

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, SEPTEMBER 16, 2021, 2:00 PM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA REVISED 2**

https://us06web.zoom.us/webinar/register/WN_Wb7lf6B_TfSAbgcD6F0Tyw

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	5			Public Comment on Non-Agenda Items
3.	2:05	60	Wisor	Executive Session	Executive Session for the Purpose of: <ul style="list-style-type: none"> a. Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators with Respect to Lot 615-1CR and the Temporary Closure of Meadows Trail Pursuant to § 24-6-402(4)(b) and (e) b. Discussing Personnel Matter - Proposed Compensation Forum – Pursuant to Section 24-6-402(4)(f)(II), C.R.S
4.	3:05	5	Johnston	Action	Consent Agenda: All matters 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: <ul style="list-style-type: none"> a. Consideration of Approval of the August 19, 2021 Regular Town Council Meeting Minutes b. Consideration of Approval of the September 4, 2021 Special Town Council Meeting Minutes
5.	3:10	15	Montgomery Holmes Gilbride Duprey Lou Lazo – Employers Council Compensation Consultant	Action	Consideration of Adoption of Compensation Study Recommendations
6.	3:25	45	Vergari	Informational Action	Finance: <ul style="list-style-type: none"> a. Presentation of the August 31, 2021 Business & Government Activity Report (BAGAR) b. Consideration of the July 31, 2021 Financials c. 2022 Budget Discussion
7.	4:10	45	Haynes	Action Legislative	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Community Development Code Consistent with the Town of Mountain Village Community Housing Initiatives; Specifically, Amendments to Reintroduce Duplex Development within an Overlay District in the Single Family Zone District, Modifications to the Definition of Accessory Dwelling Unit (ADU), Removing Mother-in-Law Suite, Allowing for Expedited Review for Deed Restricted Projects and Clarifying that an ADU is Allowed within Detached Condominium Development and other Conforming Amendments
8.	4:55	25	Haynes Applicant	Work Session	Discussion of an Alternative PUD Amendment on Lot 109R, Known as the Mountain Village Hotel PUD.
9.	5:20	30	Lotus Engineering & Sustainability	Informational	2020 Government, Community, and Regional Green House Gas Reports
10.	5:50	10	Adamson	Informational	Village Court Apartments Update
11.	6:00	10	Miller Otto	Informational	Forestry Update
12.	6:10	10	Haynes	Informational	Construction Update
13.	6:20	20	Council		Council Boards and Commissions Updates: <ul style="list-style-type: none"> 1. Telluride Tourism Board - Berry 2. Colorado Flights Alliance - Gilbride

			Members & Staff	Informational	3. Transportation & Parking – Mogenson/Duprey 4. Budget & Finance Committee –Gilbride/Duprey/Mogenson 5. Gondola Committee – Caton/Berry/Prohaska 6. Colorado Communities for Climate Action – Berry 7. San Miguel Authority for Regional Transportation (SMART)- Berry/Prohaska/Mogenson 8. Telluride Historical Museum- Prohaska 9. Alliance for Inclusion – Prohaska 10. Green Team Committee- Berry/Prohaska 11. Business Development Advisory Committee – Caton/Duprey 12. San Miguel Watershed Coalition- Prohaska 13. Telluride Mountain Village Owners Association Governance Auxiliary Committee – Duprey 14. Wastewater Committee – Duprey/Mogenson 15. Mayor's Update – Benitez
14.	6:40	15	Katz Montgomery Soukup	Informational	Staff Reports a. Mountain Munchkins b. Town Manager i. Broadband Outage Update
15.	6:55	5		Informational	Other Business
16.	7:00				Adjourn

Please note that times are approximate and subject to change.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6429 or email: mvclerk@mtnvillage.org. A minimum notice of 48 hours is required so arrangements can be made to locate requested auxiliary aid(s)

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Wb7If6B_TfSAbgcD6F0Tyw

After registering, you will receive a confirmation email containing information about joining the webinar.

Public Comment Policy:

- All public commenters must sign in on the public comment sign in sheet and indicate which item(s) they intend to give public comment on
- Speakers shall wait to be recognized by the Mayor and shall give public comment at the public comment microphone when recognized by the Mayor
- Speakers shall state their full name and affiliation with the Town of Mountain Village if any
- Speakers shall be limited to five minutes with no aggregating of time through the representation of additional people
- Speakers shall refrain from personal attacks and shall keep comments to that of a civil tone
- No presentation of materials through the AV system shall be allowed for non-agendized speakers
- Written materials must be submitted 48 hours prior to the meeting date to be included in the meeting packet and of record. Written comment submitted within 48 hours will be accepted, but shall not be included in the packet or be deemed of record

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE AUGUST 19, 2021
REGULAR TOWN COUNCIL MEETING
DRAFT**

Agenda Item 4a

The meeting of the Town Council was called to order by Mayor Laila Benitez at 2:00 p.m. on Thursday, August 19, 2021. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

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

The following Town Council members were absent:

Also in attendance were:

Kim Montgomery, Town Manager	Cameron Kelly
Susan Johnston, Town Clerk	Heather Knox
Jodi Miller, Deputy Town Clerk	Jonathan Greenspan
Paul Wisor, Town Attorney	Keith Brown
Julie Vergari, Chief Accountant	Lisa Hehmann
Chris Broady, Chief of Police	Anton Benitez
Jaime Holmes, Human Resources Director	Chad Horning
Zoe Dohnal, Business Development and Sustainability Director	Jeff Proteau
Kathrine Warren, Public Information Specialist	Mickey Salloway
Michelle Haynes, Director of Planning & Development Services	Elli Schaefer
John Miller, Senior Planner	Andrew Knudtsen
Jim Soukup, Chief Technology Officer	Jonathan Heroux
Kate Burns, Controller	
Jim Loebe, Director of Transportation & Recreation	

Public Comment on Non-Agenda Items (2)

Public comment was received by Jonathan Greenspan.

Council moved to agenda item 4.

Executive Session for the Purpose of Determining Positions Relative to Matters That May Be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators With Respect to Phase IV of VCA Pursuant to §24-6-402(4)(e), C.R.S. (3)

On a **MOTION** by Marti Prohaska and seconded by Pete Duprey, Council voted unanimously to move into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with respect to phase IV of VCA pursuant to §24-6-402(4)(e), C.R.S. at 2:04 p.m.

Council returned to open session at 2:35 p.m.

Consideration of a Proclamation Acknowledging September as Suicide Prevention Month (4)

The Mayor read the Proclamation. Tri-County Health Network Behavioral Health Operations Coordinator Corinne Cavender accepted the Proclamation and updated Council on the community resources available. She thanked Council for their support. On **MOTION** by Pete Duprey, and seconded by Patrick Berry, Council voted unanimously to approve a Proclamation acknowledging September as Suicide Prevention Month.

Consent Agenda:

All matters 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: (5)

- a. **Consideration of Approval of the July 15, 2021 Regular Town Council Meeting Minutes**
- b. **Consideration of a Resolution Supporting Community Housing Incentive**

Town Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously to approve the Consent Agenda as presented.

Consideration of Grants Committee Appointments: (6)

- a. **Two Mountain Village Resident Seats**

Susan Johnston presented. Dan Caton recused himself. Cameron Kelly and Heather Knox introduced themselves and made statements. On a **MOTION** by Marti Prohaska and seconded by Pete Duprey, Council voted unanimously to appoint Heather Knox to the two-year seat and Liz Caton to fill the one-year seat on the Grants Committee. Council thanked Ms. Cameron for her application and encouraged her to apply for other committees.

Consideration of Ethics Committee Appointments:(7)

- a. **One Regular Seat for a Two-Year Term**
- b. **One Alternate Seat for a Two-Year Term**

Susan Johnston presented. Keith Brown and Heather Knox introduced themselves and made statements. On a **MOTION** by Patrick Berry and seconded by Marti Prohaska, Council voted unanimously to appoint Heather Knox to the regular seat and Keith Brown to the alternate seat on the Ethics Commission for two-year terms.

Council moved to agenda item 9.

Comprehensive Plan Update Regarding Community Open House Feedback and Final Draft Amendment Recommendations (8)

Michelle Haynes presented. MIG Consultant Elli Schaefer, Andrew Knudtsen of EPS presented. Council discussion ensued. Public comment was received from Anton Benitez, Chad Horning, Jeff Proteau and Mickey Salloway.

Council moved to agenda item 9c.

Finance: (9)

Chief Accountant Julie Vergari presented.

- a. **Presentation of the July 31, 2021 Business & Government Activity Report (BAGAR)**
- b. **Consideration of the June 30, 2021 Financials**
- c. **Presentation of the 2020 Auditors Report and 2020 Comprehensive Audited Financial Report**

Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Patrick Berry, Council voted unanimously to approve the June 30, 2021 Financials as presented.

Audit Principal Lisa Hehmann presented along with Julie Vergari. Council discussion ensued.

Moved back to agenda item 8 after 9a &b.

First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Community Development Code Consistent with the Town of Mountain Village Community Housing Initiatives; Specifically, Amendments to Reintroduce Duplex Development within an Overlay District in the Single Family Zone District, Modifications to the Definition of Accessory Dwelling Unit (ADU), Removing Mother-in-Law Suite, Allowing for Expedited Review for Deed Restricted Projects and Clarifying that an ADU is Allowed within Detached Condominium Development and other Conforming Amendments (10)

Planning and Development Services Director Michelle Haynes presented. Council discussion ensued. Harvey Mogenson made a **MOTION** to approve the Ordinance with the exception of the duplex; Motion Failed. On a **MOTION** by Pete Duprey and seconded by Marti Prohaska, Council voted 6-1 (with Harvey Mogenson dissenting) to approve on first reading an Ordinance regarding the CDC amendments supporting Community Housing Initiatives found attached to the Ordinance as exhibit A. and to also direct staff to update the Official Zoning Map to include the duplex overlay generally shown as exhibit C and to confer with Council members regarding concerns related to duplex development and to set the second reading, public hearing and final Council vote for September 16, 2021.

Consideration of a Resolution Approving a Conditional Use Permit Pursuant to Community Development Code Section 17.4.14, to Allow for a Trash Enclosure on a Portion of OS-1-R1, Town Hall Subarea, 455 Mountain Village Boulevard (11)

Mayor Benitez turned the meeting over to Mayor Pro Tem Dan Caton. Michelle Haynes presented. Applicants Anton Benitez and Joe Solomon spoke on behalf of the request. Public comment was received from Jonathan Greenspan. Council discussion ensued. On **MOTION** by Marti Prohaska and seconded by Harvey Mogenson, Council voted unanimously to adopt a Resolution approving a Conditional Use Permit Pursuant to Community Development Code Section 17.4.14, to Allow for a Trash Enclosure on a Portion of OS-1-R1, Town Hall Subarea, 455 Mountain Village Boulevard with the following conditions:

- 1) A variance from the tramway board must be approved for the location of the trash enclosure within a perimeter of the ski lift and airspace prior to issuance of a building permit.
- 2) Provide a detailed trash and delivery plan for the market assuring that the primary deliveries and pickups will continue to occur from the loading dock and not create any nuisance or hazard by forcing deliveries to the front of the store.
- 3) Associated use, location and cost sharing agreements will be executed to the satisfaction of the respective parties prior to the issuance of a Certificate of Completion and include and may not be limited to the easement agreement.
 - a. Assure that the trash enclosure will be modified or relocated should the town develop Land Unit 1, the Village Station Condominiums in the future and written into the easement agreement.
- 4) The CUP remains valid for a ten-year period at which time it can be reapplied for. Staff reserves the right to revisit the trash and delivery plan which would be complaint driven, and on an as needed basis.
- 5) The Town Council can periodically review the terms of the CUP with the owner to address issues or concerns with the intent that delivery and trash management continue to be mitigated. The Town reserves the right to impose additional conditions to mitigate impacts at the Town Council's sole and absolute discretion and/or the ability to revoke or suspend this CUP upon a violation of any conditions.
- 6) Mitigation and avoidance of wetlands is a requirement of approval consistent with Town regulations.

Council took a break from 5:00 pm to 5:16 pm.

Second Reading, Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone on Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Four (4) Employee Condominium Zoning Designation Units (12)

Senior Planner John Miller presented. Stephanie Fanos, legal counsel for the applicant and Timothy Losa presented and answered questions. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted 7-0 to adopt an Ordinance Regarding a Density Transfer and Rezone on Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Four (4) Employee Condominium Zoning Designation Units with the removal of a duplicate exception of number 9.

Discussion of Belvedere Phase III Development, Parcel 3R Belvedere Park Condominiums, Mountain Village, Lot 27A, 112 Lost Creek Lane (13)

Michelle Haynes presented. Chris Chapin of Idarado Real Estate Co. and Attorney Jim Mahoney, counsel for the applicant presented. Council discussion ensued. Council consensus was in favor of the project.

Consideration of Adoption of the Trails Master Plan (14)

Director of Transit and Recreation Jim Loebe presented. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to adopt the Trails Master Plan as presented.

On a **MOTION** by Patrick Berry and seconded by Dan Caton, Council voted unanimously to convene as the Mountain Village Housing Authority.

Mountain Village Housing Authority: (15)

a. Consideration of a Resolution Approving the Sale of Town of Mountain Village Housing Authority Revenue Refunding Bonds (Village Court Apartments Project)

Paul Wisor presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to adopt a Resolution approving the sale of Town of Mountain Village Housing Authority revenue refunding bonds (Village Court Apartments Projects).

On a MOTION by Marti Prohaska and seconded by Dan Caton, Council voted unanimously to reconvene as the Town Council.

Council Boards and Commissions Updates: (16)

1. **Telluride Tourism Board - Berry**
2. **Colorado Flights Alliance - Gilbride**
3. **Transportation & Parking -Duprey/Mogenson**
4. **Budget & Finance Committee -Gilbride/Duprey/Mogenson**
5. **Gondola Committee - Caton/Berry/Prohaska**
6. **Colorado Communities for Climate Action - Berry**
7. **San Miguel Authority for Regional Transportation (SMART)- Caton/Prohaska/Mogenson**
8. **Telluride Historical Museum- Prohaska**
9. **Alliance for Inclusion - Prohaska**
10. **Green Team Committee- Berry/Prohaska**
11. **Business Development Advisory Committee - Caton/Duprey**
12. **San Miguel Watershed Coalition- Prohaska**
13. **Telluride Mountain Village Owners Association Governance Auxiliary Committee - Duprey**
14. **Wastewater Committee- Duprey/Mogenson**
15. **Mayor's Update - Benitez**

Staff Reports: (17)

a. Human Resources

Director Jaime Holmes presented. Council discussion ensued. Council consensus was to make the employee compensation increase a priority.

b. Town Manager

Kim Montgomery presented her report. Council discussion ensued.

Other Business (18)

a. Discussion of COVID Policies and Procedures

Kim Montgomery presented. Council discussion ensued. Council consensus was to wait for the public health order before revising the Town policy.

There being no further business, on a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to adjourn the meeting at 7:02 p.m.

Respectfully prepared and submitted by,

Susan Johnston
Town Clerk

DRAFT

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE SEPTEMBER 4, 2021
SPECIAL TOWN COUNCIL MEETING
DRAFT**

Agenda Item 4b

The meeting of the Town Council was called to order by Mayor Laila Benitez at 9:04 a.m. on September 4, 2021. The meeting was virtual with access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

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

The following Town Council members were absent:

Also in attendance were:

Kim Montgomery, Town Manager	Laurie Easter
Paul Wisor, Town Attorney	Casey Rosen
David McConaughy, Attorney Garfield & Hecht	Spencer Keating
Susan Johnston, Town Clerk	Cath Jett
Kathrine Warren,	Lauren Kirn
Kate Burns,	Luke Kernell
Jonathan Greenspan	Marc Flitter
Dave Shaver	David Averill
Edward Smith	Eric Novaez
Erik Robinson	Jennifer Shimkonis
Molly Norton	Whitney R
Richard Child	Richard Idler
Richard Peacock	Tony K
Yvette Rauff	

Public Comment (1)

Public comment was received from Frank Hensen, Laurie Easter, Casey Rosen, Spencer Keating, Erik Robinson and Richard Child.

Executive Session for the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators with Respect to:

a. Lot 615-1CR and the Temporary Closure of the Meadows Trail

On a **MOTION** by Jack Gilbride and seconded by Dan Caton, Council voted unanimously to move into Executive Session for the purpose of receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators with

respect to Lot 615-1CR and the temporary closure of the Meadows Trail pursuant to 24-6-402(4)(b) and (e)(II) C.R.S.at 9:20 p.m.

Council returned to open session at 10:22 a.m.

Potential Consideration of Action Regarding Meadows Trail Closure (3)

On a **MOTION** by Harvey Mogenson and seconded by Dan Caton, Council voted unanimously to direct the Town Attorney to file a Quiet Title action and other necessary documents for the Meadows Trail across Lot 615-1CR.

Other Business (4)

Town Manager Kim Montgomery asked for direction from the Council on moving back to Zoom only meetings while the mask order from the County Health Department is in effect for all indoor spaces. Council stated they were willing to continue with the hybrid in person and Zoom meetings for the month of September and would re-address after the 30 day mask requirement is either rescinded or extended. All those present at the meeting in person are required to wear masks.

Town Attorney Paul Wisor restated that the Town's public comment policy precludes personal attacks on any specific person or organization.

On a **MOTION** by Martinique Prohaska and seconded by Harvey Mogenson, Council unanimously voted to adjourn the meeting at 10:29 a.m.

Respectfully prepared and submitted by,

Susan Johnston
Town Clerk

Memorandum

To: Town Council
From: Jaime Holmes, Human Resources Director
Date: September 16th, 2021 – Work Session Town Council Meeting, Agenda Item #5
Re: **Discussion Item: Consideration of Adoption of Compensation Study Recommendations**

OVERVIEW:

I am seeking approval from Council in consideration of adoption of the Compensation Study for 2021.

Discussion:

Goals of the Compensation Study:

- To establish a market-based compensation structure and price all positions into that structure.
- To review and analyze employee pay levels relative to the new structure.
- To ensure the Town of Mountain Village pay rates are consistent with and defensible considering Colorado's new Equal Pay Act of 2021.

Strategy of Compensation Study:

- Identified and gathered job position data from the relevant market. All jobs placed on a proposed salary range, utilizing this market data and with consideration of career movement within range, promotional advancement, reporting relationships and internal equity.
- Created a salary structure that can be easily maintained and updated annually.
- Changes in pay overtime will be driven by employee performance utilizing the Town's pay for performance policy. Time in job can be used for high-level proxy for performance, based on the assumption that more experience and proper management bring better performance.
- Implementation of a transparent compensation policy.



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

Activity	2021			2020			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Cable/Internet *New									
TV Residential Subscribers	432	(20)		636	0		(204)	-32.1%	
Fiber Video *	172	12		na	NA		NA	NA	
TV Bulk Subscribers	658	46		508	426		150	29.5%	
Fiber Commercial *	17	3		na	NA		NA	NA	
TV Inactive Digital Subscribers	57	3		82	45		(25)	-30.5%	
Cable Modem Residential Cable Modem Subscribers	736	(30)		958	682		(222)	-23.2%	
Cable Modem Business Net Service Subscribers	29	(2)		37	30		(8)	-21.6%	
Cable Modem Hospitality Subscribers	272	0		276	268		(4)	-1.4%	
Dark Fiber Transport	8	0		7	(129)		1	14.3%	
Fiber Hospitality Subscribers	8	0		8	(71)		0	0.0%	
Fiber Residential Subscribers	409	27		136	136		273	200.7%	
Phone Subscribers	64	(2)		79	78		(15)	-18.99%	
Village Court Apartments									
Occupancy Rate	%	99.55%	-0.45%	99.72%	100.00%	0.00%	99.43%	0.29%	0.3%
# Vacated Units		3	(1)	19	2	0	17	2	11.8%
# Work Orders Completed		14	4	112	29	1	193	(81)	-42.0%
# on Waiting List		237	1		225	35		12	5.3%
Public Works									
Service Calls		1,069	220	6,938	1,490	332	6,863	75	1.1%
Truck Rolls		657	200	2,820	824	126	2,531	289	11.4%
Snow Fall	Inches	0	0	188	0	0	142	46	32.4%
Snow Removal - Streets & Prkg Lots	Hours	0	0	2,396	0	0	2,528	(132)	-5.2%
Roadway Maintenance	Hours	385	(208)	1,840	107	5	633	1,207	190.7%
Water Billed Consumption	Gal.	20,025,000	1,798,000	117,194,000	22,612,000	534,000	112,696,000	4,498,000	4.0%
Sewage Treatment	Gal.	8,024,000	(1,723,000)	68,250,000	7,922,000	(5,861,000)	83,998,000	(15,748,000)	-18.7%
Child Development Fund									
# Infants Actual Occupancy		7.28	0.78		3.71	(0.74)		3.57	96.4%
# Toddlers Actual Occupancy		8.22	(1.09)		11.29	4.62		(3.07)	-27.2%
# Preschoolers Actual Occupancy		11.17	(3.33)		13.76	1.54		(2.59)	-18.8%
Transportation and Parking									
GPG (noon snapshot)		6,230	(1,379)	53,680	6,070	(282)	43,602	10,078	23.1%
GPG Parking Utilization (% of total # of spaces occupied)		43.7%	-9.70%	48.0%	42.60%	-1.90%	39.0%	9.0%	23.1%
HPG (noon snapshot)		1,273	(174)	12,532	1,424	(82)	9,151	3,381	36.9%
HPG Parking Utilization (% of total # of spaces occupied)		38.7%	-5.30%	48.7%	43.30%	-2.50%	35.5%	13.2%	37.2%
Total Parking (noon snapshot)		11,489	(1,659)	96,985	10,717	(393)	75,872	21,113	27.8%
Parking Utilization (% of total # of spaces occupied)		45.8%	-6.60%	49.3%	42.70%	-1.60%	38.6%	10.7%	27.7%
Paid Parking Revenues		\$33,200	(\$45,797)	\$322,895	\$55,493	\$499	\$244,919	\$77,976	31.8%
Bus Routes	# of Passengers	5,834	(805)	23,089	2,553	184	9,547	13,542	141.8%
Part Time EE's: Council (7), Judge (1), Child Care (5), GIS (1) MARRS: 6 employees Seasonal EE's: Gondola Ops, Plaza/ Sanitation Services, Groundskeepers New Hires: 2 Gondola Seasonal, 1 Groundskeeper Seasonal, 1 Environmental Eff/Grant Coord, 1 FT Groundskeeper Terms: 1 Gondola seasonal, 1 Groundskeeper Seasonal, 1 Childcare Asst Reason for Terms: return to school, move from area, 1 resignation									
Human Resources									
FT Year Round Head Count		79	8		78	0		1	1.3%
Seasonal Head Count (FT & PT)		4	0		0	0		4	NA
PT Year Round Head Count		14	(1)		13	(3)		1	7.7%
Gondola FT YR, Seasonal, PT YR Head Count		51	2		59	1		(8)	-13.6%
Total Employees		138	(1)		150	(2)		(12)	-8.0%
Gondola Overtime Paid	Hours	529	192	2,504	250	(10)	1,167	1,337	114.6%
Other Employee Overtime Paid		42	(16)	482	81	(18)	325	157	48.3%
# New Hires Total New Hires		5	(1)	40	10	(4)	17	23	135.3%
# Terminations		3	(5)	45	7	(8)	8	37	462.5%
# Workmen Comp Claims		2	1	7	1	1	1	6	600.0%
Workmen Comp Claims Costs		\$0	\$0	\$18,868	\$0	(\$484)	\$2,934	\$15,934	543.1%
Number of Reported Injuries		2	0	9	1	0	2	7	350.0%
Communications & Business Development Town hosted meetings include Zoom meetings									
Town Hosted Meetings		4	0	39	10	(1)	90	(51)	-56.7%
Email Correspondence Sent		26	1	148	23	3	130	18	13.8%
E-mail List	#	8,227	(206)		7,564	(318)		663	8.8%
Ready-Op Subscribers		2,055	19		1,939	(46)		116	6.0%
News Articles		22	(3)	200	17	2	159	41	25.8%
Press Releases Sent		5	1	29	1	(1)	21	8	38.1%
Gondola and RETA									
Gondola	# of Passengers	357,300	(118,298)	2,033,539	315,328	(50,161)	1,736,290	297,249	17.1%
Chondola	# of Passengers	0	0	77,388	0	0	80,532	(3,144)	-3.9%



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

Activity	2021			2020			YTD or MTD Variance	
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %
RETA fees collected by TMOVA	\$ 1,590,098	\$ 581,451	\$ 10,960,997	\$ 1,680,198	\$ 961,131	\$ 4,509,228	\$6,451,769	143.1%

Police									
Calls for Service	#	523	(39)	3,963	470	127	2,574	1,389	54.0%
Investigations	#	10	1	108	15	0	97	11	11.3%
Alarms	#	7	(4)	131	19	(6)	170	(39)	-22.9%
Arrests	#	0	(1)	10	0	0	9	1	11.1%
Summons	#	0	(2)	9	0	(1)	14	(5)	-35.7%
Traffic Contacts	#	14	0	105	14	6	97	8	8.2%
Traffic Tickets Written	#	2	1	6	4	3	17	(11)	-64.7%
Parking Tickets Written	#	483	47	3,076	451	156	1,670	1,406	84.2%
Administrative Dismissals	#	4	0	33	3	3	17	16	94.1%

Building/Planning									
Community Development Revenues		\$637,893	\$538,976	\$1,791,574	\$131,116	(\$702,853)	\$1,182,226	\$609,348	51.5%
# Permits Issued		52	5	231	38	1	250	(19)	-7.6%
Valuation of Mtn Village Remodel/New/Additions Permits		\$23,250,654	\$20,318,433	\$55,965,528	\$4,183,158	(\$25,967,300)	\$38,924,604	\$17,040,924	43.8%
Valuation Mtn Village Electric/Plumbing/Other Permits		\$511,782	\$444,413	\$2,910,848	\$164,136	\$150,636	\$2,000,544	\$910,304	45.5%
Valuation Telluride Electric/Plumbing Permits		\$488,465	\$291,015	\$2,369,637	\$136,560	(\$280,042)	\$1,756,017	\$613,620	34.9%
# Inspections Completed		425	73	3,083	440	50	2,222	861	38.7%
# Design Review/Zoning Agenda Items		18	2	132	15	9	89	43	48.3%
# Staff Review Approvals		160	83	456	40	9	229	227	99.1%

Plaza Services									
Snow Removal Plaza	Hours	0	0	795	0	0	976	(181)	-18.5%
Plaza Maintenance	Hours	661	63	4,642	424	283	2,206	2,437	110.5%
Lawn Care	Hours	221	12	730	110	39	462	268	58.0%
Plant Care	Hours	570	(40)	2,892	325	44	1,148	1,745	152.0%
Irrigation	Hours	199	123	691	114	43	548	142	25.9%
TMV Trash Collection	Hours	138	(0)	871	128	4	734	137	18.7%
Christmas Decorations	Hours	10	10	474	8	1	521	(48)	-9.1%

Vehicle Maintenance									
# Preventive Maintenance Performed		19	9	142	13	(9)	165	(23)	-13.9%
# Repairs Completed		19	0	176	25	7	167	9	5.4%
Special Projects		0	0	7	1	(1)	11	(4)	-36.4%
# Roadside Assists		0	0	1	0	0	1	0	0.0%

Finance									
# Other Business Licenses Issued		22	3	1,124	23	4	1,023	101	9.9%
# Privately Licensed Rentals		4	3	93	0	(1)	71	22	31.0%
# Property Management Licensed Rentals		14	7	463	2	(1)	427	36	8.4%
# Unique VRBO Property Advertisements Listings for MV		511	(1)	456	456	5	55	55	12.1%
% of Paperless Billing Accts (total paperless customers)		54.08%	(1197)	47.23%	47.23%	(1131)	6.9%	6.9%	14.5%
# of TMV AR Bills Processed		2,241	34	17,541	2,382	189	17,431	110	0.6%

Accounts Receivable							General Fund Investment Activity		
	(includes Gondola funding)		Water/Sewer		VCA - Village Court Apartments				
Current	\$958,964	53.8%	\$498,026	88.5%	\$3,040	31.1%	Change in Value (Month)	(\$1,002,430)	
30+ Days	308,606	17.3%	35,643	6.3%	-	0.0%	Ending Balance	\$7,988,550	
60+ Days	13,547	0.8%	17,529	3.1%	176	1.8%	Investment Income (Month)	\$2,250	
90+ Days	489,367	27.4%	10,357	1.8%	6,545	67.1%	Portfolio Yield	na	
over 120 days	13,269	0.7%	1,374	0.2%	-	0.0%	Yield Change (Month)	na	
Total	\$ 1,783,753	100.0%	\$ 562,929	100.0%	\$ 9,761	100.0%	Other Statistics		
	Construction Parking		Total All AR		Increase (Decrease) in AR		Population (estimated)	1,434	
Current	\$22,984	66.0%	\$ 1,483,014	62.0%	\$289,873	47.6%	(Active) Registered Voters	873	
30+ Days	6,064	17.4%	350,313	14.6%	294,442	48.4%	Property Valuation	310,031,920	
60+ Days	1,585	4.6%	32,837	1.4%	(468,814)	-77.0%			
90+ Days	2,131	6.1%	508,400	21.3%	492,293	80.8%			
over 120 days	2,038	5.9%	16,681	0.7%	1,141	0.2%			
Total	\$34,802	100.0%	\$ 2,391,245	100.0%	\$ 608,935	100.0%			



Memorandum

To: Town Council
From: Julie Vergari, Chief Accountant
Date: September 8, 2021
Re: Town of Mountain Village Financial Statements through July 2021

Mountain Village Financials Statements through July 2021

General Fund Summary

The July financials reflect budgets adopted for 2021 and prorated accordingly. As of July 30, 2021, the General Fund reflects a surplus of \$5 million primarily resulting from front end loaded property tax, sales tax collections, and development revenues. Revenues of \$10.3 million were over the budget by \$2.7 million.

Total GF operating expenditures of \$5 million were under budget by \$336,600. Some budgets reflect budget overages due to the retroactive salary and wage increase.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ 38,445	\$ 40,000	\$ 39,794	(206)
Child Development Fund	\$ -	\$ 46,204	\$ -	(46,204)
Conference Center Subsidy	\$ 25,609	\$ 98,653	\$ 91,300	(7,353)
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 89,259	\$ 200,800	\$ 461,677	260,877
Vehicle & Equipment Acquisition Fund	\$ 9,749	\$ 35,000	\$ 33,151	(1,849)

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	\$ 56,345	\$ 400,512	\$ 391,167	(9,345)
*Tourism Fund	\$ 8,303	\$ 40,045	\$ 66,381	26,336
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific Ownership Taxes)	\$ 2,066	\$ 17,617	\$ 11,743	(5,874)

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

The skid steer leases are paid, a pressure washer and a Polaris Sportsman ATV were purchased.

Capital Projects Fund – No Fund Income Statement Attached

\$31,119 has been spent for safety improvements. \$422 has been spent on shop remodel costs and \$252 has been spent on Country Club title work.

Historical Museum Fund – No Fund Income Statement Attached

\$99,314 in property taxes were collected and \$97,325 was tendered to the historical museum. The county treasurer retained \$1,989 in treasurer’s fees.

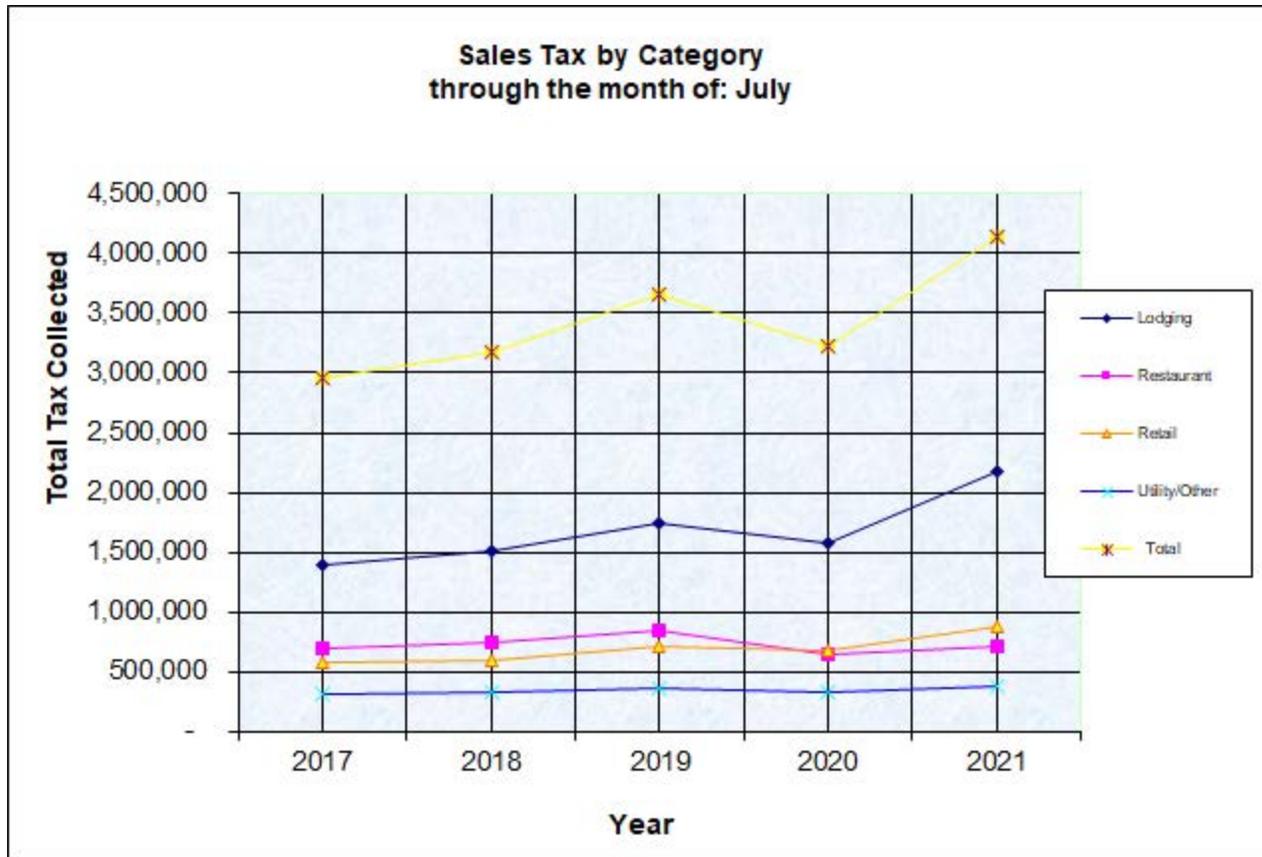
Mortgage Assistance Fund – No Fund Income Statement Attached

There has been \$6,521 in interest collected in this fund to date.

Sales Tax

Sales taxes of \$4.1 million are 28.3% over 2020 through this period and are over budget 89%. Lodging shows the highest increase at 37.7%, followed by Retail at 28.8%. March 2021 was the highest collection month on record.

Actual Sales Tax Base By Class, Through July 2021										
Category	Actual 2017	Actual 2018	PY % Increase	Actual 2019	PY % Increase	Actual 2020	PY % Increase	Actual 2021	PY \$ Variance	PY % Increase
	4.5%	4.5%	2017 to 2018	4.5%	2018 to 2019	4.5%	2019 to 2020	4.5%	2020 to 2021	2020 to 2021
Lodging	30,835,134	33,531,262	9%	38,782,108	16%	35,075,092	-10%	48,296,310	13,221,218	37.69%
Restaurant	15,509,063	16,632,778	7%	18,662,318	12%	14,340,930	-23%	15,923,396	1,582,466	11.03%
Retail	12,666,420	13,112,376	4%	15,953,070	22%	15,173,444	-5%	19,539,274	4,365,830	28.77%
Utility/Other	6,863,852	7,166,391	4%	7,845,288	9%	7,198,810	-8%	8,317,413	1,118,603	15.54%
Total	65,874,469	70,442,807	7%	81,242,783	15%	71,788,277	-12%	92,076,393	20,288,116	28.26%



Tourism Fund

2021 restaurant taxes totaling \$318,258 have been collected and \$311,893 was tendered to the airline guarantee program. \$1.84 million in lodging taxes were collected and \$1,810,765 was tendered to the airline guarantee program and to MTI. The Town retained \$33,940 in administrative fees, and penalties and interest of \$2,028.

Lodging taxes are over prior year by 57% and over budget by 60%. Restaurant taxes are over prior year by 28.4% and over budget 40.4%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary								
	2017	2018	2019	2020	2021	2020	2021	Budget
	Activity	Activity	Activity	Activity	Activity	Var %	Budget (1)	Var %
	(4%)	(4%)	(4%)	(4%)	(4%)			
January	245,628	273,707	300,246	325,337	271,522	-16.54%	205,924	24.16%
February	260,809	262,096	310,947	334,936	358,131	6.93%	212,240	40.74%
March	312,990	322,588	401,256	212,698	475,919	123.75%	132,906	72.07%
April	8,353	18,205	17,822	855	40,874	4679.32%	500	98.78%
May	12,493	18,134	24,335	784	51,474	6463.75%	554	98.92%
June	122,193	137,760	139,428	55,426	229,731	314.48%	34,095	85.16%
July	158,585	170,730	196,062	242,927	410,690	69.06%	151,026	63.23%
August	112,264	136,080	160,993	226,805	-	-100.00%	142,644	NA
September	148,624	171,040	158,287	173,096	-	-100.00%	110,511	NA
October	34,399	34,696	46,789	94,985	-	-100.00%	60,115	NA
November	18,535	17,307	14,761	38,597	-	-100.00%	23,842	NA
December	290,808	283,658	295,803	266,888	-	-100.00%	161,269	NA
Total	1,725,680	1,846,001	2,066,729	1,973,334	1,838,340	-6.84%	1,235,627	32.79%
Tax Base	43,142,003	46,150,032	51,668,223	49,333,357	45,958,495		30,890,675	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary								
	2017	2018	2019	2020	2021	2020	2021	Budget
	Activity	Activity	Activity (2%)	Activity (2%)	Activity (2%)	Var %	Budget (1)	Var %
	(2%)	(2%)						
January	54,097	57,188	62,864	73,576	45,206	-38.56%	56,344	-24.64%
February	60,144	63,140	66,720	76,476	59,218	-22.57%	58,501	1.21%
March	74,202	75,202	87,671	50,565	82,463	63.08%	38,723	53.04%
April	1,829	7,119	7,364	85	5,733	6660.89%	65	98.87%
May	4,448	4,838	4,299	553	6,196	1019.64%	424	93.16%
June	34,365	39,048	38,614	9,040	55,585	514.89%	6,923	87.55%
July	46,470	46,603	60,113	37,654	63,857	69.59%	28,836	54.84%
August	34,998	39,031	44,673	37,777	-	-100.00%	28,929	NA
September	39,291	36,920	42,922	32,718	-	-100.00%	25,055	NA
October	13,519	12,695	17,657	19,674	-	-100.00%	15,066	NA
November	5,352	7,221	3,503	8,215	-	-100.00%	6,292	NA
December	54,303	53,383	57,178	39,602	-	-100.00%	30,327	NA
Total	423,017	442,390	493,579	385,935	318,258	-17.54%	295,485	7.16%
Tax Base	21,150,852	22,119,524	24,678,936	19,296,742	15,912,879		14,774,250	

Business license fees of \$329,568 are over budget (9%) and prior year (5.8%). \$309,794 was remitted to MTI and \$30,311 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021						2020	2019	2018
	Budget	Budget	Budget	Annual	Budget	Actual YTD	Actual YTD	Actual YTD	
	YTD	Variance	Variance	Budget	Balance				
Actual YTD		(\$)	(%)						
Revenues									
Charges for Services	\$ 362,117	\$ 189,044	\$ 173,073	91.55%	\$ 291,458	\$ (70,659)	\$ 200,851	\$ 130,907	\$ 229,752
Contributions	32,401	8,340	24,061	288.50%	33,340	939	34,168	18,564	2,914
Fines and Forfeits	1,543	7,359	(5,816)	-79.03%	11,841	10,298	3,255	6,764	7,807
Interest Income	21,348	69,576	(48,228)	-69.32%	100,000	78,652	153,957	174,567	37,500
Intergovernmental	454,353	314,711	139,642	44.37%	413,533	(40,820)	395,255	348,806	348,220
Licenses and Permits	316,569	217,189	99,380	45.76%	339,828	23,259	266,689	123,944	180,184
Miscellaneous Revenues	330,492	23,714	306,778	1293.66%	89,118	(241,374)	56,047	56,080	34,945
Taxes and Assessments	8,796,006	6,796,263	1,999,743	29.42%	8,653,973	(142,033)	7,500,947	7,329,865	6,992,885
Total Revenues	10,314,829	7,626,196	2,688,633	35.26%	9,933,091	(381,738)	8,611,169	8,189,497	7,834,207
Operating Expenses									
Legislation & Council	47,607	60,080	(12,473)	-20.76%	115,516	67,909	37,325	44,138	43,178
Town Manager	158,277	170,995	(12,718)	-7.44%	269,210	110,933	193,806	155,920	150,250
Town Clerk's Office	178,501	202,344	(23,843)	-11.78%	311,190	132,689	207,004	225,636	212,071
Finance	591,668	596,578	(4,910)	-0.82%	894,821	303,153	563,314	538,535	560,710
Technical	324,878	334,543	(9,665)	-2.89%	507,346	182,468	282,487	228,380	230,684
Human Resources	189,675	191,203	(1,528)	-0.80%	341,381	151,706	208,630	193,934	209,903
Town Attorney	164,498	164,783	(285)	-0.17%	310,000	145,502	180,417	272,289	237,733
Communications and Business Development	296,339	299,412	(3,073)	-1.03%	539,144	242,805	230,865	268,955	170,867
Municipal Court	15,788	18,096	(2,308)	-12.75%	34,255	18,467	16,396	16,845	16,016
Police Department	568,650	586,481	(17,831)	-3.04%	1,032,734	464,084	548,110	531,546	484,860
Community Services	31,809	31,082	727	2.34%	59,610	27,801	27,135	30,926	29,526
Community Grants and Contributions	58,838	58,838	-	0.00%	112,338	53,500	84,293	78,363	77,850
Roads and Bridges	451,239	547,045	(95,806)	-17.51%	1,136,648	685,409	513,332	407,303	381,989
Vehicle Maintenance	232,638	246,598	(13,960)	-5.66%	464,635	231,997	216,959	253,464	249,908
Municipal Bus	121,371	105,386	15,985	15.17%	218,440	97,069	162,783	123,522	115,790
Employee Shuttle	15,896	66,227	(50,331)	-76.00%	79,983	64,087	28,731	27,403	32,434
Parks & Recreation	229,774	256,628	(26,854)	-10.46%	514,139	284,365	204,177	270,349	295,924
Plaza Services	695,373	727,524	(32,151)	-4.42%	1,410,250	714,877	667,390	749,139	689,556
Public Refuse Removal	37,414	30,702	6,712	21.86%	61,345	23,931	30,402	33,475	37,961
Building/Facility Maintenance	144,129	157,225	(13,096)	-8.33%	285,248	141,119	127,550	110,392	99,768
Building Division	201,531	217,913	(16,382)	-7.52%	95,000	(106,531)	188,278	135,077	166,074
Housing Division Office	12,834	11,322	1,512	13.35%	438,406	425,572	11,561	11,315	10,826
Planning and Zoning Division	273,166	297,493	(24,327)	-8.18%	21,696	(251,470)	135,633	189,964	239,074
Contingency	-	-	-	NA	686,553	686,553	-	-	-
Total Operating Expenses	5,041,893	5,378,498	(336,605)	-6.26%	9,939,888	4,897,995	4,866,578	4,896,870	4,742,952
Surplus / Deficit	5,272,936	2,247,698	3,025,238	134.59%	(6,797)	(5,279,733)	3,744,591	3,292,627	3,091,255
Capital Outlay	92,430	92,500	(70)	-0.08%	191,535	99,105	142	61,173	90,415
Surplus / Deficit	5,180,506	2,155,198	3,025,308	140.37%	(198,332)	(5,378,838)	3,744,449	3,231,454	3,000,840
Other Sources and Uses									
Sale of Assets	2,476	-	2,476	NA	-	(2,476)	-	12,496	14,383
Transfer (To) From Affordable Housing	(461,677)	(200,800)	(260,877)	129.92%	(415,792)	45,885	(305,621)	(364,664)	(317,027)
Transfer (To) From Affordable Housing-Housing Off	-	-	-	NA	21,696	21,696	-	-	-
Transfer (To) From Broadband	-	-	-	NA	(447,120)	(447,120)	-	-	-
Transfer (To) From Child Development	-	(46,204)	46,204	-100.00%	(126,770)	(126,770)	(10,258)	(32,317)	(58,642)
Transfer (To) From Capital Projects	(39,794)	(40,000)	206	-0.52%	(1,046,546)	(1,006,752)	(48,390)	(20,426)	(10,237)
Transfer (To) From Debt Service	11,743	17,617	(5,874)	-33.34%	32,000	20,257	13,844	16,680	18,389
Transfer (To) From Overhead Allocation	391,167	400,512	(9,345)	-2.33%	590,993	199,826	390,218	405,604	293,770
Transfer (To) From Parking Services	-	-	-	NA	-	-	-	-	-
Transfer (To) From Conference Center	(91,300)	(98,653)	7,353	-7.45%	(151,538)	(60,238)	(161,591)	(151,044)	(123,634)
Transfer (To) From Tourism	66,381	40,045	26,336	65.77%	51,362	(15,019)	50,475	18,275	46,125
Transfer (To) From Vehicle/Equipment	(33,151)	(35,000)	1,849	-5.28%	(290,831)	(257,680)	(62,402)	(41,132)	(251,938)
Transfer (To) From Water/Sewer	-	-	-	NA	-	-	-	-	-

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Total Other Sources and Uses	(154,155)	37,517	(191,672)	-510.90%	(1,782,546)	(1,628,391)	(133,725)	(156,528)	(388,811)
Surplus / Deficit	\$ 5,026,351	\$ 2,192,715	\$ 2,833,636	129.23%	\$ (1,980,878)	\$ (7,007,229)	\$ 3,610,724	\$ 3,074,926	\$ 2,612,029
Beginning Fund Balance Components	Actual YTD				Annual Budget				
Emergency Reserve	\$	3,478,961			\$	3,478,961			
Unreserved		10,326,924				9,327,247			
Beginning Fund Balance	\$	13,805,885			\$	12,806,208			
YTD Ending Fund Balance Components	Actual YTD				Annual Budget				
Emergency Reserve	\$	3,478,961			\$	3,478,961			
Unreserved		15,353,275				7,346,369			
Ending Fund Balance	\$	18,832,236			\$	10,825,330			

Revenues

Taxes & Assessments - Property taxes are under budget due to abatements. Specific Ownership taxes are under budget \$1,700 and are \$5,100 less than prior year. We have collected 96% of the annual budget in sales tax revenues. Construction use tax is at 97% of the annual budget.

Licenses & Permits - Construction permits are over budget \$62,000. Plumbing and Electrical permits are also over budget \$22,900.

Intergovernmental - Intergovernmental revenues are exceeding budget in R&B taxes (\$40,100) and the SMART contribution.

