenues	109,691	73,240	36,451	50%	468,118	358,427	86,068	69,915	91,954
Operating Expenses									
Other Operating Expenses	557	922	(365)	-40%	4,769	4,212	818	624	609
Personnel Expenses	20,537	25,759	(5,222)	-20%	147,941	127,404	22,920	19,494	18,990
Gondola Parking Garage	7,502	10,767	(3,265)	-30%	70,084	62,582	11,174	6,262	5,256
Surface Lots	6,114	6,153	(39)	-1%	28,900	22,786	679	967	1,772
Heritage Parking Garage	15,738	17,541	(1,803)	-10%	92,680	76,942	15,204	13,333	8,433
Meadows Parking	-	-	-	#DIV/0!	1,000	1,000	-	-	-
Total Operating Expenses	50,448	61,142	(10,694)	-17%	345,374	294,926	50,795	40,680	35,060
Surplus / Deficit	59,243	12,098	47,145	390%	122,744	63,501	35,273	29,235	56,894
Capital									
Capital	5,415	5,500	(85)	-2%	79,800	74,385	-	-	-
Surplus / Deficit	53,828	6,598	47,230	716%	42,944	(10,884)	35,273	29,235	56,894
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(6,724)	(6,724)	-	0%	(33,620)	(26,896)	(8,267)	(5,071)	(4,853)
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(6,724)	(6,724)	-	0%	(33,620)	(26,896)	(8,267)	(5,071)	(4,853)
Surplus / Deficit	\$ 47,104	\$ (126)	\$ -	0%	\$ 9,324	\$ 27,006	\$ 24,164	\$ 52,041	
Beginning Fund Balance	\$ 268,678	\$ 170,442	\$ 98,236						
Ending Fund Balance	\$ 315,782	\$ 170,316	\$ 145,466						

Parking revenues are over budget \$36,500. HPG revenues are over budget 19% and over prior year \$380. Parking meter (surface lots) revenues are over budget 34% and over prior year 18.8%. GPG is over budget and prior year 318% and 255%. This is due to the timing of purchases of valet tickets, purchased in bulk. Parking fines are over budget 15%. Personnel costs and other (general parking) costs are under budget. GPG is under budget in general maintenance. Surface lots are tracking with budget. HPG has budget savings in tech support and supplies. The 2020 transfer to the General Fund is \$6,724, which is the overhead allocation.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020					2019	2018	2017	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Gondola Fund									
Revenues									
Event Operations Funding	\$ 6,831	\$ -	\$ 6,831	#DIV/0!	\$ -	\$ (6,831)	\$ 1,896	\$ 2,667	\$ -
Event Operations Funding - TOT	-	-	-	#DIV/0!	36,000	36,000	-	-	-
Operations Grant Funding	-	-	-	#DIV/0!	141,240	141,240	-	119	4,290
Capital/MR&R Grant Funding	-	-	-	#DIV/0!	470,800	470,800	-	203,153	88,000
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Miscellaneous Revenues	-	-	-	#DIV/0!	-	-	-	661	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
TMVOA Operating Contributions	631,827	683,686	(51,859)	-7.59%	3,957,059	3,325,232	598,348	597,101	547,862
TMVOA Capital/MR&R Contributions	-	-	-	#DIV/0!	316,200	316,200	23,894	104,703	318,535
TSG 1% Lift Sales	102,190	96,136	6,054	6.30%	200,000	97,810	102,091	85,988	95,500
Total Revenues	740,848	779,822	(38,974)	-5.00%	5,121,299	4,380,451	726,229	994,392	1,054,187
Operating Expenses									
Overhead Allocation Transfer	4,569	9,167	(4,598)	-50.16%	55,000	50,431	7,306	9,769	7,918
MAARS	10,123	11,040	(917)	-8.31%	76,246	66,123	9,610	9,521	10,013
Chondola	42,629	49,032	(6,403)	-13.06%	274,901	232,272	42,853	84,750	48,957
Grant Success Fees	-	-	-	#DIV/0!	8,500	8,500	-	-	-
Operations	317,898	331,632	(13,734)	-4.14%	1,931,459	1,613,561	326,890	295,207	293,561
Maintenance	245,460	255,690	(10,230)	-4.00%	1,407,997	1,162,537	194,123	180,794	179,485
FGOA	120,169	123,261	(3,092)	-2.51%	455,556	335,387	121,553	106,495	107,718
Major Repairs and Replacements	-	-	-	#DIV/0!	675,000	675,000	23,894	307,533	112,042
Contingency	-	-	-	#DIV/0!	124,640	124,640	-	-	-
Total Operating Expenses	740,848	779,822	(38,974)	-5.00%	5,009,299	4,268,451	726,229	994,069	759,694
Surplus / Deficit	-	-	-	0.00%	112,000	112,000	-	323	294,493
Capital									
Capital Outlay	-	-	-	#DIV/0!	112,000	112,000	-	323	294,493
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$38,974 under budgeted operating expenditures.

MARRS is under budget with savings in employee costs. Chondola expenses are under budget due mainly to maintenance wages and Telski utilities. Gondola operations is under budget mainly in group insurance. Maintenance is under budget with savings in employee costs and supplies. FGOA costs are under budget in janitorial and legal costs. There have been no capital or MR&R expenditures to date.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020				Annual Budget	Budget Balance	2019	2018	2017
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Child Development Fund									
Revenues									
Infant Care Fees	\$ 15,796	\$ 15,400	396	2.57%	\$ 86,064	\$ 70,268	\$ -	\$ 47,526	\$ 50,251
Toddler Care Fees	35,564	32,100	3,464	10.79%	193,832	158,268	44,729	-	-
Fundraising Revenues - Toddler	-	-	-	#DIV/0!	8,450	8,450	-	1,185	844
Fundraising Revenues - Infant	-	-	-	#DIV/0!	3,550	3,550	-	-	-
Fundraising Revenues - Preschool	-	-	-	#DIV/0!	5,000	5,000	-	-	-
Regional Childcare Tax - Infant	12,500	12,500	-	0.00%	25,000	12,500	-	-	-
Regional Childcare Tax - Toddler	12,500	10,000	2,500	25.00%	10,000	(2,500)	-	-	-
Grant Revenues - Toddler	8,300	8,000	300	3.75%	35,500	27,200	23,135	29,505	24,450
Grant Revenues - Infant	8,400	11,000	(2,600)	-23.64%	10,000	1,600	-	-	-
Grant Revenues - Preschool	15,800	15,000	800	5.33%	30,000	14,200	18,125	14,700	13,000
Preschool Fees	32,834	35,634	(2,800)	-7.86%	177,167	144,333	33,208	30,266	29,281
Total Revenues	141,694	139,634	2,060	1.48%	584,563	442,869	119,197	123,182	117,826
Operating Expenses									
Infant Care Other Expense	1,570	1,956	(386)	-19.73%	28,074	26,504	-	-	-
Infant Care Personnel Expense	17,673	17,716	(43)	-0.24%	137,957	120,284	-	-	-
Toddler Care Other Expense	10,026	8,966	1,060	11.82%	61,736	51,710	13,503	10,329	9,468
Toddler Care Personnel Expense	40,426	38,917	1,509	3.88%	259,844	219,418	53,475	52,104	48,987
Preschool Other Expense	5,381	7,191	(1,810)	-25.17%	55,097	49,716	7,613	10,082	5,500
Preschool Personnel Expense	22,601	23,095	(494)	-2.14%	190,323	167,722	21,583	23,543	22,218
Total Operating Expenses	97,677	97,841	(164)	-0.17%	733,031	635,354	96,174	96,058	86,173
Surplus / Deficit	44,017	41,793	2,224	5.32%	(148,468)		23,023	27,124	31,653
Other Sources and Uses									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	148,468	148,468	-	-	-
Total Other Sources and Uses	-	-	-	#DIV/0!	148,468	148,468	-	-	-
Surplus / Deficit	\$ 44,017	\$ 41,793	\$ (2,224)	-5.32%	\$ -		\$ 23,023	\$ 27,124	\$ 31,653

Child Development revenues are \$2,060 over budget or 1.5%. Toddler and infant care fees are over budget. The regional childcare tax helps offset staff expenses in the toddler and infant room. Operating expenses are \$164 over budget due primarily to re-allocating toddler costs with infant costs. The program has required \$0 in funding from the General Fund in 2020.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

		2020				2019	2018	2017	
Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD	
Water & Sewer Fund									
Revenues									
Mountain Village Water and Sewer	\$ 472,743	\$ 473,004	\$ (261)	-0.06%	\$ 2,919,609	\$ 2,446,866	\$ 480,827	\$ 597,372	\$ 426,932
Other Revenues	885	950	(65)	-6.84%	13,450	12,565	1,368	1,148	978
Ski Ranches Water	43,861	36,011	7,850	21.80%	225,085	181,224	30,476	24,765	24,308
Skyfield Water	3,527	3,954	(427)	-10.80%	30,517	26,990	4,000	3,540	3,283
Total Revenues	521,016	513,919	7,097	1.38%	3,188,661	2,667,645	516,671	626,825	455,501
Operating Expenses									
Mountain Village Sewer	60,868	63,400	(2,532)	-3.99%	570,784	509,916	55,099	73,208	52,874
Mountain Village Water	140,913	148,320	(7,407)	-4.99%	1,144,787	1,003,874	149,045	199,718	165,512
Ski Ranches Water	943	2,357	(1,414)	-59.99%	42,005	41,062	1,523	2,948	1,080
Contingency	-	-	-	#DIV/0!	35,152	35,152	-	-	-
Total Operating Expenses	202,724	214,077	(11,353)	-5.30%	1,792,728	1,590,004	205,667	275,874	219,466
Surplus / Deficit	318,292	299,842	18,450	6.15%	1,395,933		311,004	350,951	236,035
Capital									
Capital Outlay	1,480	1,500	(20)	-1.33%	1,101,751	1,100,271	9,867	18,457	20,276
Surplus / Deficit	316,812	298,342	18,470	6.19%	294,182		301,137	332,494	215,759
Other Sources and Uses									
Overhead Allocation Transfer	(34,902)	(34,902)	-	0.00%	(174,511)	(139,609)	(34,195)	(25,401)	(24,101)
Mountain Village Tap Fees	-	-	-	#DIV/0!	100,000	100,000	-	-	-
Grants	-	-	-	#DIV/0!	-	-	-	-	-
Ski Ranches Tap Fees	-	-	-	#DIV/0!	5,000	5,000	-	-	2,442
Skyfield Tap Fees	-	-	-	#DIV/0!	2,000	2,000	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(34,902)	(34,902)	-	0.00%	(67,511)	(32,609)	(34,195)	(25,401)	(21,659)
Surplus / Deficit	\$ 281,910	\$ 263,440	\$ 18,470	7.01%	\$ 226,671		\$ 266,942	\$ 307,093	\$ 194,100

Mountain Village, Skyfield water is on budget and Ski Ranch water is over budget in excess water fees. Other revenues are under in inspection fees and maintenance fees. Sewer expenditures are under budget by 4%, primarily for (TOT) regional sewer charges. MV water is under budget mainly in personnel costs. Ski Ranch operations is under budget with small savings in many accounts. Capital costs were for Ski Ranches capital.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020					2019	2018	2017	
Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD	
Broadband Fund									
Revenues									
Cable User Fees	\$ 177,377	\$ 178,908	\$ (1,531)	-0.86%	\$ 1,022,472	\$ 845,095	\$ 174,279	\$ 166,684	\$ 153,822
Internet User Fees	183,892	160,249	23,643	14.75%	946,666	762,774	187,004	172,203	161,064
Other Revenues	10,567	13,728	(3,161)	-23.03%	68,640	62,081	9,151	8,659	9,307
Phone Service Fees	6,559	7,468	(909)	-12.17%	43,000	32,433	7,061	7,042	6,624
Total Revenues	378,395	360,353	18,042	5.01%	2,080,778	1,702,383	377,495	354,588	330,817
Operating Expenses									
Cable Direct Costs	149,772	161,227	(11,455)	-7.10%	904,834	755,062	147,263	141,669	138,716
Phone Service Costs	3,500	2,061	1,439	69.82%	12,000	8,500	3,835	3,924	4,040
Internet Direct Costs	33,341	31,667	1,674	5.29%	190,000	156,659	35,618	34,000	39,400
Cable Operations	127,943	127,936	7	0.01%	711,022	583,079	91,254	91,259	84,672
Contingency	-	-	-	#DIV/0!	3,000	3,000	-	-	-
Total Operating Expenses	314,556	322,891	(8,335)	-2.58%	1,820,856	1,506,300	277,970	270,852	266,828
Surplus / Deficit	63,839	37,462	26,377	70.41%	259,922		99,525	83,736	63,989
Capital									
Capital Outlay	233,748	234,000	(252)	-0.11%	2,181,645	1,947,897	1,588	-	30,000
Surplus / Deficit	(169,909)	(196,538)	26,629	-13.55%	(1,921,723)		97,937	83,736	33,989
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer from General Fund	-	-	-	#DIV/0!	2,098,973	2,098,973	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	(10,000)	(10,000)	-	-	-
Overhead Allocation Transfer	(35,450)	(35,450)	-	0.00%	(167,250)	(131,800)	(34,147)	(26,210)	(23,649)
Total Other Sources and Uses	(35,450)	(35,450)	-	0.00%	1,921,723	1,957,173	(34,147)	(26,210)	(23,649)
Surplus / Deficit	\$ (205,359)	\$ (231,988)	\$ 26,629	-11.48%	\$ -		\$ 63,790	\$ 57,526	\$ 10,340
Beginning (Available) Fund Balance	\$ -	\$ -	\$ -						
Ending (Available) Fund Balance	\$ (205,359)	\$ (231,988)	\$ 26,629						

Cable user revenues are under budget less than 1% but 1% over prior year. The prior year variance is due to increased rates. Internet revenues are over budget and under prior year 14.8% and 1%. Other revenues are under budget 23% due primarily to parts and labor revenues. Direct costs for cable are under budget but over prior year due to increasing programming costs but lower subscriber numbers. Internet costs are over budget due to a reciprocal agreement for traded services and a 2019 invoice expensed in 2020. Phone service revenues are under budget by 12%, while phone service expenses are over budget by 70%. Broadband operating expenses are on budget at this time. Capital expenses are for continuing system upgrades.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020				Annual Budget	Budget Balance	2019	2018	2017
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Telluride Conference Center Fund									
Revenues									
Beverage Revenues	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Facility Rental	-	-	-	#DIV/0!	-	-	-	-	-
Operating/Other Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Total Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Operating Expenses									
General Operations	-	-	-	#DIV/0!	50,000	50,000	-	2,017	-
Administration	32,223	33,000	(777)	-2.35%	107,079	74,856	27,183	25,542	25,710
Marketing	25,000	25,000	-	0.00%	100,000	75,000	25,000	25,000	25,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
Total Operating Expenses	57,223	58,000	(777)	-1.34%	257,079	199,856	52,183	52,559	50,710
Surplus / Deficit	(57,223)	(58,000)	777	-1.34%	(257,079)		(52,183)	(52,559)	(50,710)
Capital Outlay/ Major R&R	-	-	-	#DIV/0!	20,000	20,000	6,471	-	-
Surplus / Deficit	(57,223)	(58,000)	777	-1.34%	(277,079)		(58,654)	(52,559)	(50,710)
Other Sources and Uses									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	57,223	58,000	(777)	-1.34%	277,079	219,856	58,654	52,559	50,710
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	57,223	58,000	(777)	74.00%	277,079	219,856	58,654	52,559	50,710
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues and contracted marketing \$'s.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020				Annual Budget	Budget Balance	2019	2018	2017
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Affordable Housing Development Fund									
Revenues									
Contributions	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Rental Income	5,742	5,680	62	1.09%	34,630	28,888	4,519	2,080	2,080
Sales Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Total Revenues	5,742	5,680	62	1.09%	34,630	28,888	4,519	2,080	2,080
Operating Expenses									
Community Garden	-	-	-	#DIV/0!	750	750	-	-	-
Property Purchase Expenses	-	-	-	#DIV/0!	-	-	-	-	-
Leased Properties	3,600	3,600	-	0.00%	21,600	18,000	2,729	-	-
HA Consultant	-	-	-	#DIV/0!	-	-	-	-	-
RHA Funding	-	-	-	#DIV/0!	92,625	92,625	50,000	50,000	-
Town Owned Properties	6,406	6,400	6	0.09%	10,804	4,398	6,386	10,772	15,374
Density Bank	16,475	16,475	-	0.00%	16,475	-	14,580	8,856	8,856
Total Operating Expenses	26,481	26,475	6	0.02%	142,254	115,773	73,695	69,628	24,230
Surplus / Deficit	(20,739)	(20,795)	(56)	0.27%	(107,624)	(86,885)	(69,176)	(67,548)	(22,150)
Other Sources and Uses									
Transfer (To) From MAP	-	-	-	#DIV/0!	(60,000)	(60,000)	-	-	-
Gain or Loss on Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund - Sales Tax	166,222	152,510	13,712	8.99%	567,814	401,592	150,469	136,055	129,799
Transfer (To) From VCA (1)	-	-	-	#DIV/0!	(2,124,016)	(2,124,016)	-	-	-
Transfer (To) From General Fund Housing Office	-	-	-	#DIV/0!	(21,439)	(21,439)	-	-	-
Total Other Sources and Uses	166,222	152,510	13,712	8.99%	(1,637,641)	(1,803,863)	150,469	136,055	129,799
Surplus / Deficit	\$ 145,483	\$ 131,715	\$ (13,768)	-10.45%	\$ (1,745,265)	\$ (1,890,748)	\$ 81,293	\$ 68,508	\$ 107,649
Beginning Fund Equity Balance	\$ 2,184,135	\$ 2,091,257	\$ 92,878						
Ending Equity Fund Balance	\$ 2,329,618	\$ 2,222,972	\$ 106,646						

1. For the VCA phase 4 expansion.

Expenses consist of HOA dues, which were increased by 13% from prior year, lease payments for a rental unit, maintenance and utilities on town owned properties.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020						2019	2018	2017
	Actual YTD	Budget YTD	Budget Vary (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
Village Court Apartments									
Operating Revenues									
Rental Income	\$ 383,219	\$ 377,123	\$ 6,095	2%	\$ 2,262,741	\$ 1,879,523	\$ 378,999	\$ 382,717	\$ 377,927
Other Operating Income	32,467	15,608	16,859	108%	93,850	61,383	20,807	16,998	15,424
Less: Allowance for Bad Debt	-	-	-	#DIV/0!	-	-	-	-	-
Total Operating Revenue	415,685	392,732	22,954	6%	2,356,591	1,940,906	399,805	399,714	393,351
Operating Expenses									
Office Operations	28,073	33,822	5,749	17%	222,205	194,132	28,963	25,856	22,305
General and Administrative	108,080	95,702	(12,378)	-13%	138,181	30,101	91,367	84,652	95,589
Utilities	78,592	36,871	(41,721)	-113%	223,229	144,637	75,318	70,703	78,258
Repair and Maintenance	92,702	114,129	21,427	19%	643,043	550,341	74,867	55,881	73,448
Major Repairs and Replacement	34,883	33,333	(1,550)	-5%	278,300	243,417	49,445	17,944	52,890
Contingency	-	-	-	0%	15,050	15,050	-	-	-
Total Operating Expenses	342,330	313,857	(28,473)	-9%	1,520,008	1,177,678	319,960	255,035	322,490
Surplus / (Deficit) After Operations	73,355	78,875	(5,519)	-7%	836,583		79,845	144,679	70,861
Non-Operating (Income) / Expense									
Investment Earning	(810)	(583)	227	39%	(3,500)	(2,690)	(1,448)	(539)	(13)
Debt Service, Interest	91,953	94,163	2,210	2%	788,277	696,324	94,163	97,284	100,209
Debt Service, Fees	-	-	-	#DIV/0!	100,000	100,000	-	-	-
Debt Service, Principal	-	-	-	#DIV/0!	378,858	378,858	-	-	-
Total Non-Operating (Income) / Expense	91,143	93,580	2,437	3%	1,263,635	1,172,492	92,715	96,744	100,196
Surplus / (Deficit) Before Capital	(17,788)	(14,705)	(3,083)	21%	(427,052)		(12,870)	47,935	(29,335)
Capital Spending	410	410	-	0%	14,684,000	14,683,590	1,339	-	-
Surplus / (Deficit)	(18,198)	(15,115)	(3,083)	20%	(15,111,052)		(14,209)	47,935	(29,335)
Other Sources / (Uses)									
Transfer (To)/From General Fund	(29,593)	(29,593)	-	0%	(147,964)	(118,371)	(32,592)	(18,214)	(18,694)
New Loan Proceeds	-	-	-	100%	13,135,000	13,135,000	-	-	-
Sale of Assets	-	-	-	0%	-	-	-	-	1,100
Grant Revenues	-	-	-	0%	-	-	-	-	-
Transfer From AHDF	-	-	-	0%	2,124,016	2,124,016	-	-	-
Total Other Sources / (Uses)	(29,593)	(29,593)	-	0%	15,111,052	2,124,016	(32,592)	(18,214)	(17,594)
Surplus / (Deficit)	(47,791)	(44,708)	(3,083)	7%	-		(46,801)	29,721	(46,929)

Rent revenues are over budget by 2% and are less than 1% over the previous year. Other revenues are over budget 108% due mostly to a dividend check from SMPA and other tenant charges. Office operations are under budget 17%. Worker's compensation is under budget. General and administrative is over budget 13% due to legal fees. Utilities are 111% over budget in electricity and cable and over last year in water/sewer. Budget overages are due to unmatched timing of expenses to reimbursements for electric submetering and cable accounts dropping off with lease changes. Maintenance is under budget 19% due to employee costs. MR&R is 5% over budget. Expenses include carpet, vinyl, and cabinet replacement, appliances, hot water heaters, signage, and the bobcat lease.

**Town of Mountain Village Monthly Revenue and Expenditure Report
February 2020**

	2020						2019	2018	2017
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Debt Service Fund									
Revenues									
Abatements	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	#DIV/0!	199,600	199,600	-	-	-
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	182,184	91,337	90,847	99.46%	548,019	365,835	187,570	173,740	1,193,433
Reserve/Capital/Liquidity Interest	769	333	436	130.93%	2,000	1,231	748	704	636
Specific Ownership Taxes	3,906	5,333	(1,427)	-26.76%	32,000	28,094	4,423	5,849	25,012
Total Revenues	186,859	97,003	89,856	140.00%	781,619	594,760	192,740	180,294	1,219,081
Debt Service									
2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG									
2001/2011 Bond Issue - Interest	-	-	-	#DIV/0!	79,600	79,600	-	-	-
2001/2011 Bond Issue - Principal	-	-	-	#DIV/0!	120,000	120,000	-	-	-
2005 Bonds - Telluride Conference Center - (refunding portion)									
2005 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	-	-
2005 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	-	-	-
2006/2014 Bonds - Heritage Parking									
2014 Bond Issue - Interest	-	-	-	#DIV/0!	245,025	245,025	-	-	1,056
2014 Bond Issue - Principal	-	-	-	#DIV/0!	285,000	285,000	-	-	250,000
2007 Bonds - Water/Sewer (refunding 1997)									
2007 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	-	-
2007 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	-	-	-
2009 Bonds - Telluride Conference Center (refunding 1998 bonds)									
2009 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	-	-
2009 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	-	-	-
Total Debt Service	-	-	-	#DIV/0!	729,625	729,625	-	-	251,056
Surplus / (Deficit)	186,859	97,003	89,856	92.63%	51,994		192,740	180,294	968,025
Operating Expenses									
Administrative Fees	288	3,158	(2,870)	-90.88%	3,158	2,870	5,627	5,212	250
County Treasurer Collection Fees	5,466	16,763	(11,297)	-67.39%	16,763	11,297	328	-	35,803
Total Operating Expenses	5,754	19,921	(14,167)	-71.12%	19,921	14,167	5,955	5,212	36,053
Surplus / (Deficit)	181,105	77,082	104,023	134.95%	32,073		186,785	175,081	931,972
Other Sources and Uses									
Transfer (To) From General Fund	(3,906)	(5,333)	1,427	-26.76%	(32,000)	(28,094)	(4,423)	(5,849)	(25,012)
Transfer (To) From Other Funds (1)	-	-	-	#DIV/0!	-	-	-	-	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(3,906)	(5,333)	1,427	-26.76%	(32,000)	(28,094)	(4,423)	(5,849)	(25,012)
Surplus / (Deficit)	\$ 177,199	\$ 71,749	\$ 105,450	146.97%	\$ 73		\$ 182,362	\$ 169,232	\$ 906,960
Beginning Fund Balance	\$ 405,573	\$ 405,770	\$ (197)						
Ending Fund Balance	\$ 582,772	\$ 477,519	\$ 105,253						

Mountain Village Town Council TSG Update

Prepared April 16, 2020

The 2019/2020 ski season opened on schedule at Thanksgiving (November 29) and business levels tracked to expectations until the State mandated ski area closure on March 14, 2020. Visitation through March 14 was at 98% of the 2018/2019 season visitation level with six less operating days in 2019/2020. Destination visitation was tracking ahead of the 2018/19 season while season pass visitation was slightly lower (fewer snow "powder" events this winter season). Both January and February 2020 were both skier visitation records for TSG.

Season snowfall totals through March were 7% above the 44 year average.

Destination skier visitation contributed to TMV sales tax increases in December, January, and February.

We recognize that the March 14 mandated ski area closure impacted the entire Telluride destination.

Specifically TSG paid its 900 employee seasonal staff through March 14 plus an additional 40 hours of compensation as well as earned end of season bonuses. TSG also continued to pay 390 year round and multi seasonal staff full compensation through April 12, 2020 and will be paying out vacation hour accruals to this staff on April 24 as part of a TSG company-wide furlough.

TSG is hopeful that State and County Stay at Home orders will wind down in May and allow TSG to bring back furloughed employees. Currently TSG is optimistic the updated State and County guidelines will allow resumption of limited business activities by mid to late June.

TSG anticipates business recovery (visitation) post the COVID-19 restrictions will be slow and will significantly impact revenues for 12 to 24 months. Capital reinvestment in the mountain and TSG infrastructure will be limited. It will be a difficult period for both TSG and the Mountain Village/Telluride community and the economic recovery effort will require on-going engagement and cooperation by a broad spectrum of businesses and government.

TSG continues to prioritize affordable housing initiatives and new hotel opportunities that allow us to remain competitive and ensure the economic viability of Mountain Village. In the past twenty years our community has experienced the economic impacts of the 9/11 attacks, the 2008 financial crash, and now a global virus. These cataclysmic events drive us two steps back from the momentum we as a community worked so hard to create. We collectively need to focus on actions and initiatives that will provide economic buffers against future outside events.