Charges for Services - DRB fees and plan review fees are exceeding the annual budget(s) as well as road impact fees.

Fines & Forfeitures - \$1,542 in fines have been assessed to date.

Investment Income - Investment income is under budget and is netted with gains or losses on investments.

Miscellaneous - Revenues are over budget primarily due to grant funds.

Contributions - Defensible space and roof rebate contributions have been received.

Top Ten Budget Variances

Over Budget

Municipal Bus Service - \$15,985 Employee expense and gasoline are over budget.

Trash Removal - \$6,712 Employee expense and supplies are over budget.

Housing Division (Office) - \$1,512 Over budget in wages due to the increase.

Community Services - \$727 Over budget in employee costs.

Under Budget

Road & Bridge - \$95,806 Under budget in vehicle repair & maintenance and employee expenses.

Employee Shuttle - \$50,331 Gasoline and vehicle repair are under budget.

Plaza Services - \$32,151 Savings in group insurance and worker's compensation.

Parks and Recreation - \$26,854 Salaries and wages are under budget.

Planning & Zoning - \$24,327 Savings in personnel costs due to vacancies and staff changes.

Town Clerk's Office - \$23,843 Under budget in electricity, live video streaming, and communications expenses.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021					2020	2019	2018	
	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	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ 4,245
Fines and Forfeits	29,874	20,357	9,517	47%	35,000	23,450	14,270	30,455	24,349
Gondola Parking Garage	86,528	37,917	48,611	128%	65,000	20,665	64,501	64,905	50,005
Heritage Parking Garage	174,024	78,367	95,657	122%	110,000	106,374	106,700	167,597	131,528
Parking in Lieu Buyouts	13,000	-	13,000	NA	-	-	-	-	-
Parking Meter Revenues	20,493	8,935	11,558	129%	82,000	10,390	12,430	14,788	12,164
Parking Permits	8,750	6,665	2,085	31%	10,000	6,390	5,795	8,055	10,315
Special Event Parking	-	-	-	NA	106,000	-	-	113,583	44,568
Total Revenues	332,669	152,241	180,428	119%	408,000	167,269	203,696	399,383	277,174
Operating Expenses									
Other Operating Expenses	8,093	1,258	6,835	543%	5,458	(2,635)	3,429	3,844	10,814
Personnel Expenses	79,837	81,777	(1,940)	-2%	154,999	75,162	69,421	78,536	67,100
Gondola Parking Garage	36,005	34,692	1,313	4%	68,834	32,829	25,097	40,376	21,881
Surface Lots	15,297	15,509	(212)	-1%	28,900	13,603	8,766	3,487	9,216
Heritage Parking Garage	78,995	55,015	23,980	44%	86,830	7,835	50,948	56,948	49,429
Meadows Parking	1,000	1,000	-	0%	1,000	-	-	16	-
Total Operating Expenses	219,227	189,251	29,976	16%	346,021	126,794	157,661	183,207	158,440
Surplus / Deficit	113,442	(37,010)	150,452	-407%	61,979	40,475	46,035	216,176	118,734
Capital									
Capital	14,961	15,000	(39)	0%	29,800	14,839	5,415	2,920	5,615
Surplus / Deficit	98,481	(52,010)	150,491	-289%	32,179	25,636	40,620	213,256	113,119
Other Sources and Uses									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	15,345	-	15,345	NA	-	(15,345)	-	-	-
Overhead Allocation	(22,454)	(22,454)	-	0%	(32,077)	(9,623)	(23,534)	(28,936)	(17,747)
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(7,109)	(22,454)	15,345	-68%	(32,077)	(24,968)	(23,534)	(28,936)	(17,747)
Surplus / Deficit	\$ 91,372	\$ (74,464)	\$ -	0%	\$ 102	\$ 17,086	\$ 184,320	\$ 95,372	
Beginning Fund Balance	\$ 466,658	\$ 324,550	\$ 142,108						
Ending Fund Balance	\$ 558,030	\$ 250,086	\$ 307,944						

Parking revenues are over budget \$180,400. HPG revenues are over budget 122% and prior year 63.1%. Parking meter (surface lots) revenues are over budget 129% and over prior year 64.8%. GPG is over budget and prior year 128% and 34.2%. Parking fines are over budget and prior year. Personnel costs are under budget but other general expenses are over budget mainly because of communications. GPG is under budget in supplies but over budget for elevator maintenance. Surface lots is meeting budget. HPG has budget savings in tech support but is over budget in maintenance due to replacing the door. The 2021 transfer to the General Fund is \$22,454, which is the overhead allocation. \$15,345 in insurance proceeds were received for the HPG door damage from 2020.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021						2020	2019	2018
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
Tourism Fund									
Revenues									
Business License Fees	\$ 329,568	\$ 301,645	\$ 27,923	9%	\$ 315,307	\$ (14,261)	\$ 311,594	\$ 304,302	\$ 303,252
Lodging Taxes - Condos/Homes	1,278,800	400,385	878,415	219%	678,055	(600,745)	711,640	774,775	662,374
Lodging Taxes - Hotels	559,540	336,661	222,879	66%	557,572	(1,968)	460,058	614,084	539,162
Lodging Taxes - Prior Year	6,678	-	6,678	NA	-	(6,678)	1,555	5,311	5,781
Penalties and Interest	12,565	7,094	5,471	77%	10,500	(2,065)	9,201	6,545	15,504
Restaurant Taxes	318,258	189,816	128,442	68%	295,485	(22,773)	247,865	327,645	293,140
Restaurant Taxes - Prior Year	84	-	84	NA	-	(84)	1,103	1,779	394
Total Revenues	2,505,492	1,235,601	1,269,891	103%	1,856,919	(648,573)	1,743,016	2,034,442	1,819,607
Tourism Funding									
Additional Funding	-	-	-	NA	-	-	-	34,030	11,555
Airline Guaranty Funding	1,216,033	547,172	668,861	122%	895,033	(321,001)	818,883	1,005,980	879,249
MTI Funding	1,223,078	648,384	574,693	89%	908,025	(315,053)	873,659	976,158	882,679
Total Tourism Funding	2,439,111	1,195,556	1,243,554	104%	1,803,057	(636,053)	1,692,542	2,016,168	1,773,482
Surplus / Deficit	66,381	40,045	26,336	66%	53,862	(12,519)	50,475	18,275	46,125
Administrative Fees									
Audit Fees	-	-	-	NA	2,500	2,500	-	-	-
Total Administrative Fees	-	-	-	NA	2,500	2,500	-	-	-
Surplus / Deficit	66,381	40,045	26,336	66%	51,362	(15,019)	50,475	18,275	46,125
Other Sources and Uses									
Transfer (To) From Other Funds	(66,381)	(40,045)	(26,336)	66%	(51,362)	15,019	(50,475)	(18,275)	(46,125)
Total Other Sources and Uses	(66,381)	(40,045)	(26,336)	66%	(51,362)	15,019	(50,475)	(18,275)	(46,125)
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Gondola Fund									
Revenues									
Event Operations Funding	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ 6,831	\$ 3,318	\$ 2,667
Event Operations Funding - TOT	-	-	-	NA	36,000	36,000	-	-	-
Capital/MR&R Grant Funding	-	-	-	NA	320,000	320,000	-	580,770	470,615
Operations Grant Funding	118,101	125,000	(6,899)	-5.52%	133,354	15,253	39,740	105,597	103,317
Miscellaneous Revenues	-	-	-	NA	-	-	100	204	2,160
Sale of Assets	-	-	-	NA	-	-	-	-	-
TSG 1% Lift Sales	179,491	117,648	61,843	52.57%	150,000	(29,491)	146,951	183,520	151,854
TMVOA Operating Contributions	2,086,709	2,034,477	52,232	2.57%	4,023,556	1,936,847	2,011,437	2,178,141	2,154,280
TMVOA Capital/MR&R Contributions	370,392	370,436	(44)	-0.01%	439,500	69,108	88,389	183,520	155,406
Total Revenues	2,754,693	2,647,561	107,132	4.05%	5,102,410	2,347,717	2,293,448	3,235,070	3,040,299
Operating Expenses									
Overhead Allocation Transfer	18,472	32,083	(13,611)	-42.42%	55,000	36,528	16,877	23,398	31,637
MAARS	35,193	38,279	(3,086)	-8.06%	79,363	44,170	32,991	34,067	36,074
Chondola	115,095	118,100	(3,005)	-2.54%	242,657	127,562	100,934	115,374	172,653
Grant Success Fees	-	-	-	NA	-	-	-	-	-
Operations	1,161,103	947,595	213,508	22.53%	1,952,917	791,814	955,344	1,032,696	961,277
Maintenance	766,749	857,917	(91,168)	-10.63%	1,436,841	670,092	841,867	767,351	749,223
FGOA	287,689	283,151	4,538	1.60%	456,132	168,443	257,046	300,581	242,720
Major Repairs and Replacements	311,686	311,730	(44)	-0.01%	710,000	398,314	87,815	938,715	762,166
Contingency	-	-	-	NA	120,000	120,000	-	-	-
Total Operating Expenses	2,695,987	2,588,855	107,132	4.14%	5,052,910	2,356,923	2,292,874	3,212,182	2,955,750
Surplus / Deficit	58,706	58,706	-	0.00%	49,500	(9,206)	574	22,888	84,549
Capital									
Capital Outlay	58,706	58,706	-	0.00%	49,500	(9,206)	574	22,888	84,549
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$107,132 under budgeted expenditures.

MARRS is under budget with savings primarily in worker's compensation. Chondola expenses are under budget due mainly to employee costs but is over budget in parts and supplies. Gondola operations is under budget in worker's compensation, but is over budget in all other employee costs. Maintenance is under budget with savings in worker's compensation and group insurance. FGOA costs are over budget mainly in communications. MR&R expenditures were for gearbox rebuilds and spare parts, window buffing, and station upgrades. Capital expense was for bike racks.

**Town of Mountain Village Monthly Revenue and Expenditure Report
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	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Child Development Fund									
Revenues									
Infant Care Fees	\$ 37,338	\$ 48,036	(10,698)	-22.27%	\$ 82,104	\$ 44,766	\$ 26,752	\$ -	\$ -
Toddler Care Fees	72,705	113,177	(40,472)	-35.76%	193,752	121,047	52,060	147,311	158,396
Preschool Fees	83,118	103,304	(20,186)	-19.54%	176,772	93,654	58,032	113,616	104,019
Fundraising Revenues - Infant	-	-	-	NA	3,550	3,550	-	-	-
Fundraising Revenues - Preschool	-	-	-	NA	5,000	5,000	-	650	-
Fundraising Revenues - Toddler	-	-	-	NA	8,450	8,450	-	265	1,950
Grant Revenues - Infant	48,367	11,167	37,200	333.12%	14,500	(33,867)	36,067	-	-
Grant Revenues - Preschool	34,767	15,606	19,161	122.78%	19,134	(15,633)	27,467	33,443	17,700
Grant Revenues - Toddler	54,530	25,423	29,107	114.49%	36,500	(18,030)	44,320	46,375	34,005
Regional Childcare Tax - Infant	-	-	-	NA	15,000	15,000	15,000	-	-
Regional Childcare Tax - Preschool	-	-	-	NA	-	-	-	-	-
Regional Childcare Tax - Toddler	-	-	-	NA	15,000	15,000	15,000	-	-
Total Revenues	330,825	316,713	14,112	4.46%	569,762	238,937	274,698	341,660	316,070
Operating Expenses									
Toddler Care Other Expense	23,988	27,551	(3,563)	-12.93%	54,306	30,318	24,126	48,365	35,321
Toddler Care Personnel Expense	127,862	123,100	4,762	3.87%	248,060	120,198	119,064	199,601	212,997
Infant Care Other Expense	12,838	13,072	(234)	-1.79%	25,206	12,368	8,065	-	-
Infant Care Personnel Expense	60,050	73,161	(13,111)	-17.92%	141,589	81,539	52,892	-	-
Preschool Other Expense	27,826	20,274	7,552	37.25%	39,838	12,012	17,550	35,341	34,746
Preschool Personnel Expense	63,295	105,759	(42,464)	-40.15%	187,533	124,238	63,259	90,670	91,648
Total Operating Expenses	315,859	362,917	(47,058)	-12.97%	696,532	380,673	284,956	373,977	374,712
Surplus / Deficit	14,966	(46,204)	61,170	-132.39%	(126,770)		(10,258)	(32,317)	(58,642)
Other Sources and Uses									
Contributions	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	-	46,204	46,204	100.00%	126,770	126,770	10,258	32,317	58,642
Total Other Sources and Uses	-	46,204	46,204	100.00%	126,770	126,770	10,258	32,317	58,642
Surplus / Deficit	\$ 14,966	\$ -	\$ (14,966)	NA	\$ -		\$ -	\$ -	\$ -

Child Development revenues are \$14,100 over budget. Child care fees are under projections, but grant monies make up for the loss.

Operating expenses are \$47,100 under budget due primarily to personnel expenses in the infant care and preschool programs. Preschool other expense is over for playground improvements and scholarship expense, which is grant funded. The program has not required funding from the General Fund in 2021.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021						2020	2019	2018
	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	\$ 1,769,323	\$ 1,752,165	\$ 17,158	0.98%	\$ 3,205,415	\$ 1,436,092	\$ 1,676,159	\$ 1,528,365	\$ 1,586,824
Other Revenues	6,014	3,887	2,127	54.72%	8,650	2,636	3,438	5,239	4,120
Ski Ranches Water	166,869	155,696	11,173	7.18%	268,017	101,148	150,298	112,277	90,604
Skyfield Water	13,650	20,637	(6,987)	-33.86%	34,482	20,832	12,258	14,197	14,700
Total Revenues	1,955,856	1,932,385	23,471	1.21%	3,516,564	1,560,708	1,842,153	1,660,078	1,696,248
Operating Expenses									
Mountain Village Sewer	390,665	337,766	52,899	15.66%	564,101	173,436	327,557	250,689	248,708
Mountain Village Water	566,754	544,840	21,914	4.02%	1,379,339	812,585	523,900	480,006	567,500
Ski Ranches Water	19,035	15,868	3,167	19.96%	42,071	23,036	6,923	17,267	14,155
Contingency	-	-	-	NA	35,000	35,000	-	-	-
Total Operating Expenses	976,454	898,474	77,980	8.68%	2,020,511	1,044,057	858,380	747,962	830,363
Surplus / Deficit	979,402	1,033,911	(54,509)	-5.27%	1,496,053		983,773	912,116	865,885
Capital									
Capital Outlay	296,312	296,000	312	0.11%	2,080,500	1,784,188	221,971	265,080	313,705
Surplus / Deficit	683,090	737,911	(54,821)	-7.43%	(584,447)		761,802	647,036	552,180
Other Sources and Uses									
Overhead Allocation Transfer	(131,114)	(131,114)	-	0.00%	(187,305)	(56,191)	(122,158)	(119,683)	(88,904)
Mountain Village Tap Fees	84,548	83,000	1,548	1.87%	100,000	15,452	7,796	28,056	47,324
Grants	-	-	-	NA	-	-	-	-	-
Ski Ranches Tap Fees	-	-	-	NA	5,000	5,000	-	-	-
Skyfield Tap Fees	-	-	-	NA	2,000	2,000	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(46,566)	(48,114)	1,548	-3.22%	(80,305)	(33,739)	(114,362)	(91,627)	(41,580)
Surplus / Deficit	\$ 636,524	\$ 689,797	\$ (53,273)	-7.72%	\$ (664,752)		\$ 647,440	\$ 555,409	\$ 510,600

Mountain Village water revenues are over budget in base water and sewer fees. Ski Ranch water is over budget in excess water fees. Other revenues is exceeding budget in inspection fees and Skyfield revenues are under budget in excess water fees. Sewer expenditures are over budget by 16%, primarily for wages, because of a PTO payout and wage increase and ToT sewer billing. MV water is under budget in electricity, legal, and employee costs. Ski Ranch operations is over budget because of repair and maintenance. Capital costs are mainly for Ski Ranches and sewer capital.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Broadband Fund									
Revenues									
Cable TV User Fees	\$ 544,553	\$ 579,549	\$ (34,996)	-6.04%	\$ 997,471	\$ 452,918	\$ 576,072	\$ 585,734	\$ 565,032
Internet User Fees	763,769	557,696	206,073	36.95%	1,012,200	248,431	657,479	638,262	603,128
Other Revenues	44,820	39,916	4,904	12.29%	70,540	53,865	24,617	27,297	35,182
Phone Service Fees	16,675	21,376	(4,701)	-21.99%	35,000	(9,820)	21,674	24,267	24,947
Total Revenues	1,369,817	1,198,537	171,280	14.29%	2,115,211	745,394	1,279,842	1,275,560	1,228,289
Operating Expenses									
Cable TV Direct Costs	466,228	460,405	5,823	1.26%	933,383	467,155	471,498	492,184	476,465
Phone Service Costs	9,918	7,310	2,608	35.68%	12,000	2,082	11,754	13,284	14,351
Internet Direct Costs	90,413	113,050	(22,637)	-20.02%	190,000	99,587	131,791	124,664	119,000
Broadband Operations	406,104	396,390	9,714	2.45%	707,803	301,699	415,079	319,653	319,327
Contingency	-	-	-	NA	3,000	3,000	-	-	2,313
Total Operating Expenses	972,663	977,155	(4,492)	-0.46%	1,846,186	873,523	1,030,122	949,785	931,456
Surplus / Deficit	397,154	221,382	175,772	79.40%	269,025		249,720	325,775	296,833
Capital									
Capital Outlay	344,453	309,581	34,872	11.26%	545,000	200,547	1,105,249	67,246	4,922
Surplus / Deficit	52,701	(88,199)	140,900	-159.75%	(275,975)		(855,529)	258,529	291,911
Other Sources and Uses									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer from General Fund	-	-	-	NA	447,120	447,120	-	-	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Overhead Allocation Transfer	(119,802)	(119,802)	-	0.00%	(171,145)	(51,344)	(124,075)	(119,515)	(91,734)
Total Other Sources and Uses	(119,802)	(119,802)	-	0.00%	275,975	395,777	(124,075)	(119,515)	(91,734)
Surplus / Deficit	\$ (67,101)	\$ (208,001)	\$ 140,900	-67.74%	\$ -		\$ (979,604)	\$ 139,014	\$ 200,177
Beginning (Available) Fund Balance	\$ -	\$ -	\$ -						
Ending (Available) Fund Balance	\$ (67,101)	\$ (208,001)	\$ 140,900						

Residential TV revenues are under budget but bulk is over. Internet revenues are over budget 37% and over prior year 16.2%. Other revenues are over budget 12.3% due primarily to parts sold to customers. Direct costs for cable are over budget 1.3% and lower than prior year because of the transition to fiber video. Internet costs are under budget 20%. Phone service revenues are under budget by 22%, while phone service expenses are over budget by 35.7%. Broadband operating expenses are over budget due to the wage increase. Capital expenses are for continuing system upgrades.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021				Annual Budget	Budget Balance	2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Telluride Conference Center Fund									
Revenues									
Beverage Revenues	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	NA	-	-	-	-	-
Facility Rental	-	-	-	NA	-	-	-	-	-
Operating/Other Revenues	-	-	-	NA	-	-	-	-	-
Total Revenues	-	-	-	NA	-	-	-	-	-
Operating Expenses									
General Operations	-	-	-	NA	-	-	4,600	-	2,017
Administration	91,300	98,653	(7,353)	-7.45%	131,538	40,238	81,991	69,573	67,045
Marketing	-	-	-	NA	-	-	75,000	75,000	50,000
Contingency	-	-	-	NA	-	-	-	-	-
Total Operating Expenses	91,300	98,653	(7,353)	-7.45%	131,538	40,238	161,591	144,573	119,062
Surplus / Deficit	(91,300)	(98,653)	7,353	-7.45%	(131,538)		(161,591)	(144,573)	(119,062)
Capital Outlay/ Major R&R	-	-	-	NA	20,000	20,000	-	6,471	4,572
Surplus / Deficit	(91,300)	(98,653)	7,353	-7.45%	(151,538)		(161,591)	(151,044)	(123,634)
Other Sources and Uses									
Damage Receipts	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	91,300	98,653	(7,353)	-7.45%	151,538	60,238	161,591	151,044	123,634
Overhead Allocation Transfer	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	91,300	98,653	(7,353)	-7.45%	151,538	60,238	161,591	151,044	123,634
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Affordable Housing Development Fund									
Revenues									
Contributions	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	NA	-	-	-	-	-
Rental Income	20,717	20,166	551	2.73%	34,630	13,913	20,585	19,299	7,850
Sales Proceeds	-	-	-	NA	-	-	-	-	-
Total Revenues	20,717	20,166	551	2.73%	34,630	13,913	20,585	19,299	7,850
Operating Expenses									
Community Garden	-	-	-	NA	750	750	74	487	-
Property Purchase Expenses	-	-	-	NA	-	-	-	-	-
Leased Properties	13,230	12,600	630	5.00%	21,600	8,370	12,000	11,729	-
HA Consultant	-	-	-	NA	-	-	-	-	-
RHA Funding	46,625	46,313	313	0.67%	92,625	46,000	92,625	50,000	94,888
Town Owned Properties	14,239	12,366	1,873	15.15%	18,506	4,267	6,795	13,864	19,167
Density Bank	16,086	17,002	(916)	-5.39%	17,002	916	16,475	14,580	8,856
Total Operating Expenses	90,180	88,281	1,899	2.15%	150,483	60,303	127,969	90,660	122,911
Surplus / Deficit	(69,463)	(68,115)	1,348	-1.98%	(115,853)	(46,390)	(107,384)	(71,361)	(115,061)
Other Sources and Uses									
Transfer (To) From MAP	-	-	-	NA	(60,000)	(60,000)	-	(30,000)	-
Gain or Loss on Sale of Assets	(12,416)	-	(12,416)	NA	-	12,416	-	(5,486)	-
Transfer (To) From General Fund - Sales Tax	461,677	200,800	260,877	129.92%	415,792	(45,885)	305,621	364,664	317,027
Transfer (To) From VCA	-	-	-	NA	(141,751)	(141,751)	-	-	-
Transfer (To) From General Fund Housing Office	-	-	-	NA	(21,696)	(21,696)	-	-	-
Total Other Sources and Uses	449,261	200,800	248,461	123.74%	192,345	(256,916)	305,621	329,178	317,027
Surplus / Deficit	\$ 379,798	\$ 132,686	\$ (247,113)	-186.24%	\$ 76,492	\$ (303,306)	\$ 198,237	\$ 257,817	\$ 201,966
Beginning Fund Equity Balance	\$ 2,553,553	\$ 2,432,635	\$ 120,918						
Ending Equity Fund Balance	\$ 2,933,351	\$ 2,565,321	\$ 368,031						

Expenses consist of HOA dues, lease payments for a rental unit, 1/2 the RHA funding, and maintenance and utilities on town owned properties.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Var (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
Village Court Apartments									
Operating Revenues									
Rental Income	\$ 1,231,009	\$ 1,319,932	\$ (88,923)	-6.74%	\$ 2,262,740	\$ 1,031,731	\$ 1,152,813	\$ 1,328,835	\$ 1,321,667
Other Operating Income	53,846	52,624	1,222	2.32%	91,210	37,364	87,176	72,373	67,992
Total Operating Revenue	1,284,855	1,372,556	(87,701)	-6.39%	2,353,950	1,069,095	1,239,989	1,401,207	1,389,659
Operating Expenses									
Office Operations	112,027	121,801	(9,774)	-8.02%	220,524	108,497	111,600	114,635	108,331
General and Administrative	118,800	134,932	(16,132)	-11.96%	158,762	39,962	138,431	100,238	95,642
Utilities	167,979	178,958	(10,979)	-6.13%	307,071	139,092	234,046	242,075	220,098
Repair and Maintenance	315,075	350,327	(35,252)	-10.06%	687,322	372,247	303,053	242,168	215,518
Major Repairs and Replacement	40,162	64,917	(24,755)	-38.13%	181,000	140,838	140,108	171,947	141,192
Contingency	-	-	-	NA	14,500	14,500	-	-	-
Total Operating Expenses	754,043	850,935	(96,892)	-11.39%	1,569,179	815,136	927,238	871,063	780,781
Surplus / (Deficit) After Operations	530,812	521,621	9,191	2%	784,770		312,751	530,144	608,878
Non-Operating (Income) / Expense									
Investment Earning	(16)	(2,042)	2,026	-99.22%	(3,500)	(3,484)	(1,367)	(4,988)	(2,516)
Debt Service, Interest	177,200	178,000	(800)	-0.45%	354,198	176,998	184,916	190,419	196,729
Debt Service, Fees	-	-	-	NA	-	-	-	-	-
Debt Service, Principal	-	-	-	NA	434,079	434,079	-	-	-
Total Non-Operating (Income) / Expense	177,184	175,958	(1,226)	-0.70%	784,777	607,593	183,549	185,431	194,213
Surplus / (Deficit) Before Capital	353,628	345,663	7,965	2.30%	(7)		129,202	344,713	414,665
Capital Spending	-	-	-	NA	-	-	11,105	286,595	113,045
Surplus / (Deficit)	353,628	345,663	7,965	2.30%	(7)		118,097	58,118	301,620
Other Sources / (Uses)									
Transfer (To)/From General Fund	(101,826)	(101,826)	-	0.00%	(145,466)	(43,640)	(103,575)	(114,071)	(63,747)
New Loan Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Grant Revenues	(2,162)	-	(2,162)	NA	-	2,162	-	-	-
Transfer From AHDF	-	-	-	NA	141,751	141,751	-	-	-
Total Other Sources / (Uses)	(103,988)	(101,826)	(2,162)	2.12%	(3,715)	143,913	(103,575)	(114,071)	(63,747)
Surplus / (Deficit)	249,640	243,837	5,803	2.38%	(3,722)		14,522	(55,953)	237,873

Rent revenues are under budget 6.7% and over prior year 6.8% because of the rent waivers. Other revenues are over budget 2.3% due mainly to laundry revenues and an SMPA rebate.

Office operations are under budget 8% which is mainly due to employee expenses. General and administrative is under budget because of legal costs, however, association dues and credit card charges exceed the annual budget. Utilities are 6% under budget in electricity because of the electric submetering but is over budget in water/sewer. Maintenance is under budget 10% due to employee costs. MR&R expenses include carpet and vinyl replacement, appliance and hot water heater replacements, and window repairs.

**Town of Mountain Village Monthly Revenue and Expenditure Report
July 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Debt Service Fund									
Revenues									
Abatements	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ (53,221)
Contributions	38,000	38,000	-	0.00%	206,000	168,000	39,800	41,600	43,325
Miscellaneous Revenue	-	-	-	NA	-	-	-	-	-
Property Taxes	447,464	467,789	(20,325)	-4.35%	480,012	32,548	527,484	538,880	539,813
Reserve/Capital/Liquidity Interest	236	1,624	(1,388)	-85.49%	2,000	1,764	1,585	3,143	2,567
Specific Ownership Taxes	11,743	17,617	(5,874)	-33.34%	32,000	20,257	13,844	16,680	18,389
Total Revenues	497,442	525,030	(27,588)	-5.25%	720,012	222,570	582,713	600,303	550,873
Debt Service									
2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG									
2001/2011 Bond Issue - Interest	38,000	38,000	-	0.00%	76,000	38,000	39,800	41,600	43,325
2001/2011 Bond Issue - Principal	-	-	-	NA	130,000	130,000	-	-	-
2006/2014/2020 Bonds - Heritage Parking									
2014 Bond Issue - Interest	78,037	78,037	-	0.00%	144,032	65,995	122,513	125,363	128,113
2014 Bond Issue - Principal	-	-	-	NA	320,000	320,000	-	-	-
Total Debt Service	116,037	116,037	-	0.00%	670,032	553,995	162,313	166,963	171,438
Surplus / (Deficit)	381,405	408,993	(27,588)	-6.75%	49,980		420,400	433,341	379,436
Operating Expenses									
Administrative Fees	495	1,182	(687)	-58.11%	3,182	2,687	289	328	2,250
County Treasurer Collection Fees	13,440	14,595	(1,155)	-7.91%	14,797	1,357	15,850	16,190	14,630
Total Operating Expenses	13,935	15,777	(1,842)	-11.67%	17,979	4,044	16,138	16,518	16,880
Surplus / (Deficit)	367,470	393,216	(25,746)	-6.55%	32,001		404,262	416,823	362,556
Other Sources and Uses									
Transfer (To) From General Fund	(11,743)	(17,617)	5,874	-33.34%	(32,000)	(20,257)	(13,844)	(16,680)	(18,389)
Transfer (To) From Other Funds	-	-	-	NA	-	-	-	-	-
Payment to Refunding Bonds Escrow	-	-	-	NA	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(11,743)	(17,617)	5,874	-33.34%	(32,000)	(20,257)	(13,844)	(16,680)	(18,389)
Surplus / (Deficit)	\$ 355,727	\$ 375,599	\$ (19,872)	-5.29%	\$ 1		\$ 390,418	\$ 400,143	\$ 344,167
Beginning Fund Balance	\$ 369,490	\$ 405,573	\$ (36,083)						
Ending Fund Balance	\$ 725,217	\$ 781,172	\$ (55,955)						

Memorandum

September 8, 2021

To: Town Council

From: Julie Vergari

RE: 2022 Draft Budget Review

At the June regular meeting, the Town Council discussed the 2022 Budget. The Finance & Budget Team met and discussed this budget on August 31, 2021. The budget presented reflects direction given by the Finance and Budget Team and Town Council.

Financial Summary				
	2021	2022	\$ +/-	%
Revenues	\$ 31,669,833	\$ 33,761,614	\$ 2,091,781	6.60%
Operating Expenses	26,004,013	29,278,772	3,274,759	12.59%
Net Surplus/Deficit	5,665,820	4,482,842	(1,182,978)	-20.88%
Capital Outlay and Major Repairs and Replacements	4,278,016	8,082,881	3,804,865	88.94%
Net Impact to Reserves	1,387,804	(3,600,039)	(4,987,843)	-359.41%
Ending Reserves Balance	\$ 20,956,346	\$ 17,356,307	\$ (3,600,039)	82.82%
FTE Headcount	141.5	143.5		

2022 REVENUE FORECAST

This draft includes a sales tax forecast using 2021 actuals through July 2021 and adding the rest of the year based on 2019 actuals with a 5% increase. This increases 2021 sales tax projections \$2.2 million. We can continue to re-calculate this figure as sales taxes are collected. The 2022 budget for sales tax is a 5% increase over 2021.

Preliminary property tax valuation shows an increase of 3% over prior year. For first draft purposes the revenue from property tax is increased by 3% over that accessed for 2021. This figure could decrease between the August figure and the final December valuation.

Building and development revenues were based on valuation of permits totaling \$35,000,000. Staff in Planning and Building have re-forecasted valuation at \$50,000,000 based on activity they have been processing. It was suggested we forecast at the same level going into the long-term forecast based on recent years activity.

An adjustment to the rents at VCA is forecasted at a 2.5% increase for 2022 but is subject to change based on Town Council guidance.

Water/sewer rates show an increase of 10% for MV and 20% for Ski Ranches and West Meadows/Skyfield.

2022 OPERATING BUDGETS

- Operating expenditures are budgeted to increase 12.6%.

HUMAN RESOURCES / COMPENSATION AND BENEFITS

- There is a 4% salaries and wage increase in this budget. The comp study effects have not yet been evaluated or reflected in this budget.
- The health insurance benefit renewal came in with a 2% increase and that is reflected in this budget with no modification or change to the plan.
- There are three new positions which are partially included starting in 2021. The Housing Program Coordinator, the Grants/Sustainability Coordinator, and the Planning Administrative Assistant.
- Also for 2022, 3 added positions in Plaza Services due to the increase in activity, two seasonals and one full-time year round for an equivalent of 2 FTE's.

GRANT AND ECONOMIC STIMULUS SPENDING

- The Grant budget has been increased for funding up to \$140,000 to selected applicants.
- Grant funded projects may be added after the new person in that position has a better idea of what we may want to pursue.

CAPITAL SPENDING AND INFRASTRUCTURE INVESTMENTS

- Capital projects deferred in 2021 and moved to the 2022 budget include the safety improvements along with anticipated grants funds for that project.
- In the water/sewer fund, using the most current information provided by the Town of Telluride are the sewer treatment plant capital costs. The ongoing Ski Ranches improvements, a new vehicle (replacement), and SCADA replacement is also included.
- \$300,000 is included to continue funding trails in Mountain Village.
- Parking services includes \$225K for GPG top deck recoat, \$100K for GPG Level 4 / main ramp overlay, \$50K for GPG structural steel painting, and \$15K for structural inspection / maintenance plan.
- Broadband system improvements will add Elk Run and West Meadows to the fiber project.
- \$300,000 has been allocated for forestry projects in 2022 in the Planning budget.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

General Fund Summary

	Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
<u>Revenues</u>											
Taxes	9,885,648	9,733,930	8,653,973	11,166,368	2,512,395	11,687,525	521,157	12,087,234	12,504,356	12,939,709	13,394,154
Licenses & Permits	422,603	395,985	339,828	339,828	-	339,828	-	339,828	339,828	339,828	339,828
Intergovernmental Proceeds	629,801	572,124	413,533	415,303	1,770	420,500	5,197	415,113	415,113	415,113	415,113
Charges for Services	364,489	302,874	291,458	291,458	-	265,458	(26,000)	265,458	265,458	265,458	265,458
Fines and Forfeits	10,152	68,175	11,841	11,841	-	11,841	-	11,841	11,841	11,841	11,841
Interest on Investments	277,886	190,386	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
Miscellaneous Revenues	88,086	733,732	89,118	359,214	270,096	34,464	(324,750)	34,464	34,464	34,464	34,464
Contributions	39,781	145,915	33,340	58,340	25,000	58,340	-	58,340	58,340	58,340	58,340
Total Revenues	11,718,444	12,143,121	9,933,091	12,742,352	2,809,261	12,917,956	175,604	13,312,278	13,729,400	14,164,753	14,619,198
<u>Operating Expenditures</u>											
Legislation & Council	85,346	78,447	115,516	115,131	(385)	146,764	31,633	174,976	207,887	209,966	212,087
Town Attorney	422,153	330,138	310,000	382,000	72,000	467,000	85,000	342,000	342,000	342,000	342,000
Town Manager	271,102	298,504	269,209	299,789	30,580	295,088	(4,702)	259,599	259,890	260,187	260,490
Town Clerk's Office	390,129	333,421	326,190	333,273	7,083	342,510	9,237	349,502	344,110	349,634	344,274
Finance	828,910	914,710	894,822	902,509	7,687	935,637	33,128	939,225	947,026	946,350	954,459
Information Technology	376,570	415,883	515,345	597,445	82,100	702,732	105,288	695,062	672,813	665,682	676,675
Human Resources	327,158	357,350	341,381	364,239	22,857	375,560	11,321	378,974	397,963	385,557	388,162
Communications and Business Development	557,996	1,462,463	524,144	577,453	53,309	649,300	71,847	653,393	656,556	657,447	658,356
Municipal Court	31,080	32,026	34,254	34,381	126	33,636	(744)	33,839	34,043	34,249	34,456
Police Department	957,066	969,254	1,032,734	1,050,799	18,064	1,101,037	50,238	1,095,749	1,098,006	1,100,307	1,102,655
Community Services	54,109	51,315	59,609	60,276	667	64,972	4,696	65,172	65,376	65,584	65,796
Community Grants and Contributions	104,863	120,370	112,338	112,338	-	150,500	38,163	150,500	150,500	150,500	150,500
Roads and Bridges	1,071,397	775,945	1,128,648	1,095,540	(33,109)	1,142,063	46,523	1,144,197	1,146,373	1,548,592	1,150,857
Vehicle Maintenance	440,836	410,962	464,634	471,151	6,517	494,261	23,109	495,423	496,608	497,817	499,051
Municipal Bus	244,051	295,158	218,440	253,549	35,108	279,465	25,916	280,621	281,801	283,004	284,231
Employee Shuttle	49,102	41,663	79,984	53,317	(26,667)	53,383	66	53,438	53,494	53,551	53,609
Parks & Recreation	457,666	400,381	514,139	468,184	(45,955)	532,068	63,884	515,795	517,047	528,324	519,626
Plaza Services	1,292,510	1,175,247	1,410,251	1,346,956	(63,295)	1,494,566	147,610	1,497,097	1,499,678	1,502,311	1,504,996
Public Refuse Removal	61,684	62,742	61,345	63,345	2,000	63,428	84	63,495	63,562	63,631	63,701
Building/Facility Maintenance	213,933	240,966	285,249	303,450	18,201	297,854	(5,596)	268,425	269,007	269,601	271,107
Building Division	283,566	324,810	438,407	454,971	16,564	530,332	75,362	448,125	447,086	448,066	449,066
Housing Division Office	21,539	22,182	21,696	88,260	66,564	160,144	71,884	160,472	160,807	161,148	161,497
Planning and Development Services	347,206	279,860	686,553	737,283	50,730	877,793	140,511	590,101	591,434	592,795	594,182

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

General Fund Summary

	Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
Contingency	84,246	-	95,000	95,000	-	95,000	-	95,000	95,000	95,000	95,000
Total Operating Expenditures	8,974,217	9,393,796	9,939,888	10,260,635	320,748	11,285,092	1,024,457	10,750,178	10,798,066	11,211,302	10,836,832
<u>Capital Outlay</u>											
Capital Outlay Expense	272,035	21,481	191,535	215,000	23,465	510,250	295,250	425,000	350,000	350,000	350,000
Total Capital Outlay	272,035	21,481	191,535	215,000	23,465	510,250	295,250	425,000	350,000	350,000	350,000
<u>Other Source/Uses</u>											
Gain/Loss On Sale Of Assets	12,496	-	-	-	-	-	-	-	-	-	-
Transfer From Overhead Allocations	567,972	573,280	590,993	633,143	42,150	616,450	(16,692)	634,002	631,275	623,905	620,646
Transfer (To)/From Tourism Fund	18,402	67,643	51,363	77,399	26,036	74,972	(2,427)	76,883	78,870	80,937	83,086
Transfer (To)/From Parking Services	-	-	-	-	-	-	-	-	-	(33,049)	(638)
Transfer (To)/From Debt Service Fund	-	(691,433)	-	-	-	-	-	-	-	-	-
Transfer (To)/From DSF - Specific Ownership Taxes	27,548	24,724	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
Transfer (To)/From Capital Projects Fund	-	(51,701)	(1,046,546)	(50,000)	996,546	(2,283,546)	(2,233,546)	-	-	-	-
Transfer (To)/From Child Development Fund	(105,018)	(124,813)	(126,770)	(117,799)	8,971	(149,279)	(31,480)	(151,031)	(152,819)	(154,642)	(156,501)
Transfer (To)/From Broadband Fund	(424,383)	(1,610,146)	(447,120)	(658,284)	(211,164)	-	658,284	-	-	-	-
Transfer (To)/From Conference Center Fund	(197,239)	(211,666)	(151,538)	(151,538)	-	(150,291)	1,247	(126,246)	(120,668)	(122,681)	(124,735)
Transfer (To)/From AHDF (Sales Tax)	(560,214)	(524,406)	(415,792)	(664,922)	(249,130)	(698,140)	(33,218)	(733,019)	(769,642)	(808,097)	(848,474)
Transfer (To)/From AHDF (Housing Office)	21,539	22,182	21,696	88,260	66,564	160,144	71,884	160,472	160,807	161,148	161,497
Transfer (To)/From Vehicle Acquisition	(157,616)	(109,221)	(290,831)	(290,831)	-	(416,931)	(126,100)	(177,731)	(143,931)	(624,931)	(192,031)
Total Other Sources/Uses	(796,513)	(2,635,557)	(1,782,545)	(1,102,572)	679,973	(2,814,622)	(1,712,050)	(284,671)	(284,108)	(845,410)	(425,150)
Surplus (Deficit)	1,675,679	92,287	(1,980,876)	1,164,145	3,145,021	(1,692,008)	(2,856,153)	1,852,429	2,297,226	1,758,042	3,007,216
Beginning Fund Balance	12,027,932	13,703,611	12,806,208	13,795,898		14,960,043		13,268,035	15,120,464	17,417,690	19,175,732
Ending Fund Balance	13,703,611	13,795,898	10,825,332	14,960,043		13,268,035		15,120,464	17,417,690	19,175,732	22,182,948

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals		2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
		2019	2020	Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
General Fund Revenues	Tax - Property	3,866,014	4,092,373	4,064,518	4,064,518	-	4,288,237	223,718	4,374,001	4,461,481	4,550,711	4,641,725
General Fund Revenues	Tax - Property - Abatements	(3,721)	(57,760)	1,556	1,556	-	-	(1,556)	-	-	-	-
General Fund Revenues	Tax - Specific Ownership	197,025	191,134	185,000	185,000	-	185,000	-	185,000	185,000	185,000	185,000
General Fund Revenues	Tax - Construction Use 1.5%	253,450	249,941	210,000	300,000	90,000	300,000	-	300,000	300,000	300,000	300,000
General Fund Revenues	Tax - Construction Use 3%	506,926	506,338	420,000	600,000	180,000	600,000	-	600,000	600,000	600,000	600,000
General Fund Revenues	Tax-Cigarette	8,927	11,047	9,400	9,400	-	9,400	-	9,400	9,400	9,400	9,400
General Fund Revenues	Tax - Property - Interest/Penalty	7,185	13,466	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Sales Taxes	5,025,970	4,712,647	3,737,499	5,979,894	2,242,395	6,278,889	298,995	6,592,833	6,922,475	7,268,599	7,632,028
General Fund Revenues	Sales Taxes - Interest	763	1,373	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Sales Taxes - Penalties	6,645	5,893	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Sales Taxes - Prior Period Remittances	16,465	7,477	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Total Taxes		9,885,648	9,733,930	8,653,973	11,166,368	2,512,395	11,687,525	521,157	12,087,234	12,504,356	12,939,709	13,394,154
General Fund Revenues	License-Liquor	6,681	2,856	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
General Fund Revenues	License-Pet	250	135	128	128	-	128	-	128	128	128	128
General Fund Revenues	Permit-Construction	257,345	251,487	190,000	190,000	-	190,000	-	190,000	190,000	190,000	190,000
General Fund Revenues	Permit-Electrical-Mountain Village	7,246	11,319	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Permit-Electrical-Town of Telluride	67,708	51,163	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000
General Fund Revenues	Permit-Plumbing-Mountain Village	12,257	13,492	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
General Fund Revenues	Permit-Plumbing-Town of Telluride	37,770	40,154	40,000	40,000	-	40,000	-	40,000	40,000	40,000	40,000
General Fund Revenues	Permit-Mechanical	10,330	5,072	200	200	-	200	-	200	200	200	200
General Fund Revenues	Construction Parking Fees	22,700	19,201	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
General Fund Revenues	Construction Parking Late Pay Fees	101	170	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permit & Other Licenses	175	775	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permits-Excavation	40	160	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Total Permits & License		422,603	395,985	339,828	339,828	-	339,828	-	339,828	339,828	339,828	339,828
General Fund Revenues	Conservation Trust Funds	15,970	14,665	13,402	13,402	-	13,402	-	13,402	13,402	13,402	13,402
General Fund Revenues	Mineral Lease Revenue	640	684	583	1,654	1,071	583	(1,071)	583	583	583	583
General Fund Revenues	Severance Tax Revenues	25,084	231	332	12	(320)	332	320	332	332	332	332
General Fund Revenues	County Road & Bridge Taxes	275,775	298,820	275,450	275,450	-	275,450	-	275,450	275,450	275,450	275,450
General Fund Revenues	Motor Vehicle Registration	5,135	6,119	4,900	4,900	-	4,900	-	4,900	4,900	4,900	4,900
General Fund Revenues	Highway User Tax Funds	79,748	59,053	58,420	59,439	1,019	65,387	5,948	60,000	60,000	60,000	60,000
General Fund Revenues	Smart Contribution	227,449	192,552	60,446	60,446	-	60,446	-	60,446	60,446	60,446	60,446
Total Intergovernmental Revenues		629,801	572,124	413,533	415,303	1,770	420,500	5,197	415,113	415,113	415,113	415,113
General Fund Revenues	Fee-2% Collection - Material Tax	4,179	3,812	2,708	2,708	-	2,708	-	2,708	2,708	2,708	2,708
General Fund Revenues	Fee-Plan Review	168,116	162,507	122,122	122,122	-	122,122	-	122,122	122,122	122,122	122,122
General Fund Revenues	Fee-Planning Dev Review	62,450	63,650	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000
General Fund Revenues	Fee- Recording	359	73	350	350	-	350	-	350	350	350	350
General Fund Revenues	Fee-Plan/Zone/Plat	1,300	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Fee-MVHA Qualification Fee	5,320	-	4,600	4,600	-	4,600	-	4,600	4,600	4,600	4,600
General Fund Revenues	Fee - Energy Mitigation	17,796	-	41,000	41,000	-	15,000	(26,000)	15,000	15,000	15,000	15,000
General Fund Revenues	Black Hills Gas Franchise Fee	41,074	37,236	39,678	39,678	-	39,678	-	39,678	39,678	39,678	39,678
General Fund Revenues	Road Impact Fees	63,544	34,519	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
General Fund Revenues	Road Cut Fees	-	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Equipment Rental	350	1,076	-	-	-	-	-	-	-	-	-
Total Charges for Services		364,489	302,874	291,458	291,458	-	265,458	(26,000)	265,458	265,458	265,458	265,458
General Fund Revenues	Fines-Traffic	6,980	2,245	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Fines-False Alarms	-	-	276	276	-	276	-	276	276	276	276

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals		2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
		2019	2020	Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
General Fund Revenues	Fines-Criminal	1,904	1,650	1,764	1,764	-	1,764	-	1,764	1,764	1,764	1,764
General Fund Revenues	Fines-Miscellaneous/PD	368	780	4,250	4,250	-	4,250	-	4,250	4,250	4,250	4,250
General Fund Revenues	Fines-Miscellaneous Building	900	63,500	551	551	-	551	-	551	551	551	551
Total Fines & Forfeits		10,152	68,175	11,841	11,841	-	11,841	-	11,841	11,841	11,841	11,841
General Fund Revenues	Interest On Investments	249,405	184,372	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
General Fund Revenues	Gain/Loss On Investments	28,481	6,013	-	-	-	-	-	-	-	-	-
Total Interest on Investments		277,886	190,386	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
General Fund Revenues	Grant Revenue Police	1,481	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Grant Revenue-Miscellaneous (1)	7,435	671,388	25,000	324,750	299,750	-	(324,750)	-	-	-	-
General Fund Revenues	HR Housing - Revenue	-	4,340	3,350	3,350	-	3,350	-	3,350	3,350	3,350	3,350
General Fund Revenues	Miscellaneous Revenue - Shop	-	-	500	500	-	500	-	500	500	500	500
General Fund Revenues	Miscellaneous Revenue - Recreation	300	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Miscellaneous Revenue - Marketing	150	-	475	475	-	475	-	475	475	475	475
General Fund Revenues	Miscellaneous Revenue - Police	1,987	109	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Municipal Bus	1,369	18,451	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Building	595	(1,444)	750	750	-	750	-	750	750	750	750
General Fund Revenues	Miscellaneous Revenue - Finance	560	788	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
General Fund Revenues	Miscellaneous Revenue - Finance Admin Fees	174	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Munirevs Credit Card Fees	2,314	2,464	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Permitting Credit Card Fees	1,109	1,510	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Miscellaneous Revenue -Clerk	450	490	200	200	-	200	-	200	200	200	200
General Fund Revenues	Miscellaneous Revenue - General	8,656	7,081	1,100	1,100	-	1,100	-	1,100	1,100	1,100	1,100
General Fund Revenues	Maintenance Shop Lease	12	12	12	12	-	12	-	12	12	12	12
General Fund Revenues	Van Rider Revenue	32,040	8,448	29,654	-	(29,654)	-	-	-	-	-	-
General Fund Revenues	Insurance Claim Proceeds	9,225	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Transfer Station Lease	1,200	1,200	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
General Fund Revenues	David Reed Lease	(1,398)	(1,398)	(1,398)	(1,398)	-	(1,398)	-	(1,398)	(1,398)	(1,398)	(1,398)
General Fund Revenues	Ice Rink Revenues	2,689	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Vending Cart/Plaza Use Rents	7,582	6,850	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
General Fund Revenues	Vending/Plaza Application Fees	7,067	2,172	5,775	5,775	-	5,775	-	5,775	5,775	5,775	5,775
General Fund Revenues	Farm to Community Application Fees/Donations	3,089	11,272	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Total Miscellaneous Revenues		88,086	733,732	89,118	359,214	270,096	34,464	(324,750)	34,464	34,464	34,464	34,464
General Fund Revenues	Contributions - TMVOA	25,000	138,131	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
General Fund Revenues	Contributions-TMVOA Employee Shuttle	3,656	3,340	3,340	3,340	-	3,340	-	3,340	3,340	3,340	3,340
General Fund Revenues	Environmental Services Contribution (2)	11,125	4,444	5,000	30,000	25,000	30,000	-	30,000	30,000	30,000	30,000
Total Contributions		39,781	145,915	33,340	58,340	25,000	58,340	-	58,340	58,340	58,340	58,340
Total General Fund Revenues		11,718,444	12,143,121	9,933,091	12,742,352	2,809,261	12,917,956	175,604	13,312,278	13,729,400	14,164,753	14,619,198

(1) 2020 BDAC Grant carryover, CDOT Mag Grant, and Forestry Funding

(2) Defensible Space

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Town Council

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Town Council	Board Compensation (1)	55,345	55,122	56,921	56,921	-	63,523	6,601	63,523	63,523	63,523	63,523
Town Council	Group Insurance (2)	-	-	21,364	20,988	(376)	42,816	21,828	71,028	103,939	106,018	108,138
Town Council	PERA & Payroll Taxes	8,661	9,235	9,039	9,090	51	10,145	1,054	10,145	10,145	10,145	10,145
Town Council	Workers Compensation	20	(12)	161	100	(61)	100	-	100	100	100	100
Town Council	Other Benefits	5,537	6,736	7,700	7,700	-	7,700	-	7,700	7,700	7,700	7,700
Town Council	Consultant Services	-	-	-	-	-	-	-	-	-	-	-
Town Council	Communications	1,457	764	1,231	1,231	-	1,231	-	1,231	1,231	1,231	1,231
Town Council	Dues and Fees	-	-	-	-	-	-	-	-	-	-	-
Town Council	Travel, Education & Training	1,975	4,576	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Town Council	General Supplies & Materials	759	-	750	750	-	750	-	750	750	750	750
Town Council	Business Meals-Town Council	10,737	1,850	9,850	9,850	-	12,000	2,150	12,000	12,000	12,000	12,000
Town Council	Special Occasion	854	177	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Total		85,346	78,447	115,516	115,131	(385)	146,764	31,633	174,976	207,887	209,966	212,087

(1) A portion of board compensation is for utility reimbursements which increase annually.