Memo

To: Mayor and Town Council

From: Andrew M. Boyko

Date: April 15, 2020

Re: *Consideration of an Ordinance amending Section 5.01.070 of the Town Code related to Business Licensing and Violations of the Town Code*

Introduction.

The intent of this memorandum is to outline and further describe a proposed amendment to Section 5.01.070, Chapter 5.01, of Title 5 of the Town of Mountain Village Municipal Code (“Code”).

This amendment is proposed in response to Council concerns arising from past issues with third-party Code violations. Council has expressed concerns about the conduct of the business community with regard to their interpretation and representations of Code provisions. It has been of further concern that individuals who have relied on those interpretations and representations have violated the Code, the CDC, and are ultimately placed in situations that involve non-conforming uses within the Town.

The proposed amendment provides Council with a method to regulate and address the issue of third-party Code compliance. While past issues have involved certain members of the business community and violations of certain sections of the Code, the effect of proposed amendment would have a broad impact on the Town’s business community as discussed further in this memo. Additionally, the proposed amendment seeks to clarify Council oversight of business licensees.

Chapter 5.01 Business Licensing and Regulations

It is the intent and purpose of the Code that individuals, residents, and businesses equally comply with the Town's ordinances. However as applicable to businesses, the Code's licensing provisions fail to adequately address certain types of violations.

Chapter 5.01 regulates business licensing within the Town. Specifically, that it is "unlawful for any person to do business ... within the Town without first having obtained a business license from the office of the Town Finance Director." *See* 5.01.010 General Provisions, Mountain Village Municipal Code. The remainder of Chapter 5.01 governs the requisite application for and administration of business licenses within the Town. Chapter 5.01 further addresses revocation of a license and penalties under that Chapter.

Both license revocation and penalties are addressed in Chapter 5.01; however, the Code is ambiguous as to business conduct that would lead to either license revocation or penalties. For example, Section 5.01.070 Revocation, states "the Town Council, after reasonable notice and a fair public hearing, may revoke any license, based upon a violation of this Chapter." Therefore, Council's revocation actions must be based upon violations of Chapter 5.01, which again regulates the application and administration of licenses, including fees. Conceptually, violations of Chapter 5.01 would involve the practice of business without a license or non-payment of licensing fees. Section 5.01.070 does not provide Council any recourse to address a business licensee who engages in conduct that violates other Chapters of the Code.

The proposed amendment expands Council's regulatory authority over business licensees by expanding the scope of Section 5.01.070. Rather than providing Council the ability to revoke a licensee for violations of Chapter 5.01, the proposed amendment provides regulatory authority for any licensees' violation of the Code. Therefore, should a licensee violate any Code provision, such as the provisions of the CDC, Council would have the authority to review that business' license under Chapter 5.01.

Conclusion.

The amendment addressed in this memo both clarifies and expands Council's authority, both over entities and individuals engaged in businesses within the Town. However, this amendment does not expand Council's authority beyond what was initially contemplated by the Code. The amendment does not change the intent of business licensing, which is in part that all those engaged in business within the Town comply with the entirety of the Code and conduct their business responsibly.

ORDINANCE NO. 2020-_____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING SECTION 5.01.070 OF TITLE 5 OF THE MUNICIPAL CODE EXPANDING AND CONCERNING THE REGULATION OF LICENSED BUSINESSES.

WHEREAS, The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”); and

WHEREAS, pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to adopt ordinances and regulations and to regulate the use and development of land; and

WHEREAS, the Town Council may amend The Town of Mountain Village Municipal Code (“Code”) from time-to-time to address interpretations thereof, to clarify and refine the Town’s regulations, or to address issues or policy matters; and

WHEREAS, the Town Council has identified the need to clarify and refine the Code as it applies to business licensing pursuant to Title 5; and

WHEREAS, the Council finds the amendment to Section 5.01.070, Chapter 5.01, of Title 5 of the Town of Mountain Village Municipal Code is necessary to clarify and refine the Council’s regulatory authority and its expectations of businesses.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, AS FOLLOWS:

Section 1. Amendment Titles 5.

The Town Council hereby approves the amendment to Section 5.01.070, Chapter 5.01, of Title 5 of the Code as set forth in Exhibit A.

Section 2. Ordinance Effect

This ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 4. Effective Date

This Ordinance shall become effective upon _____, 2020.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 21st day of May, 2020, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado, on the 23rd day of April, 2020.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 21st day of May, 2020.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved As To Form:

Jim Mahoney, Assistant Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on April 23rd, 2020, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton				
Patrick Berry				
Natalie Binder				
Peter Duprey				
Jack Gilbride				
Marti Prohaska				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2020 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 21st, 2020. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton				
Patrick Berry				
Natalie Binder				
Peter Duprey				
Jack Gilbride				
Marti Prohaska				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this _____ day of _____, 2020.

Susan Johnston, Town Clerk

(SEAL)

EXHIBIT A

CHAPTER 5.01

BUSINESS LICENSING AND REGULATIONS

Sections:

- 5.01.010 General Provisions
- 5.01.020 Definitions
- 5.01.030 Fees
- 5.01.040 Use of Proceeds
- 5.01.050 Exemptions
- 5.01.060 Administration
- 5.01.070 Revocation
- 5.01.080 Penalties
- 5.01.090 Special Conditions of Licensee: Accommodation Unit
- 5.01.100 General Contractors

5.01.070 Revocation

The Town Council, after reasonable notice and a fair public hearing, may revoke, suspend, or take other enforcement action concerning any license, based upon a violation of this Code.



Agenda Item No. 12.a
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Regular Town Council Meeting, April 23, 2020; Continued from the March 19, 2020 Town Council Meeting.

DATE: Updated April 10, 2020

RE: Second Reading, Public Hearing, and Council vote on, an Ordinance approving a density transfer and rezone application to rezone Blue Mesa Lodge unit 21-C from an efficiency lodge zoning designation unit to a Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: *Condominium Unit 21-C, Blue Mesa Lodge Condominiums*
Address: 117 Lost Creek Lane
Owner: Gold Hill Holding, LLC
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Ordinance



CASE SUMMARY:

Gold Hill Holding, LLC is requesting to rezone Blue Mesa Lodge Unit 21-C from an efficiency lodge zoning designation to a lodge zoning designation. To accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC), and must have or acquire the requisite density for the increase in person equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen. At the February 20, 2020, Town Council Meeting, the owner requested a Variance to the CDC, Section 17.5.8: Parking Regulations which was

denied by the Town Council with a 5-1 Vote. If the Town Council determines that the Density Transfer and Rezone for Unit 21-C otherwise meets the Criteria for Decision listed below in this Staff Memo of record, then the Town Council can approve this application with the condition that the parking requirements be otherwise met before the recordation of the associated Ordinance rezoning the unit.

To determine the appropriateness of this request, the Council has been provided the Criteria for Decision within the Criteria, Analysis, and Findings Section of this memo. These criteria must be met for the Town Council to approve the request.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The Town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

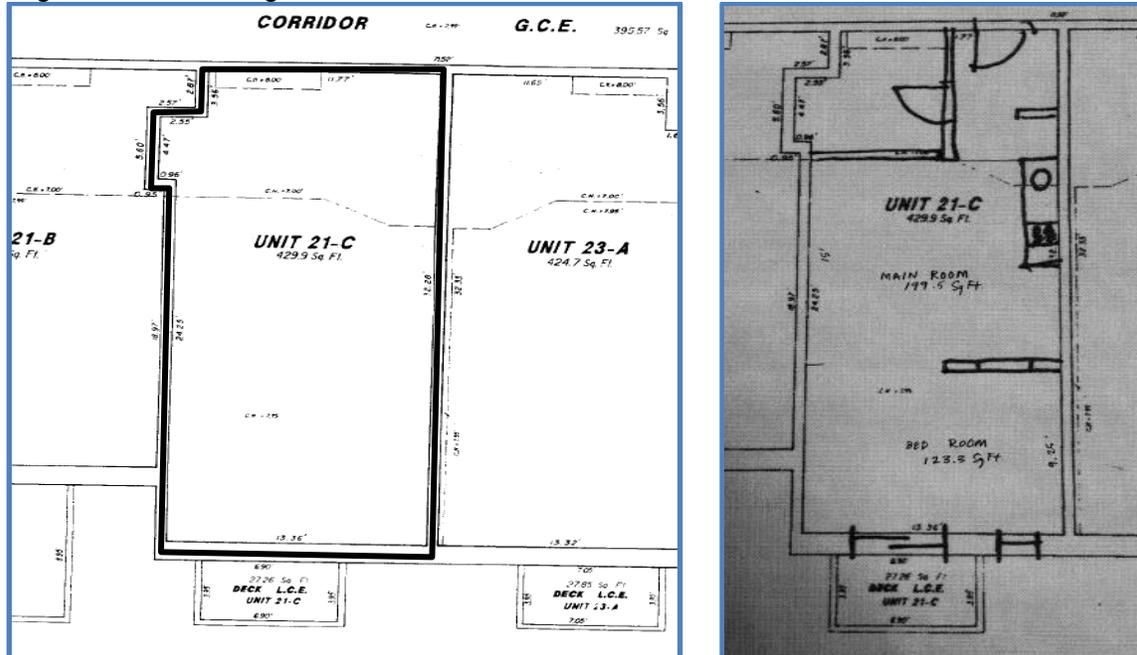
Rezone and Parking History of Unit 21-C:

Unit 21-C was purchased by Gold Hill Holdings, LLC in 2012. When the property transferred ownership there was no associated parking space dedicated to the unit. A rezone application requires that the application conforms with land use and zoning regulations, and a rezone to a lodge unit requires that the applicant meets the parking requirement of 0.5 parking spaces, or otherwise meet the parking requirements through a payment in lieu.

The condominium map for Blue Mesa Lodge demonstrates the overall floor area of the unit at 429.9 sq. ft. According to the applicant, this includes a “[living room, bedroom,], one full bath, a galley kitchen with appliances including an oven with 4 burner range, full-size microwave, and 13 [cubic feet] refrigerator/freezer”. See rezone criteria b. discussion of rooms on pages 3-4. below.

The remainder of this page has been left blank intentionally.

Figure 1. Unit Configuration 21-C



CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision to evaluate a variance and/or rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve the applications:

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.4.9: Rezoning Process

Staff has evaluated the following standards (a-h) as the criteria that must be met for Town Council to approve the rezoning request:

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Staff: Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

The Zoning and Land Use Regulations allow for the requested rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. Generally speaking, the Village Center zoning designation allows for lodge units as a permitted use consistent with the Land Use Regulations.

The current configuration of Unit 21-C does include physical separation of the bedroom and living room area. The applicants have included a floorplan demonstrating the current layout of

the unit. The Council should ultimately consider their comfort level of rezoning from efficiency lodge to lodge based on the conversion of one-room spaces to two-room spaces. There are no definitions of a room in the CDC. At the direction of the DRB and consistent with the authority granted to the Planning Director by the CDC, the Planning Director has provided an interpretation based on existing codes and historical uses as to what could constitute a room when rezoning from one zoning designation to another. The interpretation is consistent with this application to create a partition wall to define more than one room consistent with building code definitions.

Staff recommends the Council determine whether the applicant's proposed changes meet the intent of the CDC in relation to the requirement for a two-room space in order to rezone to a lodge unit.

- c. The proposed rezoning meets the Comprehensive Plan project standards;

Staff: There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, this criterion is not applicable.

- d. The proposed rezoning is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources;

Staff: The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

Staff: The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

Staff: No additional public facilities are needed for the rezone thus, they are adequate.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

Staff: No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

Staff: At the first reading, the Town Council determined that the addition of a partition wall is appropriate for meeting the definition of a lodge unit consisting of a two-room space. With that, the application will be compliant with all applicable Town regulations and standards at the time the following conditions are met: 1.) the required additional 0.25-person equivalent density units are purchased and sale finalized, and 2.) the required 0.5 parking space has been obtained or a parking payment in lieu has been finalized with the Town. Staff is requesting that any approval requires these conditions be met before the recordation of the associated ordinance rezoning the unit.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

- a. The criteria for decision for a rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and.
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed.

STAFF ANALYSIS

The existing configuration of the efficiency lodge unit meets the definition of a lodge unit per the CDC based on the Council's initial determination that a partition wall that creates visual separation defines one room from another room for the purpose of a rezone application. The applicants have a total of 0.5-person equivalent density for Unit 21-C and will be required to purchase an additional 0.25-person equivalent to comply with the 0.75-person equivalent density requirements for a lodge unit before any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the Town criteria for a rezone application.

The rezone application triggers parking requirements which must be met to approve the rezone application based on today's CDC standards. At the February 20th Town Council meeting, it was determined that the Variance request was not appropriate based on potential increased parking impacts subsequent to changes in use from Efficiency Lodge to Lodge, such as increased traffic and increased use of the unit that may otherwise affect the current parking arrangement that may have worked in the past. For that reason, obtaining the required parking or payment in lieu to satisfy the request are conditioned into any potential density transfer and rezone approval.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed both applications for Lot 42B, Unit 21-C at their December 5, 2019, Regular Meeting.

1. In regards to the Rezone and Density Transfer request, the Board voted to 6-0 to recommend approval to Town Council.
2. In regards to the Variance request, the board vote was evenly split and therefore continued to the February 6, 2020 DRB meeting. At the February meeting, the Board voted 3-1, Eckman dissenting, to recommend approval of the Variance to Town Council.