(2) Phasing in group health insurance for Town Council members starting 2021

Legal

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Legal	Outside Counsel - General	-	5,000	-	-	-	-	-	-	-	-	
Legal	Outside Counsel - Litigation	13,746	3,254	-	15,000	15,000	-	(15,000)	-	-	-	
Legal	Outside Counsel - Extraordinary	-	-	-	-	-	-	-	-	-	-	
Legal	Legal - Prosecution Services	-	-	30,000	12,000	(18,000)	12,000	-	12,000	12,000	12,000	
Legal	Legal - Extraordinary	38,065	246	-	-	-	-	-	-	-	-	
Legal	Legal - Litigation	36,736	7,037	30,000	105,000	75,000	155,000	50,000	30,000	30,000	30,000	
Legal	Legal - General	332,801	273,043	250,000	250,000	-	300,000	50,000	300,000	300,000	300,000	
Legal	COVID-19 Related Expenses	-	41,447	-	-	-	-	-	-	-	-	
Legal	Out Of Pocket Expense	806	111	-	-	-	-	-	-	-	-	
Total		422,153	330,138	310,000	382,000	72,000	467,000	85,000	342,000	342,000	342,000	342,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Town Manager

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Town Manager	Salaries & Wages (1)	167,655	214,310	171,664	199,880	28,216	185,672	(14,208)	185,672	185,672	185,672	185,672
Town Manager	Group Insurance	12,577	13,217	14,243	13,992	(251)	14,272	280	14,557	14,848	15,145	15,448
Town Manager	PERA & Payroll Taxes	25,784	33,343	27,194	31,921	4,727	29,652	(2,269)	29,652	29,652	29,652	29,652
Town Manager	PERA 401K	15,072	15,519	15,450	17,989	2,539	16,711	(1,279)	16,711	16,711	16,711	16,711
Town Manager	Workers Compensation	(178)	(38)	389	389	-	389	-	389	389	389	389
Town Manager	Other Employee Benefits	900	900	1,100	1,100	-	1,100	-	1,100	1,100	1,100	1,100
Town Manager	Outside Counsel - Litigation	5,649	-	-	-	-	-	-	-	-	-	-
Town Manager	Grant Lobbying Fees	18,000	10,500	-	-	-	-	-	-	-	-	-
Town Manager	Professional Services (2)	15,100	-	28,273	23,000	(5,273)	35,774	12,774	-	-	-	-
Town Manager	Consulting Service	-	-	500	1,000	500	1,000	-	1,000	1,000	1,000	1,000
Town Manager	Communications	730	1,363	1,300	1,600	300	1,600	-	1,600	1,600	1,600	1,600
Town Manager	Dues & Fees	8,703	8,281	7,497	7,068	(429)	7,068	-	7,068	7,068	7,068	7,068
Town Manager	Travel, Education & Training	-	-	500	500	-	500	-	500	500	500	500
Town Manager	General Supplies & Materials	747	104	500	500	-	500	-	500	500	500	500
Town Manager	Business Meals	283	189	500	750	250	750	-	750	750	750	750
Town Manager	COVID-19 Related Expenses	-	816	-	-	-	-	-	-	-	-	-
Town Manager	Employee Appreciation	80	-	100	100	-	100	-	100	100	100	100
Total		271,102	298,504	269,209	299,789	30,580	295,088	(4,702)	259,599	259,890	260,187	260,490

(1) 2020/21 is increased due to the PTO lump sum pay out option exercised by employee(s).

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Town Clerk

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Town Clerk's Office	Salaries & Wages	187,059	164,700	133,040	137,081	4,041	141,200	4,119	141,200	141,200	141,200	
Town Clerk's Office	Group Insurance	37,732	29,856	28,485	27,984	(501)	28,544	560	29,115	29,697	30,291	
Town Clerk's Office	Dependent Health Reimbursement	(3,611)	(2,353)	(3,378)	(1,800)	1,578	(1,440)	360	(1,440)	(1,440)	(1,440)	
Town Clerk's Office	PERA & Payroll Taxes	28,100	22,776	21,127	21,892	765	22,550	658	22,550	22,550	22,550	
Town Clerk's Office	PERA 401K	8,614	6,814	6,604	6,604	-	9,140	2,536	9,140	9,140	9,140	
Town Clerk's Office	Workers Compensation	162	166	170	170	-	170	-	170	170	170	
Town Clerk's Office	Other Employee Benefits	1,800	1,800	2,200	2,200	-	2,200	-	2,200	2,200	2,200	
Town Clerk's Office	Codification Services	-	-	-	7,000	7,000	4,000	(3,000)	4,000	4,000	4,000	
Town Clerk's Office	Janitorial/Trash Removal (1)	23,149	22,496	23,001	24,001	1,000	24,001	-	24,001	24,001	24,001	
Town Clerk's Office	Security Monitoring - Town Hall (2)	623	1,014	612	612	-	612	-	612	612	612	
Town Clerk's Office	Repairs & Maintenance-Equipment (3)	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	
Town Clerk's Office	Rental- Equipment	9,194	6,979	10,000	10,000	-	11,000	1,000	11,000	11,000	11,000	
Town Clerk's Office	Communications	18,253	17,926	16,144	16,144	-	16,144	-	16,144	16,144	16,144	
Town Clerk's Office	Live Video Streaming	13,663	9,019	15,000	10,000	(5,000)	15,200	5,200	15,200	15,200	15,200	
Town Clerk's Office	Election Expenses	6,190	-	6,000	6,200	200	-	(6,200)	6,200	-	6,200	
Town Clerk's Office	Public Noticing	164	189	750	750	-	750	-	750	750	750	
Town Clerk's Office	Recording Fees	-	-	100	100	-	100	-	100	100	100	
Town Clerk's Office	Dues & Fees	720	669	600	600	-	600	-	600	600	600	
Town Clerk's Office	Travel, Education & Training (4)	4,236	387	5,000	1,500	(3,500)	5,000	3,500	5,000	5,000	3,500	
Town Clerk's Office	Digitizing Documentation	448	1,089	-	-	-	-	-	-	-	-	
Town Clerk's Office	Postage & Freight	922	1,031	1,500	1,500	-	1,500	-	1,500	1,500	1,500	
Town Clerk's Office	General Supplies & Material (5)	4,785	1,422	5,000	5,000	-	5,500	500	5,500	5,500	5,500	
Town Clerk's Office	Business Meals	347	237	600	600	-	600	-	600	600	600	
Town Clerk's Office	Employee Appreciation	293	-	200	200	-	200	-	200	200	200	
Town Clerk's Office	COVID-19 Related Expenses	-	1,745	2,000	1,000	(1,000)	-	(1,000)	-	-	-	
Town Clerk's Office	Utilities - Natural Gas	6,423	4,131	6,615	6,615	-	6,615	-	6,615	6,615	6,615	
Town Clerk's Office	Utilities - Electricity	14,695	13,269	17,174	17,174	-	17,174	-	17,174	17,174	17,174	
Town Clerk's Office	Utilities - Water/Sewer	9,072	10,963	7,551	10,051	2,500	11,056	1,005	11,277	11,503	11,733	
Town Clerk's Office	Internet Service	17,095	17,095	17,095	17,095	-	17,095	-	17,095	17,095	17,095	
Total		390,129	333,421	326,190	333,273	7,083	342,510	9,237	349,502	344,110	349,634	344,274

(1) Cost of paper products increasing; Visitor numbers increasing which impacts public restrooms

(2) Billed quarterly

(3) Office Printer Cleaning

(4) Reduced for 2021. 2022, 2023, 2024 Jodi will attend Institute

(5) Office fully open, supplies for new offices

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Finance

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Finance	Salaries & Wages	417,948	477,577	429,524	440,662	11,138	451,635	10,973	451,635	451,635	451,635	451,635
Finance	Group Insurance	74,445	78,220	85,455	83,952	(1,503)	85,631	1,679	87,344	89,091	90,872	92,690
Finance	Dependent Health Reimbursement	(1,826)	(2,096)	(2,100)	(2,100)	-	(2,100)	-	(2,100)	(2,100)	(2,100)	(2,100)
Finance	PERA & Payroll Taxes	64,178	71,115	68,208	70,374	2,165	72,126	1,752	72,126	72,126	72,126	72,126
Finance	PERA 401K	21,160	23,356	27,153	17,153	(10,000)	30,377	13,224	30,377	30,377	30,377	30,377
Finance	Workers Compensation	324	331	400	400	-	400	-	400	400	400	400
Finance	Other Employee Benefits	5,400	5,300	6,600	6,600	-	6,600	-	6,600	6,600	6,600	6,600
Finance	Bad Debt Expense (1)	-	-	-	-	-	-	-	-	-	-	-
Finance	Professional Consulting (2)	12,500	12,260	14,000	14,000	-	14,000	-	14,000	14,000	14,000	14,000
Finance	County Treasurer Collect Fee 2% (3)	82,913	87,040	89,381	89,381	-	90,895	1,514	92,771	98,825	96,367	102,659
Finance	Auditing Fees (4)	28,060	26,660	31,000	31,000	-	31,000	-	31,000	31,000	31,000	31,000
Finance	Insurance (5)	111,408	119,427	124,000	125,000	1,000	126,000	1,000	126,000	126,000	126,000	126,000
Finance	Communications	-	8	-	1,128	1,128	2,472	1,344	2,472	2,472	2,472	2,472
Finance	Public Noticing	-	-	-	-	-	-	-	-	-	-	-
Finance	Dues & Fees (6)	836	964	900	900	-	900	-	900	900	900	900
Finance	Travel, Education & Training (7)	1,137	-	2,500	2,500	-	3,500	1,000	3,500	3,500	3,500	3,500
Finance	Postage & Freight (8)	1,797	4,006	3,000	4,000	1,000	4,000	-	4,000	4,000	4,000	4,000
Finance	Bank Fees (9)	98	960	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Finance	Bank Fees - Credit Card Fees	238	277	600	600	-	600	-	600	600	600	600
Finance	MUNIREvs Online Payment Fees (10)	4,782	4,720	5,700	5,700	-	5,700	-	5,700	5,700	5,700	5,700
Finance	General Supplies & Material	3,159	3,295	2,900	5,000	2,100	5,000	-	5,000	5,000	5,000	5,000
Finance	Business Meals	-	-	-	-	-	-	-	-	-	-	-
Finance	Employee Appreciation	352	165	600	600	-	600	-	600	600	600	600
Finance	COVID-19 Related Expenses	-	1,124	-	-	-	-	-	-	-	-	-
Finance	Books & Periodicals	-	-	-	159	159	200	41	200	200	200	200
Finance	Utilities - Gasoline	-	-	-	500	500	1,100	600	1,100	1,100	1,100	1,100
Total		828,910	914,710	894,822	902,509	7,687	935,637	33,128	939,225	947,026	946,350	954,459

(1) No bad debt is anticipated for write off this year.

(2) Munirevs and Lodgingrevs monthly fee.

(3) The County Treasurer collects a fee from Mountain Village property taxes.

(4) A portion of the annual audit fees allocated to general government.

(5) Annual premiums for General Fund Property, casualty and cyber crime Insurance including an allowance for a 2022 CIRSA Membership contribution increase.

(6) Colorado and National Accounting Association Memberships

(7) One new staff member requiring training.

(8) For mailing of miscellaneous billings and AP check remittances.

(9) Bank charges by transaction fee analysis

(10) Utilization of online payment system.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Information Technology - GF	Salaries & Wages (1)	100,302	130,929	150,368	198,755	48,387	215,371	16,616	215,371	215,371	215,371	215,371
Information Technology - GF	Housing Allowance	8,506	10,327	10,344	10,644	300	10,644	-	10,644	10,644	10,644	10,644
Information Technology - GF	Group Insurance	8,393	15,860	14,243	23,002	8,760	31,398	8,396	32,026	32,667	33,320	33,986
Information Technology - GF	Dependent Health Reimbursement	(1,504)	(2,096)	-	(2,160)	(2,160)	(2,160)	-	(2,160)	(2,160)	(2,160)	(2,160)
Information Technology - GF	PERA & Payroll Taxes	15,291	20,261	23,878	31,741	7,863	34,395	2,654	34,395	34,395	34,395	34,395
Information Technology - GF	PERA 401K	1,950	3,944	4,511	4,511	-	7,221	2,710	7,221	7,221	7,221	7,221
Information Technology - GF	Workers Compensation	1,174	1,586	1,050	1,600	550	1,600	-	1,600	1,600	1,600	1,600
Information Technology - GF	Other Employee Benefits	1,080	1,080	1,320	2,420	1,100	2,420	-	2,420	2,420	2,420	2,420
Information Technology - GF	Uniforms	192	324	500	500	-	500	-	500	500	500	500
Information Technology - GF	Vehicle Repair & Maintenance	-	-	500	500	-	500	-	500	500	500	500
Information Technology - GF	Phone Maintenance	347	7,889	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Information Technology - GF	Communications (2)	1,122	1,049	3,500	3,500	-	3,944	444	3,944	3,944	3,944	3,944
Information Technology - GF	Travel, Education & Training (3)	965	5,090	4,000	4,000	-	7,000	3,000	7,000	7,000	7,000	7,000
Information Technology - GF	General Supplies & Materials	2,269	706	500	500	-	500	-	500	500	500	500
Information Technology - GF	Supplies - Signs & Safety	6,325	4,589	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
Information Technology - GF	Business Meals	314	127	350	350	-	350	-	350	350	350	350
Information Technology - GF	COVID-19 Related Expenses	-	7,517	-	-	-	-	-	-	-	-	-
Information Technology - GF	Software Support- Contract (4)	25,228	8,122	15,000	15,000	-	30,000	15,000	30,000	30,000	30,000	30,000
Information Technology - GF	Software Support - Other	3,435	403	5,400	5,400	-	5,400	-	5,400	5,400	5,400	5,400
Information Technology - GF	General Hardware Replacement (5)	33,359	19,601	20,000	25,000	5,000	25,000	-	25,000	25,000	25,000	25,000
Information Technology - GF	Server Replacement	-	10,463	9,200	9,200	-	9,200	-	39,200	4,200	4,200	4,200
Information Technology - GF	Cyber Security	32,875	38,954	39,380	39,380	-	40,167	787	40,167	40,167	40,167	40,167
Information Technology - GF	Microsoft Office Licenses	20,237	4,209	23,000	23,000	-	24,150	1,150	24,150	24,150	24,150	24,150
Information Technology - GF	Hosted E-Mail Services	2,448	-	3,988	3,988	-	4,187	199	4,187	4,187	4,187	4,187
Information Technology - GF	Accounting SW Annual Support Maintenance	31,073	33,722	35,280	35,280	-	37,044	1,764	38,896	40,841	42,883	45,027
Information Technology - GF	Accounting SW Customization/Options	-	144	-	-	-	-	-	-	-	-	-
Information Technology - GF	All Data - Vehicle Maintenance	2,499	1,500	1,515	1,515	-	1,515	-	1,515	1,515	1,515	1,515
Information Technology - GF	Password Manager	-	-	-	3,000	3,000	3,150	-	3,308	3,473	3,647	3,829
Information Technology - GF	Live Streaming Software	-	-	-	-	-	-	-	-	-	-	-
Information Technology - GF	PDF SW Upgrades/Licenses	6,833	7,920	9,740	9,740	-	10,227	487	10,227	10,227	10,227	10,227
Information Technology - GF	Firewall	2,212	-	3,900	3,900	-	3,900	-	15,900	15,900	15,900	15,900
Information Technology - GF	CAD Auto Desk Support	1,054	1,149	1,428	1,428	-	-	(1,428)	-	-	-	-
Information Technology - GF	GIS Hardware/Software (6)	-	-	-	6,100	6,100	25,000	18,900	-	-	-	-
Information Technology - GF	Web Site Blocker	-	-	-	-	-	-	-	-	-	-	-
Information Technology - GF	Server Support Fees	-	1,246	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Information Technology - GF	Spam Filter	2,198	2,277	2,430	2,430	-	9,108	6,678	-	10,000	-	-
Information Technology - GF	CRM Software (7)	-	-	30	1,480	1,450	4,440	2,960	4,440	4,440	4,440	4,440
Information Technology - GF	Database Administrator	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Information Technology - GF	RMS Software Support - Police	12,402	12,379	13,196	13,196	-	13,856	660	13,856	13,856	13,856	13,856
Information Technology - GF	Legal SW Support	-	-	2,184	2,184	-	2,184	-	2,184	2,184	2,184	2,184
Information Technology - GF	Cyber Security - Audit Fees	-	640	-	-	-	-	-	-	-	-	-
Information Technology - GF	Cyber Security - Study	-	-	-	-	-	-	-	-	-	-	-
Information Technology - GF	AV Room Upgrade (8)	-	-	11,000	11,000	-	24,000	13,000	5,000	5,000	5,000	5,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Information Technology - GF	EPPT Startup Costs	-	-	-	-	-	-	-	-	-	-	
Information Technology - GF	EPPT Support Fees	-	-	1,680	1,680	-	1,680	-	1,680	1,680	1,680	
Information Technology - GF	Montrose Interconnect - Police	3,000	4,061	4,000	4,000	-	5,000	1,000	5,000	5,000	5,000	
Information Technology - GF	VPI Software Support - Police (9)	1,976	1,961	2,039	2,039	-	2,200	161	3,000	3,000	3,000	
Information Technology - GF	Building Permit Support Fees	7,650	7,650	7,650	7,650	-	7,650	-	7,650	7,650	7,650	
Information Technology - GF	Ready Op Subscription	-	2,000	-	-	-	-	-	-	-	-	
Information Technology - GF	Exevault	-	500	-	-	-	-	-	-	-	-	
Information Technology - GF	Printer Maintenance	-	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	
Information Technology - GF	Document Management	-	-	500	500	-	500	-	500	500	500	
Information Technology - GF	ESRI Map Subscription (10)	-	3,000	8,250	10,000	1,750	10,000	-	10,000	10,000	10,000	
Information Technology - GF	E-Recycle	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	
Information Technology - GF	Fingerprint SW Support - Police	-	-	1,163	1,163	-	1,163	-	1,163	1,163	1,163	
Information Technology - GF	Muni Metrix License	1,495	1,495	1,495	1,495	-	1,495	-	1,495	1,495	1,495	
Information Technology - GF	Notification Services	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	
Information Technology - GF	Online Back Up Support Fee (11)	3,461	4,484	6,500	6,500	-	16,500	10,000	16,500	16,500	24,500	
Information Technology - GF	Opengov	16,903	16,903	17,000	17,000	-	17,000	-	17,000	17,000	17,000	
Information Technology - GF	Munirevs Support Fees	19,118	19,883	20,134	20,134	-	20,134	-	20,134	20,134	20,134	
Information Technology - GF	Technical Miscellaneous	387	2,035	1,200	1,200	-	1,200	-	1,200	1,200	1,200	
Total		376,570	415,883	515,345	597,445	82,100	702,732	105,138	695,062	672,813	665,682	676,675

- (1) Cable technicians allocated 10% and a summer intern at \$5,500. Moved the GIS position from R&B and W/S to IT in 4/2021.
- (2) Added GIS iPad
- (3) Add GIS training
- (4) 3rd party software
- (5) New employees and ongoing replacements
- (6) Purchase new GIS field equipment
- (7) IT management system, may add second user in 2022
- (8) Video Wall Council Chambers
- (9) 2022 upgrade to VoIP phones - need system upgrade (waiting on dollar amount) 2023 VPI software is End of life - will need to replace system
- (10) Started using ESRI cloud solutions
- (11) Adding more diversity and continuity of operations

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Human Resources

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Human Resources	Salaries & Wages	139,337	157,387	130,000	135,200	5,200	140,608	5,408	140,608	140,608	140,608	
Human Resources	Group Insurance	21,983	23,197	28,485	27,984	(501)	28,544	560	29,115	29,697	30,291	
Human Resources	Dependent Health Reimbursement	(2,166)	(1,286)	(2,160)	(1,440)	720	(1,440)	-	(1,440)	(1,440)	(1,440)	
Human Resources	PERA & Payroll Taxes	20,884	24,454	20,644	21,591	947	22,455	864	22,455	22,455	22,455	
Human Resources	PERA 401K	9,453	7,473	2,600	3,841	1,241	4,781	940	5,624	7,030	7,030	
Human Resources	Workers Compensation	108	110	257	257	-	257	-	257	257	257	
Human Resources	Other Employee Benefits	1,578	2,414	2,200	2,200	-	2,200	-	2,200	2,200	2,200	
Human Resources	Agency Compliance	3,127	1,506	4,300	4,300	-	4,300	-	4,300	4,300	4,300	
Human Resources	Employee Assistance Program (5)	2,626	1,402	1,000	250	(750)	300	50	300	300	300	
Human Resources	Life Insurance	30,358	29,778	36,000	36,000	-	36,000	-	36,000	36,000	36,000	
Human Resources	Employee Hotline (6)	200	(60)	1,000	-	(1,000)	500	500	500	500	500	
Human Resources	Safety Programs	5,177	3,424	6,000	6,000	-	6,000	-	6,000	6,000	6,000	
Human Resources	Employee Functions (1)	11,368	8,401	20,000	20,000	-	30,000	10,000	30,000	30,000	30,000	
Human Resources	HR Payroll Software (2)	49,371	61,179	50,000	50,000	-	52,000	2,000	54,000	56,000	58,000	
Human Resources	Consultant Services (3)	-	-	-	10,000	10,000	-	(10,000)	-	15,000	-	
Human Resources	HR Housing - Expense	4,598	3,994	5,670	5,670	-	5,670	-	5,670	5,670	5,670	
Human Resources	Communications	1,791	1,037	1,335	1,335	-	1,335	-	1,335	1,335	1,335	
Human Resources	Recruiting (4)	18,358	12,151	20,000	27,000	7,000	27,000	-	27,000	27,000	27,000	
Human Resources	Dues & Fees	6,382	6,766	6,600	6,600	-	6,600	-	6,600	6,600	6,600	
Human Resources	Travel, Education & Training	892	3,333	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Human Resources	Postage & Freight	104	119	150	150	-	150	-	150	150	150	
Human Resources	General Supplies & Materials	1,170	1,191	1,000	1,000	-	1,000	-	1,000	1,000	1,000	
Human Resources	Business Meals	-	-	100	100	-	100	-	100	100	100	
Human Resources	Employee Appreciation	167	1,038	200	200	-	200	-	200	200	200	
Human Resources	Special Occasion Expense (&)	293	7,796	1,000	1,000	-	2,000	1,000	2,000	2,000	2,000	
Human Resources	COVID-19 Related Expenses	-	547	-	-	-	-	-	-	-	-	
Human Resources	Books & Periodicals	-	-	-	-	-	-	-	-	-	-	
Total		327,158	357,350	341,381	364,239	22,857	375,560	11,321	378,974	397,963	385,557	388,162

- (1) Increased years of service award amounts to \$50/year, increased great service award to \$25 from \$20, increased EE of the year award from \$100 to \$1000
- (2) Annualized increase to software
- (3) Used salary consultant for wage/salary survey
- (4) CFO Recruitment Firm is ~\$22,500, factoring in travel expenses for recruiter and candidates. Keeping increase in budget for possible other recruitment efforts.
- (5) As of 7/2020, EAP is included in CEBT (no additional costs) for FTE. PT EE's are an additional expense
- (6) Included in Employers Council costs. Incurs \$80/hr if utilized.
- (7) Increase due to increase in expenditures over time

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Communications & Business Development

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Communications & Business Development	Salaries & Wages	210,799	144,090	148,000	185,170	37,170	228,920	43,750	228,920	228,920	228,920	
Communications & Business Development	Group Insurance	39,528	26,433	28,485	28,485	-	42,816	14,331	43,672	44,545	45,436	
Communications & Business Development	Dependent Health Reimbursement	(2,445)	(1,517)	(2,000)	(2,160)	(160)	(2,160)	-	(2,160)	(2,160)	(2,160)	
Communications & Business Development	PERA & Payroll Taxes	29,013	21,865	23,502	29,572	6,069	36,559	6,987	36,559	36,559	36,559	
Communications & Business Development	PERA 401K	4,976	4,366	4,440	4,440	-	5,920	1,480	9,157	11,446	11,446	
Communications & Business Development	Workers Compensation	168	105	194	194	-	194	-	194	194	194	
Communications & Business Development	Other Employee Benefits	1,800	1,800	1,900	3,300	1,400	3,300	-	3,300	3,300	3,300	
Communications & Business Development	Uniforms (1)	-	-	-	-	-	300	300	300	300	300	
Communications & Business Development	Consultant Services	1,250	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Communications & Business Development	Environmental Efficiencies Expense	38	-	2,420	2,420	-	3,815	1,395	3,815	3,815	3,815	
Communications & Business Development	Environmental Efficiencies Incentives	-	5,965	20,000	20,000	-	20,000	-	20,000	20,000	20,000	
Communications & Business Development	Environmental Efficiencies Green Lights (2)	451	1,000	1,000	1,000	-	-	(1,000)	-	-	-	
Communications & Business Development	Environmental Efficiencies Consulting (3)	48,150	35,885	15,395	15,395	-	15,000	(395)	15,000	15,000	15,000	
Communications & Business Development	Environmental Efficiencies Comm/Education	14,518	107	6,000	6,000	-	6,000	-	6,000	6,000	6,000	
Communications & Business Development	Environmental Efficiencies MV Clean Up	2,104	-	1,400	1,400	-	1,400	-	1,400	1,400	1,400	
Communications & Business Development	Environmental Efficiencies Dues & Fees	2,000	2,000	3,785	3,785	-	3,785	-	3,785	3,785	3,785	
Communications & Business Development	Farm to Community Initiative	33,714	71,214	60,000	60,000	-	60,000	-	60,000	60,000	60,000	
Communications & Business Development	Facility Rent	3,000	-	-	-	-	-	-	-	-	-	
Communications & Business Development	Dues & Fees	5,133	545	2,000	2,000	-	2,000	-	2,000	2,000	2,000	
Communications & Business Development	Travel, Education & Training (4)	8,373	69	7,000	10,000	3,000	13,000	3,000	13,000	13,000	13,000	
Communications & Business Development	Marketing-Business	5,055	8,760	-	-	-	-	-	-	-	-	
Communications & Business Development	Marketing-Business Development	3,988	6,277	18,000	18,000	-	18,000	-	18,000	18,000	18,000	
Communications & Business Development	Print Collateral (5)	10,575	10,177	6,000	10,000	4,000	12,000	2,000	12,000	12,000	12,000	
Communications & Business Development	Marketing-Software	10,024	6,891	7,000	7,000	-	7,000	-	7,000	7,000	7,000	
Communications & Business Development	Marketing-Design	10,890	8,057	6,000	6,000	-	6,000	-	6,000	6,000	6,000	
Communications & Business Development	Marketing-Video	6,000	1,350	1,500	1,500	-	1,500	-	1,500	1,500	1,500	
Communications & Business Development	Postage & Freight	349	-	500	500	-	500	-	500	500	500	
Communications & Business Development	Photos	3,590	432	2,000	2,000	-	2,000	-	2,000	2,000	2,000	
Communications & Business Development	General Supplies & Materials (6)	8,118	1,143	2,000	3,000	1,000	3,000	-	3,000	3,000	3,000	
Communications & Business Development	Business Meals	1,549	339	400	400	-	400	-	400	400	400	
Communications & Business Development	Employee Appreciation (6)	387	17	200	300	100	300	-	300	300	300	
Communications & Business Development	COVID-19 Related Expenses	-	364	-	-	-	-	-	-	-	-	
Communications & Business Development	BDAC Stimulus	-	1,071,167	100,000	100,000	-	100,000	-	100,000	100,000	100,000	
Communications & Business Development	Books & Periodicals	282	-	-	-	-	-	-	-	-	-	
Communications & Business Development	Communications - Phone (6)	2,898	1,854	2,872	3,602	730	3,602	-	3,602	3,602	3,602	
Communications & Business Development	Website Hosting	6,840	1,106	4,500	4,500	-	4,500	-	4,500	4,500	4,500	
Communications & Business Development	Website Management	33,398	17,190	17,000	17,000	-	17,000	-	17,000	17,000	17,000	
Communications & Business Development	E-Mail Communication	12,184	269	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Communications & Business Development	Print Advertising	21,586	8,577	11,500	11,500	-	11,500	-	11,500	11,500	11,500	
Communications & Business Development	Promo Items/Info	1,025	-	950	950	-	950	-	950	950	950	
Communications & Business Development	Special Events Marketing	4,250	4,300	3,000	3,000	-	3,000	-	3,000	3,000	3,000	
Communications & Business Development	Broadcast Programming	-	-	1,200	1,200	-	1,200	-	1,200	1,200	1,200	
Communications & Business Development	Online Advertising	5,400	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	
Communications & Business Development	Social Media	7,036	264	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Total		557,996	1,462,463	524,144	577,453	53,309	649,300	71,847	653,393	656,556	657,447	658,356

(1) Communications staff interact with the community often, as a representative of the Town, having logo-d clothing and name tags is essential. This line item was cut during Covid, but I am reintroducing it as in-person meetings have continued.

(2) We will be reallocating the green lights program funds to the general environmental expense fund.

(3)With a dedicated staff member, the Town will do a GHG inventory in-house and produce a comparison report every three years. Because of this, we will be generalizing this line item as environmental third party consulting.

(4) With an additional staff member, I will be increasing this line item to ensure employee development. In addition, I will be increasing my workload for the Executive Masters of Public Administration program by adding an additional class annually.

(5) As the Town no longer has an in house printer, we will be outsourcing significantly more.

(5) Increases due to new staff

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Municipal Court

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Municipal Court	Salaries & Wages	18,713	20,267	18,951	18,951	-	19,140	190	19,140	19,140	19,140	19,140
Municipal Court	Group Insurance	3,144	3,304	3,562	3,498	(64)	3,568	70	3,639	3,712	3,786	3,862
Municipal Court	Dependent Health Reimbursement	(181)	(175)	(348)	(175)	173	(175)	-	(175)	(175)	(175)	(175)
Municipal Court	PERA & Payroll Taxes	2,864	2,976	3,009	3,026	17	3,057	30	3,057	3,057	3,057	3,057
Municipal Court	PERA 401K	1,124	1,152	1,166	1,166	-	131	(1,034)	263	394	526	657
Municipal Court	Workers Compensation	68	69	160	160	-	160	-	160	160	160	160
Municipal Court	Other Employee Benefits	1,595	2,125	2,475	2,475	-	2,475	-	2,475	2,475	2,475	2,475
Municipal Court	Equipment Rental	1,094	1,002	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Municipal Court	Communications	440	416	500	500	-	500	-	500	500	500	500
Municipal Court	Dues & Fees	60	60	80	80	-	80	-	80	80	80	80
Municipal Court	Travel, Education & Training (1)	856	175	2,100	2,100	-	2,100	-	2,100	2,100	2,100	2,100
Municipal Court	Postage & Freight	-	55	100	100	-	100	-	100	100	100	100
Municipal Court	General Supplies & Material	1,304	598	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Municipal Court	Employee Appreciation	-	-	-	-	-	-	-	-	-	-	-
Total		31,080	32,026	34,254	34,381	126	33,636	(744)	33,839	34,043	34,249	34,456

(1) 2021 still plan for 2 conferences per year

Community Services

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Community Services	Salaries & Wages	32,979	30,323	33,258	33,743	485	37,451	3,708	37,451	37,451	37,451	37,451
Community Services	Group Insurance	8,804	9,252	9,970	9,794	(175)	9,990	196	10,190	10,394	10,602	10,814
Community Services	Dependent Health Reimbursement	(253)	(323)	-	-	-	-	-	-	-	-	-
Community Services	PERA & Payroll Taxes	5,111	5,395	5,281	5,389	107	5,981	592	5,981	5,981	5,981	5,981
Community Services	PERA 401K	873	884	399	399	-	399	-	399	399	399	399
Community Services	Workers Compensation	691	817	938	938	-	938	-	938	938	938	938
Community Services	Other Employee Benefits	630	630	770	770	-	770	-	770	770	770	770
Community Services	Uniforms	251	70	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Community Services	Vehicle Repairs & Maintenance	12	655	800	800	-	800	-	800	800	800	800
Community Services	Communications-Cell Phone (2)	610	734	650	900	250	1,100	200	1,100	1,100	1,100	1,100
Community Services	Travel, Education & Training	797	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Community Services	General Supplies	1,043	736	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Community Services	Animal Control	85	-	200	200	-	200	-	200	200	200	200
Community Services	Employee Appreciation	200	10	200	200	-	200	-	200	200	200	200
Community Services	Utilities - Gasoline	2,275	2,132	3,144	3,144	-	3,144	-	3,144	3,144	3,144	3,144
Total		54,109	51,315	59,609	60,276	667	64,972	4,696	65,172	65,376	65,584	65,796

(2) 2021 added Cradlepoint for MDC (\$37/month)

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021	2021	2022	2022	2023 Long	2024 Long	2025 Long	2026 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Police Department	Salaries & Wages	509,101	529,982	525,976	539,517	13,541	566,625	27,108	566,625	566,625	566,625	566,625
Police Department	Housing Allowance	61,252	56,468	75,975	75,975	-	75,975	-	75,975	75,975	75,975	75,975
Police Department	Group Insurance	89,069	99,135	110,498	108,438	(2,060)	110,607	2,169	112,819	115,075	117,377	119,724
Police Department	Dependent Health Reimbursement	(4,052)	(4,137)	(9,272)	(4,636)	4,636	(4,636)	-	(4,636)	(4,636)	(4,636)	(4,636)
Police Department	FPPA/PERA Pensions & Medicare	78,265	79,080	83,525	86,161	2,636	90,490	4,329	90,490	90,490	90,490	90,490
Police Department	Death & Disability Insurance	10,337	10,415	9,991	10,602	611	11,135	533	11,135	11,135	11,135	11,135
Police Department	PERA 401K & FPPA 457	18,650	20,016	27,094	21,094	(6,000)	21,094	-	21,094	21,094	21,094	21,094
Police Department	Workers Compensation	7,778	12,871	18,576	18,576	-	18,576	-	18,576	18,576	18,576	18,576
Police Department	Other Employee Benefits	6,975	6,875	8,525	8,525	-	8,525	-	8,525	8,525	8,525	8,525
Police Department	Janitorial/Trash Removal	5,500	5,100	5,508	5,508	-	5,500	(8)	5,500	5,500	5,500	5,500
Police Department	Repair & Maintenance	5,000	-	-	-	-	-	-	-	-	-	-
Police Department	Vehicle Repair & Maintenance	10,372	6,090	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
Police Department	Repairs & Maintenance-Equipment	92	564	500	500	-	500	-	500	500	500	500
Police Department	Camera Repair & Maintenance	13,801	10,493	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Police Department	Rental-Equipment	1,094	916	1,622	1,622	-	1,500	(122)	1,500	1,500	1,500	1,500
Police Department	Facility Expenses (1)	3,586	5,395	9,800	9,800	-	17,300	7,500	9,800	9,800	9,800	9,800
Police Department	Communications (2)	3,861	3,933	2,900	2,900	-	2,900	-	2,900	2,900	2,900	2,900
Police Department	Communications-Cell Phone	6,201	4,176	6,200	6,200	-	9,500	3,300	9,500	9,500	9,500	9,500
Police Department	Phone Equipment	52	970	100	100	-	100	-	100	100	100	100
Police Department	Dispatch (3)	73,889	67,920	72,000	72,000	-	80,630	8,630	80,630	80,630	80,630	80,630
Police Department	Dues & Fees (4)	653	953	800	5,500	4,700	1,800	(3,700)	1,800	1,800	1,800	1,800
Police Department	Travel, Education & Training	9,693	6,907	8,500	8,500	-	8,500	-	8,500	8,500	8,500	8,500
Police Department	Emergency Medical Services	810	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Police Department	Contract Labor	105	203	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Investigation	730	-	-	-	-	-	-	-	-	-	-
Police Department	Evidence Processing	2,037	2,283	1,500	1,500	-	2,000	500	2,000	2,000	2,000	2,000
Police Department	Medical Clearance	400	-	1,250	1,250	-	1,250	-	1,250	1,250	1,250	1,250
Police Department	Postage & Freight	159	286	400	400	-	400	-	400	400	400	400
Police Department	Bank Fees - Credit Card Fees	702	682	700	700	-	700	-	700	700	700	700
Police Department	General Supplies & Material	3,076	3,215	6,200	6,200	-	6,200	-	6,200	6,200	6,200	6,200
Police Department	Uniforms	1,915	1,908	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Uniforms-Officer Equip	431	634	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Vehicle Equipment	534	561	-	-	-	-	-	-	-	-	-
Police Department	Evidence Supplies	-	-	350	350	-	350	-	350	350	350	350
Police Department	Firearms-Ammo, Repair & Maintenance	3,586	1,625	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Police Department	Materials/Working Supplies	45	-	225	225	-	225	-	225	225	225	225
Police Department	Intoxilizer-Supplies	109	-	500	500	-	500	-	500	500	500	500
Police Department	Detoxification	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Police Department	Parking Expenses	-	-	250	250	-	250	-	250	250	250	250
Police Department	Business Meals	395	123	500	500	-	500	-	500	500	500	500
Police Department	COVID-19 Related Expenses	-	4,260	-	-	-	-	-	-	-	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Police Department	Employee Appreciation	320	1,154	800	800	-	800	-	800	800	800	800
Police Department	Books & Periodicals (8)	6,875	7,059	7,250	7,250	-	7,250	-	7,250	7,250	7,250	7,250
Police Department	SMC Juvenile Diversion	10,000	10,000	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Police Department	Utilities - Natural Gas	2,970	1,250	1,561	1,561	-	1,561	-	1,561	1,561	1,561	1,561
Police Department	Utilities - Electricity	3,241	3,947	4,550	4,550	-	4,550	-	4,550	4,550	4,550	4,550
Police Department	Utilities - Gasoline	7,458	5,942	9,380	9,380	-	9,380	-	9,380	9,380	9,380	9,380
Total		957,066	969,254	1,032,734	1,050,799	18,064	1,101,037	50,238	1,095,749	1,098,006	1,100,307	1,102,655

(1) Moved painting pd from 2021 to 2022

(2) 2021 added Cradle point devices for MDCs (\$37/month per unit x7cars)

(3) 2021 3.09% Plus 16.66%FTE Regional Data Specialist \$9468

(4) 2021 joined LinX \$4433 install 809 per year after

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Grants & Contributions

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Grants and Contributions	Telluride Foundation Fee	8,363	9,793	7,838	7,838	-	10,500	2,663	10,500	10,500	10,500	10,500
Grants and Contributions	San Miguel Resource Center	20,000	18,000	18,000	18,000	-	-	(18,000)	-	-	-	-
Grants and Contributions	Ah Haa School for the Arts	5,000	5,000	5,000	5,000	-	-	(5,000)	-	-	-	-
Grants and Contributions	One To One	8,000	8,000	9,000	9,000	-	-	(9,000)	-	-	-	-
Grants and Contributions	Telluride Humane Society	-	4,000	-	-	-	-	-	-	-	-	-
Grants and Contributions	Watershed Education Program	3,000	3,000	-	-	-	-	-	-	-	-	-
Grants and Contributions	T-Ride Ski & Snowboard Club	5,000	7,500	7,000	7,000	-	-	(7,000)	-	-	-	-
Grants and Contributions	KOTO	4,000	7,500	5,000	5,000	-	-	(5,000)	-	-	-	-
Grants and Contributions	True North	10,000	12,500	12,000	12,000	-	-	(12,000)	-	-	-	-
Grants and Contributions	Telluride TV	10,000	1,875	-	-	-	-	-	-	-	-	-
Grants and Contributions	Center for Mental Health	7,500	7,500	7,500	7,500	-	-	(7,500)	-	-	-	-
Grants and Contributions	Tri County Health Network	-	12,077	10,000	10,000	-	-	(10,000)	-	-	-	-
Grants and Contributions	Telluride Nordic Association	-	-	4,000	4,000	-	-	-	-	-	-	-
Grants and Contributions	Friends of Colorado Avalanche Info Center	-	-	3,000	3,000	-	-	(3,000)	-	-	-	-
Grants and Contributions	Telluride Institute	-	-	5,000	5,000	-	-	(5,000)	-	-	-	-
Grants and Contributions	Telluride Mountain Club	10,000	-	5,000	5,000	-	-	(5,000)	-	-	-	-
Grants and Contributions	Miscellaneous Contributions (1)	5,000	9,625	-	-	-	140,000	140,000	140,000	140,000	140,000	140,000
Grants and Contributions	Pinhead Institute	-	5,000	5,000	5,000	-	-	(5,000)	-	-	-	-
Grants and Contributions	Telluride Adaptive Sports Program	9,000	9,000	9,000	9,000	-	-	(9,000)	-	-	-	-
Total		104,863	120,370	112,338	112,338	-	150,500	42,163	150,500	150,500	150,500	150,500

(1) 2019 - add on for a regional youth center

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Road & Bridge

Worksheet	Account Name	Actuals		2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
		2019	2020	Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
Road & Bridge	Salaries & Wages (1)	344,449	314,919	365,706	325,706	(40,000)	373,876	48,170	373,876	373,876	373,876	373,876
Road & Bridge	Offset Labor	(2,005)	(100)	-	-	-	-	-	-	-	-	-
Road & Bridge	Group Insurance	94,910	98,216	111,581	111,581	-	106,677	(4,904)	108,811	110,987	113,207	115,471
Road & Bridge	Dependent Health Reimbursement	(6,206)	(6,387)	(6,280)	(6,280)	-	(6,280)	-	(6,280)	(6,280)	(6,280)	(6,280)
Road & Bridge	PERA & Payroll Taxes	52,267	51,773	58,074	52,015	(6,059)	59,708	7,693	59,708	59,708	59,708	59,708
Road & Bridge	PERA 401K	15,574	17,605	17,985	15,985	(2,000)	20,901	4,915	20,901	20,901	20,901	20,901
Road & Bridge	Workers Compensation	10,827	13,375	14,884	14,884	-	14,884	-	14,884	14,884	14,884	14,884
Road & Bridge	Other Employee Benefits	6,597	6,600	8,063	8,063	-	7,513	(550)	7,513	7,513	7,513	7,513
Road & Bridge	Uniforms	1,249	964	1,200	1,800	600	1,800	-	1,800	1,800	1,800	1,800
Road & Bridge	Janitorial/Trash Removal	1,790	1,967	1,800	1,800	-	2,000	200	2,000	2,000	2,000	2,000
Road & Bridge	Vehicle Repair & Maintenance	30,496	69,356	45,000	55,000	10,000	45,000	(10,000)	45,000	45,000	45,000	45,000
Road & Bridge	Facility Expenses	1,025	2,359	750	750	-	750	-	750	750	750	750
Road & Bridge	Communications	2,868	2,479	3,500	3,000	(500)	3,000	-	3,000	3,000	3,000	3,000
Road & Bridge	Public Noticing	314	308	500	500	-	500	-	500	500	500	500
Road & Bridge	Dues, Fees & Licenses	268	563	250	250	-	250	-	250	250	250	250
Road & Bridge	Travel, Education, Training	1,688	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Road & Bridge	Contract Labor	6,143	155	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Road & Bridge	Paving Repair (2)	395,848	125,745	400,000	400,000	-	400,000	-	400,000	400,000	800,000	400,000
Road & Bridge	Striping	11,451	12,044	15,000	15,000	-	16,000	1,000	16,000	16,000	16,000	16,000
Road & Bridge	Guardrail Repair	15,722	2,943	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Road & Bridge	Bridge Repair & Maintenance	4,170	3,590	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Road & Bridge	Postage & Freight	42	-	100	100	-	100	-	100	100	100	100
Road & Bridge	General Supplies & Materials	8,252	7,417	7,972	7,972	-	7,972	-	7,972	7,972	7,972	7,972
Road & Bridge	Supplies - Office	1,287	1,144	1,406	1,406	-	1,406	-	1,406	1,406	1,406	1,406
Road & Bridge	Supplies - Sand / Deicer	31,018	23,963	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Road & Bridge	Gen Supplies - CAD	-	413	-	-	-	-	-	-	-	-	-
Road & Bridge	Business Meals	33	-	200	200	-	200	-	200	200	200	200
Road & Bridge	Employee Appreciation	863	873	733	733	-	733	-	733	733	733	733
Road & Bridge	COVID-19 Related Expenses	-	352	-	-	-	-	-	-	-	-	-
Road & Bridge	Utilities - Electricity	860	1,206	1,574	1,574	-	1,574	-	1,574	1,574	1,574	1,574
Road & Bridge	Utilities - Gasoline	39,599	22,104	35,150	40,000	4,850	40,000	-	40,000	40,000	40,000	40,000
Total		1,071,397	775,945	1,128,648	1,095,540	(33,109)	1,142,063	46,523	1,144,197	1,146,373	1,548,592	1,150,857

(1) GIS position moved from R&B/Water-Sewer to IT 4/2021

(2) 2025 - to complete MVB from the entrance to MV to Lost Creek Lane

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Vehicle Maintenance

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long
				2021 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection
Vehicle Maintenance	Salaries & Wages	238,018	232,609	257,749	257,749	-	276,568	18,819	276,568	276,568	276,568
Vehicle Maintenance	Offset Labor	(140)	-	-	-	-	-	-	-	-	-
Vehicle Maintenance	Group Insurance	50,309	52,866	56,970	56,970	-	58,109	1,139	59,272	60,457	61,666
Vehicle Maintenance	Dependent Health Reimbursement	(4,333)	(4,191)	(4,839)	(4,839)	-	(4,839)	-	(4,839)	(4,839)	(4,839)
Vehicle Maintenance	PERA & Payroll Taxes	35,924	38,081	40,930	41,162	232	44,168	3,005	44,168	44,168	44,168
Vehicle Maintenance	PERA 401K	17,195	17,681	20,878	20,878	-	21,023	145	21,023	21,023	21,023
Vehicle Maintenance	Workers Compensation	3,531	3,851	5,513	5,513	-	5,513	-	5,513	5,513	5,513
Vehicle Maintenance	Other Employee Benefits	4,095	3,600	5,500	5,500	-	5,500	-	5,500	5,500	5,500
Vehicle Maintenance	Uniforms	591	576	600	600	-	600	-	600	600	600
Vehicle Maintenance	Janitorial/Trash Removal	7,381	7,037	7,500	8,000	500	8,000	-	8,000	8,000	8,000
Vehicle Maintenance	Vehicle Repair & Maintenance	1,125	3,170	2,250	3,000	750	3,000	-	3,000	3,000	3,000
Vehicle Maintenance	Facility Expense (1)	13,289	185	500	500	-	500	-	500	500	500
Vehicle Maintenance	Communications	1,496	1,305	1,365	1,400	35	1,400	-	1,400	1,400	1,400
Vehicle Maintenance	Dues, Fees, Licenses	-	-	200	200	-	200	-	200	200	200
Vehicle Maintenance	Dues & Fees, Fuel Depot	1,106	4,733	800	800	-	800	-	800	800	800
Vehicle Maintenance	Travel, Education, Training	2,839	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500
Vehicle Maintenance	Postage & Freight	50	8	100	100	-	100	-	100	100	100
Vehicle Maintenance	Trash / Waste Removal	6,403	5,731	5,500	5,500	-	5,500	-	5,500	5,500	5,500
Vehicle Maintenance	General Supplies & Materials	22,972	20,568	26,000	26,000	-	26,000	-	26,000	26,000	26,000
Vehicle Maintenance	Supplies - Office	55	418	300	300	-	300	-	300	300	300
Vehicle Maintenance	Supplies - Building Maintenance	509	438	1,000	1,000	-	1,000	-	1,000	1,000	1,000
Vehicle Maintenance	Safety Supplies	909	181	800	800	-	800	-	800	800	800
Vehicle Maintenance	Supplies - Fuel Depot (2)	16,251	176	3,000	3,000	-	3,000	-	3,000	3,000	3,000
Vehicle Maintenance	Employee Appreciation	546	296	450	450	-	450	-	450	450	450
Vehicle Maintenance	Utilities - Natural Gas	2,958	2,372	4,352	4,352	-	4,352	-	4,352	4,352	4,352
Vehicle Maintenance	Utilities - Electricity	5,421	5,521	8,421	7,421	(1,000)	7,421	-	7,421	7,421	7,421
Vehicle Maintenance	Utilities - Gasoline	2,995	5,424	4,000	10,000	6,000	10,000	-	10,000	10,000	10,000
Vehicle Maintenance	Utilities - Oil Depot	9,339	8,327	12,296	12,296	-	12,296	-	12,296	12,296	12,296
Total		440,836	410,962	464,634	471,151	6,517	494,261	23,109	495,423	496,608	497,817

(1) Replace damaged electric line 2019

(2) Replace Gasboy fuel depot system old system not supported, replaced with Fuel Master

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Municipal Bus (1)

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Municipal Bus	Salaries & Wages	256,215	287,755	236,793	266,883	30,090	288,253	21,370	288,253	288,253	288,253	288,253
Municipal Bus	Offset Labor	(181,874)	(162,008)	(182,238)	(182,238)	-	(182,238)	-	(182,238)	(182,238)	(182,238)	(182,238)
Municipal Bus	Group Insurance	61,251	64,365	56,685	56,685	-	57,819	1,134	58,975	60,155	61,358	62,585
Municipal Bus	Dependent Health Reimbursement	(2,183)	(1,956)	(2,628)	(2,628)	-	(2,628)	-	(2,628)	(2,628)	(2,628)	(2,628)
Municipal Bus	PERA & Taxes	38,759	44,795	37,603	42,621	5,018	46,034	3,413	46,034	46,034	46,034	46,034
Municipal Bus	Retirement Benefits 401K	12,032	12,378	12,910	12,910	-	12,910	-	12,910	12,910	12,910	12,910
Municipal Bus	Workers Compensation	5,407	1,908	4,020	4,020	-	4,020	-	4,020	4,020	4,020	4,020
Municipal Bus	Other Employee Benefits	4,140	5,240	5,060	5,060	-	5,060	-	5,060	5,060	5,060	5,060
Municipal Bus	Janitorial/Trash Removal	1,790	1,660	1,660	1,660	-	1,660	-	1,660	1,660	1,660	1,660
Municipal Bus	Vehicle Repair & Maintenance	17,392	12,231	12,500	12,500	-	12,500	-	12,500	12,500	12,500	12,500
Municipal Bus	Facility Expenses	1,166	2,466	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Municipal Bus	Communications	1,939	1,813	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Dues, Fees, Licenses	-	-	325	325	-	325	-	325	325	325	325
Municipal Bus	Travel, Education, Training	-	-	750	750	-	750	-	750	750	750	750
Municipal Bus	Postage & Freight	32	-	-	-	-	-	-	-	-	-	-
Municipal Bus	General Supplies & Materials	2,014	781	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Municipal Bus	Supplies-Uniforms	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Municipal Bus	Operating Incidents	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Municipal Bus	Business Meals	445	-	500	500	-	500	-	500	500	500	500
Municipal Bus	Employee Appreciation	-	77	450	450	-	450	-	450	450	450	450
Municipal Bus	COVID-19 Related Expenses	-	648	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
Municipal Bus	Utilities - Natural Gas	502	212	600	600	-	600	-	600	600	600	600
Municipal Bus	Utilities - Electricity	502	704	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Municipal Bus	Utilities - Gasoline	22,386	19,953	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Municipal Bus	Internet Services	2,137	2,137	2,250	2,250	-	2,250	-	2,250	2,250	2,250	2,250
Total		244,051	295,158	218,440	253,549	35,108	279,465	25,916	280,621	281,801	283,004	284,231

(1) The SMART contribution for 2019 and going forward is a hourly rate charged for shoulder season bus service between Mountain Village and Telluride. Net expenses for the Municipal Bus Service are not reflected in the budget spreadsheet. Charges billed SMART are reflected in general fund revenues. Net expenses equal expenses charged to Fund 110, Department 5511 less charges billed to SMART.

Employee Shuttle (3)

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Employee Shuttle	Salaries And Wages - Admin	12,295	14,760	13,660	13,660	-	13,660	-	13,660	13,660	13,660	13,660
Employee Shuttle	Group Insurance	2,515	2,643	2,692	2,692	-	2,746	54	2,801	2,857	2,914	2,973
Employee Shuttle	PERA & Payroll Taxes	1,869	2,312	2,169	2,169	-	2,182	12	2,182	2,182	2,182	2,182
Employee Shuttle	Workers Compensation	160	178	192	192	-	192	-	192	192	192	192
Employee Shuttle	Other Employee Benefits	180	180	220	220	-	220	-	220	220	220	220
Employee Shuttle	Agency Compliance	730	200	550	550	-	550	-	550	550	550	550
Employee Shuttle	Vehicle Repair & Maintenance	5,124	12,544	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Employee Shuttle	Dues & Fees	-	-	-	-	-	-	-	-	-	-	-
Employee Shuttle	General Supplies & Materials	586	47	500	500	-	500	-	500	500	500	500
Employee Shuttle	Utilities - Gasoline	25,643	8,798	40,000	13,333	(26,667)	13,333	-	13,333	13,333	13,333	13,333
Total		49,102	41,663	79,984	53,317	(26,667)	53,383	66	53,438	53,494	53,551	53,609

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Parks & Recreation

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
Parks & Recreation	Salaries & Wages	212,099	139,401	206,441	180,000	(26,441)	211,802	31,802	211,802	211,802	211,802	211,802
Parks & Recreation	Seasonal Bonus	1,039	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Offset Labor	(13,770)	(10,233)	(5,000)	(3,000)	2,000	(5,000)	(2,000)	(5,000)	(5,000)	(5,000)	(5,000)
Parks & Recreation	Group Insurance	54,082	50,218	61,243	40,166	(21,077)	61,369	21,203	62,596	63,848	65,125	66,428
Parks & Recreation	Dependent Health Reimbursement	(5,705)	(3,779)	(5,200)	(4,500)	700	(5,200)	(700)	(5,200)	(5,200)	(5,200)	(5,200)
Parks & Recreation	PERA & Payroll Taxes	31,688	23,776	32,783	28,746	(4,037)	33,825	5,079	33,825	33,825	33,825	33,825
Parks & Recreation	PERA 401K	9,185	7,115	8,000	6,000	(2,000)	8,000	2,000	8,000	8,000	8,000	8,000
Parks & Recreation	Workers Compensation	2,416	506	5,000	2,500	(2,500)	2,500	-	2,500	2,500	2,500	2,500
Parks & Recreation	Other Employee Benefits	3,870	3,910	5,830	4,730	(1,100)	4,730	-	4,730	4,730	4,730	4,730
Parks & Recreation	Uniforms	2,054	619	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Consultant Services	3,640	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Weed Control	-	-	2,000	5,000	3,000	5,000	-	5,000	5,000	5,000	5,000
Parks & Recreation	Repair & Maintenance	-	120	-	-	-	-	-	-	-	-	-
Parks & Recreation	Vehicle Repair & Maintenance	3,975	12,537	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Parks & Recreation	Equipment Rental	-	-	-	2,000	2,000	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Facility Expense	110	62	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Parks & Recreation	Communications	1,909	1,528	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Dues & Fees	250	108	260	260	-	260	-	260	260	260	260
Parks & Recreation	Hotel Madeline HOA Dues	7,108	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Hotel Madeline Shared Facility Expense	43,131	61,608	65,000	65,000	-	65,000	-	65,000	65,000	65,000	65,000
Parks & Recreation	Travel, Education & Conference	3,484	-	3,500	2,500	(1,000)	3,500	1,000	3,500	3,500	3,500	3,500
Parks & Recreation	Contract Labor	6,263	5,820	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Parks & Recreation	Striping	880	880	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Postage And Freight	-	-	200	200	-	200	-	200	200	200	200
Parks & Recreation	General Supplies & Materials	3,632	2,612	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Parks & Recreation	Trail Maintenance Materials	6,374	9,055	25,000	15,000	(10,000)	25,000	10,000	25,000	25,000	25,000	25,000
Parks & Recreation	Trail Materials - Dog Stations	440	1,045	500	500	-	500	-	500	500	500	500
Parks & Recreation	Business Meals	231	83	200	200	-	200	-	200	200	200	200
Parks & Recreation	Employee Appreciation	173	383	300	300	-	300	-	300	300	300	300
Parks & Recreation	COVID-19 Related Expenses	-	189	-	-	-	-	-	-	-	-	-
Parks & Recreation	Utilities - Natural Gas	2,356	1,490	2,928	2,928	-	2,928	-	2,928	2,928	2,928	2,928
Parks & Recreation	Utilities - Electricity	798	1,010	1,654	1,654	-	1,654	-	1,654	1,654	1,654	1,654
Parks & Recreation	Utilities - Gasoline	8,046	3,411	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Parks & Recreation	Open Space - Playgrounds	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Boulder Activity	250	-	500	2,500	2,000	500	(2,000)	500	500	500	500
Parks & Recreation	Frisbee Golf Activity	100	898	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Platform Tennis Courts (1)	6,038	11,215	12,500	15,000	2,500	7,500	(7,500)	7,500	7,500	17,500	7,500
Parks & Recreation	Nordic Trails & Grooming	599	295	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Parks & Recreation	Ice Rink Expenses Lot 50/51 (2)	10,505	26,238	15,000	30,000	15,000	25,000	(5,000)	15,000	15,000	15,000	15,000
Parks & Recreation	Ice Rink - Lot 50/51 Electric	18,365	21,004	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Parks & Recreation	Zamboni Room - Natural Gas	5,305	2,255	15,000	10,000	(5,000)	10,000	-	10,000	10,000	10,000	10,000
Parks & Recreation	Bike Park Expenses	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Wayfinding (3)	1,747	-	-	-	-	10,000	10,000	2,500	2,500	2,500	2,500
Parks & Recreation	Contribution USFS Ranger	25,000	25,000	-	-	-	-	-	-	-	-	-
Total		457,666	400,381	514,139	468,184	(45,955)	532,068	63,884	515,795	517,047	528,324	519,626

(1) 2021 - \$10K Court resurfacing; 2025 - \$10K Court resurfacing
 (2) 2021 - \$10K Major compressor overhaul #1; 2022 - \$10K Major compressor overhaul #2
 (3) 2022 - \$10,000 All new trails signage; 2023-2026 - Sign production and maintenance

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Plaza & Trash Services

Worksheet	Account Name	Actuals		2021		2021		2022		2022		2023 Long	2024 Long	2025 Long	2026 Long
		2019	2020	Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term	Projection	Projection	Projection
Plaza Services	Salaries & Wages	483,775	410,216	501,373	476,373	(25,000)	596,363	119,990	-	-	-	596,363	596,363	596,363	596,363
Plaza Services	Seasonal Bonus	1,485	16,829	-	-	-	-	-	-	-	-	-	-	-	-
Plaza Services	Group Insurance	119,435	120,939	144,050	124,050	(20,000)	126,531	2,481	-	-	-	129,061	131,643	134,275	136,961
Plaza Services	Dependent Health Reimbursement	(3,861)	(3,673)	(3,426)	(3,426)	-	(3,426)	-	-	-	-	(3,426)	(3,426)	(3,426)	(3,426)
Plaza Services	PERA & Payroll Taxes	73,852	71,797	79,618	76,077	(3,541)	95,239	19,162	-	-	-	95,239	95,239	95,239	95,239
Plaza Services	PERA 401K	20,015	19,679	24,933	24,933	-	28,609	3,677	-	-	-	28,609	28,609	28,609	28,609
Plaza Services	Workers Compensation	19,678	19,969	23,781	21,000	(2,781)	21,000	-	-	-	-	21,000	21,000	21,000	21,000
Plaza Services	Other Employee Benefits	9,306	8,300	12,683	12,683	-	12,683	-	-	-	-	12,683	12,683	12,683	12,683
Plaza Services	Uniforms	1,887	1,560	2,200	2,200	-	2,500	300	-	-	-	2,500	2,500	2,500	2,500
Plaza Services	Consultant Services	-	-	6,000	-	(6,000)	-	-	-	-	-	-	-	-	-
Plaza Services	Janitorial/Trash Removal (1)	33,826	31,118	32,000	32,000	-	32,000	-	-	-	-	32,000	32,000	32,000	32,000
Plaza Services	Vehicle Repair & Maintenance	3,979	3,626	9,262	5,000	(4,262)	5,000	-	-	-	-	5,000	5,000	5,000	5,000
Plaza Services	Repairs & Maintenance-Equipment	1,696	914	3,937	3,937	-	3,937	-	-	-	-	3,937	3,937	3,937	3,937
Plaza Services	R&M-Landscape, Plaza, Irrigation (2)	29,545	25,141	49,000	49,000	-	49,000	-	-	-	-	49,000	49,000	49,000	49,000
Plaza Services	Facility Expenses	4,038	5,140	5,054	5,054	-	5,054	-	-	-	-	5,054	5,054	5,054	5,054
Plaza Services	Communications	3,906	3,487	6,793	6,793	-	6,793	-	-	-	-	6,793	6,793	6,793	6,793
Plaza Services	Public Notice	312	-	302	302	-	302	-	-	-	-	302	302	302	302
Plaza Services	Dues & Fees	499	484	500	500	-	500	-	-	-	-	500	500	500	500
Plaza Services	Travel, Education & Training	2,383	2,854	2,500	2,500	-	2,500	-	-	-	-	2,500	2,500	2,500	2,500
Plaza Services	Contract Labor (3)	11,313	7,115	10,000	10,000	-	12,000	2,000	-	-	-	12,000	12,000	12,000	12,000
Plaza Services	Weed Control	8,330	7,088	12,500	-	(12,500)	-	-	-	-	-	-	-	-	-
Plaza Services	Postage & Freight	-	-	210	210	-	210	-	-	-	-	210	210	210	210
Plaza Services	General Supplies & Materials	22,091	18,760	25,036	25,036	-	25,036	-	-	-	-	25,036	25,036	25,036	25,036
Plaza Services	Office Supplies	135	258	831	500	(331)	500	-	-	-	-	500	500	500	500
Plaza Services	Business Meals	164	-	200	200	-	200	-	-	-	-	200	200	200	200
Plaza Services	Employee Appreciation	1,020	733	1,063	1,063	-	1,063	-	-	-	-	1,063	1,063	1,063	1,063
Plaza Services	COVID-19 Related Expenses	-	40,701	20,000	20,000	-	20,000	-	-	-	-	20,000	20,000	20,000	20,000
Plaza Services	Pots & Hanging Baskets	7,092	7,783	10,000	10,000	-	10,000	-	-	-	-	10,000	10,000	10,000	10,000
Plaza Services	Paver-Planter Repair	82,510	47,435	100,000	90,000	(10,000)	90,000	-	-	-	-	90,000	90,000	90,000	90,000
Plaza Services	Plaza Beautification Non Capital	7,021	370	10,000	10,000	-	10,000	-	-	-	-	10,000	10,000	10,000	10,000
Plaza Services	Christmas Decorations	22,955	21,496	25,000	25,000	-	25,000	-	-	-	-	25,000	25,000	25,000	25,000
Plaza Services	Utilities - Water/Sewer	58,051	32,671	32,000	32,000	-	32,000	-	-	-	-	32,000	32,000	32,000	32,000
Plaza Services	Utilities - Natural Gas	210,809	162,094	178,972	178,972	-	178,972	-	-	-	-	178,972	178,972	178,972	178,972
Plaza Services	Utilities - Electricity	45,122	82,913	72,580	85,000	12,420	85,000	-	-	-	-	85,000	85,000	85,000	85,000
Plaza Services	Utilities - Gasoline	10,143	7,450	11,299	20,000	8,701	20,000	-	-	-	-	20,000	20,000	20,000	20,000
Total		1,292,510	1,175,247	1,410,251	1,346,956	(63,295)	1,494,566	147,610				1,497,097	1,499,678	1,502,311	1,504,996
Trash Services	Salaries & Wages	21,577	24,019	20,800	20,800	-	20,800	-	-	-	-	20,800	20,800	20,800	20,800
Trash Services	Group Insurance	3,144	3,304	3,742	3,242	(500)	3,307	65	-	-	-	3,373	3,440	3,509	3,579
Trash Services	PERA & Payroll Taxes	3,222	3,857	3,303	3,303	-	3,322	19	-	-	-	3,322	3,322	3,322	3,322
Trash Services	Commercial Trash Removal (1)	29,917	25,003	30,000	30,000	-	30,000	-	-	-	-	30,000	30,000	30,000	30,000
Trash Services	Ann. Spring Clean Up/Hazardous Waste Disposal	1,289	3,473	1,000	1,000	-	1,000	-	-	-	-	1,000	1,000	1,000	1,000
Trash Services	General Supplies & Materials	2,533	3,086	2,500	5,000	2,500	5,000	-	-	-	-	5,000	5,000	5,000	5,000
Total		61,684	62,742	61,345	63,345	2,000	63,428	84				63,495	63,562	63,631	63,701

(1) Higher number of visitors increasing the frequency of cleanings and volume of refuse.
(2) 2020 increase - refresh the landscaping town wide as requested by community members.
(3) Big Billies snow removal for Chondola, back flow prevention testing.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Building & Facility Maintenance

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Building & Facility Maintenance	Salaries & Wages	88,548	108,538	97,615	100,277	2,662	114,758	14,481	114,758	114,758	114,758	
Building & Facility Maintenance	Offset Labor	(70)	(3,330)	-	-	-	-	-	-	-	-	
Building & Facility Maintenance	Group Insurance	19,899	26,433	28,485	27,984	(501)	28,544	560	29,115	29,697	30,291	
Building & Facility Maintenance	Dependent Health Reimbursement	(1,785)	(2,276)	(720)	(3,210)	(2,490)	(3,600)	(390)	(3,600)	(3,600)	(3,600)	
Building & Facility Maintenance	PERA & Payroll Taxes	13,472	18,519	15,501	16,014	513	18,327	2,313	18,327	18,327	18,327	
Building & Facility Maintenance	PERA 401K	5,362	6,626	5,042	5,042	-	4,883	(160)	4,883	4,883	4,883	
Building & Facility Maintenance	Workers Compensation	3,133	3,917	5,733	5,733	-	5,733	-	5,733	5,733	5,733	
Building & Facility Maintenance	Other Employee Benefits	1,800	1,800	2,200	2,200	-	2,200	-	2,200	2,200	2,200	
Building & Facility Maintenance	Uniforms	615	415	500	500	-	500	-	500	500	500	
Building & Facility Maintenance	R&M-Boilers / Snowmelt	35,783	39,234	45,000	45,000	-	45,000	-	45,000	45,000	45,000	
Building & Facility Maintenance	Vehicle Repair & Maintenance	272	1,175	850	850	-	850	-	850	850	850	
Building & Facility Maintenance	Street Light Repair & Replace	300	3,324	9,000	9,000	-	15,000	6,000	9,000	9,000	9,000	
Building & Facility Maintenance	Facility Maintenance (1)	6,983	3,426	32,500	32,500	-	8,500	(24,000)	(15,500)	(15,500)	(15,500)	
Building & Facility Maintenance	Facility Expenses - Town Hall	28,462	20,730	28,000	36,000	8,000	36,000	-	36,000	36,000	36,000	
Building & Facility Maintenance	HVAC Maintenance - Town Hall (2)	1,545	1,917	3,500	8,500	5,000	3,500	(5,000)	3,500	3,500	3,500	
Building & Facility Maintenance	Elevator Maintenance - Town Hall	2,693	3,097	3,500	3,500	-	3,500	-	3,500	3,500	3,500	
Building & Facility Maintenance	Other Public Amenities	-	-	-	-	-	-	-	-	-	-	
Building & Facility Maintenance	Communications	1,234	1,011	1,560	1,560	-	1,560	-	1,560	1,560	1,560	
Building & Facility Maintenance	Dues & Fees, Licenses	1	60	-	1,000	1,000	100	(900)	100	100	100	
Building & Facility Maintenance	Travel, Education & Training	1,847	-	1,500	1,500	-	3,000	1,500	3,000	3,000	3,000	
Building & Facility Maintenance	Postage & Freight	-	32	-	200	200	200	-	200	200	200	
Building & Facility Maintenance	General Supplies And Materials	2,048	2,319	2,000	4,000	2,000	4,000	-	4,000	4,000	4,000	
Building & Facility Maintenance	Employee Appreciation	293	423	300	300	-	300	-	300	300	300	
Building & Facility Maintenance	Utilities - Gasoline	1,497	3,577	3,183	5,000	1,817	5,000	-	5,000	5,000	5,000	
Total		213,933	240,966	285,249	303,450	18,201	297,854	(5,596)	268,425	269,007	269,601	271,107

(1) Town of Mountain Village Restroom flooring replacement Madeline Hotel 2021

(2) Clean air ducts tri-annually

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Building Division

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021				2022				2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection					2026 Long Term Projection
Building Division	Salaries & Wages	163,182	190,707	190,642	200,642	10,000	244,396	43,754	244,396	244,396	244,396	244,396	244,396	244,396	244,396	
Building Division	Group Insurance	29,351	36,346	39,200	39,200	-	47,120	7,920	48,062	49,023	50,004	51,004	48,062	49,023	50,004	51,004
Building Division	Dependent Health Reimbursement	(2,797)	(3,694)	(2,292)	(2,292)	-	(2,292)	-	(2,292)	(2,292)	(2,292)	(2,292)	(2,292)	(2,292)	(2,292)	(2,292)
Building Division	PERA & Payroll Taxes	24,637	28,792	30,274	32,043	1,769	39,030	6,988	39,030	39,030	39,030	39,030	39,030	39,030	39,030	39,030
Building Division	PERA 401K	4,671	5,123	6,500	6,500	-	6,500	-	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500
Building Division	Workers Compensation	2,245	2,321	1,053	1,053	-	1,053	-	1,053	1,053	1,053	1,053	1,053	1,053	1,053	1,053
Building Division	Other Employee Benefits	2,790	2,475	3,025	3,025	-	3,575	550	3,575	3,575	3,575	3,575	3,575	3,575	3,575	3,575
Building Division	Uniforms	749	683	500	500	-	500	-	500	500	500	500	500	500	500	500
Building Division	Consultation Fees (1)	1,924	-	5,000	5,000	-	7,000	2,000	7,000	5,000	5,000	5,000	7,000	5,000	5,000	5,000
Building Division	Vehicle Repair & Maintenance	128	613	1,500	2,000	500	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Building Division	Printing & Binding	434	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	UBC/IRC/IBC Book Supplies	140	-	500	500	-	650	150	500	500	500	500	500	500	500	500
Building Division	Dues, Fees, Licenses	225	455	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building Division	Travel, Education & Training (2)	4,437	4,778	3,500	3,500	-	4,500	1,000	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Building Division	Contract Labor (3)	-	-	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building Division	Bank Fees - Credit Card Fees	1,992	2,977	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Building Division	Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	Business Meals	-	-	500	500	-	500	-	500	500	500	500	500	500	500	500
Building Division	Employee Appreciation	620	300	300	300	-	300	-	300	300	300	300	300	300	300	300
Building Division	Books & Periodicals	763	361	500	500	-	500	-	500	500	500	500	500	500	500	500
Building Division	Utilities - Gasoline	962	857	2,205	2,500	295	2,500	-	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Building Division	Non-Capital Equipment	-	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Building Division	Environmental Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	Solar Panel Rebates	-	1,240	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	Solar Energy Rebates	2,000	-	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Building Division	LED Lighting Rebates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	Roof Rebates/Waiver Program (4)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building Division	Community Environmental Incentives (5)	36,638	20,825	50,000	70,000	20,000	70,000	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Building Division	Energy Mitigation Expenditures (6)	8,475	29,650	41,000	25,000	(16,000)	38,000	13,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Building Division	Misc & Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		283,566	324,810	438,407	454,971	16,564	530,332	75,362	448,125	447,086	448,066	449,066	448,125	447,086	448,066	449,066

(1) Increase to accommodate 3rd party review as needed for larger scale projects

(2) Maintaining certifications

(3) 3rd party scanning services

(4) This is now a fee waiver program, rather than an expense, it is a reduction in revenues.

(5) 70K defensible space (TMVOA funds 50% of defensible space)

(6) 2020 and 2021, paying for the programmable thermostats project at VCA. 2022 allocated for solar panels for the shop remodel.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Housing Office

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021				2022				2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection				
Housing Office	Salaries & Wages (1)	16,161	17,493	16,510	50,960	34,450	98,933	47,974	98,933	98,933	98,933	98,933	98,933	98,933	98,933
Housing Office	Group Insurance	1,887	1,982	2,153	6,817	4,664	16,413	9,595	16,741	17,076	17,417	17,766	17,766	17,766	17,766
Housing Office	Dependent Health Reimbursement	(325)	(314)	(325)	(325)	-	(1,045)	(720)	(1,045)	(1,045)	(1,045)	(1,045)	(1,045)	(1,045)	(1,045)
Housing Office	PERA & Payroll Taxes	2,401	2,517	2,622	8,138	5,517	15,800	7,661	15,800	15,800	15,800	15,800	15,800	15,800	15,800
Housing Office	PERA 401K	309	375	350	1,384	1,034	3,957	2,574	3,957	3,957	3,957	3,957	3,957	3,957	3,957
Housing Office	Workers Compensation	971	(6)	221	221	-	221	-	221	221	221	221	221	221	221
Housing Office	Other Employee Benefits	135	135	165	1,265	1,100	1,265	-	1,265	1,265	1,265	1,265	1,265	1,265	1,265
Housing Office	Uniforms	-	-	-	-	-	500	500	500	500	500	500	500	500	500
Housing Office	Professional Services (2)	-	-	-	2,000	2,000	10,000	8,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Housing Office	Communications	-	-	-	300	300	1,200	900	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Housing Office	Public Noticing	-	-	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Housing Office	Printing	-	-	-	-	-	500	500	500	500	500	500	500	500	500
Housing Office	Dues & Fees	-	-	-	250	250	500	250	500	500	500	500	500	500	500
Housing Office	Travel, Education & Training	-	-	-	1,500	1,500	2,500	1,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Housing Office	Marketing	-	-	-	15,000	15,000	7,000	(8,000)	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Housing Office	General Supplies & Material	-	-	-	150	150	300	150	300	300	300	300	300	300	300
Housing Office	Business Meals	-	-	-	500	500	1,000	500	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Housing Office	Employee Appreciation	-	-	-	100	100	100	-	100	100	100	100	100	100	100
Total		21,539	22,182	21,696	88,260	66,564	160,144	71,884	160,472	160,807	161,148	161,497	161,497	161,497	161,497

(1) A portion of the Planning & Development Services Director's time is allocated to the housing office.

(2) 2022 ancillary 3rd party pre-project planning consulting fees

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Planning Services

Planning & Zoning	Salaries & Wages (1)	231,662	192,503	307,799	307,799	-	318,191	10,392	318,191	318,191	318,191	318,191
Planning & Zoning	Group Insurance	38,989	31,030	64,091	64,091	-	65,373	1,282	66,680	68,014	69,374	70,762
Planning & Zoning	Dependent Health Reimbursement	(3,078)	(4,057)	(702)	(702)	-	(702)	-	(702)	(702)	(702)	(702)
Planning & Zoning	PERA & Payroll Taxes	35,227	28,895	48,879	48,879	-	50,815	1,937	50,815	50,815	50,815	50,815
Planning & Zoning	PERA 401K	5,785	4,318	7,000	7,000	-	7,000	-	8,000	8,000	8,000	8,000
Planning & Zoning	Workers Compensation	614	103	1,977	1,977	-	1,977	-	1,977	1,977	1,977	1,977
Planning & Zoning	Other Employee Benefits	1,575	3,690	3,410	3,410	-	3,410	-	3,410	3,410	3,410	3,410
Planning & Zoning	Uniforms	-	-	-	-	-	500	500	500	500	500	500
Planning & Zoning	Consultation Fees- Planning (1)	1,385	-	15,000	60,000	45,000	35,000	(25,000)	35,000	35,000	35,000	35,000
Planning & Zoning	Consulting-Master Planning	17	-	150,000	150,000	-	-	(150,000)	-	-	-	-
Planning & Zoning	Forestry Management (2)	2,965	1,800	50,000	50,000	-	300,000	250,000	50,000	50,000	50,000	50,000
Planning & Zoning	Communications	5,173	4,758	4,029	4,029	-	4,029	-	4,029	4,029	4,029	4,029
Planning & Zoning	Public Noticing	2,240	447	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Planning & Zoning	Printing & Binding (3)	1,036	2,604	3,500	10,000	6,500	50,000	40,000	10,000	10,000	10,000	10,000
Planning & Zoning	Recording Fees	506	24	600	600	-	600	-	600	600	600	600
Planning & Zoning	Dues & Fees	734	-	1,400	1,400	-	1,400	-	1,400	1,400	1,400	1,400
Planning & Zoning	Travel, Education & Training	4,492	239	7,000	3,500	(3,500)	7,000	3,500	7,000	7,000	7,000	7,000
Planning & Zoning	Marketing (4)	-	-	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000
Planning & Zoning	Postage & Freight	95	42	120	150	30	150	-	150	150	150	150
Planning & Zoning	General Supplies & Material	2,836	1,280	2,500	3,000	500	2,500	(500)	2,500	2,500	2,500	2,500
Planning & Zoning	Business Meals (5)	3,861	1,006	3,000	5,000	2,000	6,000	1,000	6,000	6,000	6,000	6,000
Planning & Zoning	Employee Appreciation (6)	341	910	300	500	200	500	-	500	500	500	500
Planning & Zoning	Other Benefits - DRB (7)	6,495	8,800	9,900	9,900	-	9,900	-	9,900	9,900	9,900	9,900
Planning & Zoning	Live Streaming (8)	4,256	338	3,000	3,000	-	8,400	5,400	8,400	8,400	8,400	8,400
Planning & Zoning	COVID-19 Related Expenses	-	1,132	-	-	-	-	-	-	-	-	-
Planning & Zoning	Books & Periodicals	-	-	250	250	-	250	-	250	250	250	250
Total		347,206	279,860	686,553	737,283	50,730	877,793	140,511	590,101	591,434	592,795	594,182

(1) 60K in 2021 for affordable housing mitigation methodology contract. \$20,000 in 2022 to final the project in January. An addition \$15,000 for ancillary 3rd party assistance as needed.

(2) 2021 Town Hall & VCA/2022 one or two more town properties. In 2022 we intend to update the Town's Forest Management Plan, amend the CDC as needed to comport with such updates, continue the program management of our incentives, continue to work regionally as needed, pursue possible grant opportunities, and based on funding will continue community thinning projects on Town and adjacent partnering properties each year.

(3) Printing Cost for new Comprehensive Plan and outsource printing of DRB packets.

(4) Due to communications for larger scale projects.

(5) Cost of food and lack of catering contract has lead to higher food catering prices for the DRB.

(6) To accommodate \$100 per staff member for holiday party/gift.

(7) Dependent upon ski pass prices for the TOMV x 9 DRB members.

(8) Will outsource in 2021 and 2022 lack of in house staffing to manage this.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
General Fund Capital

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
General Fund Capital Outlay	Adventure Rock Replacement (1)	-	-	-	-	-	2,500	2,500	75,000	-	-	-
General Fund Capital Outlay	Sunset Plaza Project	-	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Zamboni Building	-	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Plaza Services Capital	-	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Wayfinding-Marketing & Development	78,681	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Police Equipment (2)	-	20,646	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000
General Fund Capital Outlay	Municipal Offices/Town Hall (3)	29,316	694	-	-	-	46,000	46,000	-	-	-	-
General Fund Capital Outlay	Capital Equipment & Improvements (4)	-	-	106,535	130,000	23,465	111,750	(18,250)	-	-	-	-
General Fund Capital Outlay	Firehouse Replacements/Repairs	53,291	142	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Trail Improvements (5)	1,721	-	35,000	35,000	-	300,000	265,000	300,000	300,000	300,000	300,000
General Fund Capital Outlay	MVB Trail	-	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Village Pond Restoration	109,026	-	-	-	-	-	-	-	-	-	-
General Fund Capital Outlay	Emergency Exit	-	-	-	-	-	-	-	-	-	-	-
Total		272,035	21,481	191,535	215,000	23,465	510,250	295,250	425,000	350,000	350,000	350,000

(1) 2021 - Based on safety inspection by an outside consultant

(2) 2021 - Body Worn Cameras (5 years of payments)

(3) 2022 - Stucco repair and downspouts

(4) 2021 - Trash Facility/Generator Building Town of Mountain Village share and 2022 - Generator for Town Hall complex facilities Town of Mountain Village share

(5) 2021 Matching funds for SMART Lawson Hill tunnel project, 2022 - 2026 trails master plan hot list implementation

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Vehicle & Equipment Acquisition Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021	2021	2022	2022	2023 Long	2024 Long	2025 Long	2026 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Revenues	Insurance Claim Proceeds	26,048	-	-	-	-	-	-	-	-	-	-
Revenues	Grant Revenue-Transportation	-	-	-	-	-	128,000	128,000	-	-	-	-
Revenues	Grant Revenue - Public Works	-	-	-	-	-	-	-	-	-	-	-
Total Revenues		26,048	-	-	-	-	128,000	128,000	-	-	-	-
Vehicle & Equipment Expense	Grant Success Fees	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Vehicle Acquisition	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Road & Bridge Vehicles (1)	53,704	-	-	-	-	-	-	-	-	-	35,000
Vehicle & Equipment Expense	Parks & Recreation Vehicles	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Employee Shuttle Vehicles	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Municipal Bus Vehicles (8)	-	-	-	-	-	160,000	160,000	-	-	-	-
Vehicle & Equipment Expense	Plaza Services Vehicles (2)	22,151	-	15,000	15,000	-	-	(15,000)	28,000	-	-	32,000
Vehicle & Equipment Expense	Building Maintenance Vehicles (3)	-	-	-	-	-	38,000	38,000	-	-	-	-
Vehicle & Equipment Expense	Police Department Vehicles	-	85,176	-	-	-	62,000	62,000	62,000	62,000	62,000	62,000
Vehicle & Equipment Expense	Community Services Vehicles	28,346	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Vehicle Maintenance Vehicles (4)	-	-	-	-	-	-	-	28,000	-	-	-
Vehicle & Equipment Expense	Building Division Vehicles	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Heavy Equipment Acquisition	-	-	-	-	-	-	-	-	-	-	-
Vehicle & Equipment Expense	Road & Bridges Heavy Equipment (5)	19,630	-	190,000	190,000	-	-	(190,000)	-	-	400,000	-
Vehicle & Equipment Expense	Bobcat Lease Exchange	5,530	8,340	10,716	10,716	-	10,716	-	10,716	10,716	10,716	10,716
Vehicle & Equipment Expense	Shop Equipment	-	-	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
Vehicle & Equipment Expense	Parks & Recreation Equipment (7)	-	-	-	-	-	35,000	35,000	-	-	-	-
Vehicle & Equipment Expense	Plaza Services Equipment (6)	-	-	-	-	-	150,000	150,000	-	30,000	-	-
Vehicle & Equipment Expense	Police Equipment	5,702	-	-	-	-	-	-	-	-	-	-
Total Expenditures		135,063	93,516	223,716	223,716	-	463,716	240,000	136,716	110,716	480,716	147,716
V&E AF Other Sources/Uses	Gain/Loss On Sale Of Assets	13,820	-	-	-	-	15,000	15,000	-	-	-	-
V&E AF Other Sources/Uses	Transfer (To)/From General Fund	157,616	109,221	290,831	290,831	-	416,931	126,100	177,731	143,931	624,931	192,031
Total Other Sources/Uses		171,436	109,221	290,831	290,831	-	431,931	141,100	177,731	143,931	624,931	192,031
Surplus (Deficit)		62,421	15,705	67,115	67,115	-	96,215	29,100	41,015	33,215	144,215	44,315
Beginning Fund Balance		419,501	481,922	521,677	497,627		564,742		660,956	701,971	735,186	879,401
Ending Fund Balance		481,922	497,627	588,792	564,742		660,956		701,971	735,186	879,401	923,716

(1) 2026-Replace 2013 Ford F250 Pickup

(2) 2023-Replace 2008 GMC 1500 Pickup, 2026-Replace 2008 F250 Pickup

(3) 2022-Replace 2007 GMC 1500 Pickup

(4) 2023-Replace 2007 Ford F150

(5) 2025-Replace 2007 Caterpillar Grader

(6) 2022-Replace 2011 Plaza Sweeper, 2024-Replace EZ Go Carts & Ranger

(7) 2022-Tracked Ranger for Nordic grooming

(8) 2022-2 new Transit Connect vans to replace PT-14 and PT-15 Municipal Bus (looking for 80% grant funding)

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Capital Projects Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Capital Projects Fund Revs	Grant Revenue	-	-	400,000	-	(400,000)	400,000	400,000	-	-	-	-
Capital Projects Fund Revs	Interest-Developer Notes	-	-	-	-	-	-	-	-	-	-	-
Total Revenues		-	-	400,000	-	(400,000)	400,000	400,000	-	-	-	-
Capital Projects Fund	Meadows Improvement Plan	20,426	16,629	-	-	-	-	-	-	-	-	-
Capital Projects Fund	Meadows Park	-	-	-	-	-	300,000	300,000	-	-	-	-
Capital Projects Fund	Safety Improvements	-	-	1,446,546	50,000	(1,396,546)	1,396,546	1,346,546	-	-	-	-
Capital Projects Fund	Town Hall Sub Area Improvements	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	Shop Remodel (1)	-	46,677	-	-	-	1,475,000	1,475,000	-	-	-	-
Capital Projects Fund	Radio Technology & Equipment	-	-	-	-	-	-	-	-	-	-	-
Total Expense		20,426	63,305	1,446,546	50,000	(1,396,546)	3,171,546	3,121,546	-	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	-	51,701	1,046,546	50,000	(996,546)	2,283,546	2,233,546	-	-	-	-
CPF Transfers/Other Sources	Sale of Assets (1)	-	-	-	488,000	488,000	-	(488,000)	-	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	-	-	-	-	-	-	-	-	-	-	-
Total Other Sources/Uses		-	51,701	1,046,546	538,000	(508,546)	2,283,546	1,745,546	-	-	-	-
Surplus (Deficit)		(20,426)	(11,604)	-	488,000	488,000	(488,000)	(976,000)	-	-	-	-
Beginning Fund Balance		32,030	11,604	488,000	-	-	488,000	-	-	-	-	-
Ending Fund Balance		11,604	-	488,000	488,000	-	-	-	-	-	-	-

(1) Offset by sale of assets

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Parking Services Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Parking Fund Revenues	Permits - Parking	11,350	8,695	10,000	12,000	2,000	12,000	-	12,000	12,000	12,000	12,000
Parking Fund Revenues	Parking Meter Revenues	25,527	23,650	17,000	26,570	9,570	26,570	-	26,570	26,570	26,570	26,570
Parking Fund Revenues	Gondola Parking Garage Revs	93,914	115,701	65,000	130,212	65,212	130,212	-	130,212	130,212	130,212	130,212
Parking Fund Revenues	Special Event Parking	135,833	-	106,000	-	(106,000)	-	-	-	-	-	-
Parking Fund Revenues	Heritage Parking Garage Revs	247,733	238,270	175,000	293,000	118,000	293,000	-	293,000	293,000	293,000	293,000
Parking Fund Revenues	Contributions-Shared Expense	-	-	-	-	-	-	-	-	-	-	-
Parking Fund Revenues	Parking In Lieu Buyouts	-	130,000	-	13,000	13,000	-	(13,000)	-	-	-	-
Parking Fund Revenues	Parking Fines	49,968	22,807	35,000	45,000	10,000	45,000	-	45,000	45,000	45,000	45,000
Parking Fund Revenues	Parking Fines Bad Debt Allowance	-	-	-	-	-	-	-	-	-	-	-
Total Parking Revenues		564,325	539,123	408,000	519,782	111,782	506,782	(13,000)	506,782	506,782	506,782	506,782
General Parking Expense	Salaries & Wages	95,293	89,905	106,392	106,392	-	106,392	-	106,392	106,392	106,392	106,392
General Parking Expense	Group Insurance	20,124	21,147	23,865	23,865	-	24,342	477	24,829	25,325	25,832	26,348
General Parking Expense	Dependent Health Reimbursement	(686)	(586)	(741)	(741)	-	(741)	-	(741)	(741)	(741)	(741)
General Parking Expense	PERA & Payroll Taxes	14,320	13,942	16,895	16,991	96	16,991	-	16,991	16,991	16,991	16,991
General Parking Expense	PERA 401K	3,591	3,423	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600
General Parking Expense	Workers Compensation	1,919	2,195	3,229	3,229	-	3,229	-	3,229	3,229	3,229	3,229
General Parking Expense	Other Employee Benefits	1,440	1,447	1,760	1,760	-	1,760	-	1,760	1,760	1,760	1,760
General Parking Expense	Consultant Services	-	75	-	-	-	-	-	-	-	-	-
General Parking Expense	Parking in Lieu Refunds	80,000	-	-	-	-	-	-	-	-	-	-
General Parking Expense	Communications	3,834	6,150	3,708	10,708	7,000	6,000	(4,708)	6,000	6,000	6,000	6,000
General Parking Expense	General Supplies & Materials	1,279	1,424	1,750	1,750	-	1,750	-	1,750	1,750	1,750	1,750
General Parking Expense	Wayfinding/Signage	22,312	8,531	-	2,500	2,500	2,500	-	2,500	2,500	2,500	2,500
General Parking Expense	Business Meals	79	25	-	250	250	250	-	250	250	250	250
General Parking Expense		243,505	147,678	160,457	170,303	9,846	166,072	(4,231)	166,559	167,056	167,562	168,079
GPG Parking Expense	Rental Equipment	4,290	5,430	5,000	6,000	1,000	6,000	-	6,000	6,000	6,000	6,000
GPG Parking Expense	Maintenance - GPG	4,280	724	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
GPG Parking Expense	Striping	1,270	2,500	1,500	3,300	1,800	5,000	1,700	2,500	2,500	2,500	2,500
GPG Parking Expense	Credit Card Processing Fees	3,074	5,016	3,100	6,000	2,900	6,000	-	6,000	6,000	6,000	6,000
GPG Parking Expense	General Supplies & Materials	1,081	3,411	15,000	10,000	(5,000)	10,000	-	10,000	10,000	10,000	10,000
GPG Parking Expense	Utilities - Electric	19,560	18,360	19,234	19,234	-	19,234	-	19,234	19,234	19,234	19,234
GPG Parking Expense	Utilities - Gasoline	683	330	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
GPG Parking Expense	Elevator Maintenance Intercept	14,981	6,842	7,000	12,000	5,000	10,000	(2,000)	10,000	10,000	10,000	10,000
GPG Parking Expense	Asphalt Repair	1,540	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
GPG Parking Expense	Concrete Repair	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
GPG Parking Expense	Painting (1)	73	275	2,000	2,000	-	100,000	98,000	100,000	100,000	100,000	-
GPG Parking Expense	Electrical	4,920	-	-	-	-	-	-	-	-	-	-
Gondola Parking Garage Expense		55,751	42,888	68,834	74,534	5,700	172,234	97,700	169,734	169,734	169,734	69,734
Surface Lots Parking Expense	Surface Lots Maintenance	-	622	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Surface Lots Parking Expense	Striping	4,076	4,330	4,000	5,000	1,000	5,000	-	5,000	5,000	5,000	5,000
Surface Lots Parking Expense	Credit Card Processing Fees	1,683	1,547	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Parking Services Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
Surface Lots Parking Expense	Parking Meter Supplies	9,667	7,559	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Surface Lots Parking Expense	Surface Lot Leases	5,400	5,400	5,400	5,400	-	5,400	-	5,400	5,400	5,400	5,400
(Village Core) Surface Lots Expense		20,826	19,458	28,900	29,900	1,000	29,900	-	29,900	29,900	29,900	29,900
HPG Parking Expense	Maintenance - Heritage (3)	4,000	23,489	10,000	25,000	15,000	10,000	(15,000)	10,000	10,000	10,000	10,000
HPG Parking Expense	Elevator Maintenance - Heritage	6,035	6,186	6,500	13,000	6,500	7,500	(5,500)	7,500	7,500	7,500	7,500
HPG Parking Expense	Striping	16	-	2,500	1,500	(1,000)	2,500	1,000	2,500	2,500	2,500	2,500
HPG Parking Expense	GSFE - Hotel Madeline	42,995	46,527	44,700	45,000	300	46,000	1,000	46,000	46,000	46,000	46,000
HPG Parking Expense	Credit Card Processing Fees	13,129	12,790	13,130	18,130	5,000	18,130	-	18,130	18,130	18,130	18,130
HPG Parking Expense	Tech Support	4,155	3,435	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Heritage Parking Garage Expense		70,329	92,427	86,830	112,630	25,800	94,130	(18,500)	94,130	94,130	94,130	94,130
Meadows Parking Expense	Maintenance	-	-	-	-	-	-	-	-	-	-	-
Meadows Parking Expense	Striping	1,016	1,000	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Meadows Parking Lot Expense		1,016	1,000	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Capital Parking Expense	Bobcat Lease Exchange	2,920	3,891	4,800	4,800	-	4,800	-	4,800	4,800	4,800	4,800
Capital Parking Expense	Capital Costs GPG (2)	91,346	1,524	25,000	35,000	10,000	340,000	305,000	20,000	65,000	100,000	100,000
Parking Capital Expense		94,266	5,415	29,800	39,800	10,000	344,800	305,000	24,800	69,800	104,800	104,800
Total Parking Expenses		485,695	308,866	375,821	428,167	52,346	808,136	379,969	486,123	531,620	567,126	467,643
Other Sources/Uses	Transfer (To)/From General Fund	-	-	-	-	-	-	-	-	-	33,049	638
Other Sources/Uses	Insurance Proceeds	-	-	-	15,345	15,345	-	(15,345)	-	-	-	-
Other Sources/Uses	Transfer To GF - Overhead Allocation	(42,374)	(32,278)	(32,077)	(38,539)	(6,462)	(49,573)	(11,034)	(51,468)	(51,105)	(50,104)	(39,777)
Other Sources/Uses		(42,374)	(32,278)	(32,077)	(23,194)	8,883	(49,573)	(26,379)	(51,468)	(51,105)	(17,055)	(39,139)
Surplus (Deficit)		36,256	197,979	102	68,421	68,320	(350,927)	(419,348)	(30,809)	(75,943)	(77,399)	-
Beginning Fund Balance		232,422	268,678	324,550	466,657		535,078		184,151	153,342	77,399	-
Ending Fund Balance		268,678	466,657	324,652	535,078		184,151		153,342	77,399	-	-

(1) 2022-2025 - Phased painting of structural steel throughout garage

(2) 2020 - all capital deferred; 2021 - \$25K GPG security cameras, \$10K Bobcat blade ; 2022 - \$225K GPG top deck recoat, \$100K GPG Level 4 / main ramp overlay, \$50K GPG structural steel painting, \$15K Structural inspection / Maintenance plan;

2023 - \$50K GPG structural steel painting, \$20K Meadows chipseal; 2024 - \$50K GPG structural steel painting, \$50K Concrete sealing, \$15K NVC chipseal; 2025 - \$50K GPG structural steel painting, \$50K Placeholder; 2026 - \$100K Placeholder

(3) 2021 - Replace garage door due to accident, insurance proceeds received.