The DRB also asked staff to prepare a definition of a room for the purposes of current and future rezone applications when an owner of a one-room efficiency lodge unit applies to reclassify it as a lodge and create a second room within the unit. Staff received direction that the more generous interpretation, that a room can be created by a floor to ceiling partition wall so long as minimum

room size, fire sprinkler, fire alarm, egress, electrical code requirements, and maximum openings are building code compliant is adequate to create more than one room for a rezone application. Town Council also determined the interpretation to be appropriate.

RECOMMENDED MOTION: The Town Council may approve, continue, deny or request modifications to the application regarding the proposed Density Transfer and Rezone for Unit 21-C, Lot 42B.

Motion of Approval: *I move to approve a second reading of an Ordinance regarding the rezone and density transfer application for Lot 42B, Blue Mesa Lodges Unit 21-C, to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions as noted in the staff report of record dated April 10, 2020:*

Findings:

- 1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. At the time the requisite parking is obtained, then the parking requirement for Unit 21-C will be met.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*
- 4. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.*

Conditions:

- 1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-C as one Lodge unit.*
- 2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
- 3. The applicant shall demonstrate the required requisite density has been acquired before recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.*
- 4. The applicant shall demonstrate the required parking has been acquired before recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on April 23, 2020, with notice of such hearing as required by the Community Development Code.

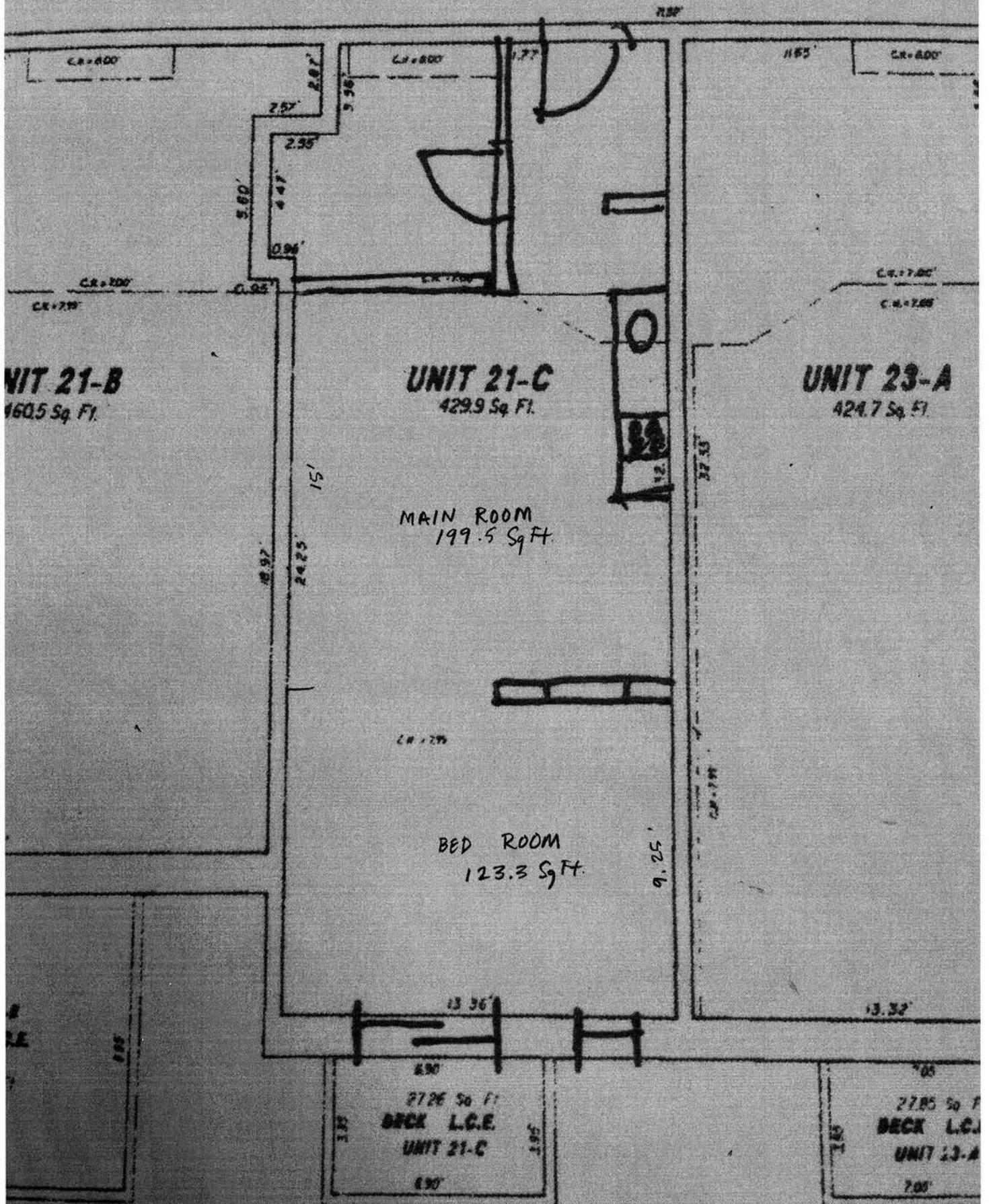
/jjm

Narrative for Application of Rezone for Blue Mesa Lodge Condominiums lot 42B, Unit 21C

Criteria for a Decision to Rezone: The following criteria shall be met for the review authority to approve a rezoning application:

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
 - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
 - b. The location in the Town of Mountain Village Core appeals to individual use, long and short term rentals and can improve TMV core economic development with more consistent occupancy.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
 - a. The 21C property has been used for both long and short term rentals as since purchased in 2012. Prior to purchase the unit was used for long term rentals.
 - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (two separated rooms with net floor area of 199.5 square feet in the main room and bedroom with 123.3 square feet, one full bath, a galley kitchen with appliances including an oven with 4 burner range, full size microwave and 13 Cft. refrigerator/freezer).
 - c. This property (and several others at Blue Mesa Lodge Condominiums) was platted by waiver without deeded parking, adequate spaces are available for rent in the Blue Mesa Garage.
 - d. The property will have the appropriate density units associated with a Lodge unit (0.75 density units, sale pending from other conversion).
3. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources
 - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
 - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposable is in place.
 - c. The unit is either used by the owner or rented, consistent with existing use therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
 - a. Copy of Deed that includes legal description of the property
 - b. Variance application to parking space requirement
 - c. Post a public notice of the proposed rezone
 - d. Map amendment of the property showing layout of the property (pending approval)

e. Bill of sale to acquire additional 0.25 density units (pending approval)



ORDINANCE NO. 2020-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER TO CONVERT BLUE MESA LODGES UNIT 21-C FROM AN EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. Gold Hill Holding, LLC (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Unit 21-C, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge units to one lodge unit (“**Application**”); pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Gold Hill Holding, LLC is the owner of Unit 21-C Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 21-C, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge unit into one lodge unit pursuant to the requirements of the CDC.
- D. In order to rezone Unit 21-C, the owner needs an additional .25-person equivalent density to satisfy the CDC requirements. The owners intend to purchase the required .25-person equivalent density prior to the recordation of this ordinance.
- E. In order to rezone Unit 21-C, the owner needs to meet the parking requirement of 0.5 parking spaces, prior to recordation of this Ordinance.
- F. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for 21-C, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21-C	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation¹

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21-C	Village Center	Lodge	1	.75 ¹

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	19	.5	9.5
	Village Center	Lodge	5	.75	3.75
	Village Center	Commercial	n/a	n/a	n/a

¹ As noted above the deficient density of .25 will be acquired by the owner of unit 21-C, Lot 42B, prior to recordation of this ordinance.

Figure 4. Lot 42B Proposed Zoning Designation for the Property²

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	18	.5	9
	Village Center	Lodge	6	.75	4.5
	Village Center	Commercial	n/a	n/a	n/a

- G. At a duly noticed public hearing held on December 5, 2019, the DRB considered the Applications, testimony, and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- H. At its regularly scheduled meeting held on February 20, 2020, the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- I. On April 23, 2020, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- J. The meeting held on December 5, 2019, was duly publicly noticed as required by the CDC Public Hearing Noticing requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- K. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

² Figure 4 will be amended to reflect the succession of density transfers appropriately as they are recorded, ministerially.

- L. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

1. At the time that the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation
2. At the time the requisite parking is obtained, then the parking requirement for Unit 21-C will be met.
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.
4. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-C as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required requisite density has been acquired before recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.
4. The applicant shall demonstrate the required parking has been acquired before recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.

Section 1. Effect on Zoning Designations

- A. This Ordinance does not change any other zoning designation on the Properties it only affects Unit 21-C.

Section 2. Ordinance Effect

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective on April 23, 2020, following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 23rd of April 2020, in the Town Council Chambers,

Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 20th day of February 2019.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 23rd day of April 2020

**TOWN OF MOUNTAIN VILLAGE
TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnson, Town Clerk

Approved as To Form:

Jim Mahoney, Assistant Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2020, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2020 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2020. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2020.

Susan Johnston, Town Clerk



Agenda Item No. 12.b
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Regular Town Council Meeting, April 23, 2020; continued from the March 19, 2020 Town Council Meeting.

DATE: Updated *April 10, 2020*

RE: Second Reading, Public Hearing, and Council vote on, an Ordinance approving a density transfer and rezone application to rezone Blue Mesa Lodge unit 20-B from an efficiency lodge zoning designation unit to a Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: *Condominium Unit 20-B, Blue Mesa Lodge Condominiums*

Address: 117 Lost Creek Lane

Owner: Gulf Realty Trust, Irene Cochran

Zoning: Village Center

Existing Use: Accommodations and Commercial

Proposed Use: Multi-Family Residential and Commercial

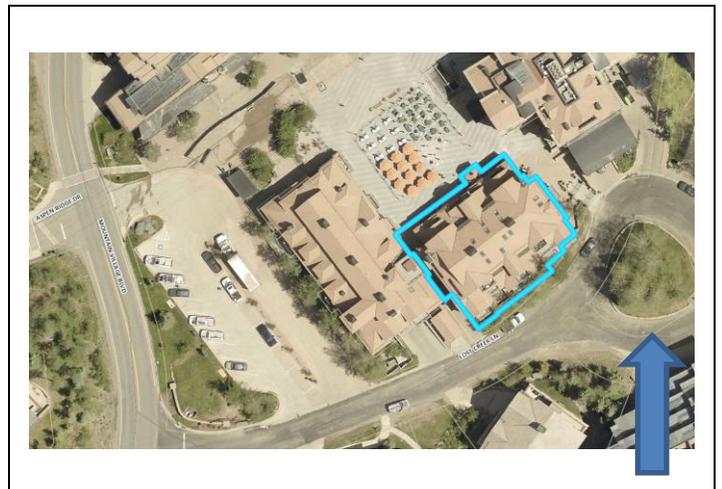
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Proposed Modifications
- Exhibit C: Existing Conditions



CASE SUMMARY:

Keith Brown, acting on behalf of the Gulf Realty Trust, is requesting to rezone Blue Mesa Lodge Unit 20-B from an efficiency lodge zoning designation to a lodge zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC) and acquire the requisite density for the increase in personal equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The Town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

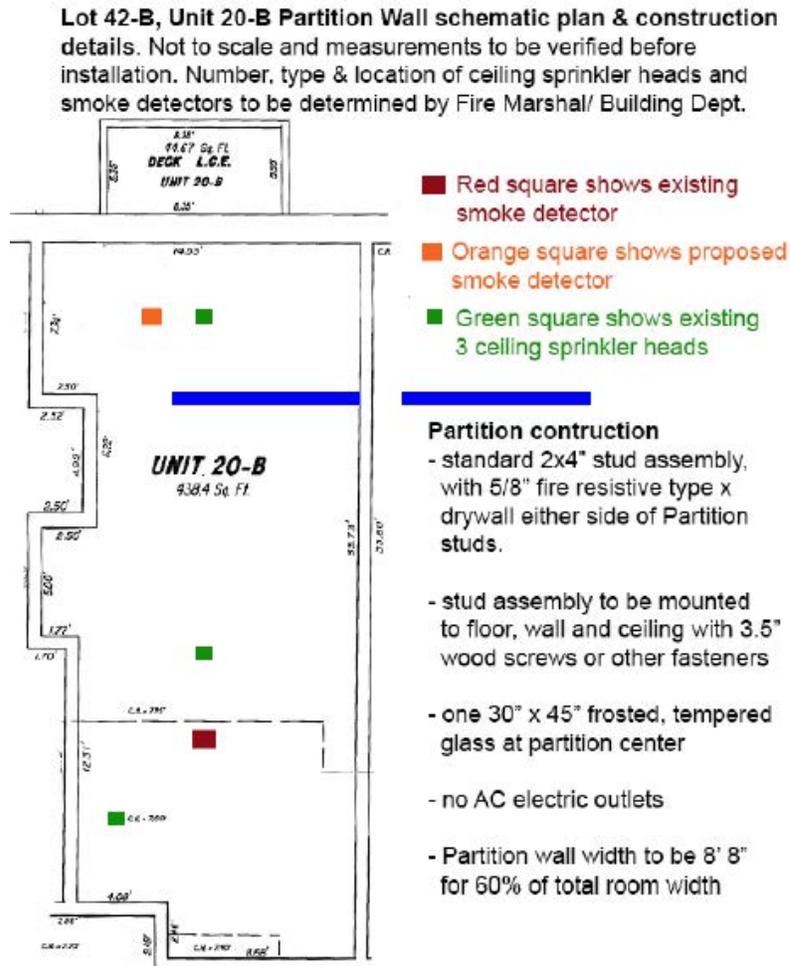
Rezone and Parking History of Unit 21-C:

Unit 20-B was purchased by Gulf Realty Trust in December of 2004. According to the applicants, since the purchase of the property, the unit has been used exclusively as a long-term rental.