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Mountain Village Housing Authority

Worksheet	Account Name						2023 Long	2024 Long	2025 Long	2026 Long	
		Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection
Affordable Housing Development Fund											
AHDF Revenues	Community Garden Plot Rents (1)	580	1,113	550	-	(550)	-	-	-	-	-
AHDF Revenues	Sale Proceeds	-	-	-	-	-	-	-	-	-	-
AHDF Revenues	Rental Proceeds	33,043	33,852	34,080	34,080	-	34,080	-	34,080	34,080	34,080
Total Revenues		33,623	34,965	34,630	34,080	(550)	34,080	-	34,080	34,080	34,080
Affordable Housing Development Fund	Community Garden At VCA	487	75	750	-	(750)	-	-	-	-	-
Affordable Housing Development Fund	Rental Unit Utilities	3,357	1,097	2,000	2,000	-	2,000	-	2,000	2,000	2,000
Affordable Housing Development Fund	Rental Unit Lease Fees	20,729	21,000	21,600	21,600	-	21,600	-	21,600	21,600	21,600
Affordable Housing Development Fund	HOA And Parking Dues	12,458	6,244	6,506	6,506	-	6,506	-	6,506	6,506	6,506
Affordable Housing Development Fund	Rental Unit Maintenance	7,045	-	10,000	10,000	-	2,500	(7,500)	2,500	2,500	2,500
Affordable Housing Development Fund	Future Housing Projects (2)	14,580	16,475	17,002	25,000	7,998	1,000,000	975,000	400,000	400,000	400,000
Affordable Housing Development Fund	Cassidy Ridge Purchase	-	355	-	-	-	-	-	-	-	-
Affordable Housing Development Fund	RHA Operations Funding	92,625	92,625	92,625	92,625	-	-	(92,625)	-	-	-
Affordable Housing Development Fund	Housing Authority Consultant	-	-	-	-	-	-	-	-	-	-
Total Expenditures		151,280	137,871	150,483	157,731	7,248	1,032,606	874,875	432,606	432,606	432,606
AHDF Transfers	Transfer (To)/From General Fund	560,214	524,406	415,792	664,922	249,130	698,140	33,218	733,019	769,642	808,097
AHDF Transfers	Gain/(Loss) on Sale of Assets	(3,208)	-	-	-	-	-	-	-	-	-
AHDF Transfers	Transfer (To)/From GF Housing Office	(21,539)	(22,182)	(21,696)	(88,260)	(66,564)	(160,144)	(71,884)	(160,472)	(160,807)	(161,148)
AHDF Transfers	Transfer (To)/From VCA	-	-	(141,751)	(19,383)	122,368	(129,752)	(110,370)	(94,388)	(13,805)	-
AHDF Transfers	Transfer (To)/From Mortgage Assistance	(54,339)	(29,900)	(60,000)	(60,000)	-	(60,000)	-	(60,000)	(60,000)	(60,000)
Total Other Sources/Uses		481,128	472,324	192,345	497,279	304,934	348,244	(149,035)	418,160	535,031	586,949
Surplus (Deficit)		363,471	369,418	76,492	373,629	297,136	(650,282)	(1,023,910)	19,634	136,505	188,423
Beginning Fund Balance		1,820,665	2,184,136	2,432,635	2,553,553		2,927,182		2,276,900	2,296,534	2,433,039
Ending Fund Balance		2,184,136	2,553,553	2,509,128	2,927,182		2,276,900		2,296,534	2,433,039	2,621,462

(1) Moved to VCA

(2) In 2022, there is potential for 3 separate projects to include VCA and other potential private-public partnerships. Soft costs could include surveying, soil sampling, architectural design, civil and structural engineering consultation, legal fees, and any other fees not associated with the physical construction of proposed housing developments.

Mortgage Assistance Pool

Mortgage Assistance Revenues	Revenues	150	100	-	-	-	-	-	-	-	-
Mortgage Assistance Pool	Employee Mortgage Assistance	60,000	30,000	60,000	60,000	-	60,000	-	60,000	60,000	60,000
Mortgage Assistance Transfers	Transfer (To)/From AHDF	54,339	29,900	60,000	60,000	-	60,000	-	60,000	60,000	60,000
Surplus (Deficit)		(5,511)	-								
Beginning Fund Balance		5,511	-								
Ending Fund Balance		-	-	-	-	-	-	-	-	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Village Court Apartments

Worksheet

Summary

Revenues

	Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
Rents	2,290,402	2,109,386	2,262,740	2,262,740	-	2,318,214	55,474	2,375,075	2,433,358	2,493,098	2,554,331
Other Operating Income	113,920	127,757	91,210	118,410	27,200	118,060	(350)	98,060	98,060	98,060	98,060
Total Revenues	2,404,321	2,237,143	2,353,950	2,381,150	27,200	2,436,274	55,124	2,473,135	2,531,418	2,591,158	2,652,391

Operating Expenditures

Office Operations	201,175	167,780	220,524	215,173	(5,351)	228,196	13,023	227,716	228,099	228,693	229,299
General & Administrative	114,769	152,516	158,762	148,979	(9,783)	170,979	22,000	171,925	172,890	173,874	174,878
Utilities	403,479	379,672	307,071	305,624	(1,447)	321,171	15,547	324,273	327,437	330,665	333,956
Repair & Maintenance	495,507	530,471	687,322	667,020	(20,303)	652,130	(14,890)	653,557	655,013	656,497	658,012
Non-routine Repair & Maintenance	267,306	162,473	181,000	227,000	46,000	219,000	(8,000)	184,000	184,000	219,000	219,000
Contingency	-	-	14,500	14,500	-	14,500	-	14,500	14,500	14,500	14,500
Total Operating Expenditures	1,482,235	1,392,913	1,569,180	1,578,296	9,116	1,605,975	27,679	1,575,972	1,581,939	1,623,229	1,629,645

Capital Outlay

Capital Outlay Expense	393,920	9,723	-	-	-	-	-	27,500	-	-	-
Total Capital Outlay	393,920	9,723	-	-	-	-	-	27,500	-	-	-

Debt Service

Phase 4 Debt Service P&I	-	-	-	-	-	-	-	-	-	-	-
US 2014A&B Loan Fund Interest	(7,830)	(1,378)	(3,500)	(50)	3,450	(50)	-	(50)	(50)	(50)	(50)
Trustee Fees	1,925	2,500	-	-	-	-	-	-	-	-	-
Phase 4 Cost Of Issuance	-	-	-	-	-	-	-	-	-	-	-
Interest Expense-2014A	381,884	369,833	354,198	354,198	-	345,198	(9,000)	336,198	327,198	318,198	318,198
Bonds-Principal	406,393	418,441	434,079	434,079	-	443,079	9,000	452,079	461,079	470,079	470,079
Total Debt Service	782,372	789,395	784,777	788,227	3,450	788,227	-	788,227	788,227	788,227	788,227

Other Source/Uses

Gain/Loss On Sale Of Assets	-	-	-	-	-	-	-	-	-	-	-
Transfer To GF - Overhead Allocation	(156,163)	(149,348)	(145,466)	(156,618)	(11,152)	(171,824)	(15,205)	(175,824)	(175,058)	(175,916)	(178,653)
Grant Proceeds	-	175,837	-	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
AHDF Contribution	-	-	141,751	19,383	(122,368)	129,752	110,370	94,388	13,805	-	-
Total Other Sources/Uses	(156,163)	26,489	(3,715)	(137,236)	(133,521)	(42,072)	95,164	(81,437)	(161,252)	(175,916)	(178,653)

Surplus (Deficit)	(410,369)	71,601	(3,722)	(122,609)	(118,887)	-	122,609	-	-	3,786	55,866
Beginning Available Fund Balance	461,377	51,008	-	122,609	-	-	-	-	-	-	3,786
Ending Available Fund Balance	51,008	122,609	(3,722)	-	-	-	-	-	-	3,786	59,652

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Village Court Apartments

Worksheet		Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Revenues												
VCA Revenues	Phase 4 Potential Rents	-	-	-	-	-	-	-	-	-	-	
VCA Revenues	Apartment Rents	2,246,678	2,065,620	2,218,972	2,218,972	-	2,274,446	55,474	2,331,307	2,389,590	2,449,330	2,510,563
VCA Revenues	Commercial Space Rent	28,488	28,488	28,488	28,488	-	28,488	-	28,488	28,488	28,488	28,488
VCA Revenues	Storage Rents	15,235	15,278	15,280	15,280	-	15,280	-	15,280	15,280	15,280	15,280
VCA Revenues	Allowance For Bad Debt	-	-	-	-	-	-	-	-	-	-	-
Total Rent Revenues		2,290,402	2,109,386	2,262,740	2,262,740	-	2,318,214	55,474	2,375,075	2,433,358	2,493,098	2,554,331
VCA Revenues	Late Fees	7,550	1,730	1,760	-	(1,760)	7,500	7,500	7,500	7,500	7,500	7,500
VCA Revenues	NSF Fee	280	40	200	200	-	200	-	200	200	200	200
VCA Revenues	Lease Break Fee	7,949	9,860	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
VCA Revenues	Unit Transfer Fees	1,750	3,900	9,400	2,100	(7,300)	3,000	900	3,000	3,000	3,000	3,000
VCA Revenues	Laundry Revenue	38,433	54,581	45,000	45,000	-	45,000	-	45,000	45,000	45,000	45,000
VCA Revenues	Laundry Vending	340	88	350	210	(140)	210	-	210	210	210	210
VCA Revenues	Carpet Cleaning Revenue	4,350	4,400	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA Revenues	Cleaning Charges Revenue	2,649	1,750	2,000	1,750	(250)	2,000	250	2,000	2,000	2,000	2,000
VCA Revenues	Repair Charge Revenue	5,934	2,065	4,100	4,500	400	4,500	-	4,500	4,500	4,500	4,500
VCA Revenues	Tenant Trash Disposal	-	200	-	1,200	1,200	1,200	-	1,200	1,200	1,200	1,200
VCA Revenues	Community Garden Plot Rents	-	-	-	550	550	550	-	550	550	550	550
VCA Revenues	Credit Card Fees	3,878	2,424	-	2,000	2,000	1,000	(1,000)	1,000	1,000	1,000	1,000
VCA Revenues	WF Investment Income	15,926	2,214	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
VCA Revenues	Credit Check Revenue	3,400	2,812	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
VCA Revenues	Pet Fees	11,787	8,121	7,400	5,900	(1,500)	5,900	-	5,900	5,900	5,900	5,900
VCA Revenues	Parking Enforcement	4,900	1,062	2,000	3,000	1,000	3,000	-	3,000	3,000	3,000	3,000
VCA Revenues	Other Misc Revenue	4,793	32,510	-	33,000	33,000	25,000	(8,000)	5,000	5,000	5,000	5,000
Total Other Revenues		113,920	127,757	91,210	118,410	27,200	118,060	(350)	98,060	98,060	98,060	98,060
Total Revenues		2,404,321	2,237,143	2,353,950	2,381,150	27,200	2,436,274	55,124	2,473,135	2,531,418	2,591,158	2,652,391
Office Operations												
VCA	Salaries & Wages - Management	112,550	99,099	110,178	110,178	-	117,864	7,686	117,864	117,864	117,864	117,864
VCA	PERA & Payroll Taxes	17,363	13,118	17,496	17,496	-	18,823	1,327	18,823	18,823	18,823	18,823
VCA	Workers' Compensation	800	401	4,228	4,228	-	4,228	-	4,228	4,228	4,228	4,228
VCA	Group Insurance	25,676	21,393	28,485	27,984	(501)	28,544	560	29,115	29,697	30,291	30,897
VCA	Dependent Health Reimbursement	(1,444)	(557)	-	-	-	-	-	-	-	-	-
VCA	PERA 401K	2,183	1,610	3,449	3,449	-	3,449	-	3,449	3,449	3,449	3,449
VCA	Other Employee Benefits	2,245	1,830	2,200	2,200	-	2,200	-	2,200	2,200	2,200	2,200
VCA	Housing Allowance	20,416	14,172	20,888	21,288	400	21,288	-	21,288	21,288	21,288	21,288
VCA	Computer & Software Support	8,033	7,835	15,500	15,500	-	15,500	-	15,500	15,500	15,500	15,500
VCA	Postage/Freight	55	178	150	150	-	150	-	150	150	150	150
VCA	Dues, Licenses & Fees	1,479	1,813	3,000	5,000	2,000	3,000	(2,000)	2,000	2,000	2,000	2,000
VCA	Travel & Training	5,079	1,690	2,000	1,000	(1,000)	2,000	1,000	2,000	2,000	2,000	2,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Village Court Apartments

Worksheet		Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
VCA	Telephone	2,600	2,220	3,000	1,750	(1,250)	2,000	250	1,750	1,750	1,750	1,750
VCA	Credit / Collections Costs & Fees	3,512	2,428	3,500	2,500	(1,000)	2,500	-	2,500	2,500	2,500	2,500
VCA	Parking Permits	277	(50)	-	-	-	200	200	400	200	200	200
VCA	Outside Consulting	-	-	5,000	1,000	(4,000)	5,000	4,000	5,000	5,000	5,000	5,000
VCA	Employee Appreciation	-	599	700	700	-	700	-	700	700	700	700
VCA	Business Meals	350	-	750	750	-	750	-	750	750	750	750
Total Office Operations		201,175	167,780	220,524	215,173	(5,351)	228,196	13,023	227,716	228,099	228,693	229,299
General & Administrative												
VCA	Legal Fees	12,880	30,856	25,000	10,000	(15,000)	25,000	15,000	25,000	25,000	25,000	25,000
VCA	Communications	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
VCA	Events/Promotions	2,045	1,450	5,000	3,000	(2,000)	4,000	1,000	4,000	4,000	4,000	4,000
VCA	Association Dues	30,240	34,171	37,671	43,000	5,329	47,300	4,300	48,246	49,211	50,195	51,199
VCA	Credit Card Charge	5,649	6,704	5,649	10,000	4,351	10,000	-	10,000	10,000	10,000	10,000
VCA	Repairs & Maintenance-Equipment	349	1,433	1,825	1,825	-	1,825	-	1,825	1,825	1,825	1,825
VCA	Insurance	54,344	68,604	68,604	68,604	-	68,604	-	68,604	68,604	68,604	68,604
VCA	Operating Lease - Copier	1,581	1,602	2,463	1,800	(663)	2,000	200	2,000	2,000	2,000	2,000
VCA	General Supplies	4,279	2,470	2,300	2,000	(300)	2,000	-	2,000	2,000	2,000	2,000
VCA	Janitorial	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
VCA	VCA Damages To Tenant	744	3,361	3,500	2,000	(1,500)	3,500	1,500	3,500	3,500	3,500	3,500
VCA	Bad Debt Expense	2,658	1,864	2,750	2,750	-	2,750	-	2,750	2,750	2,750	2,750
Total General & Administrative		114,769	152,516	158,762	148,979	(9,783)	170,979	22,000	171,925	172,890	173,874	174,878
Utilities												
VCA	Water/Sewer	123,499	136,357	141,000	141,000	-	155,100	14,100	158,202	161,366	164,594	167,885
VCA	Waste Disposal	45,419	42,933	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000
VCA	Cable	62,743	34,911	61,824	61,824	-	61,824	-	61,824	61,824	61,824	61,824
VCA	Electricity	166,954	163,568	49,000	49,000	-	49,000	-	49,000	49,000	49,000	49,000
VCA	Electricity- Maintenance Bldg	2,934	1,903	3,247	1,800	(1,447)	3,247	1,447	3,247	3,247	3,247	3,247
VCA	Propane- Maintenance Facility	1,931	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Total Utilities		403,479	379,672	307,071	305,624	(1,447)	321,171	15,547	324,273	327,437	330,665	333,956
Repair & Maintenance												
VCA	Salaries & Wages - Maintenance	148,512	181,562	222,276	222,276	-	220,130	(2,147)	220,130	220,130	220,130	220,130
VCA	PERA & Payroll Taxes	22,707	29,617	35,298	35,298	-	35,155	(143)	35,155	35,155	35,155	35,155
VCA	Workers' Compensation	6,266	4,395	9,188	9,188	-	9,188	-	9,188	9,188	9,188	9,188
VCA	Group Insurance	46,640	54,685	71,213	69,960	(1,253)	71,359	1,399	72,786	74,242	75,727	77,241
VCA	Dependent Health Reimbursement	(932)	(150)	-	-	-	-	-	-	-	-	-
VCA	PERA 401K	1,496	1,631	11,081	11,081	-	11,081	-	11,081	11,081	11,081	11,081
VCA	Employee Appreciation	-	1,167	600	600	-	600	-	600	600	600	600
VCA	Other Benefits	6,061	4,460	5,500	5,500	-	5,500	-	5,500	5,500	5,500	5,500
VCA	Housing Allowance	30,607	33,862	41,376	41,376	-	41,376	-	41,376	41,376	41,376	41,376
VCA	Travel, Education & Meals	2,051	330	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
VCA	Vehicle Fuel	3,671	2,644	3,647	3,647	-	3,647	-	3,647	3,647	3,647	3,647
VCA	Maintenance - Supplies	70,449	65,211	75,000	100,000	25,000	100,000	-	100,000	100,000	100,000	100,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Village Court Apartments

Worksheet		Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	Adjustments	Proposed					Adjustments
VCA	Uniforms	962	1,908	1,000	1,000	-	2,000	1,000	2,000	2,000	2,000	
VCA	Parking Supplies	-	2,158	1,000	1,000	-	1,000	-	1,000	1,000	1,000	
VCA	Community Garden	-	-	-	750	750	750	-	750	750	750	
VCA	Maintenance -Subcontract	92,230	53,018	85,000	65,000	(20,000)	25,000	(40,000)	25,000	25,000	25,000	
VCA	Apartment Turnover	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	
VCA	Carpet Cleaning	4,530	4,615	-	-	-	-	-	-	-	-	
VCA	Snow Removal	14,233	15,475	30,000	15,000	(15,000)	30,000	15,000	30,000	30,000	30,000	
VCA	Covid-19 Related Expenses	-	6,794	6,000	6,000	-	6,000	-	6,000	6,000	6,000	
VCA	Fire Alarm Monitoring System	5,040	6,453	6,000	6,000	-	6,000	-	6,000	6,000	6,000	
VCA	Fire System Repair/Inspections	10,259	25,079	25,000	25,000	-	25,000	-	25,000	25,000	25,000	
VCA	Equipment & Tools	4,312	2,808	4,000	4,000	-	4,000	-	4,000	4,000	4,000	
VCA	Telephone	7,039	5,796	5,062	5,062	-	5,062	-	5,062	5,062	5,062	
VCA	Commercial Rental Space	8,058	1,425	10,000	10,000	-	10,000	-	10,000	10,000	10,000	
VCA	Vehicle Repair & Maintenance	2,566	261	1,082	1,082	-	1,082	-	1,082	1,082	1,082	
VCA	Landscaping	5,128	8,114	30,000	20,000	(10,000)	30,000	10,000	30,000	30,000	30,000	
VCA	Laundry Supplies	-	429	-	200	200	200	-	200	200	200	
VCA	Laundry Equip And Repair & Maint	3,624	16,726	2,500	2,500	-	2,500	-	2,500	2,500	2,500	
Total Repair & Maintenance		495,507	530,471	687,322	667,020	(20,303)	652,130	(14,890)	653,557	655,013	656,497	658,012

Major Repair & Replacement

VCA	Roof Repairs (1)	9,316	4,232	12,000	25,000	13,000	60,000	35,000	25,000	25,000	60,000	60,000
VCA	Painting/Staining	-	220	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
VCA	Carpet Replacement	128,013	22,617	45,000	45,000	-	35,000	(10,000)	35,000	35,000	35,000	35,000
VCA	Cabinet Refacing/Replacement	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
VCA	Window Repair	-	5,945	12,000	45,000	33,000	12,000	(33,000)	12,000	12,000	12,000	12,000
VCA	Vinyl Replacement - Floor Repair	105,319	12,066	14,000	14,000	-	14,000	-	14,000	14,000	14,000	14,000
VCA	Appliances	8,314	12,365	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
VCA	Hot Water Heaters	2,402	6,352	10,500	10,500	-	10,500	-	10,500	10,500	10,500	10,500
VCA	Signage	8,463	12,341	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA	Paving Repairs	-	2,922	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
VCA	Parking Improvements	-	58,482	-	-	-	-	-	-	-	-	-
VCA	Concrete Repairs	3,500	19,449	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
VCA	Bobcat	1,600	2,250	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
VCA	Cabinet Replacement	379	3,235	-	-	-	-	-	-	-	-	-
VCA	Special Projects	-	-	13,000	13,000	-	13,000	-	13,000	13,000	13,000	13,000
Total Major Repairs & Replacements		267,306	162,473	181,000	227,000	46,000	219,000	(8,000)	184,000	184,000	219,000	219,000

(1) May need to replace one roof each year for the next few coming years.

Capital

VCA	VCA Expansion Costs	393,931	9,723	-	-	-	-	-	-	-	-	-
VCA	Vehicles	-	-	-	-	-	-	-	27,500	-	-	-
VCA	Building 8 Laundry Facility	(11)	-	-	-	-	-	-	-	-	-	-
Total Capital		393,920	9,723	-	-	-	-	-	27,500	-	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
	<u>Summary</u>											
Infant Care Revenues	Infant Care Fees	-	50,772	80,784	65,784	(15,000)	80,784	15,000	80,784	80,784	80,784	80,784
Infant Care Revenues	Enrollment Fees	-	1,820	1,220	1,220	-	1,220	-	1,220	1,220	1,220	1,220
Infant Care Revenues	Late Payment Fees	-	200	100	100	-	100	-	100	100	100	100
Infant Care Revenues	Grant Proceeds	-	34,947	4,500	45,500	41,000	4,500	(41,000)	4,500	4,500	4,500	4,500
Infant Care Revenues	Scholarship Grant Proceeds	-	6,120	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000	5,000
Infant Care Revenues	Fund Raising Revenues	-	-	3,550	3,550	-	3,550	-	3,550	3,550	3,550	3,550
Infant Care Revenues	Regional Strong Start Grant	-	15,000	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
Total Infant Care Revenues		-	108,859	115,154	136,154	21,000	110,154	(26,000)	110,154	110,154	110,154	110,154
Toddler Care Revenues	Toddler Care Fees	262,532	96,239	191,952	141,952	(50,000)	191,952	50,000	191,952	191,952	191,952	191,952
Toddler Care Revenues	Enrollment Fees	3,120	1,700	1,600	1,600	-	1,600	-	1,600	1,600	1,600	1,600
Toddler Care Revenues	Late Payment Fees	1,065	300	200	200	-	200	-	200	200	200	200
Toddler Care Revenues	Fund Raising Revenues	-	285	8,450	8,450	-	8,450	-	8,450	8,450	8,450	8,450
Toddler Care Revenues	Grant Proceeds	30,738	42,067	11,500	28,500	17,000	11,500	(17,000)	11,500	11,500	11,500	11,500
Toddler Care Revenues	Scholarship Grant Proceeds	29,625	13,128	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Toddler Care Revenues	Regional Strong Start Grant	15,008	15,000	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
Total Toddler Care Revenues		342,088	168,719	253,702	220,702	(33,000)	253,702	33,000	253,702	253,702	253,702	253,702
Preschool Revenues	Preschool Tuition Fees	192,090	113,448	175,292	145,292	(30,000)	175,292	30,000	175,292	175,292	175,292	175,292
Preschool Revenues	Special Program Fees	25	-	-	-	-	-	-	-	-	-	-
Preschool Revenues	Enrollment Fees	1,140	1,440	1,440	1,440	-	1,440	-	1,440	1,440	1,440	1,440
Preschool Revenues	Late Payment Fees	640	210	40	40	-	40	-	40	40	40	40
Preschool Revenues	Grant Proceeds	16,318	27,083	9,134	24,134	15,000	9,000	(15,134)	9,000	9,000	9,000	9,000
Preschool Revenues	Scholarship Grant Proceeds	20,375	3,460	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Preschool Revenues	Fundraising Revenues	5,000	165	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Total Preschool Revenues		235,588	145,806	200,906	185,906	(15,000)	200,772	14,866	200,772	200,772	200,772	200,772
Total Revenues		577,675	423,384	569,762	542,762	(27,000)	564,628	21,866	564,628	564,628	564,628	564,628
Infant Care Expense		-	113,177	166,795	144,836	(21,959)	167,296	22,460	167,844	168,403	168,974	169,556
Toddler Care Expense		455,622	286,006	302,366	302,535	169	309,079	6,544	309,607	310,146	310,695	311,256
Preschool Expense		226,808	149,014	227,371	213,190	(14,181)	237,532	24,342	238,208	238,897	239,600	240,318
Total Expenses		682,430	548,197	696,532	660,561	(35,971)	713,907	53,346	715,659	717,447	719,270	721,129
CDF Other Sources/Uses	Transfer (To)/From General Fund	104,755	124,813	126,770	117,799	(8,971)	149,279	31,480	151,031	152,819	154,642	156,501
Total Other Sources/Uses		104,755	124,813	126,770	117,799	(8,971)	149,279	31,480	151,031	152,819	154,642	156,501
Surplus (Deficit)		-	-	-	-	-	-	-	-	-	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed				
<u>Infant Care Expense</u>											
Infant Care Expense	Salaries & Wages	-	60,154	94,352	80,000	(14,352)	98,903	18,904	98,903	98,903	98,903
Infant Care Expense	Group Insurance	-	25,474	26,876	26,876	-	27,414	538	27,962	28,521	29,092
Infant Care Expense	Dependent Health Reimbursement	-	(825)	-	-	-	-	-	-	-	-
Infant Care Expense	PERA & Payroll Taxes	-	10,860	14,983	12,776	(2,207)	15,795	3,019	15,795	15,795	15,795
Infant Care Expense	PERA 401K	-	405	1,878	1,878	-	1,878	-	1,878	1,878	1,878
Infant Care Expense	Workers Compensation	-	1,214	1,265	1,265	-	1,265	-	1,265	1,265	1,265
Infant Care Expense	Other Employee Benefits	-	1,215	2,035	2,035	-	2,035	-	2,035	2,035	2,035
Infant Care Expense	Employee Appreciation	-	22	200	200	-	200	-	200	200	200
Infant Care Expense	EE Screening	-	-	50	50	-	50	-	50	50	50
Infant Care Expense	Bad Debt Expense	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	Janitorial/Trash Removal	-	477	2,652	2,652	-	2,652	-	2,652	2,652	2,652
Infant Care Expense	Rental-Facility	-	5,775	6,328	6,328	-	6,328	-	6,328	6,328	6,328
Infant Care Expense	Facility Expense	-	-	300	300	-	300	-	300	300	300
Infant Care Expense	Communications	-	-	235	235	-	235	-	235	235	235
Infant Care Expense	Internet Services	-	461	485	485	-	485	-	485	485	485
Infant Care Expense	Dues, Fees & Licenses	-	-	100	100	-	100	-	100	100	100
Infant Care Expense	Travel & Education	-	-	500	500	-	500	-	500	500	500
Infant Care Expense	Nurse Consultant	-	380	150	150	-	150	-	150	150	150
Infant Care Expense	General Supplies & Materials	-	1,119	1,100	1,100	-	1,100	-	1,100	1,100	1,100
Infant Care Expense	Office Supplies	-	305	200	200	-	200	-	200	200	200
Infant Care Expense	Fundraising Expenses	-	-	500	500	-	500	-	500	500	500
Infant Care Expense	Business Meals	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	Food/Snacks	-	-	400	-	(400)	-	-	-	-	-
Infant Care Expense	COVID-19 RELATED EXPENSES	-	86	-	-	-	-	-	-	-	-
Infant Care Expense	Utilities- Electricity	-	2,103	1,456	1,456	-	1,456	-	1,456	1,456	1,456
Infant Care Expense	Scholarship Program	-	3,528	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000
Infant Care Expense	Toys / Learning Tools	-	-	250	250	-	250	-	250	250	250
Infant Care Expense	Playground And Landscaping	-	424	500	500	-	500	-	500	500	500
Total Infant Expense		-	113,177	166,795	144,836	(21,959)	167,296	22,460	167,844	168,403	168,974

Toddler Care Expense

Toddler Care Expense	Salaries & Wages	268,587	177,024	187,646	187,646	-	192,843	5,196	192,843	192,843	192,843
Toddler Care Expense	Group Insurance	48,600	24,549	25,887	25,887	-	26,404	518	26,932	27,471	28,020
Toddler Care Expense	Dependent Health Reimbursement	(3,372)	(1,943)	(6,567)	(6,567)	-	(6,567)	-	(6,567)	(6,567)	(6,567)
Toddler Care Expense	PERA & Payroll Taxes	41,082	28,949	29,798	29,967	169	30,797	830	30,797	30,797	30,797
Toddler Care Expense	PERA 401K	2,976	4,336	3,762	3,762	-	3,762	-	3,762	3,762	3,762
Toddler Care Expense	Workers Compensation	2,750	1,579	2,349	2,349	-	2,349	-	2,349	2,349	2,349
Toddler Care Expense	Other Employee Benefits	4,320	3,915	4,785	4,785	-	4,785	-	4,785	4,785	4,785
Toddler Care Expense	Employee Appreciation	656	333	400	400	-	400	-	400	400	400

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Toddler Care Expense	EE Screening	622	50	100	100	-	100	-	100	100	100	100
Toddler Care Expense	Bad Debt Expense	2,535	-	250	250	-	250	-	250	250	250	250
Toddler Care Expense	Janitorial/Trash Removal	8,817	8,654	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200
Toddler Care Expense	Rental-Facility	18,768	11,319	12,656	12,656	-	12,656	-	12,656	12,656	12,656	12,656
Toddler Care Expense	Facility Expense	135	132	700	700	-	700	-	700	700	700	700
Toddler Care Expense	Communications	849	641	465	465	-	465	-	465	465	465	465
Toddler Care Expense	Internet Services	1,383	922	973	973	-	973	-	973	973	973	973
Toddler Care Expense	Marketing Expense	-	-	-	-	-	-	-	-	-	-	-
Toddler Care Expense	Dues, Fees & Licenses	369	426	450	450	-	450	-	450	450	450	450
Toddler Care Expense	Travel & Education	3,039	-	500	500	-	500	-	500	500	500	500
Toddler Care Expense	Contract Labor	-	-	-	-	-	-	-	-	-	-	-
Toddler Care Expense	Nurse Consultant	380	600	300	300	-	300	-	300	300	300	300
Toddler Care Expense	Postage & Freight	-	-	50	50	-	50	-	50	50	50	50
Toddler Care Expense	General Supplies & Materials	2,373	971	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Toddler Care Expense	Office Supplies	1,323	552	400	400	-	400	-	400	400	400	400
Toddler Care Expense	Fundraising Expenses	3,721	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Toddler Care Expense	Business Meals	177	129	100	100	-	100	-	100	100	100	100
Toddler Care Expense	COVID-19 RELATED EXPENSES	-	1,199	-	-	-	-	-	-	-	-	-
Toddler Care Expense	Food/Snacks	365	327	500	500	-	500	-	500	500	500	500
Toddler Care Expense	Utilities- Electricity	4,368	1,565	2,912	2,912	-	2,912	-	2,912	2,912	2,912	2,912
Toddler Care Expense	Scholarship Program	32,394	14,522	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Toddler Care Expense	Toys / Learning Tools	1,291	168	250	250	-	250	-	250	250	250	250
Toddler Care Expense	Playground And Landscaping	7,116	5,087	500	500	-	500	-	500	500	500	500
Total Toddler Care Expense		455,622	286,006	302,366	302,535	169	309,079	6,544	309,607	310,146	310,695	311,256

Preschool Expense

Preschool Expense	Salaries & Wages	125,998	74,419	127,498	112,498	(15,000)	135,590	23,092	135,590	135,590	135,590	135,590
Preschool Expense	Group Insurance	23,725	21,742	33,127	33,127	-	33,790	663	34,465	35,155	35,858	36,575
Preschool Expense	Dependent Health Reimbursement	(2,816)	(1,688)	(2,733)	(2,733)	-	(2,733)	-	(2,733)	(2,733)	(2,733)	(2,733)
Preschool Expense	PERA & Payroll Taxes	18,635	12,302	20,247	17,966	(2,281)	21,654	3,688	21,654	21,654	21,654	21,654
Preschool Expense	PERA 401K	5,417	2,830	6,375	6,375	-	6,375	-	6,375	6,375	6,375	6,375
Preschool Expense	Workers Compensation	968	976	1,389	1,389	-	1,389	-	1,389	1,389	1,389	1,389
Preschool Expense	Other Employee Benefits	770	3,170	1,430	1,430	-	1,430	-	1,430	1,430	1,430	1,430
Preschool Expense	Employee Appreciation	311	194	200	200	-	200	-	200	200	200	200
Preschool Expense	EE Screening	-	70	150	150	-	150	-	150	150	150	150
Preschool Expense	Bad Debt Expense	-	-	300	300	-	300	-	300	300	300	300
Preschool Expense	Janitorial/Trash Removal	7,053	5,900	6,364	6,364	-	6,364	-	6,364	6,364	6,364	6,364
Preschool Expense	Vehicle Repair & Maintenance	-	-	750	750	-	750	-	750	750	750	750
Preschool Expense	Rental-Facility	9,720	9,020	9,920	9,920	-	9,920	-	9,920	9,920	9,920	9,920
Preschool Expense	Facility Expense	339	94	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Child Development Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Preschool Expense	Communications	1,258	1,258	1,078	1,078	-	1,078	-	1,078	1,078	1,078	1,078
Preschool Expense	Internet Services	1,383	1,383	1,458	1,458	-	1,458	-	1,458	1,458	1,458	1,458
Preschool Expense	Utilities-Gasoline	48	-	200	200	-	200	-	200	200	200	200
Preschool Expense	Dues, Fees & Licenses	-	-	200	200	-	200	-	200	200	200	200
Preschool Expense	Travel & Education	-	-	200	200	-	200	-	200	200	200	200
Preschool Expense	Contract Labor	-	-	100	100	-	100	-	100	100	100	100
Preschool Expense	Nurse Consultant	480	930	480	480	-	480	-	480	480	480	480
Preschool Expense	Enrichment Activities	1,917	-	2,000	-	(2,000)	2,000	2,000	2,000	2,000	2,000	2,000
Preschool Expense	General Supplies & Materials	1,367	2,228	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Preschool Expense	Office Supplies	42	444	150	150	-	150	-	150	150	150	150
Preschool Expense	Fundraising Expenses	899	63	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Preschool Expense	Business Meals	-	75	100	100	-	100	-	100	100	100	100
Preschool Expense	Food/Snacks	368	210	300	300	-	300	-	300	300	300	300
Preschool Expense	Covid-19 Related Expense	-	1,173	-	500	500	-	(500)	-	-	-	-
Preschool Expense	Utilities- Electricity	1,788	1,975	1,788	1,788	-	1,788	-	1,788	1,788	1,788	1,788
Preschool Expense	Scholarship Program	20,640	7,855	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Preschool Expense	Toys / Learning Tools	410	178	300	300	-	300	-	300	300	300	300
Preschool Expense	Playground Equip/Improvements (1)	6,059	2,213	-	4,600	4,600	-	(4,600)	-	-	-	-
Preschool Expense	Security	29	-	-	-	-	-	-	-	-	-	-
Total Preschool Expense		226,808	149,014	227,371	213,190	(14,181)	237,532	24,342	238,208	238,897	239,600	240,318

(1) Grant funded

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Water/Sewer Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021	2021	2022	2022	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
<u>Summary</u>												
Revenues												
	Water & Sewer Service Fees	3,137,524	3,375,036	3,507,914	3,507,914	-	3,815,067	307,153	3,877,299	3,940,776	4,005,523	4,071,563
	Other Revenues	10,294	7,488	8,650	8,650	-	8,650	-	8,650	8,650	8,650	8,650
	Total Revenues	3,147,818	3,382,523	3,516,564	3,516,564	-	3,823,717	307,153	3,885,949	3,949,426	4,014,173	4,080,213
Operating Expenses												
	Water Operating Costs	988,626	996,323	1,421,410	1,395,303	(26,107)	1,131,885	(263,418)	1,131,865	1,133,374	2,381,714	2,383,284
	Sewer Operating Costs	500,570	600,368	564,101	565,600	1,499	569,436	3,836	569,222	569,513	569,810	570,113
	Water/Sewer Contingency	-	-	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
	Total Operating Costs	1,489,196	1,596,691	2,020,511	1,995,903	(24,608)	1,736,321	(259,582)	1,736,086	1,737,887	2,986,524	2,988,397
									1,697,324	1,702,905	1,705,194	1,710,633
Capital												
	Capital Costs	801,557	491,323	2,080,500	2,080,500	-	2,799,750	719,250	3,236,500	1,886,500	1,505,000	2,780,000
	Total Capital	801,557	491,323	2,080,500	2,080,500	-	2,799,750	719,250	3,236,500	1,886,500	1,505,000	2,780,000
Other Source/Uses												
	Tap Fees	112,829	33,680	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
	Tap Fees	6,000	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
	Tap Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
	Water/Sewer Other Sources/Uses	-	2,253	-	-	-	-	-	-	-	-	-
	Water/Sewer Other Sources/Uses	(159,945)	(170,876)	(187,306)	(198,059)	(10,753)	(185,770)	12,289	(193,688)	(192,315)	(188,194)	(190,575)
	Total Other Sources/Uses	(41,116)	(134,943)	(80,306)	(91,059)	(10,753)	(78,770)	12,289	(86,688)	(85,315)	(81,194)	(83,575)
	Surplus (Deficit)	815,948	1,159,566	(664,753)	(650,898)	13,855	(791,123)	(140,225)	(1,173,325)	239,724	(558,545)	(1,771,759)
	Beginning Available Fund Balance	3,847,122	4,663,070	5,270,049	5,822,636		5,171,738		4,380,615	3,207,290	3,447,014	2,888,469
	Ending Available Fund Balance	4,663,070	5,822,636	4,605,296	5,171,738		4,380,615		3,207,290	3,447,014	2,888,469	1,116,710

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Water/Sewer Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	Adjustments	Proposed					Adjustments
<u>Revenues</u>												
MV Water	MV-Water Base Fees	1,042,419	1,154,425	1,268,657	1,268,657	-	1,395,522	126,866	1,423,433	1,451,902	1,480,940	1,510,558
MV Water	MV-Sewer Base Fees	1,042,419	1,154,425	1,268,657	1,268,657	-	1,395,522	126,866	1,423,433	1,451,902	1,480,940	1,510,558
MV Water	MV-Water Excess Fees	410,288	441,638	350,000	350,000	-	350,000	-	350,000	350,000	350,000	350,000
MV Water	MV-Water Irrigation Fees	84,974	76,665	66,524	66,524	-	66,524	-	66,524	66,525	66,526	66,526
MV Water	MV-Water Construction	2,508	765	1,577	1,577	-	1,577	-	1,577	1,577	1,577	1,577
MV Water	MV-Snowmaking Fees	327,165	264,571	250,000	250,000	-	250,000	-	250,000	250,000	250,000	250,000
Total Mountain Village Revenues		2,909,773	3,092,490	3,205,414	3,205,414	-	3,459,146	253,731	3,514,967	3,571,905	3,629,982	3,689,220
Ski Ranches Water	SR-Water Base Fees	174,776	209,836	251,803	251,803	-	302,164	50,361	308,207	314,371	320,659	327,072
Ski Ranches Water	SR-Water Excess Fees	17,325	50,364	15,697	15,697	-	15,697	-	15,697	15,697	15,697	15,697
Ski Ranches Water	SR-Irrigation Fees	1,026	920	175	175	-	175	-	175	175	175	175
Ski Ranches Water	SR-Water Construction	5	263	342	342	-	342	-	342	342	342	342
Total Ski Ranches Revenues		193,132	261,383	268,017	268,017	-	318,378	50,361	324,421	330,585	336,873	343,286
Skyfield Water	SKY-Water Base Fees	10,630	12,862	15,307	15,307	-	18,369	3,061	18,736	19,111	19,493	19,883
Skyfield Water	SKY-Water/Standby Fees	8,190	8,190	8,190	8,190	-	8,190	-	8,190	8,190	8,190	8,190
Skyfield Water	SKY-Water Excess Fees	15,800	111	10,200	10,200	-	10,200	-	10,200	10,200	10,200	10,200
Skyfield Water	SKY-Water Irrigation Fees	-	-	785	785	-	785	-	785	785	785	785
Total Skyfield Revenues		34,619	21,163	34,482	34,482	-	37,544	3,061	37,911	38,286	38,668	39,058
Other Revenues - Water/Sewer	MV-Water/Sewer Inspection Fees	2,400	900	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Other Revenues - Water/Sewer	SR/SF Water Inspection Fees	150	-	-	-	-	-	-	-	-	-	-
Other Revenues - Water/Sewer	Elk Run Maintenance Fees	944	2,338	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Other Revenues - Water/Sewer	Late Fees	5,600	4,150	4,700	4,700	-	4,700	-	4,700	4,700	4,700	4,700
Other Revenues - Water/Sewer	Water Fines	1,200	100	450	450	-	450	-	450	450	450	450
Total Other Revenues		10,294	7,488	8,650	8,650	-	8,650	-	8,650	8,650	8,650	8,650
Sewer Expense	Salaries & Wages	74,125	76,587	74,280	76,657	2,377	79,723	3,066	79,723	79,723	79,723	79,723
Sewer Expense	Group Insurance	12,577	13,217	14,257	13,992	(265)	14,272	280	14,557	14,848	15,145	15,448
Sewer Expense	Dependent Health Reimbursement	(1,485)	(2,096)	(725)	(2,160)	(1,435)	(2,160)	-	(2,160)	(2,160)	(2,160)	(2,160)
Sewer Expense	PERA & Payroll Taxes	11,149	12,302	11,796	12,242	446	12,732	490	12,732	12,732	12,732	12,732
Sewer Expense	PERA 401K	6,320	6,348	4,457	4,457	-	4,457	-	4,457	4,457	4,457	4,457
Sewer Expense	Workers Compensation	821	1,105	1,206	1,206	-	1,206	-	1,206	1,206	1,206	1,206
Sewer Expense	Other Employee Benefits	900	900	1,100	1,100	-	1,100	-	1,100	1,100	1,100	1,100
Sewer Expense	Employee Appreciation	97	307	100	100	-	100	-	100	100	100	100
Sewer Expense	Repair & Maintenance (1)	15,614	8,718	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
Sewer Expense	Vehicle Repair & Maintenance	115	-	1,082	1,082	-	1,082	-	1,082	1,082	1,082	1,082
Sewer Expense	Sewer Line Checks	24,853	15,997	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Sewer Expense	Facility Expenses	879	1,345	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Water/Sewer Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Sewer Expense	Communications	1,110	1,016	1,000	1,200	200	1,200	-	1,200	1,200	1,200	1,200
Sewer Expense	Travel-Education & Training	1,712	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Sewer Expense	General Supplies & Materials	2,594	5,295	5,083	5,083	-	5,083	-	5,083	5,083	5,083	5,083
Sewer Expense	Supplies-Safety	109	48	500	500	-	500	-	500	500	500	500
Sewer Expense	Supplies - Office	1,206	609	800	800	-	800	-	800	800	800	800
Sewer Expense	COVID-19 RELATED EXPENSES	-	50	500	500	-	500	-	-	-	-	-
Sewer Expense	Regional Sewer O&M	308,745	414,393	360,794	360,794	-	360,794	-	360,794	360,794	360,794	360,794
Sewer Expense	Regional Sewer Overhead	34,847	39,716	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000
Sewer Expense	Utilities - Electricity	2,168	2,415	2,547	2,547	-	2,547	-	2,547	2,547	2,547	2,547
Sewer Expense	Utilities - Gasoline	2,115	2,096	3,824	4,000	176	4,000	-	4,000	4,000	4,000	4,000
Total		500,570	600,368	564,101	565,600	1,499	569,436	3,836	569,222	569,513	569,810	570,113
(1) Infiltration Repairs												
MV Water Expense	Salaries & Wages	278,005	317,844	308,405	288,405	(20,000)	304,256	15,851	304,256	304,256	304,256	304,256
MV Water Expense	Housing Allowance	-	-	8,970	8,970	-	8,970	-	8,970	8,970	8,970	8,970
MV Water Expense	Offset Labor	-	-	(5,000)	(5,000)	-	(5,000)	-	(5,000)	(5,000)	(5,000)	(5,000)
MV Water Expense	Group Insurance	57,523	64,618	68,030	56,030	(12,000)	73,215	17,185	74,679	76,172	77,696	79,250
MV Water Expense	Dependent Health Reimbursement	(3,100)	(2,645)	(7,809)	(2,500)	5,309	(2,500)	-	(2,500)	(2,500)	(2,500)	(2,500)
MV Water Expense	PERA & Payroll Taxes	42,371	48,837	48,975	46,058	(2,917)	48,590	2,531	48,590	48,590	48,590	48,590
MV Water Expense	PERA 401K	15,213	17,990	15,337	15,337	-	15,337	-	15,337	15,337	15,337	15,337
MV Water Expense	Workers Compensation	4,906	4,936	7,166	7,166	-	7,166	-	7,166	7,166	7,166	7,166
MV Water Expense	Other Employee Benefits	4,797	4,800	6,193	6,193	-	6,193	-	6,193	6,193	6,193	6,193
MV Water Expense	Employee Appreciation	292	766	533	533	-	533	-	533	533	533	533
MV Water Expense	Uniforms	1,187	543	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Legal - Water	26,291	6,037	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
MV Water Expense	Legal - Elk Run	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
MV Water Expense	Legal - TSG Water	-	-	15,000	10,000	(5,000)	10,000	-	10,000	10,000	10,000	10,000
MV Water Expense	Water Consulting	2,880	3,297	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
MV Water Expense	Water Sample Analysis	24,060	12,252	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Water Augmentation Plan (2)	28,799	28,813	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
MV Water Expense	Water System Analysis	-	1,084	-	-	-	-	-	-	-	-	-
MV Water Expense	Water Rights (5)	10,296	4,921	10,000	15,000	5,000	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Janitorial/Trash Removal	1,790	1,660	1,586	1,700	114	1,700	-	1,700	1,700	1,700	1,700
MV Water Expense	Repair & Maintenance (3)	26,250	7,152	38,000	38,000	-	38,000	-	38,000	38,000	38,000	38,000
MV Water Expense	Vehicle Repair & Maintenance	2,245	2,967	3,445	4,000	555	4,000	-	4,000	4,000	4,000	4,000
MV Water Expense	Software Support	1,716	3,193	2,000	3,200	1,200	3,200	-	3,200	3,200	3,200	3,200
MV Water Expense	Backflow Testing	3,453	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
MV Water Expense	Facility Expenses	966	1,345	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Insurance	14,490	15,402	21,000	21,000	-	21,000	-	21,000	21,000	21,000	21,000
MV Water Expense	Communications	4,935	4,371	4,329	4,329	-	4,329	-	4,329	4,329	4,329	4,329
MV Water Expense	Internet Services	2,011	2,011	2,208	2,208	-	2,208	-	2,208	2,208	2,208	2,208
MV Water Expense	Dues & Fees	5,499	2,180	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Water/Sewer Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
MV Water Expense	Travel-Education & Training	615	185	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
MV Water Expense	Invoice Processing	4,225	4,048	4,000	4,500	500	4,500	-	4,500	4,500	4,500	
MV Water Expense	Online Payment Processing Fees	25,010	27,784	25,000	27,000	2,000	27,000	-	27,000	27,000	27,000	
MV Water Expense	Postage & Freight	5,238	4,480	5,772	5,772	-	5,772	-	5,772	5,772	5,772	
MV Water Expense	General Supplies & Materials	10,266	32,441	20,955	20,955	-	20,955	-	20,955	20,955	20,955	
MV Water Expense	Supplies - Chlorine	16,611	6,222	22,000	22,000	-	22,000	-	22,000	22,000	22,000	
MV Water Expense	Supplies - Office	1,347	1,120	1,714	1,714	-	1,714	-	1,714	1,714	1,714	
MV Water Expense	Meter Purchases	2,463	676	3,200	3,200	-	3,200	-	3,200	3,200	1,250,000	
MV Water Expense	Business Meals	107	70	80	80	-	80	-	80	80	80	
MV Water Expense	COVID-19 RELATED EXPENSES	-	813	500	500	-	500	-	-	-	-	
MV Water Expense	Utilities - Natural Gas	2,088	1,161	3,435	3,435	-	3,435	-	3,435	3,435	3,435	
MV Water Expense	Utilities - Electricity	285,966	307,108	312,090	312,090	-	312,090	-	312,090	312,090	312,090	
MV Water Expense	Utilities - Gasoline	5,792	7,375	9,489	12,000	2,511	12,000	-	12,000	12,000	12,000	
MV Water Expense	Pump Replacement	28,760	7,497	23,397	23,397	-	23,397	-	23,397	23,397	23,397	
MV Water Expense	Tank Maintenance (4)	-	-	300,000	300,000	-	-	(300,000)	-	-	-	
MV Water Expense	San Miguel Watershed Coalition	10,000	10,000	10,000	10,000	-	10,000	-	10,000	10,000	10,000	
MV Water Expense	Water Conservation Incentives	7,044	2,825	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Total		962,406	968,177	1,379,340	1,356,612	(22,728)	1,092,179	(264,433)	1,093,143	1,094,637	2,342,960	2,344,514

(2) Augmentation water lease with Trout Lake

(3) 2020 New batteries for Wapiti solar system \$10,000

(4) Double Cabins Tank 2021

(5) Water consultants working with staff and legal on water rights issues.

Ski Ranches Water Expense	Salaries & Wages	6,782	5,433	10,320	6,500	(3,820)	6,500	-	6,500	6,500	6,500	6,500
Ski Ranches Water Expense	Group Insurance	576	607	767	767	-	782	15	798	814	830	847
Ski Ranches Water Expense	PERA & Payroll Taxes	1,089	861	1,639	1,038	(600)	1,038	-	1,038	1,038	1,038	1,038
Ski Ranches Water Expense	PERA 401K	347	299	506	506	-	506	-	506	506	506	506
Ski Ranches Water Expense	Water Sample Analysis	3,517	647	2,500	2,500	-	3,500	1,000	2,500	2,500	2,500	2,500
Ski Ranches Water Expense	Repair & Maintenance	6,960	9,671	11,066	11,066	-	11,066	-	11,066	11,066	11,066	11,066
Ski Ranches Water Expense	Dues & Fees	261	827	150	500	350	500	-	500	500	500	500
Ski Ranches Water Expense	General Supplies & Materials	475	172	1,560	1,560	-	1,560	-	1,560	1,560	1,560	1,560
Ski Ranches Water Expense	Chlorine (6)	-	2,000	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Ski Ranches Water Expense	Supplies-Safety	200	-	200	200	-	200	-	200	200	200	200
Ski Ranches Water Expense	Meter Purchases	-	-	500	500	-	500	-	500	500	500	500
Ski Ranches Water Expense	Utilities - Natural Gas	1,081	455	1,746	1,746	-	1,746	-	1,746	1,746	1,746	1,746
Ski Ranches Water Expense	Utilities - Electricity	4,704	876	3,309	4,000	691	4,000	-	4,000	4,000	4,000	4,000
Ski Ranches Water Expense	Utilities - Gasoline	229	448	958	958	-	958	-	958	958	958	958
Ski Ranches Water Expense	Tank And Pipe Replacement	-	5,850	5,850	5,850	-	5,850	-	5,850	5,850	5,850	5,850
Total		26,221	28,146	42,070	38,691	(3,379)	39,706	1,015	38,722	38,738	38,754	38,770

(6) Increased water usage

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Water/Sewer Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	Adjustments	Proposed					Adjustments
Water/Sewer Capital Expense	Leak Detection System	19,950	-	-	-	-	-	-	-	-	-	
Water/Sewer Capital Expense	SCADA Replacement	-	-	-	-	-	75,000	75,000	30,000	30,000	30,000	
Water/Sewer Capital Expense	Vehicles (1)	-	-	-	-	-	30,000	30,000	-	-	35,000	
Water/Sewer Capital Expense	Miscellaneous FF&E (2)	-	-	35,000	35,000	-	35,000	-	-	-	-	
Water/Sewer Capital Expense	Ski Ranches Capital	239,522	217,528	250,000	250,000	-	250,000	-	250,000	250,000	250,000	
Water/Sewer Capital Expense	Power Generators	25,282	-	-	-	-	-	-	175,000	-	-	
Water/Sewer Capital Expense	Regional Sewer Capital	328,769	106,102	1,795,500	1,795,500	-	2,409,750	614,250	2,481,500	1,606,500	1,190,000	
Water/Sewer Capital Expense	Wells - New	137,226	12,574	-	-	-	-	-	-	-	-	
Water/Sewer Capital Expense	San Miguel Pump (3)	50,808	155,119	-	-	-	-	-	300,000	-	-	
Total		801,557	491,323	2,080,500	2,080,500	-	2,799,750	719,250	3,236,500	1,886,500	1,505,000	2,780,000

(1) 2022-Replace 2008 Dodge Dakota, 2025-Replace 2013 F250 Pickup

(2) 2022- Replace Turbo Meters

(3) 2023- Replace 1 booster pump and motor

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed	2022 Adjustments	2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection
	<u>Summary</u>											
	<u>Revenues</u>											
	Cable Revenues	993,838	975,791	997,472	997,472	-	615,000	(382,472)	615,000	615,000	615,000	615,000
	Internet Revenues	1,112,465	1,161,287	1,012,200	1,012,200	-	1,471,860	459,660	1,471,860	1,471,860	1,471,860	1,471,860
	Phone Revenues	40,863	35,488	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
	Miscellaneous Revenues	48,369	51,843	70,540	70,540	-	70,540	-	70,540	70,540	70,540	70,540
	Total Revenues	2,195,536	2,224,411	2,115,212	2,115,212	-	2,192,400	77,188	2,192,400	2,192,400	2,192,400	2,192,400
	<u>Expenses</u>											
	Cost of Cable Sales	836,649	793,119	933,383	933,383	-	451,200	(482,183)	451,200	451,200	451,200	451,200
	Cost of Internet Sales	257,744	179,615	190,000	190,000	-	204,000	14,000	204,000	212,160	212,160	212,160
	Cost of Phone Sales	22,326	19,293	12,000	25,200	13,200	25,200	-	25,200	25,200	25,200	25,200
	Operations	602,877	714,711	707,804	711,986	4,182	758,637	46,650	733,007	734,404	735,830	737,284
	Broadband Fund Contingency Contingency	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
	Total Expense	1,719,596	1,706,738	1,846,187	1,863,569	17,382	1,442,037	(421,533)	1,416,407	1,425,964	1,427,390	1,428,844
	<u>Capital</u>											
	Capital Outlay	981,650	1,939,290	545,000	725,000	180,000	320,000	(405,000)	145,000	145,000	145,000	145,000
	Total Capital	981,650	1,939,290	545,000	725,000	180,000	320,000	(405,000)	145,000	145,000	145,000	145,000
	<u>Other Sources/Uses</u>											
	Broadband Other Source/Uses Transfer (To)/From General Fund	424,383	1,610,146	447,120	658,284	211,164	-	(658,284)	-	-	-	-
	Broadband Other Source/Uses Transfer To GF - Overhead Allocation	(169,531)	(188,529)	(171,145)	(184,927)	(13,782)	(154,284)	30,643	(158,022)	(157,798)	(154,692)	(156,640)
	Total Other Sources/Uses	254,852	1,421,617	275,975	473,357	197,382	(154,284)	(627,641)	(158,022)	(157,798)	(154,692)	(156,640)
	Surplus (Deficit)	(250,858)	-	-	-	-	276,079	276,079	472,971	463,638	465,319	461,916
	Beginning Available Fund Balance	250,858	-	-	-	-	-	-	276,079	749,050	1,212,688	1,678,007
	Ending Available Fund Balance	-	-	-	-	-	276,079	-	749,050	1,212,688	1,678,007	2,139,923

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
<u>Revenues</u>												
Video Revenues	Basic Residential	543,783	570,495	316,942	316,942	-	-	(316,942)	-	-	-	-
Video Revenues	Fiber Video - Residential	-	5,797	366,900	366,900	-	468,000	101,100	468,000	468,000	468,000	468,000
Video Revenues	Basic Bulk/Commercial Fiber (6)	188,693	159,566	93,740	93,740	-	147,000	53,260	147,000	147,000	147,000	147,000
Video Revenues	Premium Pay Revenue	36,474	40,932	37,677	37,677	-	-	(37,677)	-	-	-	-
Video Revenues	Bulk Premium	27,910	27,686	22,617	22,617	-	-	(22,617)	-	-	-	-
Video Revenues	Digital	55,870	52,926	44,322	44,322	-	-	(44,322)	-	-	-	-
Video Revenues	HDTV	136,901	116,979	115,273	115,273	-	-	(115,273)	-	-	-	-
Video Revenues	Digital DMX Commercial	4,208	1,410	-	-	-	-	-	-	-	-	-
Total Video Revenues		993,838	975,791	997,472	997,472	-	615,000	(382,472)	615,000	615,000	615,000	615,000
Phone Revenues	Basic Phone Service	40,471	34,764	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Phone Revenues	Changes To Service Fee	325	700	-	-	-	-	-	-	-	-	-
Phone Revenues	Long Distance Charges	67	25	-	-	-	-	-	-	-	-	-
Total Phone Revenues		40,863	35,488	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Internet Revenues	High Speed Internet	568,612	646,479	775,000	775,000	-	1,176,060	401,060	1,176,060	1,176,060	1,176,060	1,176,060
Internet Revenues	Fiber Wi-Fi	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Internet Revenues	Bulk/Commercial Internet	181,120	166,534	175,000	175,000	-	108,600	(66,400)	108,600	108,600	108,600	108,600
Internet Revenues	Non Subscriber High Speed Internet	302,120	300,760	-	-	-	-	-	-	-	-	-
Internet Revenues	Internet Business Class	45,597	37,639	55,000	55,000	-	180,000	125,000	180,000	180,000	180,000	180,000
Internet Revenues	High Speed Static Address	4,689	5,587	-	-	-	-	-	-	-	-	-
Internet Revenues	Dark Fiber Leased Revenues	10,327	4,288	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200
Total Internet Revenues		1,112,465	1,161,287	1,012,200	1,012,200	-	1,471,860	459,660	1,471,860	1,471,860	1,471,860	1,471,860
Broadband Misc Revenues	Other-Advertising Revenue (1)	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Broadband Misc Revenues	Other-Labor (2)	600	60	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Broadband Misc Revenues	Other - Parts (3)	124	7,820	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Broadband Misc Revenues	Other-Connection Fees (4)	15,225	14,715	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Broadband Misc Revenues	Cable Equipment Rental	3,991	2,710	16,000	16,000	-	16,000	-	16,000	16,000	16,000	16,000
Broadband Misc Revenues	Fiber DVR	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Broadband Misc Revenues	Other-Leased Access Revenue (5)	5,340	5,340	5,340	5,340	-	5,340	-	5,340	5,340	5,340	5,340
Broadband Misc Revenues	Leased Fiber Access	1,200	-	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200
Broadband Misc Revenues	Other-Late Payment Fees	11,270	8,500	6,500	6,500	-	6,500	-	6,500	6,500	6,500	6,500
Broadband Misc Revenues	Other-NSF Fees	-	50	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Other-Recovery Income	559	-	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Channel Revenue	7,792	12,215	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Miscellaneous Revenue	2,269	434	-	-	-	-	-	-	-	-	-
Total Miscellaneous Revenues		48,369	51,843	70,540	70,540	-	70,540	-	70,540	70,540	70,540	70,540

(1) Local ad insertions

(2) Hourly work performed by cable techs

(3) Parts/Equipment bought by customer from MVB

(4) Cable Tech install fees

(5) Programming paid to MVB

(6) Lost VCA bulk account

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	2021 Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
<u>Cost of Sales</u>												
Video Cost of Sales	Basic Programming Fee	701,073	660,289	591,758	591,758	-	-	(591,758)	-	-	-	-
Video Cost of Sales	Fiber Video Services	-	8,040	167,680	167,680	-	445,000	277,320	445,000	445,000	445,000	445,000
Video Cost of Sales	Copyright Royalties	4,112	12,326	6,200	6,200	-	6,200	-	6,200	6,200	6,200	6,200
Video Cost of Sales	Premium Program Fees	73,041	66,348	79,202	79,202	-	-	(79,202)	-	-	-	-
Video Cost of Sales	Digital - Basic Program Fees	43,778	32,009	75,047	75,047	-	-	(75,047)	-	-	-	-
Video Cost of Sales	TV Guide Programming	7,199	7,387	5,932	5,932	-	-	(5,932)	-	-	-	-
Video Cost of Sales	HDTV	3,628	3,109	5,064	5,064	-	-	(5,064)	-	-	-	-
Video Cost of Sales	TV Everywhere Fees	3,818	3,612	2,500	2,500	-	-	(2,500)	-	-	-	-
Total Video Cost of Sales		836,649	793,119	933,383	933,383	-	451,200	(482,183)	451,200	451,200	451,200	451,200
Phone Cost of Sales	Phone Service Costs	22,326	19,293	12,000	25,200	13,200	25,200	-	25,200	25,200	25,200	25,200
Phone Cost of Sales	Connection Fees-Phone	-	-	-	-	-	-	-	-	-	-	-
Total Phone Cost of Sales		22,326	19,293	12,000	25,200	13,200	25,200	-	25,200	25,200	25,200	25,200
Internet Cost of Sales	ISP & T1 (7)	235,271	156,620	190,000	190,000	-	204,000	14,000	204,000	212,160	212,160	212,160
Internet Cost of Sales	IP Addresses in Lieu	22,473	22,995	-	-	-	-	-	-	-	-	-
Total Internet Cost of Sales		257,744	179,615	190,000	190,000	-	204,000	14,000	204,000	212,160	212,160	212,160

(7) Currently looking to exit century link and engage Mammoth Networks for redundancy. Increasing bandwidth in 2022

Capital

Broadband Fund Capital	Test Equipment (8)	-	1,249	5,000	5,000	-	40,000	35,000	20,000	20,000	20,000	20,000
Broadband Fund Capital	Software Upgrades	-	-	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Broadband Fund Capital	Vehicles	-	-	-	-	-	-	-	-	-	-	-
Broadband Fund Capital	Equipment (9)	-	-	20,000	-	(20,000)	55,000	55,000	55,000	55,000	55,000	55,000
Broadband Fund Capital	System Upgrades (10)	981,650	1,938,040	500,000	700,000	200,000	205,000	(495,000)	50,000	50,000	50,000	50,000
Total Capital		981,650	1,939,290	545,000	725,000	180,000	320,000	(405,000)	145,000	145,000	145,000	145,000

(8) New fiber splicer

(9) Fiber trailer also 10 gig card for adran 5000

(10) To post wire apt condos and townhouses for individual fiber. Also add elk run and meadows west - 2021, 2022 public Wi-Fi implementation plus ongoing projects

Operating Costs

Operating Costs	Salaries & Wages	284,135	337,739	302,489	312,924	10,435	322,784	9,860	322,784	322,784	322,784	322,784
Operating Costs	Housing Allowance	12,652	12,470	12,840	12,840	-	12,840	-	12,840	12,840	12,840	12,840
Operating Costs	Group Insurance	52,587	63,440	72,531	67,162	(5,370)	68,505	1,343	69,875	71,272	72,698	74,152
Operating Costs	Dependent Health Reimbursement	(3,611)	(3,493)	(4,356)	(4,356)	-	(4,356)	-	(4,356)	(4,356)	(4,356)	(4,356)
Operating Costs	PERA & Payroll Taxes	43,427	48,740	48,035	49,974	1,939	51,549	1,575	51,549	51,549	51,549	51,549
Operating Costs	PERA 401K	23,731	24,316	22,592	22,770	178	23,940	1,171	23,940	23,940	23,940	23,940
Operating Costs	Workers Compensation	5,125	5,909	6,064	6,064	-	6,064	-	6,064	6,064	6,064	6,064

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021	2021	2022	2022	2023 Long	2024 Long	2025 Long	2026 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Operating Costs	Other Employee Benefits	4,320	4,320	5,280	5,280	-	5,280	-	5,280	5,280	5,280	5,280
Operating Costs	Uniforms	280	1,191	500	500	-	600	100	600	600	600	600
Operating Costs	Bad Debt Expense	365	-	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Operating Costs	Legal	431	3,097	500	500	-	500	-	500	500	500	500
Operating Costs	Technical - Computer Support (12)	48,775	60,180	48,899	48,899	-	55,000	6,101	55,000	55,000	55,000	55,000
Operating Costs	Call Center Fees	1,416	1,534	1,800	1,800	-	1,800	-	1,800	1,800	1,800	1,800
Operating Costs	Janitorial/Trash Removal	1,790	1,660	1,586	1,586	-	1,586	-	1,586	1,586	1,586	1,586
Operating Costs	R/M - Head End (13)	20,403	29,762	10,000	10,000	-	25,000	15,000	25,000	25,000	25,000	25,000
Operating Costs	R/M - Plant (13)	4,689	4,268	25,000	25,000	-	25,000	-	20,000	20,000	20,000	20,000
Operating Costs	Vehicle Repair & Maintenance	3,093	1,783	1,500	1,500	-	3,000	1,500	3,000	3,000	3,000	3,000
Operating Costs	Facility Expenses	5,910	16,056	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Operating Costs	Insurance	3,866	5,400	3,675	3,675	-	3,675	-	3,675	3,675	3,675	3,675
Operating Costs	Communications	7,479	8,117	5,578	5,578	-	5,578	-	5,578	5,578	5,578	5,578
Operating Costs	Marketing & Advertising	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Operating Costs	Dues & Fees (14)	2,083	8,556	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Operating Costs	Travel, Education & Training	32	2,150	5,000	2,000	(3,000)	2,000	-	2,000	2,000	2,000	2,000
Operating Costs	Contract Labor	6,000	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Operating Costs	Cable Locates (15)	261	827	600	600	-	600	-	600	600	600	600
Operating Costs	Invoice Processing	2,211	1,924	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600
Operating Costs	Online Payment Processing Fees	18,671	20,993	20,005	20,005	-	20,005	-	20,005	20,005	20,005	20,005
Operating Costs	Postage & Freight	3,710	3,174	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200
Operating Costs	General Supplies & Materials	4,487	2,324	9,500	9,500	-	9,500	-	9,500	9,500	9,500	9,500
Operating Costs	Supplies - Office	2,718	2,203	2,550	2,550	-	2,550	-	2,550	2,550	2,550	2,550
Operating Costs	DVR'S (16)	13,055	9,898	-	-	-	-	-	-	-	-	-
Operating Costs	Digital Cable Terminals	2,920	5,373	-	-	-	-	-	-	-	-	-
Operating Costs	Cable Modems/ONT's	1,944	975	50,000	50,000	-	60,000	10,000	38,000	38,000	38,000	38,000
Operating Costs	Wireless Routers	-	604	-	-	-	-	-	-	-	-	-
Operating Costs	Phone Terminals	-	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Operating Costs	Business Meals	656	400	400	400	-	400	-	400	400	400	400
Operating Costs	Employee Appreciation	656	509	500	500	-	500	-	500	500	500	500
Operating Costs	Covid-19 Related Expenses	-	2,836	-	-	-	-	-	-	-	-	-
Operating Costs	Utilities - Natural Gas	1,081	455	986	986	-	986	-	986	986	986	986
Operating Costs	Utilities - Electricity	18,772	20,301	21,608	21,608	-	21,608	-	21,608	21,608	21,608	21,608
Operating Costs	Utilities - Gasoline	2,758	4,720	4,343	4,343	-	4,343	-	4,343	4,343	4,343	4,343
Total Operating Costs		602,877	714,711	707,804	711,986	4,182	758,637	46,650	733,007	734,404	735,830	737,284

(12) Managed network and data base services

(13) Parts replacement of headend equipment and plant amplifiers

(14) Tech dues

(15) UNCC ticket fees

(16) Initial investment in cable boxes for upgrade

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Telluride Conference Center (TCC)

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
TCC Expense	Facility Expenses	-	-	-	-	-	-	-	-	-	-	
TCC Expense	Contract Labor	-	4,600	-	-	-	-	-	-	-	-	
TCC Expense	HOA Dues (1)	90,768	107,066	131,538	131,538	-	130,291	(1,247)	106,246	100,668	102,681	104,735
TCC Expense	Marketing (2)	100,000	100,000	-	-	-	-	-	-	-	-	-
TCC Expense	Capital Expenses (3)	6,471	-	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Total Expense		197,239	211,666	151,538	151,538	-	150,291	(1,247)	126,246	120,668	122,681	124,735
TCC Other Sources/Uses	Transfer (To)/From General Fund Operations	190,768	211,666	131,538	131,538	-	130,291	(1,247)	106,246	100,668	102,681	104,735
TCC Other Sources/Uses	Transfer (To)/From General Fund Cap/MR&R	6,471	-	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Total Other Source/Uses		197,239	211,666	151,538	151,538	-	150,291	(1,247)	126,246	120,668	122,681	124,735
Surplus (Deficit)		-	-	-	-	-	-	-	-	-	-	-

(1) TMVOA dues increased 25% in 2019, FKL dues are increasing 18.32% in 2020 and increases for a few years to build reserves for capital projects.

(2) Marketing agreement

(3) Contractual obligation

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Gondola Fund

Worksheet	Account Name			2021		2021		2022		2022		2023 Long	2024 Long	2025 Long	2026 Long	
		Actuals 2019	Actuals 2020	2021 Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term	Projection	Projection	Projection	Projection
	<u>Summary</u>															
	Revenues															
	TMVOA Operations Contribution	3,446,607	2,667,150	4,023,555	1,453,625	(2,569,930)	4,074,850	2,621,225	4,070,070	4,223,890	4,091,511	4,093,741				
	TMVOA Cap & Major Repairs Funding	484,874	168,295	439,500	476,000	36,500	403,000	(73,000)	210,000	230,000	75,000	390,000				
	TMVOA Funding	3,931,481	2,835,445	4,463,055	1,929,625	(2,533,430)	4,477,850	2,548,225	4,280,070	4,453,890	4,166,511	4,483,741				
	TSG - 1% Lift Ticket Contribution	212,387	187,360	150,000	200,000	50,000	200,000	-	200,000	200,000	200,000	200,000				
	Event Operations Funding	6,262	6,831	-	-	-	-	-	-	-	-	-				
	TOT Extended Ops Contribution	36,000	36,000	36,000	36,000	-	36,000	-	36,000	36,000	36,000	36,000				
	Miscellaneous Revenue	781	972	-	-	-	-	-	-	-	-	-				
	CDOT Grant Funding - Ops	141,241	1,195,511	133,354	2,656,532	2,523,178	133,000	(2,523,532)	133,000	133,000	133,000	133,000				
	CDOT Grant Funding - Cap/MR&R	699,570	-	320,000	320,000	-	-	(320,000)	-	-	-	-				
	Total Gondola Funding	5,027,722	4,262,119	5,102,409	5,142,157	39,748	4,846,850	(295,307)	4,649,070	4,822,890	4,535,511	4,852,741				
	Expenditures															
	Gondola Operations	1,838,698	2,021,581	1,952,917	2,003,501	50,584	2,006,596	3,095	1,990,727	1,994,942	1,999,240	2,003,625				
	Gondola Maintenance	1,279,880	1,393,983	1,436,841	1,434,094	(2,747)	1,467,672	33,578	1,471,041	1,474,478	1,479,983	1,481,559				
	Overhead/Fixed Costs	445,396	407,954	456,132	458,306	2,174	469,306	11,000	469,306	469,306	469,306	469,306				
	MARRS	68,079	70,301	79,363	79,417	54	79,417	-	79,417	79,417	79,417	79,417				
	Chondola	171,266	167,757	242,657	195,839	(46,818)	245,860	50,021	253,579	399,748	257,564	253,834				
	Contingency	-	-	120,000	120,000	-	120,000	-	120,000	120,000	120,000	120,000				
	Total Operating Costs	3,803,319	4,061,576	4,287,909	4,291,157	3,248	4,388,850	97,693	4,384,070	4,537,890	4,405,511	4,407,741				
	Capital/MR&R															
	Major Repairs & Replacements	1,149,756	155,903	710,000	736,000	26,000	285,000	(451,000)	60,000	50,000	60,000	375,000				
	Capital	34,688	12,392	49,500	60,000	10,500	118,000	58,000	150,000	180,000	15,000	15,000				
	Total Capital/MR&R	1,184,444	168,295	759,500	796,000	36,500	403,000	(393,000)	210,000	230,000	75,000	390,000				
	Total Expenditures	4,987,763	4,229,871	5,047,409	5,087,157	39,748	4,791,850	(295,307)	4,594,070	4,767,890	4,480,511	4,797,741				
	Other Sources															
	Sale of Assets	-	-	-	-	-	-	-	-	-	-	-				
	Administrative Services	(39,959)	(32,248)	(55,000)	(55,000)	-	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)				
	Total Other Sources/Uses	(39,959)	(32,248)	(55,000)	(55,000)	-	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)				
	Surplus (Deficit)	-	-	-	-	-	-	-	-	-	-	-				

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Gondola Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Gondola - MARRS	Salaries & Wages (*)	55,328	53,731	59,542	59,542	-	59,542	-	59,542	59,542	59,542	59,542
Gondola - MARRS	PERA & Payroll Taxes	8,354	8,460	9,455	9,509	54	9,509	-	9,509	9,509	9,509	9,509
Gondola - MARRS	Workers Compensation	1,362	1,170	2,866	2,866	-	2,866	-	2,866	2,866	2,866	2,866
Gondola - MARRS	Payroll Processing	3,035	4,141	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Gondola - MARRS	General Supplies & Materials	-	796	500	500	-	500	-	500	500	500	500
Gondola - MARRS	MARRS Zip Bikes	-	2,003	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola - MARRS	Evacuee Clothing	-	-	-	-	-	-	-	-	-	-	-
Total MARRS		68,079	70,301	79,363	79,417	54	79,417	-	79,417	79,417	79,417	79,417

*** Training two new MARRS riders 2020**

Gondola - FGOA	Technical Support	5,896	3,311	5,500	5,500	-	5,500	-	5,500	5,500	5,500	5,500
Gondola - FGOA	Lightning Detection Service	17,200	17,200	17,200	17,500	300	17,500	-	17,500	17,500	17,500	17,500
Gondola - FGOA	Janitorial/Trash Removal	35,267	32,055	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola - FGOA	Insurance	35,185	36,644	37,057	38,431	1,374	38,431	-	38,431	38,431	38,431	38,431
Gondola - FGOA	Communications	17,755	14,493	12,000	12,000	-	12,000	-	12,000	12,000	12,000	12,000
Gondola - FGOA	Dues & Fees	5,945	7,825	6,000	6,500	500	7,500	1,000	7,500	7,500	7,500	7,500
Gondola - FGOA	Utilities - Water/Sewer	8,785	10,301	9,000	9,000	-	9,000	-	9,000	9,000	9,000	9,000
Gondola - FGOA	Utilities - Natural Gas	44,033	34,780	39,375	39,375	-	39,375	-	39,375	39,375	39,375	39,375
Gondola - FGOA	Utilities - Electricity	264,643	236,039	275,000	275,000	-	275,000	-	275,000	275,000	275,000	275,000
Gondola - FGOA	Utilities - Internet	2,137	2,137	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola - FGOA	Gondola Employee Shuttle Expense (1)	3,656	3,340	10,000	10,000	-	20,000	10,000	20,000	20,000	20,000	20,000
Gondola - FGOA	Legal - Miscellaneous	4,894	9,829	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Total FGOA		445,396	407,954	456,132	458,306	2,174	469,306	11,000	469,306	469,306	469,306	469,306

(1) 2022 - Gondola-centric early AM and late PM vanpool

Chondola	Salaries & Wages - Operations	51,404	40,326	54,560	54,560	-	54,560	-	54,560	54,560	54,560	54,560
Chondola	Salaries & Wages - Maintenance	11,102	5,477	10,500	12,500	2,000	7,500	(5,000)	12,500	7,500	12,500	7,500
Chondola	PERA & Payroll Taxes	9,438	6,915	10,332	10,709	377	9,911	(799)	10,709	9,911	10,709	9,911
Chondola	Workers Compensation	2,872	2,279	3,570	3,570	-	3,570	-	3,570	3,570	3,570	3,570
Chondola	Telski Labor	22,454	24,271	23,000	25,000	2,000	29,000	4,000	29,000	29,000	29,000	29,000
Chondola	Telski-Dues, Fees, Licenses	941	939	2,750	1,500	(1,250)	1,500	-	1,500	1,500	1,500	1,500
Chondola	Telski - Parts & Supplies	38,752	23,530	28,000	28,000	-	28,000	-	28,000	28,000	28,000	28,000
Chondola	Telski - Outside Labor	150	525	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Chondola	Telski-Utilities	20,348	18,408	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
Chondola	Major R&R Terminal Rebuilds	-	3,812	74,945	25,000	(49,945)	76,819	51,819	78,739	80,707	82,725	84,793
Chondola	Major R&R Grip Jaws	7,936	41,275	-	-	-	-	-	-	-	-	-
Chondola	Controls	790	-	-	-	-	-	-	-	-	-	-
Chondola	Haul Rope Replacement	-	-	-	-	-	-	-	-	150,000	-	-
Chondola	Major R&R - Painting	5,079	-	-	-	-	-	-	-	-	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Gondola Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021 Original	2021	2021	2022	2022	2023 Long	2024 Long	2025 Long	2026 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Chondola	Sound Dampening	-	-	-	-	-	-	-	-	-	-	-
Total Chondola		171,266	167,757	242,657	195,839	(46,818)	245,860	50,021	253,579	399,748	257,564	253,834
Gondola Operations	Salaries & Wages	1,105,229	1,180,640	1,127,437	1,144,562	17,125	1,144,562	-	1,144,562	1,144,562	1,144,562	1,144,562
Gondola Operations	Seasonal Bonus	36,218	40,161	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola Operations	Gondola Ops-Admin Mgmt Support	181,874	162,008	182,238	182,238	-	182,238	-	182,238	182,238	182,238	182,238
Gondola Operations	Group Insurance	144,562	173,014	192,534	202,534	10,000	206,584	4,051	210,716	214,930	219,229	223,613
Gondola Operations	Dependent Health Reimbursement	(7,183)	(6,745)	(5,500)	(5,500)	-	(5,500)	-	(5,500)	(5,500)	(5,500)	(5,500)
Gondola Operations	PERA & Payroll Taxes	170,903	192,673	184,595	188,376	3,781	188,376	-	188,376	188,376	188,376	188,376
Gondola Operations	PERA 401K	16,606	16,136	17,585	17,585	-	17,585	-	17,585	17,585	17,585	17,585
Gondola Operations	Workers Compensation	52,886	57,676	64,230	64,230	-	64,230	-	64,230	64,230	64,230	64,230
Gondola Operations	Other Employee Benefits	24,380	50,200	29,078	50,000	20,922	50,000	-	50,000	50,000	50,000	50,000
Gondola Operations	Agency Compliance	6,622	6,580	2,500	4,000	1,500	4,000	-	4,000	4,000	4,000	4,000
Gondola Operations	Employee Assistance Program	1,123	513	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola Operations	Employee Life Insurance	1,949	2,140	5,200	3,200	(2,000)	5,000	1,800	5,000	5,000	5,000	5,000
Gondola Operations	Flex Spending Admin Fees	45	257	268	268	-	268	-	268	268	268	268
Gondola Operations	Uniforms	7,999	39,745	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Gondola Operations	Payroll Processing	17,737	26,390	29,052	29,052	-	29,052	-	29,052	29,052	29,052	29,052
Gondola Operations	Vehicle Repair & Maintenance	-	-	2,000	8,256	6,256	2,500	(5,756)	2,500	2,500	2,500	2,500
Gondola Operations	Recruiting	16,623	8,549	15,000	11,000	(4,000)	16,000	5,000	16,000	16,000	16,000	16,000
Gondola Operations	Travel, Education & Training	4,652	1,259	2,500	9,500	7,000	7,500	(2,000)	7,500	7,500	7,500	7,500
Gondola Operations	Supplies	20,584	13,588	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Gondola Operations	Operating Incidents	209	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola Operations	Blankets - Purchase/Cleaning	1,957	1,206	-	-	-	-	-	-	-	-	-
Gondola Operations	Business Meals	137	435	500	500	-	500	-	500	500	500	500
Gondola Operations	Employee Appreciation	5,593	5,399	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Gondola Operations	COVID-19 Related Expenses	-	45,814	30,000	20,000	(10,000)	20,000	-	-	-	-	-
Gondola Operations	Utilities - Gas & Oil	992	3,943	4,200	4,200	-	4,200	-	4,200	4,200	4,200	4,200
Gondola Operations	Grant Success Fees	27,001	-	-	-	-	-	-	-	-	-	-
Total Gondola Ops		1,838,698	2,021,581	1,952,917	2,003,501	50,584	2,006,596	3,095	1,990,727	1,994,942	1,999,240	2,003,625
Gondola Maintenance	Salaries & Wages	685,674	725,242	743,984	763,809	19,825	767,135	3,326	767,135	767,135	767,135	767,135
Gondola Maintenance	Housing Allowance	10,372	10,327	10,716	10,716	-	10,716	-	10,716	10,716	10,716	10,716
Gondola Maintenance	Group Insurance	146,689	151,059	165,167	155,000	(10,167)	168,471	13,471	171,840	175,277	178,783	182,358
Gondola Maintenance	Dependent Health Reimbursement	(6,932)	(7,706)	(9,672)	(9,672)	-	(9,672)	-	(9,672)	(9,672)	(9,672)	(9,672)
Gondola Maintenance	PERA & Payroll Taxes	104,642	117,569	119,846	123,692	3,846	124,223	531	124,223	124,223	124,223	124,223
Gondola Maintenance	PERA 401K	31,388	34,365	37,199	37,199	-	37,199	-	37,199	37,199	37,199	37,199
Gondola Maintenance	Workers Compensation	39,538	33,546	40,950	40,950	-	40,950	-	40,950	40,950	40,950	40,950
Gondola Maintenance	Other Employee Benefits	22,200	20,000	21,480	21,480	-	21,480	-	21,480	21,480	21,480	21,480
Gondola Maintenance	Agency Compliance	1,324	155	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Employee Assistance Program	342	171	320	320	-	320	-	320	320	320	320
Gondola Maintenance	Employee Life Insurance	2,656	2,883	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Gondola Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Gondola Maintenance	Flex Spending Admin Fees	257	257	300	300	-	300	-	300	300	300	300
Gondola Maintenance	Uniforms	2,552	5,715	4,000	4,000	-	4,000	-	4,000	4,000	6,000	4,000
Gondola Maintenance	Payroll Processing	5,234	8,059	9,000	9,000	-	9,000	-	9,000	9,000	9,000	9,000
Gondola Maintenance	Vehicle Repair & Maintenance	9,552	28,756	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Gondola Maintenance	Trails & Road Maintenance	4,616	5,310	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Gondola Maintenance	Facility Expenses	25,568	25,562	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
Gondola Maintenance	Recruiting	1,463	1,040	1,500	750	(750)	1,500	750	1,500	1,500	1,500	1,500
Gondola Maintenance	Dues & Fees	16,350	8,914	14,000	11,000	(3,000)	14,000	3,000	14,000	14,000	14,000	14,000
Gondola Maintenance	Travel, Education & Training	5,081	2,277	10,000	7,500	(2,500)	10,000	2,500	10,000	10,000	10,000	10,000
Gondola Maintenance	Contract Labor	25,372	23,151	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Gondola Maintenance	Postage & Freight	1,809	540	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Supplies	30,514	27,950	40,000	30,000	(10,000)	40,000	10,000	40,000	40,000	40,000	40,000
Gondola Maintenance	Parts	107,213	153,098	120,000	120,000	-	120,000	-	120,000	120,000	120,000	120,000
Gondola Maintenance	Business Meals	557	111	500	500	-	500	-	500	500	500	500
Gondola Maintenance	Employee Appreciation	234	796	550	550	-	550	-	550	550	550	550
Gondola Maintenance	COVID-19 Related Expenses	-	9,334	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Gondola Maintenance	Utilities - Gas & Oil	5,615	5,502	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Total Gondola Maintenance		1,279,880	1,393,983	1,436,841	1,434,094	(2,747)	1,467,672	33,578	1,471,041	1,474,478	1,479,983	1,481,559

Gondola Capital/MR&R	Noise Mitigation	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Bull Wheel Replacement	-	-	99,000	99,000	-	-	(99,000)	-	-	-	150,000
Gondola Capital/MR&R	Gearbox Rebuild	-	-	100,000	-	(100,000)	-	-	-	-	-	-
Gondola Capital/MR&R	Ski/Board Racks Upgrade	320	125	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Gearbox Purchase - Critical Spare Parts	-	-	131,000	157,000	26,000	-	(157,000)	-	-	-	-
Gondola Capital/MR&R	Haul Ropes	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Conveyor Drives & Gear Motors	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Conveyor Rebuilds	-	-	275,000	-	(275,000)	-	-	-	-	-	-
Gondola Capital/MR&R	Cabin Window Buffing	18,678	10,400	20,000	20,000	-	10,000	(10,000)	20,000	10,000	20,000	10,000
Gondola Capital/MR&R	Fiber Optics - Control System	819,684	-	20,000	20,000	-	-	(20,000)	-	-	-	-
Gondola Capital/MR&R	Cabin Refurbs	221,824	57,867	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Gondola Capital/MR&R	Station Upgrades (13)	70,832	56,731	-	20,000	20,000	235,000	215,000	-	-	-	150,000
Gondola Capital/MR&R	Electric Motor	-	-	25,000	-	(25,000)	-	-	-	-	-	25,000
Gondola Capital/MR&R	Lighting Array Repairs	-	30,780	20,000	-	(20,000)	20,000	20,000	20,000	20,000	20,000	20,000
Gondola Capital/MR&R	Grant funded Projects - Driveline Rebuilds	-	-	-	125,000	125,000	-	(125,000)	-	-	-	-
Gondola Capital/MR&R	Grant funded Projects - Conveyor Rebuilds	-	-	-	275,000	275,000	-	(275,000)	-	-	-	-
Gondola Capital/MR&R	Wayfinding	18,418	-	-	-	-	-	-	-	-	-	-
Total MR&R		1,149,756	155,903	710,000	736,000	26,000	285,000	(451,000)	60,000	50,000	60,000	375,000

Gondola Capital/MR&R	Gondola Cabins	5,000	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Vehicles (8)	-	-	-	-	-	100,000	100,000	-	-	-	-
Gondola Capital/MR&R	Equipment Replacement	28,506	11,818	12,000	-	(12,000)	18,000	18,000	-	30,000	15,000	15,000
Gondola Capital/MR&R	Grip Replacements	-	-	-	-	-	-	-	150,000	150,000	-	-

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long Term Projection	2024 Long Term Projection	2025 Long Term Projection	2026 Long Term Projection	
				2021 Original	Forecasted	2021 Adjustments	2022 Proposed					2022 Adjustments
Gondola Capital/MR&R	Bike Racks	1,182	574	37,500	60,000	22,500	-	(60,000)	-	-	-	-
Gondola Capital/MR&R	Staircases	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Terminal Flooring	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	AC Drives/Motors	-	-	-	-	-	-	-	-	-	-	-
Total Capital		34,688	12,392	49,500	60,000	10,500	118,000	58,000	150,000	180,000	15,000	15,000

(8) 2022 - Purchase of two Transit Connects and one Colorado - grant funding dependent

(13) 2021 - Snowmelt station 6 pavers; 2022 - \$450K Angle station public bathrooms, \$100K Catch nets per tram code, \$100K Fire suppression station 6 per tram code, \$35K Bike parking facility at Oak Street; 2026 - \$150K Tower / terminal painting

Town of Mountain Village 2022 Proposed, 2021 Forecasted, and 2023-2026 Long Term Projections

Municipal Debt Service

Worksheet	Account Name	Actuals 2019	Actuals 2020	2021		2022		2023 Long	2024 Long	2025 Long	2026 Long	
				2021 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
DSF Revs	Tax - Specific Ownership	27,548	24,724	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
DSF Revs	Tax - Property - 2014/2020 Bonds (2)	550,730	509,934	480,012	480,012	-	477,760	(2,252)	477,400	481,505	480,310	473,890
DSF Revs	Tax - Property - 2006A Bonds	-	-	-	-	-	-	-	-	-	-	-
Total Property Taxes		578,279	534,659	512,012	512,012	-	509,760	(2,252)	509,400	513,505	512,310	505,890
DSF Revs	2014 Bond Reserve Fund	2,103	516	300	300	-	300	-	300	300	300	300
DSF Revs	Interest-2006B Liquidity Fund	2,669	1,301	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
DSF Revs	Interest-Other Interest	-	-	-	-	-	-	-	-	-	-	-
DSF Revs	Interest Revenue - 2011 Gondola Bonds	529	94	200	200	-	200	-	200	200	200	200
Total Investment Income		5,301	1,911	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
DSF Revs	Contribution- TMVOA	60,066	59,002	60,894	60,894	-	533,676	472,782	-	-	-	-
DSF Revs	Contribution-Telski	143,134	140,598	145,106	145,106	-	1,271,724	1,126,618	-	-	-	-
Total Contributions		203,200	199,600	206,000	206,000	-	1,805,400	1,599,400	-	-	-	-
Total Debt Service Fund Revenues		786,779	736,170	720,012	720,012	-	2,317,160	1,597,148	511,400	515,505	514,310	507,890
Debt Service	Bond Admin Fees/Trustee Charges	1,183	1,289	1,182	1,182	-	1,182	-	1,182	1,182	1,182	1,182
Debt Service	Audit Fees	1,000	2,000	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Debt Service	Cost of Issuance	-	80,712	-	-	-	-	-	-	-	-	-
Debt Service	County Treasurer Collection Fees	16,638	15,355	14,797	14,797	-	14,732	(65)	14,722	14,840	14,806	14,620
Total Administrative Fees		18,820	99,355	17,979	17,979	-	17,914	(65)	17,904	18,022	17,988	17,802
Debt Service	2011 Gondola Bonds Principal (1)	120,000	120,000	130,000	130,000	-	1,770,000	1,640,000	-	-	-	-
Debt Service	2011 Gondola Bonds Interest (1)	83,200	79,600	76,000	76,000	-	35,400	(40,600)	-	-	-	-
Debt Service	2014/2020 Parking Bonds Principal	285,000	285,000	320,000	320,000	-	345,000	25,000	375,000	385,000	390,000	390,000
Debt Service	2014/2020 Parking Bonds Interest	250,725	137,213	144,032	144,032	-	116,841	(27,191)	86,480	80,480	74,320	68,080
Total Bond Principal & Interest		738,925	621,813	670,032	670,032	-	2,267,241	1,597,209	461,480	465,480	464,320	458,080
Total Expense		757,745	721,168	688,011	688,011	-	2,285,155	1,597,144	479,384	483,502	482,308	475,882
DSF Revs	Transfer (To)/From General Fund	-	691,433	-	-	-	-	-	-	-	-	-
DSF Revs	Bond Proceeds	-	5,475,000	-	-	-	-	-	-	-	-	-
DSF Revs	Payment to Refunding Bonds Escrow	-	(6,192,795)	-	-	-	-	-	-	-	-	-
DSF Revs	Transfer (To)/From GF Specific Ownership Taxes	(27,548)	(24,724)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Total Other Source/Uses		(27,548)	(51,086)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Surplus (Deficit)		1,486	(36,084)	1	1	-	5	4	16	3	2	8
Beginning Fund Balance		404,087	405,573	405,770	369,489		369,490		369,495	369,511	369,514	369,516
Ending Fund Balance		405,573	369,489	405,771	369,490		369,495		369,511	369,514	369,516	369,524

(1) The 2022 principal budget reflects the intent of the TMVOA and TSG LLC to call the remaining bonds outstanding as soon as legally allowed and noticed.