The condominium map for Blue Mesa Lodge demonstrates the overall floor area of the unit at 438.4 sq. ft. In addition to the living area, there is also a 45 square foot exterior deck, a full kitchen that includes an oven with 4 burner range, full-sized microwave, and a full-size refrigerator/freezer. It should also be noted that when the owners purchased the unit, the sale included 2/3's ownership of a parking space in Blue Mesa Lodge. The owners maintain that interest in the parking and currently comply with the required parking standards.

The remainder of this page has been left intentionally blank.

Figure 1. Unit 20-B configuration and proposed modifications



CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision to evaluate a variance and/or rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve the applications:

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)
 - a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies, and Actions L., "Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions

such as smaller units, the creation of a better sense of community, and other creative options.”

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

The Zoning and Land Use Regulations allow for the requested rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. Generally speaking, the Village Center zoning designation allows for lodge units as a permitted use consistent with the Land Use Regulations.

It should be noted that because the current configuration of the space does not include physical separation of the bedroom and living room area, in order to meet the intent of the definition of lodge, there will be a required installation of at least a partition wall to separate the spaces. The applicants have included a proposal to demonstrate the modifications that staff would require prior to the finalization of the rezoning process. This includes the installation of a partition wall, fire sprinklers, and smoke detectors. The Council should ultimately consider whether allowing the rezone to proceed with conditions requiring reconfiguration of the space to meet the special requirements of a Lodge unit is appropriate.

At the direction of the DRB and consistent with the authority granted to the Planning Director by the CDC, the Planning Director has provided an interpretation based on existing codes and historical uses as to what could constitute a room when rezoning from one zoning designation to another. The interpretation is consistent with this application to create a partition wall to define more than one room consistent with building code definitions.

Staff recommends the Council determine whether the applicant’s proposed changes meet the intent of the CDC in relation to the requirement for a two-room space in order to rezone to a lodge unit.

- c. The proposed rezoning meets the Comprehensive Plan project standards;

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, this criterion is not applicable.

- d. The proposed rezoning is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources;

The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

No additional public facilities are needed for the rezoning thus, they are adequate.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

Provided the Town Council determines that the addition of a partition wall is appropriate to meet the standards that a lodge unit has a two-room space the application would be compliant with all applicable Town regulations and standards at the time that the proposed partition wall is constructed, and the purchase of the additional 0.25-person equivalent density units is finalized. Staff is requesting that any approval condition the completion of these items before the recordation of the associated ordinance rezoning the unit.

17.4.10: Density Transfer Process

(***)

- D. Criteria for Decision

(***)

- 2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.

- a. The criteria for decision for a rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and.
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed.

STAFF ANALYSIS

Although the current configuration of the efficiency lodge unit does not meet the definition of a lodge unit per the CDC, the owners are proposing modifications to the space in order to provide for a 2/3 partition wall between the living room area and bedroom area creating two rooms consistent with the lodge definition. The applicants have a total of 0.5-person equivalent density for Unit 20-B and will be required to purchase an additional 0.25-person equivalent in order to comply with the 0.75-person equivalent density requirements for a lodge unit prior to any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the Town criteria for a rezone application related to conformance with the Comprehensive Plan.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezoning and density transfer for Lot 42B, Units 20-B at their February 6, 2020, Regular Meeting and voted 5-0 to recommend approval to Town Council with staffs' recommended conditions.

The DRB also asked staff to prepare a definition of a room for the purposes of current and future rezone applications when an owner of a one-room efficiency lodge unit applies to reclassify it as a lodge and create a second room within the unit. Staff received direction that the more generous interpretation which provides that a room can be created by a floor to ceiling partition wall so long as minimum room size, fire sprinkler, fire alarm, egress, electrical code requirements, and maximum openings are building code compliant, is adequate to create more than one room for a rezone application.

RECOMMENDED MOTION: The Town Council may approve, continue, deny or request modifications to the application regarding the proposed Density Transfer and Rezone for Unit 20-B, Lot 42B.

Motion for Approval: *I move to approve a second reading of an Ordinance regarding the rezone and density transfer application for Lot 42B, Blue Mesa Lodges Unit 20-B to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions as noted in the staff report of record dated April 10, 2020:*

Findings:

- 1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

- 1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 20-B as one Lodge unit.*
- 2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
- 3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 20-B from efficiency lodge to lodge unit.*
- 4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording the associated ordinance rezoning Unit 20-B from efficiency lodge to lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on April 23, 2020, with notice of such hearing as required by the Community Development Code.

/jjm

Keith Brown
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513

December 19, 2019

Development Narrative for the Rezone to a Lodge designation of Apt. 20- B, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for Gulf Realty Trust, benefiting Irene Cochran and Denis Palmisciano for an application for the Rezone to a Lodge designation of Apt. 20-B.

The Owner seek a Rezone to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. The owners purchased on 12.02.2004 on the basis the property was a Residential Condo. They would not have purchased if an Efficiency Lodge designation had been known. They first learned their condo had an Efficiency Lodge designation on May 14, 2019.

20-B condo is 438 square feet with a 45 square foot deck and a full, original kitchen and a 2/3's parking ownership. Gulf Realty Trust is the 2nd owner of the Condo. The condo has been used exclusively for long-term rentals. The current tenant is an employee of Telluride Ski and Golf.

The owners intend to install a partion wall in accordance with the December 9, 2019 Room interpretation as it relates to zoning designation definations.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 20-B will help promote a rich social fabric within the community (page 9 CP) by allowing the continued use of the condo for locally employed housing meeting the goal of where " small-town values are important and people can make social and emotional connections."
- A Lodge designation of 20-B is in compliance with the intended mixed-use of the Village Center Zone District.

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.
- Given the prior use, the applicant believes a designation of Lodge is appropriate and reasonable for 20-B

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 20-B building was designed, approved, built and managed as a Residential Condominium property.

D. The proposed rezoning is consistent with public health, safety and welfare as well as the efficiency and economy in the use of land and its resources because:

- The 20-B building was designed and approved as a residential condominium building and is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 20-B owners, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 20-B condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 20-B. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no removal of full kitchens and no enforcement of the parking obligations in 1998 or afterwards.
- The 20-B condo has an original full kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condominium.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 20-B has a 2/3's parking space ownership (Unit 46 parking space) at the property.

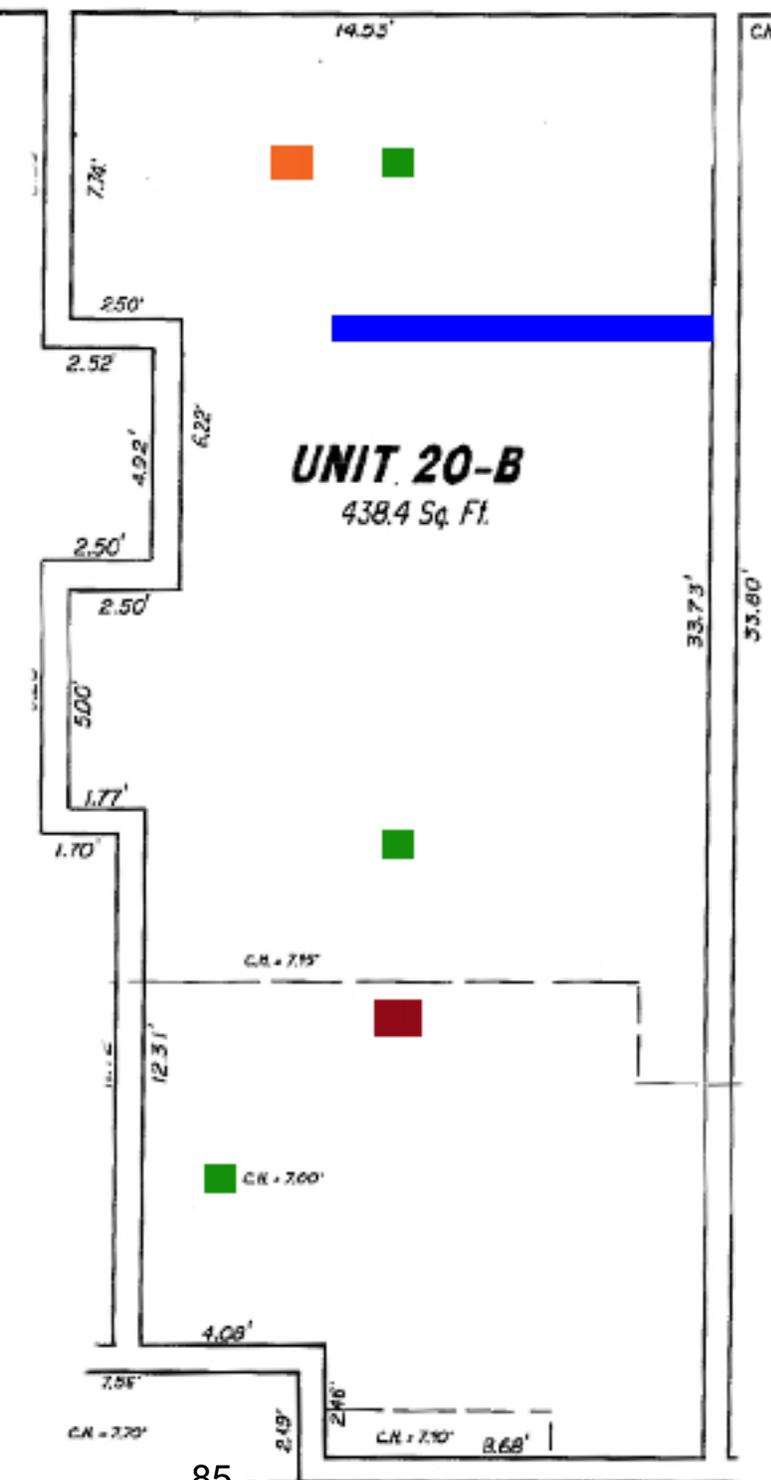
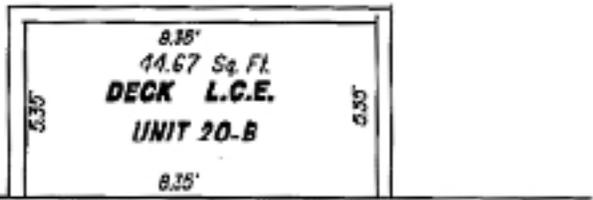
G. The proposed rezoning meets all applicable Town regulations and standards because:

- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Thank you,
Most Sincerely, Keith Brown, for Gulf Realty Trust

Lot 42-B, Unit 20-B Partition Wall schematic plan & construction details. Not to scale and measurements to be verified before installation. Number, type & location of ceiling sprinkler heads and smoke detectors to be determined by Fire Marshal/ Building Dept.



- Red square shows existing smoke detector
- Orange square shows proposed smoke detector
- Green square shows existing 3 ceiling sprinkler heads

Partition construction
 - standard 2x4" stud assembly, with 5/8" fire resistive type x drywall either side of Partition studs.