(2) The Mill levy required for the property taxes to be collected is 1.4606, .0877 less than 2021



TO: Mountain Village Town Council

FROM: Michelle Haynes, Planning and Development Services Director, Paul Wisor, Town Attorney

FOR: Town Council; September 16, 2021

DATE: September 1, 2021

RE: Second Reading of an Ordinance regarding Amendments To The Community Development Code Consistent With The Town Of Mountain Village Community Housing Initiatives; Specifically, Amendments To Reintroduce Duplex Development Within An Overlay District In The Single Family Zone District, Modifications To The Definition Of Accessory Dwelling Unit (ADU), Removing Mother-In-Law Suite, Allowing For A One Step Design Review For Deed Restricted Projects, Providing Lot Coverage And ADU Square Footage Increases In Exchange For Voluntary Deed Restrictions Of ADU's, Clarifying That An ADU Is Allowed Within Detached Condominium Development And Other Conforming Amendments

THE HOUSING CRISIS

The Town of Mountain Village, and the Telluride region as a whole, is in the midst of a housing crisis that directly threatens the quality of life of every Mountain Village resident, second homeowner, business, and visitor. From entry level restaurant workers to top level ski executives, and every other position in between, these critical roles are going unfilled, in large part, because such workers and their families lack viable housing options within or near Mountain Village. Unless this crisis is addressed, the basic services and amenities that make Mountain Village a place like no other, will be diminished or eliminated altogether.

ZONING INCENTIVES OVERVIEW

The Town Council launched a Community Housing Initiative in May of 2021, which consists of a multi-pronged approach to incentivize and create community housing in the Town of Mountain Village. As part of this initiative, Town Council provided direction to pursue the zoning incentives as described in this memo. The zoning incentives included

- Re-introducing duplex development.
- Accessory Dwelling Units, allowed in detached condominiums
- Accessory Dwelling Unit incentives
- One step design review for deed restricted housing projects comprised of 60% of the overall project.

ATTACHMENTS

- A. Ordinance inclusive of exhibit A. Redline CDC Amendments
- B. Alternative Ordinance with Exhibit B. Redline CDC Amendments (duplex amendments removed)

TOWN COUNCIL FIRST READING OF AN ORDINANCE SUMMARY DIRECTION

Town Council approved on first reading of an ordinance, the CDC amendments described above with direction and requests for clarification. Specifically, Council directed staff to clarify certain comments and concerns articulated by Council during first reading regarding duplex development.

DUPLEX CONSIDERATIONS

As Council approved the ordinance on first reading, the ordinance approved by Council is included in the packet for legal purposes, and this ordinance could be approved by Council on second reading, attached as exhibit A. However, staff recommends removing the duplex CDC amendments, and adopting all other CDC amendments (which are discussed further below). **Council will consider duplex development at a future date.**

THE INFORMATION BELOW IS THE SAME INFORMATION PROVIDED IN THE FIRST READING MEMO.

ACCESSORY DWELLING UNIT

Accessory Dwelling Units are allowed within the single-family zone district as attached [to the primary home] if the lot size is less than .75 acres and detached [from the primary home] if the lot size is over .75 acres. This accessory use is considered ancillary to the primary home, allows for a separate lock-off entrance and a full kitchen. Traditionally the ADU's were intended for caretaker and ancillary uses to manage estate properties in the Mountain Village. ADU's have functioned like this, and provided long term and short-term rental options for homeowners at their discretion. The ADU's size is limited and subordinate to the main dwelling consistent with the regulations found in the CDC.

The original definition of the ADU allowed for it as a normal incidental to, subordinate to and devoted exclusively to the main use of the residence (1998 LUO)

The current definition is as follows:

Accessory Dwelling Unit: A single-family dwelling that is located on the same lot as the primary single-family dwelling that meets the zoning requirements for an accessory dwelling unit under the municipal code. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit.

The current CDC also allows for a mother-in-law suite in detached condominiums. This is very similar to an ADU except there must be a common shared entrance, and the kitchen facility is limited in size. Staff recommends removing this and replacing it with an allowance for an ADU.

Proposal

Pursuant to Council direction, staff has removed the definition of a mother-in-law suite, then integrating some of the mother-in-law language into the ADU definition. Staff

clarified that an ADU is allowed within detached condominiums in addition to the single-family zone district and SFCI.

Proposed definition:

Accessory Dwelling Unit: An accessory dwelling unit that is located on the same lot or within the same primary dwelling (as applicable) as the primary single-family, detached condominium dwelling unit, or single-family dwelling unit that meets the requirements for an accessory dwelling unit contained in Chapter 3. The accessory dwelling unit may have one (1) kitchen. A separate entrance is allowed. Size limitations apply as contained in Chapter 3. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. Accessory Dwelling Unit can share a common entrance or common hallway within the primary dwelling unit.

Allowable Zone Districts:

The proposed CDC amendment will make it clear that an ADU is allowed in the Single-Family zone district, Single family Common Interest Community (SFCI) zone district, and Multi-Family zone district when the unit configuration is a detached condominium dwelling unit.

ADU's are recommended to be prohibited within duplex development.

Parking:

In the CDC there is no parking requirement for an ADU; however, it can be determined by the Design Review Board parking is required pursuant to development review on a case-by-case basis per CDC Section 17.5.8.A(5). Staff is recommending that this flexibility is maintained for any future ADUs.

ADDITIONAL ADU ZONING INCENTIVES

Staff added two additional zoning incentives to the ADU provisions in the case where the owner voluntarily enters into a deed restriction for the ADU. 1) Deed restricted ADUs can be constructed with an additional 200 square feet of bonus floor area. 2) Owners proposing a deed restricted ADU can increase their overall lot coverage by 5% from the Lot Coverage requirements provided in the CDC.

ADDITIONAL BROAD INCENTIVES

Staff recommends that if a project is comprised of 60% or more of deed restricted housing, then the process is expedited by a one step design review application. This means that all the requirement of the initial and final review are provided in one application.

NEXT STEPS

If Town Council recommends moving forward, below is a proposed outline of the CDC timeline and amendment process:

- May 20, 2021 – Launched the Community Housing Initiatives*
- June 17, 2021 – Work session to receive direction regarding zoning incentives in the Community Development Code (CDC)*
- August 5, 2021 – Design Review Board recommendation on proposed zoning incentives*
- August 19, 2021 – First Reading of an Ordinance regarding proposed zoning incentives*

- September 16, 2021- Second Reading of an Ordinance regarding proposed zoning incentives

*Completed

RECOMMENDED MOTION

If Council would like to approve the ordinance without inclusion of duplex development, staff has provided a recommended motion:

I move to approve on second reading an Ordinance regarding the CDC amendments supporting Community Housing Initiatives as set forth in Exhibit B to the packet materials.

If Council desires to approve the ordinance as presented at first reading, which includes duplex development, staff has provided the following recommended motion:

I move to approve on second reading an Ordinance regarding the CDC amendments supporting Community Housing Initiatives as set forth in Exhibit A to the packet materials.

/mbh

ORDINANCE NO. 2021-__

AN ORDINANCE REGARDING AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE CONSISTENT WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY HOUSING INITIATIVES; SPECIFICALLY, AMENDMENTS TO REINTRODUCE DUPLEX DEVELOPMENT WITHIN AN OVERLAY DISTRICT IN THE SINGLE FAMILY ZONE DISTRICT, MODIFICATIONS TO THE DEFINITION OF ACCESSORY DWELLING UNIT (ADU), REMOVING MOTHER-IN-LAW SUITE, ALLOWING FOR EXPEDITED REVIEW FOR DEED RESTRICTED PROJECTS, PROVIDING LOT COVERAGE AND ADU SQUARE FOOTAGE INCREASES IN EXCHANGE FOR VOLUNTARY DEED RESTRICTIONS OF ADU'S, CLARIFYING THAT AN ADU IS ALLOWED WITHIN DETACHED CONDOMINIUM DEVELOPMENT AND OTHER CONFORMING AMENDMENTS

RECITALS

- A. 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").
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC, including incentivizing community housing (also known as workforce housing) in the CDC, from time to time.

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

Section 1. Amendment of Community Development Code

- A. The Town of Mountain Village Community Development Code is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.
- D. The Planning Department is also directed to amend the Official Zone District Map accordingly.

Section 2. Ordinance Effect

- E. This Ordinance shall have no effect on pending litigation, if any, 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.
- F. 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 _____, 2021.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 19th of August, 2021 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 19th of August, 2021

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 16th of September, 2021

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:

Paul Wisor, 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 _____, 2021, 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				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
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 _____, 2021 in accordance with Section 5.2d 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 August 19, 2021. 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				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
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 _____, 2021.

Susan Johnston, Town Clerk

(SEAL)

CHAPTER 17.3 ZONING AND LAND USE REGULATIONS

17.3.1 PURPOSE

The purpose and intent of the Zoning and Land Use Regulations is to create a zoning scheme that is consistent with the Town's Comprehensive Plan in order to insure compatibility of land uses, efficient and economical use of land and adequate light and air in development projects. These regulations are also intended to:

- A. Establish zone districts and zone district requirements and incorporate by reference the Official Zoning Map;
- B. Specify accessory and conditional land uses that are permitted within each zone district;
- C. Outline specific zoning designations to be applied to each lot;
- D. Preserve the person-equivalent Density Limitation in the Original PUD Boundary;
- E. Provide for density transfers and the establishment and regulation of the Town density bank;
- F. Preserve the platted open space requirement and provide for rezoning of open space for development as envisioned in the Comprehensive Plan;
- G. Establish building height, site coverage, general easement and setback requirements;
- H. Establish requirements for rezoning hotbed sites identified in the Comprehensive Plan; and
- I. Provide regulations concerning nonconforming uses, structures and lots.

17.3.2 ZONE DISTRICTS ESTABLISHED

A. Zone Districts

The following zone districts are established for use within the Town:

- a. Active Open Space Zone District ("AOS");
 - i. Limited use, ski resort active open space ("class 1 AOS");
 - ii. Limited use, golf course active open space ("class 2 AOS");
 - iii. Full use, ski resort active open space ("class 3 AOS");
 - iv. Resource conservation active open space ("class 4 AOS"); and
 - v. Right-of-way active open space ("class 5 AOS").
 - b. Passive Open Space Zone District ("POS");
 - c. Civic Zone District ("CV");
 - d. Multi-Family Zone District ("MF");
 - e. Maintenance-Public Works Zone District ("MPW");
 - f. Single-family Zone District ("SF");
 - i. Subdividable Duplex/Non-Subdividable Duplex
 - ~~f.g.~~ Single-family Common Interest Community Zone District ("SFCI");
 - ~~g.~~ h. Village Center Zone District ("VC"); and
 - ~~h.~~ i. PUD Zone District ("PUD").
2. These zone districts were established in order to implement the Comprehensive Plan's land use plan policies including but not limited to the land uses envisioned in the future land use plan map.
- a. The Comprehensive Plan future land use map shall be implemented by:

- i. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan (Please refer to the Town Comprehensive Plan regulations in Chapter 1); and;
- ii. Ensuring that the ski resort operator and the golf resort operator's land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires Telluride Ski Resort operator and Telluride Golf Resort operator's land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

B. Zone District Descriptions and Land Uses

The following sections provide a description of the zone districts and the general uses allowed within each zone district. The land uses allowed in each zone district are more specifically set forth in the land Use Schedule.

1. Active Open Space Zone Districts' Classifications. Active open space has the following zone district classifications:

- a. **Limited Use Ski Resort Active Open Space (Class 1 AOS)**
The Class 1 AOS Zone District is intended to provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development.
- b. **Limited Use Golf Course Active Open Space (Class 2 AOS)**
The class 2 AOS Zone District is intended to provide open space areas limited to golf course facilities and related activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, recreational trails and similar uses.
- c. **Full Use Ski Resort Active Open Space (Class 3 AOS)**
The class 3 AOS Zone District is intended to provide open space areas with more intensive land uses than those permitted in the class 1 AOS and class 2 AOS zone districts that are typically associated with the operation and maintenance of a ski resort and the community at large, which are limited to ski resort uses, active recreation uses, recreational trails, community infrastructure, equestrian facilities, workforce housing, telecommunications antenna and similar uses.
- d. **Resource Conservation Active Open Space (Class 4 AOS)**
The class 4 AOS Zone District is intended to provide open space areas limited to passive open space uses such as recreational trails, picnicking areas, nature interpretation, nature viewing and similar uses.
- e. **Right-of-Way and Access Active Open Space (Class 5 AOS)**
The class 4 AOS Zone district is intended to provide open space areas limited to roadways, driveways, vehicular signage, utilities, parking, infrastructure, telecommunications antennas, recreational trails, ski runs and associated infrastructure at road-ski run intersections, community infrastructures and similar uses.

2. Passive Open Space Zone District. The Passive Open Space Zone District ("POS") is

intended to provide open space areas limited to passive open space uses, land in a natural state, environmental restoration such as wetland mitigation and forest management, fire mitigation, subsurface utilities and infrastructure, and similar uses.

3. **Civic Zone District.** The Civic Zone District ("CV") is intended to provide civic land uses limited to municipal facilities, community facilities, workforce housing, hotbed development in accordance with the Comprehensive Plan, and similar uses. This zone district shall only be applied to the Town Hall Subarea and is expressly prohibited elsewhere, including but not limited to the ski resort operator's shops area located off of Prospect Creek Drive.
4. **Multi-Family Zone District.** The Multi-family Zone District ("MF") is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses.
5. **Maintenance-Public Works Zone District.** The Maintenance-Public Works Zone District ("MPW") is intended to provide land for public works uses limited to community infrastructure, recreational trails, maintenance facilities, public works facilities and similar uses. This zone district, or a PUD zone district with the same land uses, shall be applied to any rezoning of the ski resort operators shops area located off of Prospect Creek Drive.
6. **Single-Family Zone District.** The Single-family Zone District (SF) is intended to provide lower density single-family residential areas limited to single-family dwellings and similar uses. Subdividable and Non-subdividable duplex zoning designations are permitted to continue are allowed within the single-family zone district consistent with the Subdividable and Non-Subdividable Overlay on lots 213, 245 and 2,57B unless such lots are rezoned to the have a single-family zoning designation found on the Official Zoning Map. Lots 213, 245 and 257B have existing duplex zoning designation use and are allowed to continue within the single-family zone district.
7. **Single-Family Common Interest Community Zone District.** The Single-family Common Interest Community Zone District ("SFCI") is intended to provide lower density, single-family residential areas limited to single-family dwellings that are platted as single-family lots subject to limitations set forth in the Subdivision Regulations, and similar uses.
8. **Village Center Zone District.** The Village Center Zone District ("VC") is intended to provide for a mix of high intensity and high density land uses in the Village Center limited to commercial, multi-family, recreational trails, active recreation uses, recreational facilities, parking facilities, visitor-oriented uses, conferencing facilities, cultural facilities and uses, workforce housing, resort support and similar uses.
9. **PUD Zone District.** The Planned Unit Development ("PUD") Zone District is intended to provide for a development to achieve the new land uses envisioned in the Comprehensive Plan and/or the PUD purposes set forth in the PUD Regulations, with a variety of land uses as envisioned in the Comprehensive Plan.

17.3.3 USE SCHEDULE

A. The Town of Mountain Village Land Use Schedule ("Use Schedule"), Table 3-1, establishes specific permitted, accessory, conditional and not permitted land uses for each zone district.

1. The Use Schedule lists the following notations:

P = permitted use;
A = accessory use;
C = conditional use;

PM = permitted with Planning and Building division staff approval of construction mitigation plan (Staff may classify to conditional use based on impacts and extent of construction staging);

PT = permitted use in Town Hall Plaza only;

SE = special event development application required; and

PVC = permitted Village Center only

2. Blank cells in the Use Schedule under each of the respective zone districts indicate that the use appearing next to that blank cell is expressly prohibited in that zone district.
3. The Director of Community Development shall render the final administrative decision concerning the scope, application and meaning of terms in this Use Schedule.
4. Any conforming land use in the Use Schedule, or any use approved pursuant to section B below can be proposed as a permitted, accessory or conditional land use in the PUD Zone District as a part of a PUD development application as set forth in the PUD Regulations.

Table 3-1: Town of Mountain Village Land Use Schedule

Use/Zone	C	C	C	C	C	P	SF,	MF	MPW	CV	VC
	L	L	L	L	L	O	SFCI				
	A	A	A	A	A	S					
	S	S	S	S	S						
	S	S	S	S	S						
	1	2	3	4	5						
	A	A	A	A	A						
	O	O	O	O	O						
	S	S	S	S	S						
Commercial (Sale of Goods)											
Bakery										PT	P
Bar, Lounge, nightclub								A		PT	P
Book, hobby/toy store										PT	P
Clothing store										PT	P
Coffee shop								A		PT	P
Delicatessen/café										PT	P
Drug store/pharmacy										PT	P
Florist										PT	P
General commercial, retail								A		PT	P
Grocery store										PT	P
Home decorating										PT	P
Jewelry store										PT	P
Liquor store										PT	P
Novelty, curio and souvenir										PT	P
Restaurant (no drive through)								A		PT	P
Farmers' market			SE							SE	P
Special events			SE							SE	SE
Sporting goods and rentals								PC		PT	P
Vending apparatuses			PVC							PT	P
Professional Services											
Bank, financial institution										PT	P/C
Beauty, barber shop										PT	P/C
General office										PT	P/C
Insurance										PT	P/C

Use/Zone	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	P O S	SF, SFCI	MF	MPW	CV	VC
Medical center or medical offices										PT	P/C
Real estate office										PT	P/C
Office			C					A		PT	P/C
Private school										PT	P/C
Entertainment											
Auditorium, conferencing								A		P	P
Bowling alley							A	A		P	P
Busking			PVC							PT	
Dance studio							A			P	P
General indoor entertainment							A			P	P
General outdoor entertainment	C	C	PVC				A			P	P
Pool hall											P
Theater, indoor							A	A		P	P
Theater, outdoor			SE				A	A		C	C
Special events	SE	SE	SE		SE						SE
Open Space, Public and Infrastructure Uses											
Access roads, driveways	C	C	C	P	P			P	P	P	P
Active open space			P		P		P	P	P	P	P
Active recreation uses without any buildings	P	P	P								
with buildings	C	C	C								
Alpine slide			C								
Amphitheater			C								
Bus or transit station adjoining existing transit route			C	P	P		P	P		P	P
Camping	C	C	C	C	C						
Cemetery			C								
Church			C					C		PT	P
Community center					C			C		C	C
Community gardens	C	C	C	C				C		C	C
Community Infrastructure			C				C	C	P	P	C
Composting, rear yard with no nuisance			C				P	P	P	C	
Conference center								A		P	P
Cross-country, nordic skiing	P	P	P	P	P	P	P	P	P	P	P
Cross-country nordic center			P	C	C			C		C	C
Dog Daycare/Veterinarian										C	C
Drainage infrastructure, storm drainage infrastructure	P	P	P	P	P	P	P	P	P	P	P
Workforce housing			C				C	P		P	P

Use/Zone	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	P O S	SF, SFCI	MF	MPW	CV	VC
Fire station										PT	
Forestry management, forest enhancement, fire mitigation	P	P	P	P	P	P	P	P	P	P	P
Garden located in rear yard							P	P			
General recreational structures and improvements with no buildings or structures	P	P	P	P	P		P	P	P	P	P
General recreational structures and improvements with buildings or structures	C	C	C							P	P
Golf course uses	P	P	P								
Golf club house											P
Golf halfway houses	C	C	C								
Golf course maintenance building and associated outdoor storage		C	C					C			
Government office										P	
Grading infrastructure such as retaining walls	P	P	P	P			P	P	P	P	P
Greenhouse			C				C	C	C	C	C
Heliport			C							C	C
Hospital, clinic										P	C
Ice skating facility, outdoor private or public			PVC				C	C		C	P
Ice skating facility, indoor private or public			C								P
Infrastructure, below grade and above grade pedestals	P	P	P	P	P	C	P	P	P	P	P
Infrastructure, above grade	C	C	C	C	P	C	P	P			
Landscaping infrastructure	P	P	P	P	P	P	P	P	P	P	P
Library, museum										PT	C
Miniature golf			C								C
Multipurpose facility	C		C								P
Municipal Facilities			C					C	P	P	P
Natural area protection and preservation	P	P	P	P	P	P	P	P	P	P	P
Nature center building	C	C	C								
Nature center, outdoor interpretation	P	P	P	P	P	P	P	P	P	P	P
Parking garage			C					A		P	A
Parking, surface lot for guests			C				A	A	A	A	C
Passive open space uses	P	P	P	P	P	P	P	P	P	P	P
Police station										PT	C
Police video equipment	P	P	P	P	P		P	P	P	P	P

Use/Zone	C L A S S I F I C A T I O N	C L A S S I F I C A T I O N	C L A S S I F I C A T I O N	C L A S S I F I C A T I O N	C L A S S I F I C A T I O N	P O S	SF, SFCI	MF	MPW	CV	VC
Post office			C							PT	
Private art							PC				
Public art			P					P		P	P
Recreational center/sports training facility	C	C	C							PT	P
Recreational trails	P	P	P	P	P	P	P	P	P	P	P
Recreational facilities general, without built structures	P	P	P	P	P	P	P	P	P	P	P
Recreational facilities general, with built structures	C	C	C	C	C		P	P	P	P	P
Renewable Energy Systems	C	C	C		A		P	P	P	P	P
Riding stables, equestrian			C							C	
Ski area explosives storage			C								
Ski area maintenance facilities and limited employee parking			C								
Ski area, general uses without impact	P	P	P	P							P
Ski area, general uses that may have impacts	C	C	C	C	C		C	C	C	C	C
Ski area offices			C								PC
Ski area outdoor storage			P								
Ski area ski patrol facilities			P								
Ski area ski racing facilities	P		P	P							
Ski area special events	P		P	P							
Ski area racing structures	P		P								
Permanent ski area rental, demo facilities that are not a special event			C								
Ski area snow making facilities and associated storage	P	P	P	P			P	P	P	P	P
Ski area restaurants			C								P
Ski area schools	PT		C								
Ski slopes	P	P	P	P				P		P	P
Ski trails	P	P	P	P		P	P	P	P	P	P
Ski lifts, tramways and structures	P	P	P	P		C	C	C		P	P
Ski area or Town, non-commercial refueling facility			C					C	C	C	
Snowcat access	P	P	P	P		P	P	P	P	P	P
Snow making systems and equipment	P	P	P	C	C						
Snow storage			P								
PV solar system, private			C				P	P	P	P	P

Use/Zone	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	C L A S S I F I C A T I O N S	P O S	SF, SFCI	MF	MPW	CV	VC
PV solar system, commercial			C					C	C	C	C
Telecommunication antenna	C	C	C	C				C/P	C/P	C/P	C/P
Cell on Wheels (COW)	P	P	P	P	P	P	P	P	P	P	P
Temporary real estate sales office associated in one unit of new development							C	C	C	C	C
Private outdoor tennis courts and tennis facilities			C	C	C		A				P
Private indoor tennis							C				
Public tennis courts	C	C	C								P
Town shops and storage		C	C					C		P	
Trash and recycling facilities			C					C		P	
Utility infrastructure, underground	P	P	P	P	P	P	P	P	P	P	P
Major Utility infrastructure, above ground	C	C	C	C	C		C	C	C	C	C
Minor utility infrastructure, above ground accessory to development	P	P	P	P	P		P	P	P	P	P
Vehicle sponsorship as limited by Sign Regulations	C	C	C							C	C
Water and sewer infrastructure	P	P	P	P	P	P	P	P	P	P	P
Water storage tanks	C	C	C	C	C		C	C	C	C	C
Water and sewer treatment facilities	C	C	C	C	C			C		C	
Water wells	P	P	P	P	P	C	P	P	P	P	P
Weddings, parties and private events (Refer to Special Event Regulations)	P	P	P				P	C		C	C
Wind turbines	C	C	C				C	C	C	C	
Residential and Lodging Uses											
Clothes line, rear yard not visible from public way							A	A			
Permitted accessory buildings or structures limited to detached garage, gazebo and similar accessory buildings							A	A	A	A	A
Single-family dwelling platted as a condominium dwelling unit							P (SFCI only)	P			P

Use/Zone	C L A S S 1 A O S	C L A S S 2 A O S	C L A S S 3 A O S	C L A S S 4 A O S	C L A S S 5 A O S	P O S	SF, SFCI	MF	MPW	CV	VC
Single family detached condominium dwelling unit							P (SFCI Only)				
Accessory dwelling unit							P	P¹			
Condominium dwelling unit								P		P	P
Condominium-hotel dwelling unit								P		C	P
Detached condominium dwelling unit								P			
Non-subdivided duplex ²							P				
Subdividable duplex³							P				
Efficiency lodge dwelling unit								P		C	P
Employee apartment dwelling unit			C				A	P		P	P
Employee condominium dwelling unit			C					P		P	P
Employee dorm dwelling unit			C					P		P	P
Employee Single-family dwelling unit			C				P	P			
Hotel dwelling unit								P		C	P
Hotel efficiency dwelling unit								P		C	P
Industrial								P²⁴			
Lodge								P		C	P
Parking, public garage			C					A	C	P	P
Parking, surface lot			C				A	A	C	A	C
Recreational facilities, private, non-commercial							C	A			C
Rentals, short or long-term							P	P		P	P
Single-family							P				
Single-family accessory garage							A				
Single-family accessory dwelling unit							A (SF only)				
Single-Family, general accessory uses in the rear yard such as a fenced in dog area.							A				
Construction staging			PM				PM	PM	PM	PM	PM

²¹—Permitted within detached condominium dwelling units only.

²—Permitted within the primary and secondary duplex overlay found on the Official Zoning Map.

³—Permitted within the primary and secondary duplex overlay found on the Official Zoning Map.

⁴—where industrial zoning is allowed as a legal non-conforming use.

- e. ~~The square footage of the minor duplex unit may not exceed seventy-five percent (75%) of the square footage of the major unit;~~
- f.b. Dwelling units may be either detached or combined into one (1) structure; and
- c. ~~Accessory dwelling units shall not be allowed.~~
- d. ~~The duplex development must be constructed at the same time concurrently.~~
- e. ~~Duplex development requires a rezone and density transfer application. If ½ of the duplex unit is deed restricted consistent with CDC Section 17.3.9, Town Council may elect to create the associated workforce housing density.~~
- g.f. ~~Should duplex development be contemplated within the secondary duplex overlay, adjacent homeowner consent is required as part of the rezone and density transfer application. Adjacent means consent of all adjoining lot owners as well as the owners of any lot located directly across from the subject lot.~~

2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, ski tramways approved pursuant to the Conditional Use Permit Process, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ice skating rinks approved pursuant to the Conditional Use Permit Process, fenced dog areas, and similar uses. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c. Design requirements applicable to accessory dwelling units are in the Single-Family zone district.
- d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, ski surface parking as limited by Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses.

4. **Further Subdivision Prohibited and Rezoning Limited.** A single-family lot may not be further subdivided and additional density may not be transferred onto a single-family lot by the Rezoning Process or otherwise, except as allowed in the duplex overlay for duplex development only. This prohibition does not prohibit lot line adjustments, lot line vacations or correction plats, which do not create additional lots. Single-family lots may only be rezoned to the Passive Open Space District or to subdividable or non-subdividable duplex zoning as permitted. Subdividable and non-subdividable duplex zoning designations may not be further subdivided except for the creation of a condominium regime and separate ownership in the instance of the subdividable duplex zoning designation. See definitions.

5. **Accessory Dwelling Unit.** Accessory dwelling units are permitted in the Single-Family Zone District provided such units shall:

Use/Zone	C L A S S 1 A O S	C L A S S 2 A O S	C L A S S 3 A O S	C L A S S 4 A O S	C L A S S 5 A O S	P O S	SF, SFCI	MF	MPW	CV	VC
Educational Facilities											
School, private or public			C					C		P	C
College, private or public			C					C		P	C
Day-care, home								C		P	C
Day-care, non-profit or public								C		P	C

B. Uses Not Listed in Use Table

1. No development permit or building permit shall be issued for a use not listed in the Use Schedule unless the Director of Community Development determines that the proposed use either:
 - a. Similar to, or is closely related to, a land use classification set forth above and does not have greater impacts; or
 - b. The proposed use falls within the zone district descriptions and general uses section set forth above or the specific zone district requirements sets forth below.
2. For uses that are clearly not listed as a permitted, accessory, or conditional use by the Zoning and Land Use Regulations, the Director of Community Development shall make determination of whether the use is allowed as a code interpretation.

C. Primary Use Establishment Prior to Accessory Use

1. The primary use on a lot must be established prior to or concurrent with any proposed accessory use. An accessory use shall not be permitted on a lot until the primary use is established.
2. For adjoining lots owned by the same owner where a primary use has been established on one lot, an accessory use shall not be established on the adjoining lot unless the lot line is vacated pursuant to the Subdivision Regulations, and any density is transferred pursuant to the density transfer.

D. Prohibited Uses

1. Horses, all-terrain vehicles, snowmobiles, motor bikes or other motorized vehicles shall not be allowed to be used or operated within or on a lot except as otherwise specifically permitted by rules and regulations of the Town or the CDC.
 - a. Exceptions:
 - i. Those motorized vehicles specifically permitted for the uses and activities deemed necessary by ski resort operator, golf resort operator and/the Town for the safe and efficient operation of the ski area, golf

4. **Permitted Uses.** Lots in the active open space zone districts shall be used for uses set forth in the Use Schedule for each active open space zone district and other similar uses.
5. **Accessory Buildings or Structures.** Permitted accessory buildings or structures shall be directly related to the specific uses set forth in the use table as determined by the Planning Division.
6. **Accessory Uses.** Permitted accessory uses include those typically associated with active open space uses, such as benches, picnic areas, signs, nature interpretation and other similar uses.

B. Passive Open Space Zone District

1. **New Use Process.** As a condition to the commencement of any permitted use of a lot within the passive open space zone district as limited in the Use Schedule (Table 3-1), or a change in use of an existing passive open space use, a conditional use permit shall be obtained.
2. **Permitted Uses.** Lots in the passive open space zone district shall be used for passive open space uses and other similar uses.
3. **Accessory Buildings or Structures.** No building, structures shall be allowed in the passive open space zone district.
4. **Accessory Uses.** Permitted accessory uses include those typically associated with the specific uses allowed in the active open space zone district as set forth in the Use Schedule.

C. Civic Zone District

1. **Permitted Uses.** Lots in the Civic Zone District shall be used for the construction of municipal buildings and facilities, transportation facilities, commercial uses, offices and hotbed development as envisioned in the Comprehensive Plan, and other similar uses.
2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include transportation buildings, storage buildings and other similar structures.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, surface parking as limited by the Parking Regulations, and other similar uses.

D. Multi-Family Zone District

1. **Permitted Uses.** Lots in the Multi-family Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units (attached or detached), workforce housing units, hotel units, hotel efficiency units, accessory commercial uses as limited below and other similar uses.
2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art and similar uses. Detached storage buildings are expressly prohibited in the Village Center, and are only allowed in other projects for trash and recycling structures or buildings, bike storage/common community storage (such as bicycles), and similar situations.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, surface parking as limited by the Parking Regulations, and other similar uses.
4. **Commercial Area Limitation.** Commercial area is limited to restaurants and gift shops that primarily serve the guests and owners of a development, or as otherwise provided in

the Comprehensive Plan.

5. Accessory Dwelling Unit (ADU). Accessory dwelling units are allowed within detached condominium dwelling units (not a multi-family building). The ADU is an accessory use and ancillary to the primary use. Such units shall:

- a. Only be allowed if the primary detached condominium dwelling unit exists or is constructed concurrently;
- b. Comply with the Design Regulations;
- c. Have the following floor area limitations:
 - i. A maximum of 800 sq. ft. of floor area if the detached condominium dwelling unit is 4,000 sq. ft. or less of floor area; and
 - ii. If the detached condominium dwelling unit is in excess of 4,000 sq. ft., the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary detached condominium dwelling unit or 1,500 square feet of floor area, whichever is less.
- d. Be located within the detached condominium dwelling (not detached).
- e. Provide separate access to the unit, a kitchen facility separate from the main detached condominium dwelling unit, and off-street parking as required by the Design Regulations. A common entrance can alternatively be provided; and
- f. Be located so as to minimize visual impacts on the lot and on lots immediately adjacent to the proposed unit to the extent practical.

4.6.

E. Maintenance-Public Works Zone District

- 1. **Permitted Uses.** Lots in the maintenance-public works zone district shall be used for municipal facilities such as maintenance shops, storage, infrastructure, fueling, offices and other similar uses.
- 2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include telecommunications antennas, storage buildings, fuel islands, snow storage/disposal and other similar buildings.
- 3. **Accessory Uses.** Permitted accessory uses include golf course maintenance, ski resort maintenance, infrastructure and other similar uses.

F. Single-Family Zone District

- 1. **Permitted Uses.** Lots in the single-family zone district may be used for the construction of one (1) single-family dwelling unit and one (1) accessory dwelling unit.
 - a. ~~Non-subdividable and subdividable duplex zoning designations are allowed within the Duplex Overlay as depicted on the Official Zoning Map contained within a portion of the Single Family Zone District with the following regulations: Three (3) lots in the single-family zone district have a zoning designation of non-subdivideable duplex: Lot 213, Lot 245 and Lot 257B, with the following allowances and limitations to such lots:~~
 - b.
 - e.a. Two (2) dwelling units may be constructed;
 - d. ~~One (1) dwelling unit shall be designated as a major duplex unit, and one (1) dwelling unit shall be designated as minor duplex unit;~~

- ~~e. The square footage of the minor duplex unit may not exceed seventy-five percent (75%) of the square footage of the major unit;~~
- ~~f.b. Dwelling units may be either detached or combined into one (1) structure; and~~
- ~~c. Accessory dwelling units shall not be allowed.~~
- ~~d. The duplex development must be constructed at the same time concurrently.~~
- ~~e. Duplex development requires a rezone and density transfer application. If ½ of the duplex unit is deed restricted consistent with CDC Section 17.3.9, Town Council may elect to create the associated workforce housing density.~~
- ~~g.f. Should duplex development be contemplated within the secondary duplex overlay, adjacent owner consent is required as part of the rezone and density transfer application.~~

2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, ski tramways approved pursuant to the Conditional Use Permit Process, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ice skating rinks approved pursuant to the Conditional Use Permit Process, fenced dog areas, and similar uses. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.
 - a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
 - b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
 - c. Design requirements applicable to accessory dwelling units are in the Single-Family zone district.
 - d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, ski surface parking as limited by Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses.
4. **Further Subdivision Prohibited and Rezoning Limited.** A single-family lot may not be further subdivided and additional density may not be transferred onto a single-family lot by the Rezoning Process or otherwise, except as allowed in the duplex overlay for duplex development only. This prohibition does not prohibit lot line adjustments, lot line vacations or correction plats, which do not create additional lots. Single-family lots may only be rezoned to the Passive Open Space District or to subdividable or non-subdividable duplex zoning as permitted. Subdividable and non-subdividable duplex zoning designations may not be further subdivided except for the creation of a condominium regime and separate ownership in the instance of the subdividable duplex zoning designation. See definitions.
5. **Accessory Dwelling Unit.** Accessory dwelling units are permitted in the Single-Family Zone District provided such units shall:
 - a. Only be allowed if the primary single-family dwelling unit exists or is

- constructed concurrently;
- b. Comply with the Design Regulations;
- c. Have the following floor area limitations:
 - i. A maximum of 800 sq. ft. of floor area if the primary single-family dwelling unit on the lot is 4,000 sq. ft. or less of floor area; and
 - ii. If the primary single-family dwelling unit is in excess of 4,000 sq. ft., the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary single-family dwelling unit or 1,500 square feet of floor area, whichever is less.
- d. Be physically attached (roof forms and foundation) to the primary single-family dwelling unit if the lot is less than or equal to 0.75 acres. Lots that are greater than 0.75 acres may develop an accessory dwelling unit that is detached from the main single-family dwelling unit;
- e. Provide separate access to the unit, a kitchen facility separate from the main single-family dwelling unit, and off-street parking as required by the Design Regulations. A common entrance may alternatively be provided; and
- f. Be located on a lot so as to minimize visual impacts to existing buildings on lots immediately adjacent to the proposed unit to the extent practical.
- g. An Accessory Dwelling Unit may increase in size by an additional 200 square feet if deed restricted by legal instrument to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children, consistent with CDC Section 17.3.9.
- h. Lot coverage can increase by 5% if an Accessory Dwelling Unit is deed restricted by legal instrument, to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children. Both g & h may be applied to the same property consistent with CDC Section 17.3.9.
- f. _____

G. Single-Family Common Interest Community Zone District

1. **Permitted Uses.** Detached single-family condominium dwellings are permitted in the Single-family Common Interest Community Zone District provided:
 - a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;
 - b. Three (3) or more single-family units are located in the same common interest community;
 - c. The detached single-family condominium dwellings are located in a common interest community;
 - d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;
 - e. The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;
 - f. The detached single-family dwellings meet the Design Regulations for single-

- g. family dwellings; and
A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.

2. Accessory Buildings. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

3. Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

4. Accessory Dwelling Unit (ADU). Accessory dwelling unit is allowed within a single family detached condominium dwelling unit (not a multi-family building). The ADU is an accessory use and ancillary to the primary use. Such dwelling units shall:

- a. Only be allowed if the primary detached condominium dwelling unit exists or is constructed concurrently;
- b. Comply with the Design Regulations;
- c. Have the following floor area limitations:
 - i. A maximum of 800 sq. ft. of floor area if the detached condominium dwelling unit is 4,000 sq. ft. or less of floor area; and
 - ii. If the detached condominium dwelling unit is in excess of 4,000 sq. ft., the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary detached condominium dwelling unit or 1,500 square feet of floor area, whichever is less.
- d. Be located within the detached condominium dwelling (not detached).
- e. Provide separate access to the unit, a kitchen facility separate from the main detached condominium dwelling unit, and off-street parking as required by the Design Regulations. A common entrance may alternatively be provided; and
- f. Be located so as to minimize visual impacts on the lot and on lots immediately adjacent to the proposed unit to the extent practical.
- g. An Accessory Dwelling Unit may increase in size by an additional 200 square feet if deed restricted by legal instrument to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and

17.3.5 OFFICIAL ZONING MAP

- A. The boundaries of zone districts and their application within the Town as established by this CDC are depicted on the Official Zoning Map. The Official Zoning Map is a part of this CDC and is incorporated herein by reference.
- B. The Town Council may amend the Official Zoning Map from time to time to create a new map as a legislative process, provided the zone districts assigned to a lot are not changing.
- C. The Official Zoning Map shall be updated to reflect new zone districts applied to a lot as a part of the Rezoning Process without the need for any public meeting, with the Town Mayor authorized to sign such amended map.

17.3.6 ZONING DESIGNATIONS

- A. Each lot within the town has one or more of the following zoning designations that establish the permitted uses and density for that lot:
 - 1. Commercial;
 - 2. Condominium;
 - 3. Efficiency lodge;
 - 4. Employee apartment;
 - 5. Employee condominium;
 - 6. Employee dorm;
 - 7. Employee single-family;
 - 8. Hotel;
 - 9. Hotel efficiency;
 - 10. Industrial lodge;
 - 11. Non-subdividable duplex;
 - 12. Open space:
 - a. Passive open space;
 - b. Limited ski use active open space (Class 1 AOS);
 - c. Limited golf course active open space (Class 2 AOS);
 - d. Full use active open space (Class 3 AOS);
 - e. Resource conservation active open space (Class 4 AOS); or
 - f. Right-of-way active open space (Class 5 AOS).
 - 13. Parking;
 - 14. Single-family; and,
 - 15. Single-family common interest community;
 - ~~15,16.~~ Subdividable duplex.
- B. Zoning designations are specified in the definitions Chapter of the CDC.
- C. It is intended that the zoning designations limit the permitted uses allowed on a lot more than the broad zone district requirements with specific density allocations on a lot as set forth on the official land use and density allocation list and adopted resolutions affecting a lot.
- D. Where there is a conflict between the official land use and density allocation list and a currently effective resolution on a lot, the currently effective resolution shall prevail.
- E. A lot may not be zoned to include the industrial zoning designation because the Comprehensive Plan envisions the slow phase out of industrial uses from the town over time. Lots with this zoning designation prior to the effective date of the CDC are considered legal, conforming uses.

- F. A lot may not be rezoned to include the non-subdivideable zoning designation because there are only three (3) lots with this designation at the time of adopting the CDC, and the Town desires to ensure the integrity of the single-family zone district.

17.3.7 DENSITY LIMITATION

- A. By agreement between San Miguel County and the Town, the total density allowed within the Original PUD Boundary, either platted or banked, is 8,027 person equivalents (“Density Limitation”).
- B. Density transfers, subdivisions, PUDs and rezonings within the Original PUD Boundary shall not increase the Density Limitation.
 - 1. Density in the incorporated area of the town outside the Original PUD Boundary is not included in the Density Limitation calculation.
 - 2. Commercial floor area is not limited by the Density Limitation and may be proposed in locations in accordance with the Comprehensive Plan.
 - 3. New workforce housing density created by the Town subject to the workforce housing restriction is not included in the Density Limitation calculation.
- C. The person-equivalent density is calculated based on the actual unit-to-person equivalent density conversion factors listed in Table 3-2.
- ~~C.D.~~ In the event ½ of a subdividable or non-subdividable duplex unit is deed restricted by legal instrument to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children, consistent with CDC Section 17.3.9, Town Council can elect to create the workforce housing density as part of the rezone and density transfer application process.

Table 3-2: Person-Equivalent Density Conversion Table

Zoning Designation	Actual Unit	Person-Equivalent Density
<u>Subdividable duplex</u>	<u>1</u>	<u>8.0 person equivalents</u>
Single-family	1	4.0 person equivalents
Single-family common interest community	1	3.0 person equivalents
Non-subdivideable duplex	1	6.5 person equivalents
Condominium	1	3.0 person equivalents
Lodge	1	0.75 person equivalents
Efficiency lodge	1	0.50 person equivalents
Hotel	1	1.5 person equivalents
Hotel efficiency	1	2.0 person equivalents
Employee condominium	1	3.0 person equivalents
Employee apartment	1	3.0 person equivalents
Employee dorm	1	1.0 person equivalents
<u>Employee Single Family</u>	<u>1</u>	<u>4.0 person equivalent</u>

17.3.8 DENSITY TRANSFER AND DENSITY BANK POLICIES

- A. The density bank was created for the purpose of preserving undeveloped density for future development.
- B. Density may be transferred from one lot to another lot or to the density bank provided the density transfer is approved pursuant to the density transfer and rezoning processes as concurrent development applications, except for MPUD development application that may defer density transfer to the final PUD plan stage.

Hotel efficiency	2.0
Industrial	0
<u>Zoning Designation</u>	<u>Density (In Person Equivalents)</u>
Lodge unit	0.75
Non-subdivideable duplex	6.5
Open space	
Passive open space	0
Limited ski use active open space (Class 1 AOS)	0
Limited golf course active open space (Class 2 AOS)	0
Full use active open space (Class 3 AOS)	0
Resource conservation active open space (Class 4 AOS)	0
Right-of-way active open space (Class 5 AOS)	0
Parking	0
Single-family	4
Single-family common interest community	3
<u>Subdividable Duplex</u>	<u>8</u>

Density Allocation: The number of person equivalents or amount of commercial floor area or industrial floor area assigned to a specific lot in the town. Some lots do not have a maximum floor area or area (as applicable) for commercial or industrial uses allocated by the official land use and density allocation list or by a resolution, and in such cases the amount of commercial or industrial floor area or area allowed on a lot shall be that in existence as of the effective date of the CDC.

Density Bank: The density bank is owned and administered by the Town and was created for the purpose of preserving undeveloped density for future development. The density bank holds reserved, previously approved and platted density until such time as that density is transferred onto a lot for entitlement and subsequent development.

Density Bank Certificate: The official certificate issued by the Town to the owner of density in the density bank.

Density Limitation: The total maximum density within the boundaries of Original PUD Boundary, including zoned, platted or banked density is 8,027 person equivalents except for new workforce housing subject to the workforce housing restriction (Please refer to Chapter 3).

Density Transfer: The transfer of density from a lot to another lot, the transfer of density to or from the density bank, or the transfer of density within the density bank pursuant to the density transfer process and the density transfer and density bank policies.

Density Transfer and Density Bank Policies: The density transfer and density bank policies set forth in the Zoning Regulations contained in Chapter 3 to transfer density from one lot to another lot or into or out of the density bank.

Density Transfer Process: The development application process established in the development application procedures contained in Chapter 4.

Design Review Board or DRB: The Town of Mountain Village Design Review Board as provided for in the Town Charter and the CDC with the primary responsibilities of conducting the Design Review Process and also recommendations as the Planning and Zoning Advisory Board for the Town.

development, drainage and other improvements provided, however, the following exceptions may be allowed outside of the disturbance envelopes:

1. Trails;
2. Driveways;
3. Utilities provided such should be located under the driveway, if practicable;
4. Grading improvements associated with the overall subdivision that were reviewed and approved by the Town;
5. Tree removal for required fire mitigation or forest health; and/or
6. Other improvements as may be allowed by the review authority provided the natural integrity of the lot is maintained and development constraints are avoided.