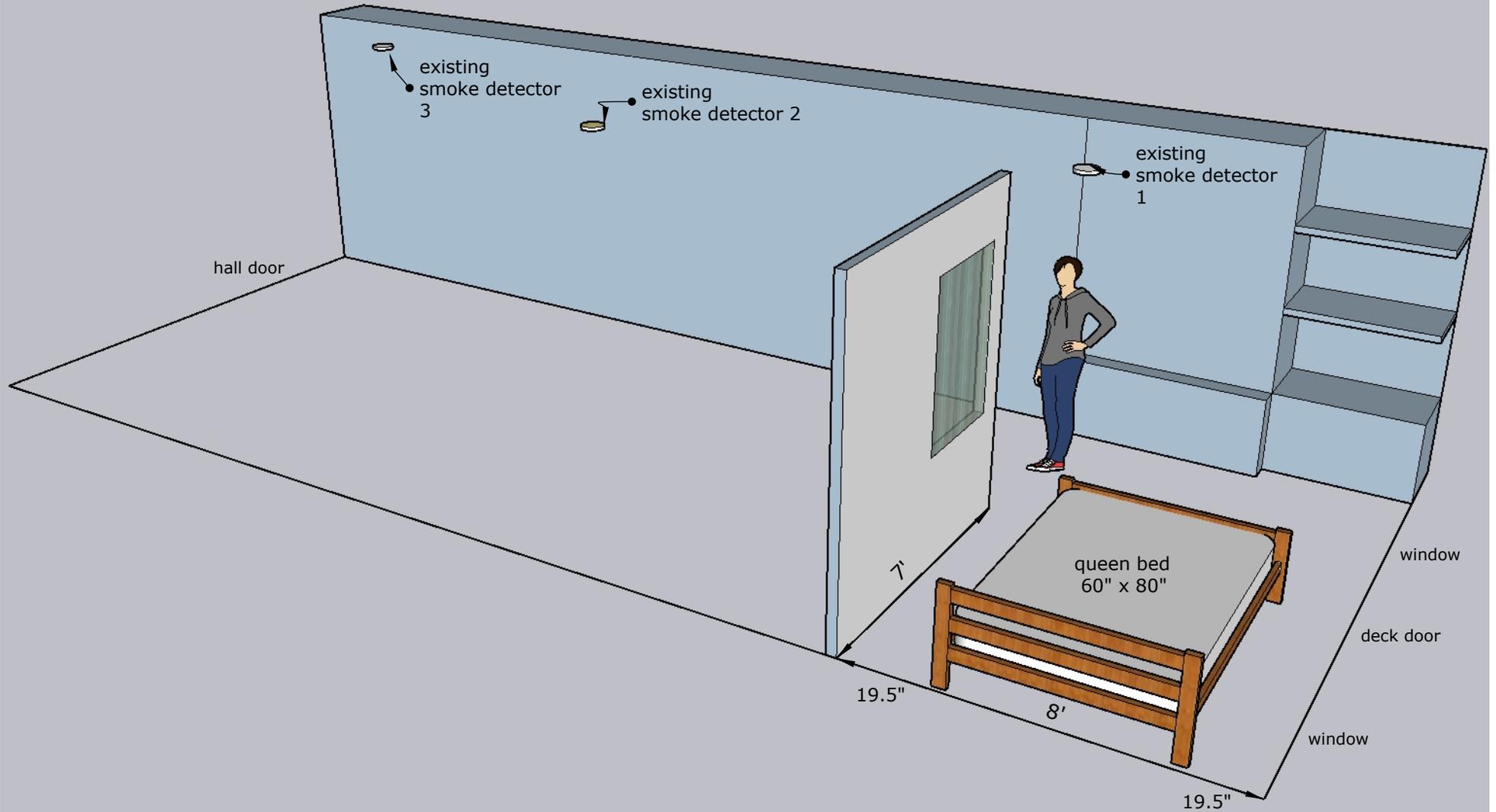
- stud assembly to be mounted to floor, wall and ceiling with 3.5" wood screws or other fasteners

- one 30" x 45" frosted, tempered glass at partition center

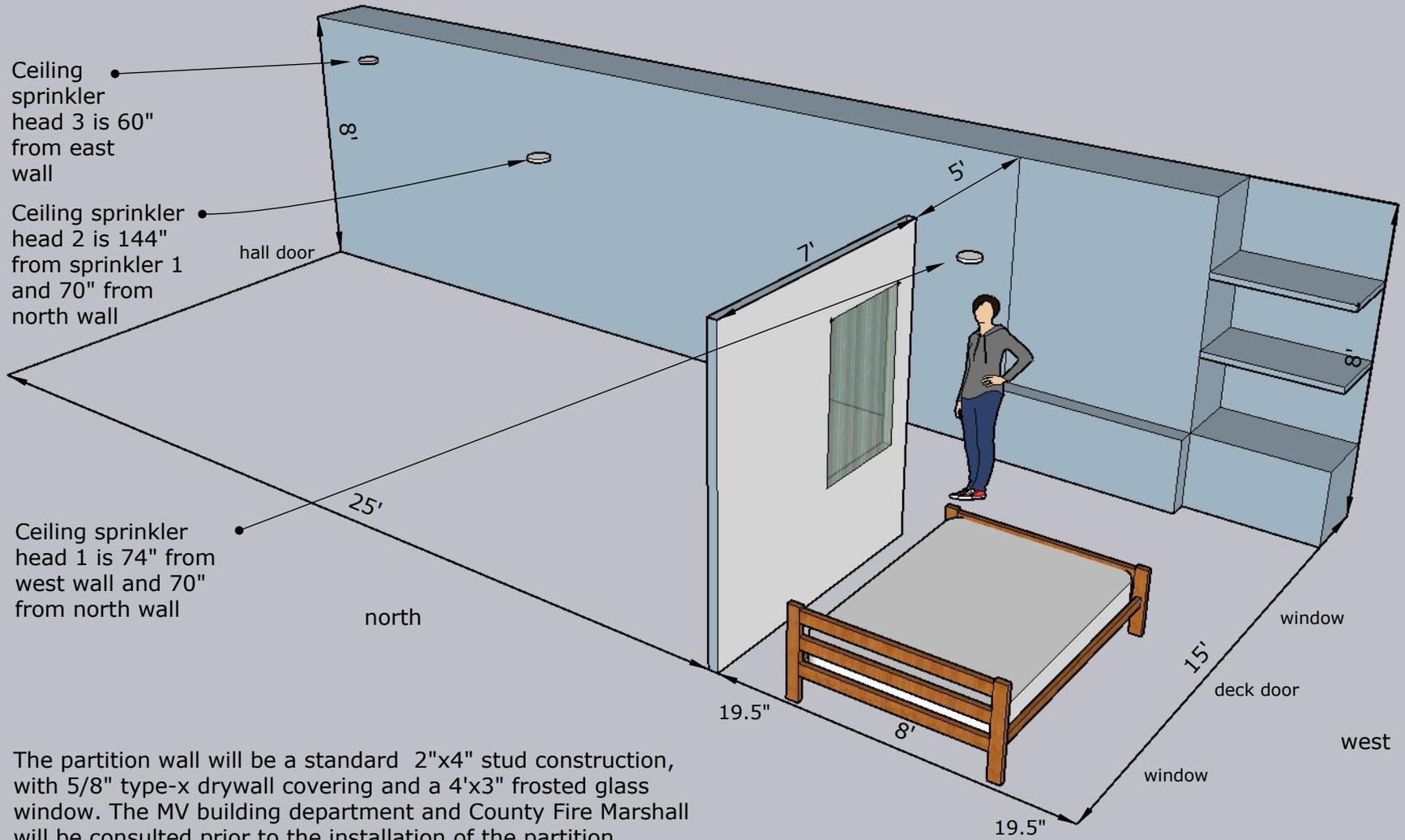
- no AC electric outlets

- Partition wall width to be 8' 8" for 60% of total room width

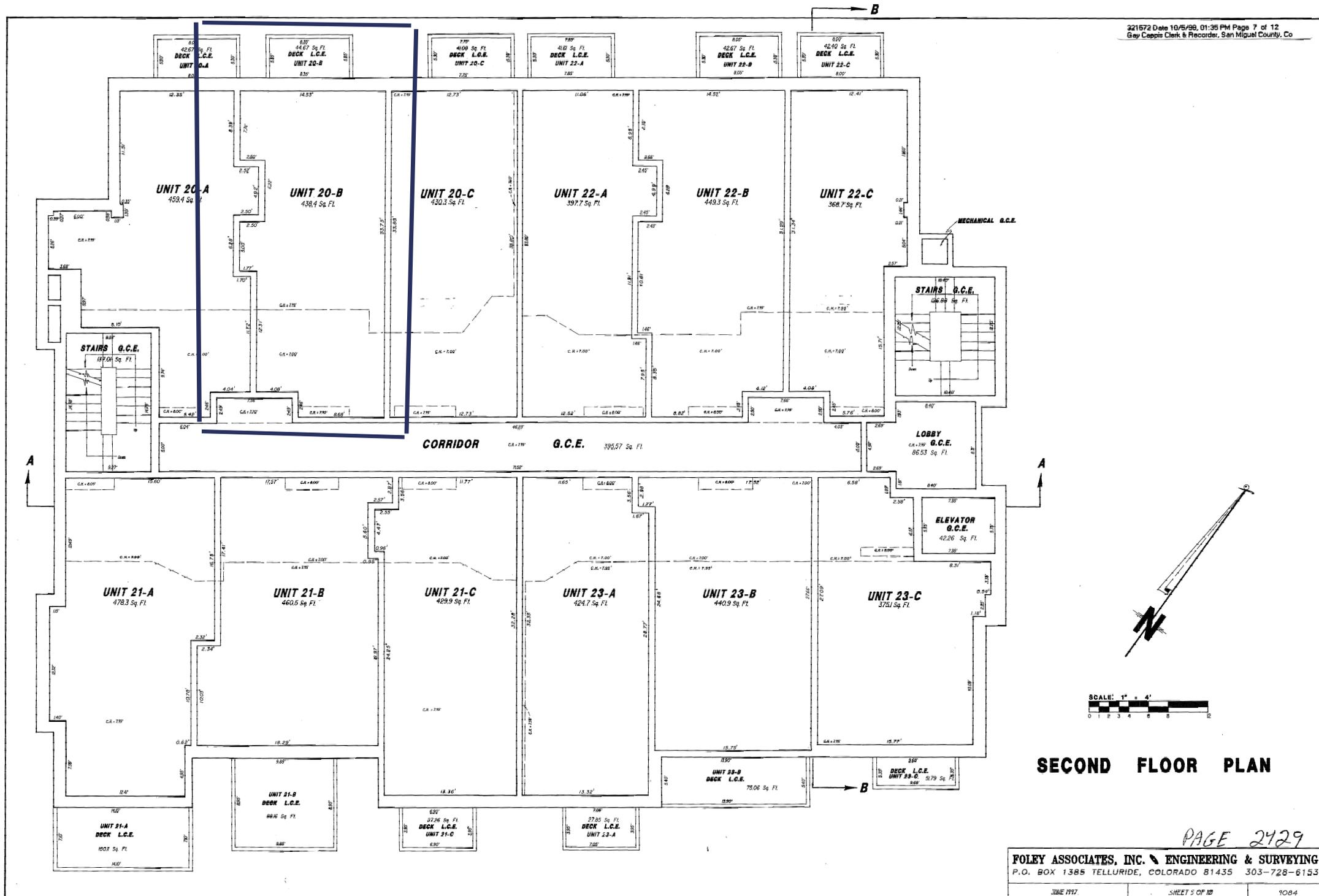
Lot 42-B, Unit 20-B showing the proposed partition wall and room clearance with a queen bed



Lot 42-B, Unit 20-B showing the proposed partition wall and location of existing ceiling sprinkler heads



The partition wall will be a standard 2"x4" stud construction, with 5/8" type-x drywall covering and a 4'x3" frosted glass window. The MV building department and County Fire Marshall will be consulted prior to the installation of the partition.



SECOND FLOOR PLAN

PAGE 2429

FOLEY ASSOCIATES, INC. ENGINEERING & SURVEYING
 P.O. BOX 1385 TELLURIDE, COLORADO 81435 303-728-6153

JUNE 1997	SHEET 5 OF 10	9084
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20B



20B

full kitchen



full kitchen

20B



20B

20B



20B deck

20B



20B

VIEW



deck and view

bath



bath

20B



20B

ORDINANCE NO. 2020-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER TO CONVERT BLUE MESA LODGES UNIT 20-B FROM AN EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. Gulf Realty Trust (“**Owner**”) has submitted to the Town a rezoning and density transfer development application for a rezone of Unit 20-B, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge units to one lodge unit (“**Application**”); pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Gulf Realty Trust is the owner of Unit 20-B Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 20-B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge unit into one lodge unit pursuant to the requirements of the CDC.
- D. In order to rezone Unit 20-B, the owner needs an additional .25-person equivalent density to satisfy the CDC requirements. The owners intend to purchase the required .25-person equivalent density prior to the recordation of this ordinance.
- E. The owner of Unit 20-B has a 2/3rd parking space ownership, meeting the parking requirement of at least 0.5 parking spaces.
- F. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for 20-B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
20-B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation¹

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
20-B	Village Center	Lodge	1	.75 ¹

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	19	.5	9.5
	Village Center	Lodge	5	.75	3.75
	Village Center	Commercial	n/a	n/a	n/a

¹ As noted above the deficient density of .25 will be acquired by the owner of unit 20-B, Lot 42B, prior to recordation of this ordinance.

Figure 4. Lot 42B Proposed Zoning Designation for the Property²

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	18	.5	9
	Village Center	Lodge	6	.75	4.5
	Village Center	Commercial	n/a	n/a	n/a

- G. At a duly noticed public hearing held on February 6, 2020, the DRB considered the Applications, testimony, and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- H. At its regularly scheduled meeting held on February 20, 2020, the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- I. On April 23, 2020, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- J. The meeting held on February 6, 2020, was duly publicly noticed as required by the CDC Public Hearing Noticing requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- K. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

² Figure 4 will be amended to reflect the succession of density transfers appropriately as they are recorded, ministerially.

- L. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.
2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 20-B as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required density has been acquired prior to recording the associated ordinance rezoning unit 20-B from efficiency lodge to lodge unit.
4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording the associated ordinance rezoning Unit 20-B from efficiency lodge to lodge unit.

Section 1. Effect on Zoning Designations

- A. This Ordinance does not change any other zoning designation on the Properties it only affects Unit 20-B.

Section 2. Ordinance Effect

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

Section 4. Effective Date

This Ordinance shall become effective on April 23, 2020, following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 23rd of April 2020, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 20th day of February 2020.

TOWN OF MOUNTAIN VILLAGE

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 23rd day of April 2020

**TOWN OF MOUNTAIN VILLAGE
TOWN OF MOUNTAIN VILLAGE,
COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved as To Form:

Jim Mahoney, Assistant Town Attorney

I, Susan Johnston, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2019 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2019.

Susan Johnston, Town Clerk



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392 **Agenda**

Item No. 13(a)

TO: Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: Meeting of April 23, 2020
DATE: March 31, 2020
RE: Planning and Development Services Bi-annual Report

Our last update to Town Council was on October 17, 2019

Attachments:

- Efficiency Lodge Compliance Close-out Report

PLANNING

Community Development Code (CDC) Amendments. Despite the COVID-19 pandemic we are still on track and in process with the following CDC amendments:

- Housekeeping Amendment (in progress)
- Planned Unit Development and Hotel Condominium regulations (in progress)

We expect other CDC amendments may take priority as the year progresses.

Applications

Although the COVID-19 pandemic has affected in person meetings and typical site inspection and visit procedures, the planning department maintains an active case load in different stages of review. Our application processes have been electronic for some time, so working in our offices versus working at home, has been a seamless transition. We are working with legal to determine what quasi-judicial applications can continue in a virtual meeting setting and for procedures on such virtual hearings.

Forest Management and Fire Mitigation

To date we have processed ten (10) cedar shake building permits to replace a former cedar shake roof with another fire rated, town approved materials. We have waived over \$35,000 of the \$100,000 funds available for this program. If the construction ban is lifted this summer, we expect this work can be completed. We have two building permits cedar shake fee waivers currently on hold. Town Council has not indicated any modification to this program in 2020 to date.

Planning Budget

Budget reductions due to COVID-19 will impact some of our work program including and not limited to the following:

- We will suspend a forest thinning project on town property
- Reduced consulting fees to zero
- We will suspend funding the forestry pheromone pack project

HOUSING

- Village Court Apartments. A complete update was provided on April 17, 2020 to Town Council.
- We have awarded down payment assistant to Nolan Merrill who intends to purchase a home in Norwood, CO.
- We granted one exception for a six-month period, to allow for a renter who could not otherwise qualify pursuant to the SMRHA guidelines to rent a deed restricted Cortina unit in the Mountain Village.

VCA BUDGET

We were able to reduce the VCA budget significantly in response to the COVID-19 pandemic with line items that we do not anticipate utilizing fully in 2020 including and not limited to the following:

- Reduced the carpet and vinyl replacement budget by \$100,000
- Reduced the appliance line item
- Reduced travel and training
- Suspended VCA Phase IV
- Reduced equipment and tools

BUILDING

We have prepared building code amendments to adopt the 2018 suite of building and energy codes. This is tentatively scheduled to be reviewed, first as a worksession with Town Council, in May.

Due to the COVID-19 pandemic construction activities have been reduced to maintenance of job sites (e.g. snow removal), emergency repairs and properties that have otherwise received an exemption from the County to continue work.

The building department is approving all maintenance and repairs by subcontractors by email. We are actively monitoring the community to assure property owners and contractors are respecting the county orders. We are continuing to issue 2-5 permits a week primarily related to necessary boiler or mechanical repairs or maintenance. The building official is working closely with the county to assure continuity in an understanding of the county orders and enforcement.

We have 499 active building permits currently on hold due to the COVID19 pandemic and county orders.

Building Budget

- We proposed to suspend funding the heat trace and smart irrigation controls program.
- We will reduce the defensible space funding from \$50,000 to \$25,000. TMVOA contributes \$25,000 of the \$50,000 program so this is a ministerial amendment.

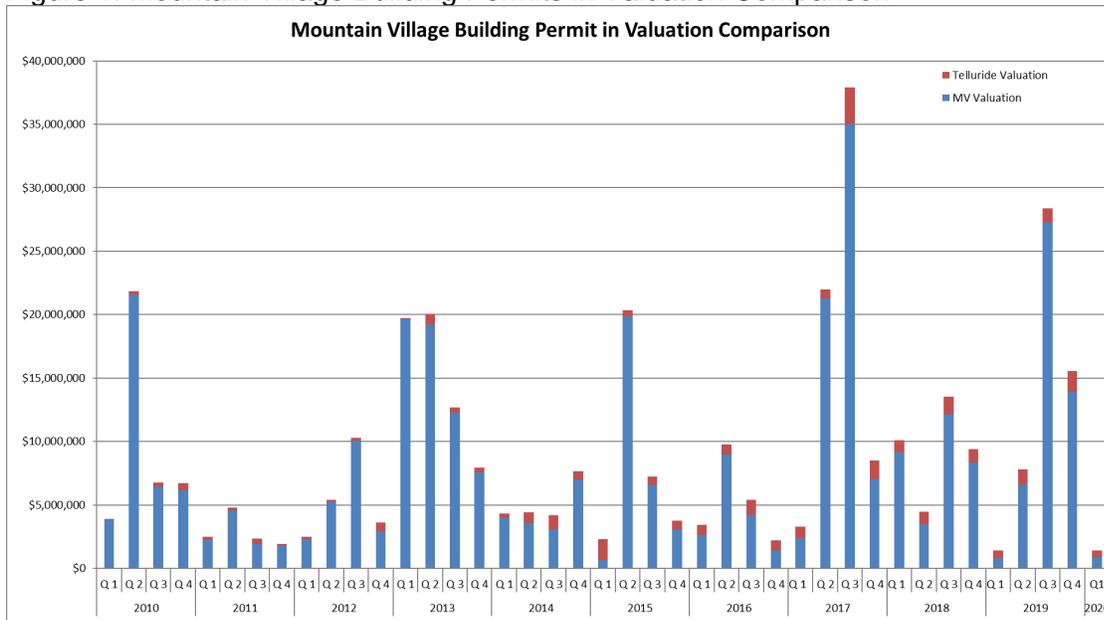
Figure 1. Building Permit Valuation Comparison

	2019	2018	2017
Total Building Permit Valuation	\$53,139,039	\$37,504,251	\$73,416,195
Total Number of Inspections	4,203	2,759	2,995
Total Number of Building Permits Issued	457	461	575

Development Services Activity

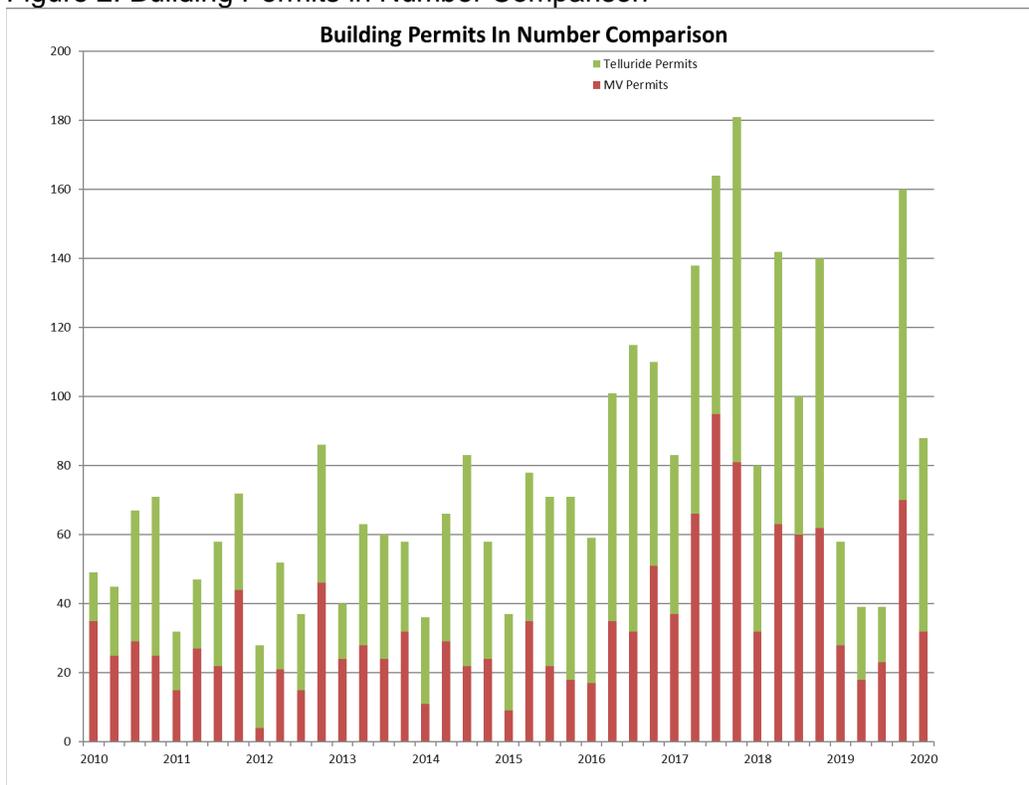
The two graphs below (Figure 1 & 2) show the value of new construction in Mountain Village over the last ten years (Figure 1) and the number of Town of Telluride and Mountain Village permits (Figure 2). Valuations tend to peak in the second or third quarters due to weather conditions.

Figure 1. Mountain Village Building Permits in Valuation Comparison



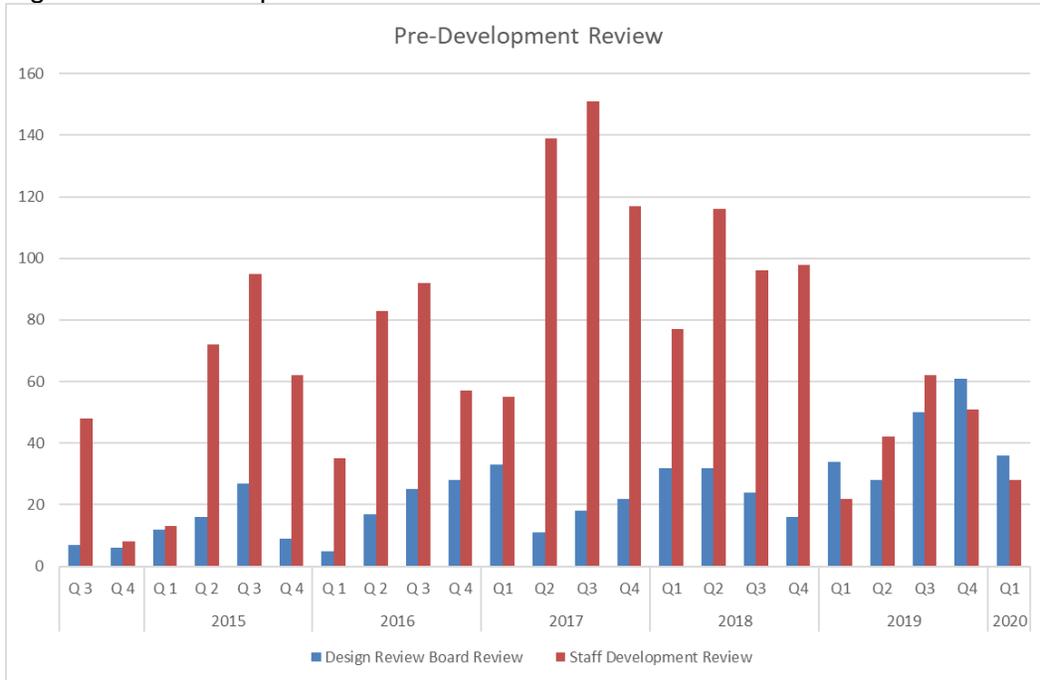
The building department staff also spends a significant amount of their time working on plumbing and electrical permits in Telluride. Figure 2. below indicates the number of Telluride permits compared to Mountain Village permits issued each quarter.

Figure 2. Building Permits in Number Comparison



Design Review Board agenda items typically peak third quarter. In the past year, we have had a higher number of staff review items, and a lower number of DRB review items overall. See Figure 3. below.

Figure 3. Predevelopment Review



Thank you for your continued support of the building, planning and housing divisions.

/mbh



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Town Council

FROM: Michelle Haynes, Planning and Development Services Director

FOR: Meeting of April 23, 2020

DATE: March 31, 2020

RE: Efficiency Lodge, hotel and hotel efficiency zoning designations Compliance Plan Close Out Report

Introduction

In the fall of 2018, Town Council tasked staff with an education, compliance and conformance work plan related to efficiency lodge unit designations. Initially, it focused on the Peaks but then grew to apply to all eight properties that contained built efficiency lodge, hotel or efficiency hotel units. In the fall of 2019, Town Council approved clarifying amendments to the Community Development Code (CDC) regarding short term accommodations to assist with this plan. This memo serves as a close-out memo for this project.

2020 Planning Budget Narrative

Goal 4: Continue education, outreach and compliance efforts regarding efficiency lodge, hotel and, hotel efficiency zoning designations.

Measures:

1. Create a powerpoint presentation regarding accommodation zoning designations, first quarter – **done**
2. Meet with attorney's, HOA's, realtors and stakeholders to provide information and education to prevent compliance-related issues moving forward at least monthly and upon request, beginning in the first quarter – **done and upon request**
3. Work with the Communications and Business Development Department to develop digital education materials/website presence, web materials by the first quarter, all other materials by the second quarter – **done**
4. Create a town compliance plan and policies – work with legal, formalized by end of the second quarter – **done and referenced below.**

Measure #4, Town compliance plan and policies.

Below is a list of the properties with efficiency lodge units, hotel or hotel efficiency units and a general update. A comprehensive notification was provided to each property and associated meetings in August of 2019.

Peaks Resort and Hotel. A close out letter was provided to the Peaks on December 31, 2019. Compliance matters were addressed and worked through cooperatively.

Blue Mesa Lodge. We have processed 10 applications, consisting of eight rezone applications and two variance applications. Six applications have been finalized, and we are close to finalizing the remaining applications.

Bear Creek Lodge. No issue.

Inn at Lost Creek. No issue.

Lumiere. No issue.

Mountain Lodge. The town met with Mountain Lodge. They understand the regulations and unit designations on their property. They have not requested any additional information or raised any issues with the town.

La Chamonix. We are in process with one rezone application. The other unit is compliant.

Columbia Place. We are in process with a rezone application for all eight units and an associated parking variance request.

Policy Direction.

Staff recommends one policy consideration. Some efficiency lodge units are attached to lodge units as originally constructed and have been under one owner for some time. Essentially the unit functions as a suite. Staff recommends a policy that so long as the owner is occupying the lodge unit and the attached efficiency lodge unit there would be no requirement for short term occupancy of the efficiency lodge unit during owner occupancy. This is only for owner occupancy of lodge and efficiency lodge units originally approved and constructed as a suit not for new configurations. No action is required, staff would simply enforce the regulations pursuant to this policy.

/mbh



**TOWN OF MOUNTAIN VILLAGE
TOWN MANAGER
CURRENT ISSUES AND STATUS REPORT
APRIL 2020**

1. Great Services Award Program

- **Great Services Award Nominations – MARCH**
 - There were no nominees for the Month of March

2. Broadband

- Beta area (Boulders and Prospect Plaza) 18 single family homes, 7 condos and 4 commercial units are on the new fiber system
- All supplies for 2020 build have been received with the exception of microfiber, which is scheduled to arrive May 7th
- Splicing for the project is ongoing and we hope to get contractors re-started on boring in May, subject to the San Miguel County Health Order
- The multi dwelling unit adapters (MOCA) have been tested and are operational
- Set up 2 WiFi access points at VCA providing 60% coverage at the facility. Currently configuring and constructing 2 more access points

3. IT Updates

- Cybersecurity
 - Deployed CrowdStrike on most home workstations and laptops
 - Continue to maintain a heightened awareness about patching applications, i.e. Zoom
- System Administration
 - Explored alternative open source virtual servers
 - Started collecting network consulting quotes for upgrading the fiber project
 - Revisited cloud backup servers
 - Added various functionality to the email server for remote workplace
 - Added video conferencing functionality to conference rooms
- Network Administration
 - Configured a VPN (Virtual Private Network) server for remote workplace
 - Redesigned phone network for remote workplace
 - Enhanced conference rooms for remote workplace
 - Reviewed and changed firewall rules regarding remote workplace
 - Added more remote connectivity for those users that needed it
 - Assisted in design and implementation of the VCA WiFi deployment
- Desktop Support
 - Handled various remote workplace desktop support issues
 - Ordered necessary equipment for remote workplace capabilities
 - Researched, deployed and assisted with Zoom meeting and Zoom webinar
 - Installed more machines to Windows 10 for remote workplace
- Emergency Operations Center (EOC)
 - Upgraded, configured and prepared the Municipal Building and Huddle conference rooms for COVID-19
 - Explored video conferencing upgrade possibilities for Council Chambers

4. COVID-19

- Began daily COVID-19 Director's meetings with Mayor and Mayor pro-tem participating to provide information and updates. These meetings are now being held Monday, Wednesday and Friday
- Attending daily special San Miguel County Board of County Commissioners meetings (BOCC)
- Attended daily San Miguel Stakeholders meetings until they were consolidated with the daily BOCC meetings
- Worked with Mike Bordagna and BOCC to secure an exemption for the continued construction of the grocery store due to the need for a secure food source in the Mountain Village. All social distancing, hygiene and commuting restrictions are being observed
- Implemented check in meetings with San Miguel County Manager, Town of Telluride Manager, Ophir Town Manager and me, Monday, Wednesday and Friday
- Began weekly special TMV Town Council meetings to address any and all issues related to COVID-19 but primarily to address revenue projections, shortfalls and develop expenditure reductions to offset revenue losses
- In conjunction with Town Council, staff developed a COVID-19/Recession Plan that indicates actions to be taken triggered by revenue losses
- Developed a leave of absence policy for employees whose positions are/were affected by COVID-19
- Staff developed an interactive model that synthesizes the reductions in revenues with associated reductions in staffing and expenditures depending on the extent of those revenue losses
- Implemented both the "Significant" and "Major" conditions of the COVID-19/Recession Policy including hiring freezes, capital reductions, specific line item reductions within each department and leave of absences for those positions defined within the Policy
- Attending weekly Town of Telluride special meetings
- In conjunction with MuniRevs, updated the message to the lodging community that no short term rentals may be booked during the time that the County Health Order is in effect, currently through May 1, 2020
- Working with San Miguel County on lifting some restrictions related to construction to allow for some return to work in the industry
- Worked with the County to determine a timeline and process for maintenance on the gondola to proceed with a goal of April 20th. Also, working with BOCC for a formal agreement to release TMV and TMVOA from proscribed operating hours and days due to the shut-down of gondola operations
- With Council's unanimous agreement and direction, implemented a rent waiver for all units at VCA for the month of April. Developed a Hardship Application and Policy for those VCA tenants who continue to need some assistance beyond April that will be considered on a case by case basis
- Council member Prohaska and staff implemented pick up and delivery of school lunches and food bank essentials utilizing our transit department
- With Council's support and direction, implemented a Spring CSA program for the provision of fresh produce and farm products. April 15th was the first day these products were received and delivered

5. Miscellaneous

- Worked with Jim Loebe to review the final Trails Master Plan (TMP). The TMP will be presented to Council for adoption as time allows during the May meeting
- Attended the Gondola Subcommittee meeting on 3/31



Mountain Village Green Team

1st Quarter Report

The Goal for the Team is to work the following items to completion.

1. Community and Government Greenhouse Gas Report and Climate Action Plan

The contract with Lotus Engineering is secured. Staff has been working with Lotus to develop the 2019 report and to develop effective and simple ways of collection.

2. Regional Greenhouse Gas Report and Programs

The contract with Eco Action partners has been secured. Direction was given to EAP to work with staff to also develop an effective format/strategy for data collection including frequency and types.

3. Mountain Village Clean Up Day

Michael Follon was appointed to be the chair of this subcommittee in February. The first meeting was held on February 10th.

All Council and staff members are invited to participate at future meetings and to be part of the event.

The date for this year's event is August 22nd.

4. Composting Program

The requirements for applying for the program were finalized and posted on the Town website. Twelve applications have been received and the first training took place on March 11. Applications will remain open until funds are exhausted.

13 applications have been received.

5. Voluntary Single-Use Plastics Resolution Implementation and Education

Over 15 dedicated volunteers have made visits to our Village Center businesses providing education regarding the Planet Over Plastics initiative. Volunteers are still working diligently to collect benchmark inventory data. The subcommittee is now working on completing an alternate distribution list and certification process.

Discussion took place to see how the process can be simplified for business owners.

Despite the failure of SB1020 in committee which would have allowed communities to ban single use plastics, other bills have been introduced. Our state representatives have hopes that by adding a medical exemption, one of the bills and/or amendments will pass soon.

The goal of the team is to continue with the volunteer effort and await the ability to transition to an ordinance once state legislation allows. This will ensure we are in line with our Telluride neighbors.

If the bills/amendments do not pass at the state level, Home Rule Charter may be executed to allow the ordinance to go forward at the local level.

6. Quarterly Meetings with Telluride's Ecology Commission

The next joint meeting is tentatively planned for June 9th or 10th. Time and location to be determined.

7. General Green Team Communication and Education

The Summit for Recycling Conference hosted by Recycle Colorado is scheduled for June 14 - 16 in Denver. Early registration is \$450 (prior to March 15) for non-members or \$325 for members. Annual memberships range from \$25 and above. It is recommended that a member attend. It is also recommended that consider an appropriate level of support for membership. (See attached.)

[Colorado Summit for Recycling](#)

[Recycling Summit.pdf](#)

[Partner Level Chart.pdf](#)

8. Green Tips

We have received Green Tips from members of the committee through June. Green Tips are posted on the Town's website as well as in communication to residents.

Members are asked to sign up for one green tip and supply it to Zoe as soon as possible.

9. Farm to Community Program

We are in the process of finalizing volunteers for the program. Staff is developing a volunteer sign in website/form that will be distributed by May 1, 2020.

Applications and payments have been processed. 32 spots are still available.

10. Green Team Dues and Fees

CC4CA membership dues have been paid for 2020.

The Team feels that it is important to offer letters of support for CC4CA bills. Requests for additional letters will go through Patrick if bills are not on CC4CA's current lobbying list.

The Team is considering other memberships that would benefit the Town.

11. REMP Funds Allocation

An update was delivered to the Team in March. Further discussion will take place at a later meeting.

There was unanimous disappointment of Council's decision to remove the "offsite offset option" from the REMP program. While the team doesn't believe that RECS are appropriate, they do believe that offsite options should be included.

12. Solar Rebate Initiative

This program is being analyzed in 2020 with no funds allocated for a 2020 solar initiative. A revamped program will be available in 2021. The goal is to create a program that will be more utilized by the community.

The committee had a lively discussion regarding how to create partnerships with local solar energy companies to bring back the program.

Items for consideration

- Prepare and discuss ideas for the Environment and Sustainability of the Mountain Village Master Plan.
- Review and discuss Mountain Village's efforts to carbon neutrality.
- Zero Waste Initiatives updates regarding regional approaches to reduce, repurpose, reuse and recycle specific waste streams to increase landfill diversion.
- Regional and local composting efforts and measurables on the carbon footprint.
- Quantitative data on recycling and waste for service contracts.
- Eliminate the use of most newsprint and be paperless.
- Help staff find alternative mechanized equipment that is less polluting and more efficient Such as vehicles, landscape equipment, and other related items.
- Review franchise fees with SMPA and Black Hills to offset green energy projects.
- Create a credit for large hotels that create energy systems that reduce their carbon footprint
- Update building codes to 2018. Draft created by staff prior to departure



TOWN OF MOUNTAIN VILLAGE
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 (970) 369-8236

TO: Town Council

DATE: April 21, 2020

FROM: Zoe Dohnal, Business Development and Sustainability Senior Manager

Re: Discussion of the COVID-19 Stimulus Budget

Introduction

In light of the hardships caused by the COVID-19 pandemic to the Town of Mountain Village’s constituents, council has provided relief through a number of programs. As directed by council during the special meeting on Friday, April 17, each of these efforts is listed below with an estimated budget total. Collectively, a projected COVID-19 stimulus budget is provided.

To capture a projected budget amount, the timeframe of March through June 2020 was given for relief program access. This means stimulus funds will be exhausted by June 30, 2020.

While some figures provided are set, others, **shown in orange**, are projected estimates.

Given this information, the overall stimulus budget would be **\$238,628.60**. This does not include funds for a business relief program or internal employee assistance.

Public WIFI to Village Court Apartments (VCA)

Month	Amount	Notes
March	\$350.00	Cost of extra equipment - one radio
April	\$350.00	Cost of extra equipment - one radio
May	\$0.00	
June	\$0.00	
TOTAL	\$700	

Waived equipment and cable fee to six (6) VCA units and one (1) meadows unit

Month	Amount	Notes
March	\$384.65	
April	\$384.65	Free internet service will continue for the seven (7) residents in need until directed by council.
May	\$384.65	
June	\$384.65	
TOTAL	\$1,538.60	

Rent deferral for Village Court Apartments (VCA)

Month	Amount	Notes
March	\$0.00	
April	\$189,000.00	
May	\$0.00	
June	\$0.00	
TOTAL	\$189,000.00	

Suspended late charges on sales tax, accommodations tax and restaurant and bar tax

Month	Amount	Notes
March	\$6,300.00	
April	\$8,085.00	
May	\$0.00	
June	\$0.00	
TOTAL	\$14,385.00	

Suspended late charges on utility/cable fees

Month	Amount	Notes
March	\$1,320.00	
April	\$1,320.00	
May	\$1,320.00	
June	\$0.00	
TOTAL	\$3,960.00	

Suspended late charges on Mountain Munchkins fees

Month	Amount	Notes
March	\$120.00	
April	\$0.00	
May	\$200.00	This is under the assumption Munchkins is open
June	\$200.00	
TOTAL	\$520.00	

Suspended late charges on Village Court Apartment fees

Month	Amount	Notes
March	\$75.00	
April	\$150.00	
May	\$150.00	
June	\$150.00	
TOTAL	\$525.00	

Waived move out fees at Village Court Apartment

Month	Amount	Notes
March	\$500.00	
April	\$500.00	
May	\$1,500.00	
June	\$1,500.00	
TOTAL	\$4,000.00	

Farm to Community program extension

Month	Amount	Notes
March	\$0.00	
April	\$8,000.00	
May	\$10,666.67	
June	\$5,333.33	
TOTAL	\$24,000.00	

Business Relief Program

Month	Amount	Notes
March	\$0.00	A survey is currently being circulated to businesses to gauge need. Current results indicate an interest in grants and rent relief.
April	\$	
May	\$	
June	\$	
TOTAL	\$	

INTERNAL EFFORTS – TOWN OF MOUNTAIN VILLAGE EMPLOYEE ASSISTANCE

While not included in the COVID-19 stimulus budget, it is important to note approximately \$151,969.00 will be provided in employee assistance in response to COVID-19.

Paid leave for all employees

Month	Amount	Notes
March	\$41,536	
April	\$31,745	Month to date
May	\$0.00	
June	\$14,000.00	
TOTAL	\$87,281.00	

Continuing employee health insurance for those on leave of absence

Month	Amount	Notes
March	\$0.00	The numbers below do not include gondola employees and are based on Pete's staffing projections of mid-April having major staff reductions and June having crisis staff reductions.
April	\$11,325.00	
May	\$16,625.00	
June	\$36,738.00	
TOTAL	\$64,688.00	