Domesticated Animal. Domesticated animals are defined as (1) any animal normally domesticated and kept inside a dwelling, including but not limited to parakeets, canaries or aquarium fish; and (2) any dog or cat not otherwise regulated by Town ordinances.

Drainage: The removal of surface water or ground water from a lot by drains, grading or other means. Drainage, sometimes referred to in terms of storm water management, also includes water quality protection through the control of run-off to minimize erosion, sedimentation and other pollutants (oil, etc.) during and after development and includes the prevention or alleviation of flooding through detention or retention. Please refer to drainage design standards.

Drainage Design Standards: The grading and drainage design requirements of the Town as provided for in Chapter 5.

Dwelling Unit: Dwelling unit means a building or a portion of a building containing a single unit providing living facilities for one (1) or more persons, including permanent provisions for living, sleeping, a kitchen as limited herein, and sanitation. Dwelling units are further classified as:

250 Accessory Dwelling Unit: ~~A single-family~~ ~~An accessory~~ dwelling unit that is located on the same lot ~~or within the same primary dwelling (as applicable)~~ as the primary single-family ~~or detached condominium~~ dwelling that meets the requirements for an accessory dwelling unit contained in Chapter 3. Each dwelling unit may have one (1) kitchen without size limitation. ~~A separate entrance is allowed. Size limitations apply as contained in Chapter 3.~~ Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. ~~Accessory Dwelling Unit can share a common entrance or common hallway within the primary dwelling unit.~~

Multi-Family Dwelling Unit: A building containing three (3) or more dwelling units on one (1) lot. Multi-family dwelling units include apartment units and condominium units and lodge units that may also be built with hotel units, hotel efficiency units and efficiency lodge units (Please refer to the zoning designation definition that contains specific allowances and limitations for each type of multi-family dwelling unit, that may limit kitchen and room configuration limitations for these unit types). When a kitchen size is not limited by a dwelling unit zoning designation definition, each dwelling unit may have one (1) kitchen without size limitation. For condominiums, wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit.

~~**Non-Subdivideable Duplex Dwelling Unit:** A lot containing either (a) a detached building containing only two (2) dwelling units that are located on one (1) lot; or (b) two (2) detached buildings with each building only containing one (1) dwelling unit, both as limited under the~~

~~single-family zone district requirements. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked off from the dwelling unit. A mother-in-law suite is permitted.~~

Detached Condominium Dwelling Unit: An individual Dwelling Unit, without common attachment, within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the Owners of the separate ownership portions.

Single-Family Detached Condominium Dwelling Unit: A detached building containing only one (1) dwelling unit that is located within a condominium community with at least three (3) or more detached single-family condominium dwelling units located on one (1) lot. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common spaces ~~areas that cannot be locked off from the dwelling unit.~~ An accessory dwelling unit mother-in-law suite is permitted within the single family detached condominium dwelling (not detached).

Single-Family Dwelling Unit: A detached building containing only one (1) dwelling unit that is located on one (1) lot unless such is in the single-family common interest community zone district where three (3) or more single-family dwellings in such community. Each dwelling unit may have one (1) kitchen without size limitation. In addition, one (1) additional kitchen is permitted for homes over 5,000 sq. ft. for the preparation of large meals for guests if such kitchen cannot be locked off from the dwelling unit. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. An accessory dwelling unit mother-in-law suite is permitted.

Easement: A less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified by such easement.

Easement Vacation: The vacation or removal of an easement shown on a recorded subdivision plat that is dedicated to or held by the Town Council.

Effective Date of CDC: The date the CDC was effective after the second reading of the ordinance adopting such code.

Efficacy: Luminous efficacy is a measure of how well a light source produces visible light. It is the ratio of luminous flux to power, measured in lumens per watt (lm/W).

Efficiency Lodge Unit: See zoning designation definition.

Employee: A person who is employed within the Telluride R-1 School District and maintains residence in the town as set forth in the employee housing or workforce housing restriction.

Employee Apartment: See zoning designation and dwelling unit definitions.

Employee Condominium: See zoning designation and dwelling unit definitions.

Employee Dorm: See zoning designation definition.

Monumented Land Survey: A survey prepared by a Colorado licensed public land surveyor that finds or marks all property corners, property lines, existing improvements and construction and development improvements. The lot corners and lot lines included in the monument land survey may be limited down by the Planning Division to the area affected by development or construction.

~~**Mother-in-Law Suite:** A suite that is accessed from a common hallway in the home that does not contain a separate entrance, lock or the ability to lock off a common foyer that may contain a bedroom, small living area, and a limited kitchen facilities consisting of a sink, microwave, two element burner and a six (6) cubic foot (maximum) refrigerator.~~

Mountain Village: When used as a freestanding phrase not referring to the Town of Mountain Village or a Town document, Mountain Village shall mean the geographic, incorporated area of the Town.

MPUD: A master PUD as set forth in the PUD Regulations.

MPUD Development Agreement: The binding agreement between the developer and the Town required as a condition of approval of an outline PUD, which agreement includes requirements for dedication and conveyance of community benefits associated with all phases of the MPUD and which details the uses and densities associated with the individual parcels and/or phases of the MPUD as provided for in the PUD Regulations.

Multi-Family Zone District: A lot zoned as multiunit or multi-family that permits multi-family development with the following limited zoning designations as specifically zoned on each lot: hotel units, hotel efficiency units, lodge units, efficiency lodge units, condominium units, commercial space, workforce housing units and parking together with such public and semi-public facilities, private recreation facilities and related visitor-oriented uses as may be appropriately developed on the property.

Municipal Facilities: Facilities and services traditionally provided by the Town, such as water services, police protection, fire protection, maintenance/shops and similar uses.

Natural Grade: See definition of Grade.

Native Grass Seed Mix: The native grass seed mix as set forth in the Landscaping Regulations section of the Design Regulations.

Nonconforming Structure: Any building or structure legally established pursuant to the land use regulations in effect at the time of its development that does not comply with the CDC regulations.

Nonconforming Use: Any use of land, building or structure that was established pursuant to the land use regulations in effect at the time of its development but which use does not comply with the CDC regulations.

Non-Domesticated Animal: Any animal that is not a domesticated animal (Please refer to domesticated animal definition).

~~**Non-Subdivideable Duplex Lot:** See zoning designation definition. A lot with a zoning designation of non-subdivideable duplex that allows for the construction of two (2) dwelling units consistent with the accessory dwelling unit requirements in the single family zone district.~~

Right-of-Way: An area dedicated to public use for pedestrian and vehicular circulation, which may also accommodate public utilities and similar uses.

Roofline: The highest horizontal line of a building or structure as defined by ridges, gables, dormers or parapets and excepting chimneys, antennas, cupolas and steeples.

Sale or Sell: The exchange of goods or services for money or other consideration, including the offering of goods or services for donation except when offered to express religious, social or political belief.

Sandwich Board Signs: Freestanding signs with signage on two (2) sides.

Seasonal Lighting: Lighting installed and operated in connection with the holidays or other seasonal traditions.

Service Commercial: Any establishment of which the primary activity is the provision of personal or professional service as opposed to products, such as attorney services, surveying services, title services, real estate services or beauty services.

Short Term Accommodation: Means a building or any unit within a building may only be rented, leased or occupied for a period of less than 30 (thirty) consecutive days by any occupant (that is, any length of time between 1 and 29 consecutive days) and not as a primary residence.

Sign: Any object, device, display, structure or part thereof situated outdoors or indoors, which is used to advertise, identify, inform, display, direct or attract attention to an object, person, institution, organization, business, religious group, product service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Off-premise Signs: Signs advertising goods, products or services that are not located or sold on the lot or premise on which the sign is located except for signs that project into a plaza area, directory signs and other off-premise signs as allowed by the Sign Regulations.

Sign Area; The area of the entire face of a sign shall be measured in determining sign area, including but not limited to the advertising surface and any framing trim or molding. On a two-sided sign where the faces are parallel to each other and separated by less than one (1) foot, only one (1) face is counted in calculating the sign area.

Single-Family Condominium Dwelling Unit: See zoning designation and dwelling unit definitions.

Single-Family Dwelling Unit: See zoning designation and dwelling unit definitions.

Site: The entire area included in the legal description of the land on which a development activity is proposed in a development application.

Site Coverage: The total horizontal area of any building, carport, porte-cochere or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the driplines of buildings and from the exterior surface of the total wall assembly.

Site-Specific Development Plan: The final approved development application plans for a development where (a) a development permit has been issued and no further development approvals are required

2. **Minor Event:** Any special event for which daily attendance is expected to be less than one thousand (1,000) people; or
3. **Major Event:** Any special event for which daily attendance is expected to be more than one thousand (1,000) people and/or the special event is to take place on multiple consecutive days.
4. **Ski Area Event:** Any special event conducted by or sponsored by the ski resort operator, which is typically associated with normal ski resort operations such as ski races, ski competitions, and ski related product demonstrations, that are to take place solely on land owned by the ski resort operator that is used for ski resort operations.

Weddings conducted entirely on private property that provide for adequate infrastructure that do not have any significant adverse impacts are not considered a special event.

Special Event Permit: The permit issued by the Planning Division in order for a person or entity to conduct a special event pursuant to the Special Event Regulations, except for ski area events that meet the criteria set forth in the Special Event Regulations.

Specific Zone District Requirements: The specific zone district requirements for each zone district as outlined in Chapter 3 of this CDC.

SPUD: A site-specific PUD as set forth in the PUD Regulations.

SPUD Process: See site-specific PUD Process.

Staff: See Planning Division.

State: The State of Colorado.

Steep Slopes: Slopes that are thirty percent (30%) or greater.

Stipulated Settlement Order: The 1999 Stipulated Settlement Order in *BOCC v. Town of Mountain Village*, 97 CV 133, as recorded at reception number 329093 on September 8, 1999, in the public records of the San Miguel County Clerk and Recorder's Office as may be amended by the parties to such order and approved by the San Miguel County District Court from time to time.

Streams, Intermittent: Those areas where waters produce a defined channel or bed that flows part of the year.

Streams, Perennial: Those areas where waters produce a defined channel or bed that flows year-round.

Stop Work Order: The administrative order to halt, cease and enjoin development, construction, work, use or activity that is in violation of the requirements of the CDC.

Structure: Anything constructed or built on a site whether temporary or permanent.

Subdividable Duplex: See zoning designation definition.

Subarea Plan: One of the three (3) subarea plans in the Comprehensive Plan within the three (3) subareas including the Village Center Subarea, the Town Hall Subarea and the Meadows Subarea.

mechanical, plumbing and heating; wholesale sales and distributors; welding and machine shops; food service distribution; cleaning and janitorial supply; bulk storage and distribution facilities for fuels, explosives, pesticides, solvents, corrosives, paving, excavation, hauling and other contracting services involving heavy equipment, maintenance and repair of trucks and heavy equipment, electric utility substation, water treatment plant, water storage and distribution facilities, snow making facilities, ski area maintenance operations, cable TV operations and other service facilities. A lot shall not be re-zoned to include this zoning designation due to the Comprehensive Plan's envisioned phase out of industrial uses from the town over time. Lots with this zoning designation prior to the effective date of the CDC are considered legal, conforming uses.

Lodge: A zoning designation that means a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

Non-Subdividable Duplex: A zoning designation that means the construction of two (2) dwelling units. Creation of a non-subdividable duplex dwelling unit requires a density transfer and rezone application. If the second unit is deed restricted, Town Council can create the deed restricted density as part of the rezone and density transfer process. The units must be held in the same ownership and cannot be condominiumized or further subdivided.

~~**Non-Subdividable Duplex:** A legal, non-conforming zoning designation that means construction of two (2) dwelling units as provided for in the Zoning Regulations and the single-family zone district. A lot may not be re-zoned to include this zoning designation in order to ensure the integrity of the overall single-family zone district. Lots with this zoning designation prior to the effective date of the CDC are considered legal, non-conforming uses.~~

Parking: A zoning designation that means for parking uses, including but not limited to the following: private or public vehicle parking structures or surface parking, private office and commercial uses that are transportation, tourist or town-related and that are accessory to a parking structure, general access, utility installation and maintenance, drainage and transportation systems and all buildings and incidental facilities related to the use. Notwithstanding the above, no use is allowed that is incompatible with the general resort nature of the town.

Single-Family: A zoning designation that means construction of a building containing one (1) dwelling unit and one (1) accessory dwelling unit (accessory dwelling unit can also be detached per accessory dwelling unit requirements) as provided for in the zoning regulations.

Single-Family Common Interest Community: A zoning designation that means a detached building containing only one (1) single-family dwelling unit that is located within a common interest community with at least three (3) or more single-family dwelling units in such community.

Single-Family Condominium: A zoning designation that means a detached building containing only one (1) dwelling unit that is located within a condominium community with at least three (3) or more single-family dwelling units located on a lot.

Subdividable Duplex: A zoning designation that the construction of two (2) dwelling units. Creation of a subdividable duplex lot requires a density transfer and rezone application. If the second unit is deed restricted, Town Council can create the deed restricted density as part of the rezone and density transfer process. The units can be condominiumized and owned by separate owners, but otherwise restricted from further subdivision.

ORDINANCE NO. 2021-__

AN ORDINANCE REGARDING AMENDMENTS TO THE COMMUNITY DEVELOPMENT CODE CONSISTENT WITH THE TOWN OF MOUNTAIN VILLAGE COMMUNITY HOUSING INITIATIVES; SPECIFICALLY, MODIFICATIONS TO THE DEFINITION OF ACCESSORY DWELLING UNIT (ADU), REMOVING MOTHER-IN-LAW SUITE, ALLOWING FOR EXPEDITED REVIEW FOR DEED RESTRICTED PROJECTS, PROVIDING LOT COVERAGE AND ADU SQUARE FOOTAGE INCREASES IN EXCHANGE FOR VOLUNTARY DEED RESTRICTIONS OF ADU'S, CLARIFYING THAT AN ADU IS ALLOWED WITHIN DETACHED CONDOMINIUM DEVELOPMENT AND OTHER CONFORMING AMENDMENTS

RECITALS

- A. 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").
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC, including incentivizing community housing (also known as workforce housing) in the CDC, from time to time.

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

Section 1. Amendment of Community Development Code

- A. The Town of Mountain Village Community Development Code is hereby amended and replaced as set forth in Exhibit B which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit B into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

Section 2. Ordinance Effect

- D. This Ordinance shall have no effect on pending litigation, if any, 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.
- E. 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 _____, 2021.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 19th of August, 2021 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 19th of August, 2021

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 16^h of September, 2021

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:

Paul Wisor, 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 _____, 2021, 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				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
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 _____, 2021 in accordance with Section 5.2d 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 August 19, 2021. 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				
Marti Prohaska				
Harvey Mogenson				
Patrick Berry				
Peter Duprey				
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 _____, 2021.

Susan Johnston, Town Clerk

(SEAL)

Use/Zone	C L A S S 1 A O S	C L A S S 2 A O S	C L A S S 3 A O S	C L A S S 4 A O S	C L A S S 5 A O S	P O S	SF, SFCI	MF	MPW	CV	VC
PV solar system, commercial			C					C	C	C	C
Telecommunication antenna	C	C	C	C				C/P	C/P	C/P	C/P
Cell on Wheels (COW)	P	P	P	P	P	P	P	P	P	P	P
Temporary real estate sales office associated in one unit of new development							C	C	C	C	C
Private outdoor tennis courts and tennis facilities			C	C	C		A				P
Private indoor tennis							C				
Public tennis courts	C	C	C								P
Town shops and storage		C	C					C		P	
Trash and recycling facilities			C					C		P	
Utility infrastructure, underground	P	P	P	P	P	P	P	P	P	P	P
Major Utility infrastructure, above ground	C	C	C	C	C		C	C	C	C	C
Minor utility infrastructure, above ground accessory to development	P	P	P	P	P		P	P	P	P	P
Vehicle sponsorship as limited by Sign Regulations	C	C	C							C	C
Water and sewer infrastructure	P	P	P	P	P	P	P	P	P	P	P
Water storage tanks	C	C	C	C	C		C	C	C	C	C
Water and sewer treatment facilities	C	C	C	C	C			C		C	
Water wells	P	P	P	P	P	C	P	P	P	P	P
Weddings, parties and private events (Refer to Special Event Regulations)	P	P	P				P	C		C	C
Wind turbines	C	C	C				C	C	C	C	
Residential and Lodging Uses											
Clothes line, rear yard not visible from public way							A	A			
Permitted accessory buildings or structures limited to detached garage, gazebo and similar accessory buildings							A	A	A	A	A
Single-family dwelling platted as a condominium dwelling unit							P <u>(SFCI only)</u>	P			P

Use/Zone	C L A S S 1 A O S	C L A S S 2 A O S	C L A S S 3 A O S	C L A S S 4 A O S	C L A S S 5 A O S	P O S	SF, SFCI	MF	MPW	CV	VC
<u>Single family condominium dwelling unit</u>							<u>P</u> <u>(SFCI</u> <u>Only)</u>				
<u>Accessory dwelling unit</u>							<u>P</u>	<u>P</u> ¹			
Condominium dwelling unit								P		P	P
Condominium-hotel dwelling unit								P		C	P
<u>Detached condominium dwelling unit</u>								<u>P</u>			
<u>Non subdivided duplex</u> ²							<u>P</u>				
Efficiency lodge dwelling unit								P		C	P
Employee apartment dwelling unit			C				A	P		P	P
Employee condominium dwelling unit			C					P		P	P
Employee dorm dwelling unit			C					P		P	P
Employee Single-family dwelling unit			C				P	P			
Hotel dwelling unit								P		C	P
Hotel efficiency dwelling unit								P		C	P
Industrial								<u>P</u> ²			
Lodge								P		C	P
Parking, public garage			C					A	C	P	P
Parking, surface lot			C				A	A	C	A	C
Recreational facilities, private, non-commercial							C	A			C
Rentals, short or long-term							P	P		P	P
<u>Single-family dwelling unit</u>							P				
Single-family accessory garage							A				
Single-family accessory dwelling unit							A (SF only)				
Single-Family, general accessory uses in the rear yard such as a fenced in dog area.							A				
Construction staging			PM				PM	PM	PM	PM	PM
Educational Facilities											

²¹ - Permitted within detached condominium dwelling units only.

² - where industrial zoning is allowed as a legal non-conforming use.

forth in the Use Schedule for each active open space zone district and other similar uses.

5. **Accessory Buildings or Structures.** Permitted accessory buildings or structures shall be directly related to the specific uses set forth in the use table as determined by the Planning Division.
6. **Accessory Uses.** Permitted accessory uses include those typically associated with active open space uses, such as benches, picnic areas, signs, nature interpretation and other similar uses.

B. **Passive Open Space Zone District**

1. **New Use Process.** As a condition to the commencement of any permitted use of a lot within the passive open space zone district as limited in the Use Schedule (Table 3-1), or a change in use of an existing passive open space use, a conditional use permit shall be obtained.
2. **Permitted Uses.** Lots in the passive open space zone district shall be used for passive open space uses and other similar uses.
3. **Accessory Buildings or Structures.** No building, structures shall be allowed in the passive open space zone district.
4. **Accessory Uses.** Permitted accessory uses include those typically associated with the specific uses allowed in the active open space zone district as set forth in the Use Schedule.

C. **Civic Zone District**

1. **Permitted Uses.** Lots in the Civic Zone District shall be used for the construction of municipal buildings and facilities, transportation facilities, commercial uses, offices and hotbed development as envisioned in the Comprehensive Plan, and other similar uses.
2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include transportation buildings, storage buildings and other similar structures.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, surface parking as limited by the Parking Regulations, and other similar uses.

D. **Multi-Family Zone District**

1. **Permitted Uses.** Lots in the Multi-family Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units (attached or detached), workforce housing units, hotel units, hotel efficiency units, accessory commercial uses as limited below and other similar uses.
2. **Accessory Buildings or Structures.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art and similar uses. Detached storage buildings are expressly prohibited in the Village Center, and are only allowed in other projects for trash and recycling structures or buildings, bike storage/common community storage (such as bicycles), and similar situations.
3. **Accessory Uses.** Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, surface parking as limited by the Parking Regulations, and other similar uses.
4. **Commercial Area Limitation.** Commercial area is limited to restaurants and gift shops that primarily serve the guests and owners of a development, or as otherwise provided in the Comprehensive Plan.
5. Accessory Dwelling Unit (ADU). Accessory dwelling units areis allowed within

detached condominium dwelling units (not a multi-family building). The ADU is an accessory use and ancillary to the primary use. Such units shall:

- a. Only be allowed if the primary detached condominium dwelling unit exists or is constructed concurrently;
- b. Comply with the Design Regulations;
- c. Have the following floor area limitations:
 - i. A maximum of 800 sq. ft. of floor area if the detached condominium dwelling unit is 4,000 sq. ft. or less of floor area; and
 - ii. If the detached condominium dwelling unit is in excess of 4,000 sq. ft., the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary detached condominium dwelling unit or 1,500 square feet of floor area, whichever is less.
- d. Be located within the detached condominium dwelling (not detached).
- e. Provide separate access to the unit, a kitchen facility separate from the main detached condominium dwelling unit, and off-street parking as required by the Design Regulations. A common entrance can alternatively be provided; and
- f. Be located so as to minimize visual impacts on the lot and on lots immediately adjacent to the proposed unit to the extent practical.

E. Maintenance-Public Works Zone District

- 1. Permitted Uses.** Lots in the maintenance-public works zone district shall be used for municipal facilities such as maintenance shops, storage, infrastructure, fueling, offices and other similar uses.
- 2. Accessory Buildings or Structures.** Permitted accessory buildings or structures include telecommunications antennas, storage buildings, fuel islands, snow storage/disposal and other similar buildings.
- 3. Accessory Uses.** Permitted accessory uses include golf course maintenance, ski resort maintenance, infrastructure and other similar uses.

F. Single-Family Zone District

- 1. Permitted Uses.** Lots in the single-family zone district may be used for the construction of one (1) single-family dwelling unit and one (1) accessory dwelling unit.
 - a. Three (3) lots in the single-family zone district have a zoning designation of non-subdivideable duplex: Lot 213, Lot 245 and Lot 257B, with the following allowances and limitations to such lots:
 - b.
 - c. Two (2) dwelling units may be constructed;
 - d. One (1) dwelling unit shall be designated as a major duplex unit, and one (1) dwelling unit shall be designated as minor duplex unit;
 - e. The square footage of the minor duplex unit may not exceed seventy-five percent (75%) of the square footage of the major unit;
 - f. Dwelling units may be either detached or combined into one (1) structure; and
 - g. Accessory dwelling units shall not be allowed.

dwelling unit if the lot is less than or equal to 0.75 acres. Lots that are greater than 0.75 acres may develop an accessory dwelling unit that is detached from the main single-family dwelling unit;

- e. Provide separate access to the unit, a kitchen facility separate from the main single-family dwelling unit, and off-street parking as required by the Design Regulations. A common entrance can alternatively be provided; and
- f. Be located on a lot so as to minimize visual impacts to existing buildings on lots immediately adjacent to the proposed unit to the extent practical.
- g. An Accessory Dwelling Unit may increase in size by an additional 200 square feet if deed restricted by legal instrument to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children, consistent with CDC Section 17.3.9.
- h. Lot coverage can increase by 5% if an Accessory Dwelling Unit is deed restricted by legal instrument, to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children. Both g & h may be applied to the same property consistent with CDC Section 17.3.9.

G. Single-Family Common Interest Community Zone District

1. **Permitted Uses.** Detached single-family condominium dwelling unitss are permitted in the Single-family Common Interest Community Zone District provided:
 - a. The official land use and density allocation list shows the lot to currently have condominium density, and such area has already been platted as a condominium community with owners now desiring to convert to a common interest community;
 - b. Three (3) or more single-family units are located in the same common interest community;
 - c. The detached single-family condominium dwellings are located in a common interest community;
 - d. The common interest community contains common elements such as parking areas, roads, tennis courts, driveways or amenity areas;
 - e. The Town has reviewed and approved concurrent rezoning and subdivision plat development applications to create the single-family common interest community, with 100% of all owners participating in the subdivision and rezoning processes;
 - f. The detached single-family dwellings meet the Design Regulations for single-family dwellings; and
 - g. A plat note and development agreement related to the concurrent subdivision approval prohibiting lot line vacations and lot line adjustments that would allow for a larger home than the original condominium subdivision would have allowed based on the application of the requirements of the CDC.
2. **Accessory Buildings.** Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ski tramways approved pursuant to the Conditional Use Permit Process, fenced dog areas and other similar uses. Storage buildings are expressly prohibited.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

3. Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, firewood storage in the rear yard when a valid fireplace permit is held, surface parking to meet the Parking Regulations, private outdoor projection system onto the wall of a building to show movies or other media that is not visible from a public way or adjoining lot (buffering required), and other similar uses. Accessory dwelling units are expressly prohibited.

4. Accessory Dwelling Unit (ADU). Accessory dwelling unit is allowed within a single family detached condominium dwelling unit (not a multi-family building). The ADU is an accessory use and ancillary to the primary use. Such dwelling units shall:

- a. Only be allowed if the primary detached condominium dwelling unit exists or is constructed concurrently;
- b. Comply with the Design Regulations;
- c. Have the following floor area limitations:
 - i. A maximum of 800 sq. ft. of floor area if the detached condominium dwelling unit is 4,000 sq. ft. or less of floor area; and
 - ii. If the detached condominium dwelling unit is in excess of 4,000 sq. ft., the accessory dwelling unit is limited to twenty percent (20%) of the floor area of the primary detached condominium dwelling unit or 1,500 square feet of floor area, whichever is less.
- d. Be located within the detached condominium dwelling (not detached).
- e. Provide separate access to the unit, a kitchen facility separate from the main detached condominium dwelling unit, and off-street parking as required by the Design Regulations. A common entrance can alternatively be provided; and
- f. Be located so as to minimize visual impacts on the lot and on lots immediately adjacent to the proposed unit to the extent practical.
- g. An Accessory Dwelling Unit may increase in size by an additional 200 square feet if deed restricted by legal instrument to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children consistent with CDC Section 17.3.9.
- h. Lot coverage can increase by 5% if an Accessory Dwelling Unit is deed restricted by legal instrument, to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children. Both g & h may be applied to the same property (as applicable) consistent with CDC Section 17.3.9.

H. Village Center Zone District

- 1. **Permitted Uses.** Lots in the Village Center Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units,

development, drainage and other improvements provided, however, the following exceptions may be allowed outside of the disturbance envelopes:

1. Trails;
2. Driveways;
3. Utilities provided such should be located under the driveway, if practicable;
4. Grading improvements associated with the overall subdivision that were reviewed and approved by the Town;
5. Tree removal for required fire mitigation or forest health; and/or
6. Other improvements as may be allowed by the review authority provided the natural integrity of the lot is maintained and development constraints are avoided.

Domesticated Animal. Domesticated animals are defined as (1) any animal normally domesticated and kept inside a dwelling, including but not limited to parakeets, canaries or aquarium fish; and (2) any dog or cat not otherwise regulated by Town ordinances.

Drainage: The removal of surface water or ground water from a lot by drains, grading or other means. Drainage, sometimes referred to in terms of storm water management, also includes water quality protection through the control of run-off to minimize erosion, sedimentation and other pollutants (oil, etc.) during and after development and includes the prevention or alleviation of flooding through detention or retention. Please refer to drainage design standards.

Drainage Design Standards: The grading and drainage design requirements of the Town as provided for in Chapter 5.

Dwelling Unit: Dwelling unit means a building or a portion of a building containing a single unit providing living facilities for one (1) or more persons, including permanent provisions for living, sleeping, a kitchen as limited herein, and sanitation. Dwelling units are further classified as:

Accessory Dwelling Unit: ~~A single family. An accessory dwelling unit~~ that is located on the same lot or within the same primary dwelling (as applicable) as the primary single-family, detached condominium dwelling unit, or single family dwelling unit that meets the requirements for an accessory dwelling unit contained in Chapter 3. ~~Each dwelling unit~~The accessory dwelling unit may have one (1) kitchen, without size limitation. A separate entrance is allowed. Size limitations apply as contained in Chapter 3. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. Accessory Dwelling Unit can share a common entrance or common hallway within the primary dwelling unit.

Condominium Dwelling Unit: An individual Dwelling Unit, with common attachment, within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the Owners of the separate ownership portions. Wet bars are allowed in common living rooms, entertainment rooms and similar common spaces.

Detached Condominium Dwelling Unit: An individual Dwelling Unit, without common attachment, within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the Owners of the separate ownership portions. An accessory dwelling unit is permitted within the detached condominium dwelling unit (not detached). Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living

rooms, entertainment rooms and similar common spaces. These are found in the Multi-Family Zone District.

Multi-Family Dwelling Unit: A building containing three (3) or more dwelling units on one (1) lot. Multi-family dwelling units include apartment units and condominium units and lodge units that may also be built with hotel units, hotel efficiency units and efficiency lodge units (Please refer to the zoning designation definition that contains specific allowances and limitations for each type of multi-family dwelling unit, that may limit kitchen and room configuration limitations for these unit types). When a kitchen size is not limited by a dwelling unit zoning designation definition, each dwelling unit may have one (1) kitchen without size limitation. For condominiums, wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit.

Non-Subdivideable Duplex Dwelling Unit: A lot containing ~~either (a) a detached building containing only two (2) dwelling units that are located on one (1) lot; or (b) two (2) detached buildings with each building only~~ containing one (1) dwelling unit, both as limited under the single-family zone district requirements. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. ~~A mother-in-law suite is permitted.~~

Single-Family Condominium Dwelling Unit: A zoning designation that means a detached building containing only one (1) dwelling unit that is located within a condominium community with at least three (3) or more single-family dwelling units located on a lot. This dwelling unit can occur within the Single Family Common Interest Community Zone District. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common spaces . An accessory dwelling unit is permitted within the single family detached condominium dwelling unit (not detached). These are found in the Single-Family Common Interest Community Zone District.

~~**Single-Family Condominium Dwelling:** A detached building containing only one (1) dwelling unit that is located within a condominium community with at least three (3) or more single-family dwelling units located on one (1) lot. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common spaces areas that cannot be locked-off from the dwelling unit. A mother-in-law suite is permitted.~~

Single-Family Dwelling Unit: Single Family dwelling unit means a building containing one (1) dwelling unit and one (1) accessory dwelling unit (accessory dwelling unit can also be detached per accessory dwelling unit requirements) as provided for in the zoning regulations. Each dwelling unit may have one (1) kitchen without size limitation. Wet bars are also allowed in common living rooms, entertainment rooms and similar common spaces .

~~**Single-Family Dwelling Unit:** A detached building containing only one (1) dwelling unit that is located on one (1) lot unless such is in the single family common interest community zone district where three (3) or more single family dwellings in such community. Each dwelling unit may have one (1) kitchen without size limitation. In addition, one (1) additional kitchen is permitted for homes over 5,000 sq. ft. for the preparation of large meals for guests if such kitchen cannot be locked-off from the dwelling unit. Wet bars are also allowed in common living rooms, entertainment rooms and similar common areas that cannot be locked-off from the dwelling unit. A mother-in-law suite is permitted.~~

Master Development Plan: A plan for a multi-family or mixed-use, phased development requiring a specific development application through the Design Review Process as set forth in the Design Regulations.

Master PUD Process or MPUD Process: The process to create a master PUD as set forth in the PUD Regulations.

Manual on Uniform Traffic Control Devices or MUTCD: The most current version of the MUTCD adopted by or used by the Town that is published by the United States Department of Transportation, Federal Highway Administration.

Media Racks: The Town-approved, enclosed racks designed in accordance with the Plaza Use Standards that are in specific approved locations on plaza areas.

Mezzanine: A space constructed within a room, not to exceed one-third (1/3) of the area of the room, open and unobstructed to the room in which it is located, except for columns, posts and protective walls or railings not more than forty-four inches (44") in height. The clear height above and below the mezzanine floor shall not be less than seven feet (7') and shall be allowed only on the top floor of the structure except in commercial space.

Minor Revisions: Minor revisions as set forth in the minor Revision Process in Chapter 4.

Minor Revision Process: The process to revise a development application that has minor revisions as set forth in Chapter 4.

Monumented Land Survey: A survey prepared by a Colorado licensed public land surveyor that finds or marks all property corners, property lines, existing improvements and construction and development improvements. The lot corners and lot lines included in the monument land survey may be limited down by the Planning Division to the area affected by development or construction.

~~**Mother-in-Law Suite:** A suite that is accessed from a common hallway in the home that does not contain a separate entrance, lock or the ability to lock off a common foyer that may contain a bedroom, small living area, and a limited kitchen facilities consisting of a sink, microwave, two element burner and a six (6) cubic foot (maximum) refrigerator.~~

Mountain Village: When used as a freestanding phrase not referring to the Town of Mountain Village or a Town document, Mountain Village shall mean the geographic, incorporated area of the Town.

MPUD: A master PUD as set forth in the PUD Regulations.

MPUD Development Agreement: The binding agreement between the developer and the Town required as a condition of approval of an outline PUD, which agreement includes requirements for dedication and conveyance of community benefits associated with all phases of the MPUD and which details the uses and densities associated with the individual parcels and/or phases of the MPUD as provided for in the PUD Regulations.

Multi-Family Zone District: A lot zoned as multiunit or multi-family that permits multi-family development with the following limited zoning designations as specifically zoned on each lot: hotel units, hotel efficiency units, lodge units, efficiency lodge units, condominium units, commercial space, workforce housing units and parking together with such public and semi-public facilities, private recreation facilities and related visitor-oriented uses as may be appropriately developed on the property.

Municipal Facilities: Facilities and services traditionally provided by the Town, such as water services, police protection, fire protection, maintenance/shops and similar uses.

Natural Grade: See definition of Grade.

Native Grass Seed Mix: The native grass seed mix as set forth in the Landscaping Regulations section of the Design Regulations.

Nonconforming Structure: Any building or structure legally established pursuant to the land use regulations in effect at the time of its development that does not comply with the CDC regulations.

Nonconforming Use: Any use of land, building or structure that was established pursuant to the land use regulations in effect at the time of its development but which use does not comply with the CDC regulations.

Non-Domesticated Animal: Any animal that is not a domesticated animal (Please refer to domesticated animal definition).

Non-Subdivisible Duplex Lot: ~~See zoning designation definition. A lot with a zoning designation of non-subdivisible duplex that allows for the construction of two (2) dwelling units consistent with the accessory dwelling unit requirements in the single family zone district.~~

Noxious Weeds: Noxious weeds are identified in the noxious weed table in the Landscaping Regulations or are subsequently designated as a noxious weed by the Air Quality and Natural Resource Commission of the State of Colorado.

Office: Includes a wide range of offices providing professional services and other activities that are customarily provided in an office environment: legal, accounting, investment and financial services, medical and dental and other health services, engineering, architectural and other design services, counseling and social services, insurance and real estate services and administration and sales for business, industry and government.

Official Land Use and Density Allocation List: The official land use and density allocation that includes all land and lots within Mountain Village, Colorado recorded October 6, 1995 at Reception No. 301133, as updated, amended and supplemented from time to time.

Official Zoning Map: The currently effective Town Council adopted zoning map of the town.

Official Zoning Map Amendment Process: The process to amend the Official Zoning Map as provided under the development application procedures contained in Chapter 3.

Original PUD Boundary: The boundary of the PUD prior to town incorporation. This boundary is shown on the 2012 Open Space Map that was adopted by the Town Council and is recorded at Reception Number 426872 and is incorporated into this CDC by reference.

Open Space: Collectively, all of the active open space and passive open space classifications as established under the zoning regulations.

Open Space Impact Agreement: The agreement required by the Town for an applicant to impact open space as provided for in the Design Regulations.

Right-of-Way: An area dedicated to public use for pedestrian and vehicular circulation, which may also accommodate public utilities and similar uses.

Roofline: The highest horizontal line of a building or structure as defined by ridges, gables, dormers or parapets and excepting chimneys, antennas, cupolas and steeples.

Sale or Sell: The exchange of goods or services for money or other consideration, including the offering of goods or services for donation except when offered to express religious, social or political belief.

Sandwich Board Signs: Freestanding signs with signage on two (2) sides.

Seasonal Lighting: Lighting installed and operated in connection with the holidays or other seasonal traditions.

Service Commercial: Any establishment of which the primary activity is the provision of personal or professional service as opposed to products, such as attorney services, surveying services, title services, real estate services or beauty services.

Short Term Accommodation: Means a building or any unit within a building may only be rented, leased or occupied for a period of less than 30 (thirty) consecutive days by any occupant (that is, any length of time between 1 and 29 consecutive days) and not as a primary residence.

Sign: Any object, device, display, structure or part thereof situated outdoors or indoors, which is used to advertise, identify, inform, display, direct or attract attention to an object, person, institution, organization, business, religious group, product service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Off-premise Signs: Signs advertising goods, products or services that are not located or sold on the lot or premise on which the sign is located except for signs that project into a plaza area, directory signs and other off-premise signs as allowed by the Sign Regulations.

Sign Area; The area of the entire face of a sign shall be measured in determining sign area, including but not limited to the advertising surface and any framing trim or molding. On a two-sided sign where the faces are parallel to each other and separated by less than one (1) foot, only one (1) face is counted in calculating the sign area.

Single-Family Detached Condominium Dwelling Unit: See zoning designation and dwelling unit definitions.

Single-Family Dwelling Unit: See zoning designation and dwelling unit definitions.

Site: The entire area included in the legal description of the land on which a development activity is proposed in a development application.

Site Coverage: The total horizontal area of any building, carport, porte-cochere or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the driplines of buildings and from the exterior surface of the total wall assembly.

Site-Specific Development Plan: The final approved development application plans for a development where (a) a development permit has been issued and no further development approvals are required

Sign Area; The area of the entire face of a sign shall be measured in determining sign area, including but not limited to the advertising surface and any framing trim or molding. On a two-sided sign where the faces are parallel to each other and separated by less than one (1) foot, only one (1) face is counted in calculating the sign area.

Single-Family Condominium Dwelling Unit: See ~~zoning designation and~~ dwelling unit definitions.

Single-Family Dwelling Unit: See ~~zoning designation and~~ dwelling unit definitions.

Site: The entire area included in the legal description of the land on which a development activity is proposed in a development application.

Site Coverage: The total horizontal area of any building, carport, porte-cochere or arcade and shall also include walkways, roof overhangs, eaves, exterior stairs, decks, covered porch, terraces and patios. Such horizontal measurement shall be from the driplines of buildings and from the exterior surface of the total wall assembly.

Site-Specific Development Plan: The final approved development application plans for a development where (a) a development permit has been issued and no further development approvals are required except for a building permit as required by the Building Codes; and (b) an applicant has also concurrently sought and obtained a vested property right pursuant to the vested property rights process as set forth in Chapter 4.

Site-Specific PUD Process or SPUD: The process to create a site-specific PUD as set forth in the PUD Regulations.

Sketch PUD: The second step in the creation of a site-specific PUD (SPUD) as set forth in the PUD Regulations.

Ski Lift: Is a Passenger tramway that is device used to transport passengers uphill on skis, or in cars on tracks, or suspended in the air by the use of steel cables, chains, or belts, or by ropes, and usually supported by trestles or towers with one or more spans. "Passenger tramway" includes, but is not limited to, fixed-grip lifts, detachable-grip lifts, funiculars, chair lifts or surface lifts as defined in CRS 25-5-702.

Ski Resort Operator: The owner and operator of the Telluride Ski Resort.

Ski Resort Uses: ski slopes, ski trails, ski lifts, snow making facilities, ski area restaurants, ski racing structures, ski patrol facilities, ski area maintenance facilities, non-commercial refueling facilities, explosives storage, gondola structures, lift structures, drainage ditches, drainage swales, drainage structures, access roads, service roads, maintenance roads, utility transmission lines, water wells, water lines, sewer lines, storm drainage systems, retaining walls, benches, snow storage, landscaping, recreational trails, recreational facilities, golf cart access and snowcat access.

Solid Fuel Burning Device: A device that allows for the burning of a wood product for heat, amenity or other purposes.

Solid Fuel Burning Device Permit: The permit needed in order to install or operate a solid fuel burning device.



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Michelle Haynes, Director of Planning and Development Services

FOR: September 16, 2021

DATE: September 8, 2021

RE: Worksession to consider an alternative Planned Unit Development Amendment for Lot 109R, also known as the Mountain Village Hotel PUD.

PROJECT GEOGRAPHY

Legal Description: Lot 109R
Address: 632-642 Mountain Village Blvd.
Owner/Applicant: MV Colorado Development Partners, LLC
Agent: Matthew Shears
Applicant: Vault Home Collection/ Shear Family Investments
Zoning: Village Center Zone District
Existing Use: Vacant; North Village Center Parking Lot
Approved Use Pursuant to PUD Development Agreement: 66 efficiency lodge units; 38 lodge units, 20 condominium units, one employee apartment and 20,164 sq. ft. of commercial space.

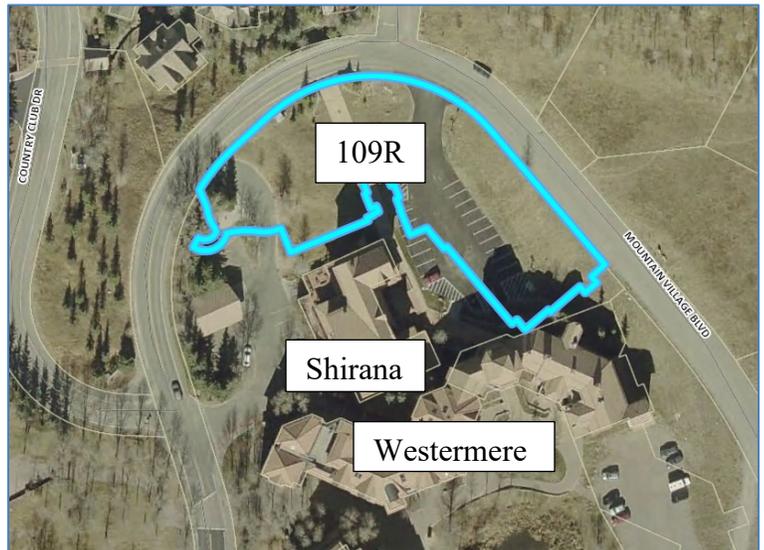
Site Area: .825 acres

Adjacent Land Uses:

- **North:** Vacant 89 Lots
- **South:** Shirana Condos
- **East:** Westernmere & Palmyra Condos
- **West:** See Forever & The Peaks

ATTACHMENTS

- [Applicants Narrative](#)
- [Owner Authorization](#)
- [Development Agreement Lot 109R, Town of Mountain Village, Planned Unit Development](#)



DEVELOPMENT HISTORY BACKGROUND

The Town Council approved the final PUD development application on December 8, 2010 Resolution Number 2010-1208-31. The PUD development agreement was recorded on March 18, 2011 at Reception Number 416997 (PUD Agreement). The PUD Agreement established the length of validity

until December 8, 2015. In July of 2015, the applicant applied for an extension to the PUD agreement and associated vested property rights. The First Amendment to the Development Agreement was approved to extend the PUD from December 8, 2015 to December 8, 2020 and recorded at reception Number 438754. The Second Amendment to extend the Development Agreement/PUD was approved by Town Council in 2020, extending the PUD approval from December 8, 2020 to December 8, 2022.

The original Mountain Village Hotel PUD Agreement established land uses, densities, siting and mass/scale of the building and improvements. See exhibit C to review the existing PUD Agreement.

PENDING PUD AMENDMENT

The town has a pending PUD amendment application from the owner, however, the owner agreed to suspend the application to allow for Vault Home Collection/ Shear Family Investment LLC, who is under contract for the property, to propose an alternative PUD plan. Vault wishes to receive feedback from Town Council regarding the proposed alternative plan during their due diligence period.

REQUEST

The applicants propose the following densities and uses:

- 100 room short-term and long-term free market rental units for the marketplace,
- 20 residential condominiums including a rental program,
- a much smaller hotel component made up of 40-unit, sophisticated 4-star boutique hotel, with reasonable ADRs, and
- an open lobby/gathering space on the ground floor. The ground floor will include a high-design bowling and VR center for families, bar/lounge and small 40 seat authentic Omakase style Japanese restaurant.
- The project proposed will meet the TOMV’s current existing parking, heights and other CDC requirements.*

*The applicants can discuss whether this means pursuant to the underlying zoning noted in Table 2, or pursuant to the variances provided by the PUD agreement which allows amongst other things heights up to 88’9” and max average height of 65’-2.9”. It is my understanding their preference it to meet the underlying zoning requirements; however, they have not undertaken conceptual designs to determine whether they need to ask for a height variance specifically for the purposes of the worksession.

Table 1. Current and Proposed Zoning Designations/Uses

Zoning Designations	Existing PUD Plan Zoning Designations	Proposed PUD Amendment Zoning Designations
Efficiency Lodge (Hotel Rooms)	66	40
Condominiums	20	20
Lodge Units (Short and Long Term Rental)	38	100 rooms*
Commercial Space	Ground floor undefined (20,164 sq ft)	Lobby/Japanese restaurant/bowling VR activities square footage TBD
Employee Apartment	1	0

*The long and short term rental units could be a combination of lodge units and lock-offs. Rooms are defined differently than units.

Table 2. Zone District Regulations Village Center

Village Center Zoning	CDC Regulation
Lot Coverage	No lot coverage limitation
Parking	Parking must be in a parking garage below grade in the Village Center
	1 parking space per condominium unit .5 parking spaces for lodge and efficiency lodge units 1 space per 1,000 sq. ft. for low intensity commercial use 1 space per 500 sq. ft. for high intensity commercial use (like a restaurant)
	1-5 common HOA spaces for service vehicles and deliveries
Building Heights	60 feet maximum height
	48 feet maximum average height

STAFF ANALYSIS

The Village Center zone district is optimal for mixed uses and higher densities. The applicants have indicated this project would not request height variances or parking variances but otherwise meet the zone district requirements, although they have not yet begun to design to their densities and uses on the lot. The Town Council should discuss the densities and uses. If this application moves forward, it constitutes an amendment to the existing PUD. PUD allowances and public benefits are a significant part of the application for Council consideration.

In summary, the proposal generally meets desired densities and uses in the Village Center pursuant to the underlying zoning and general concepts in the Comprehensive Plan. Town Council should discuss the short and long term rental component of 100 rooms. As indicated in the narrative, the region has few if any rental developments outside of deed restricted housing and this is a new concept not previously contemplated in the Mountain Village. The new concept being free market short and long term rental units in the Mountain Village. The intent is that the short and long term rental units would stay in one ownership and management. Specificity regarding the town’s expectations regarding a larger scale rental project can be provided as part of an amendment PUD agreement with an associated management plan.

A boutique hotel can be proposed through a PUD/ PUD amendment. Identifying express uses within commercial space, if the applicants are willing to agree to them, can be outlined as part of the PUD amendment process in the development agreement and considered public benefits.

PUBLIC BENEFITS

The original PUD public benefits list included and was not limited to 40 dedicated hotel rooms, public bathroom, plaza improvements, and 48 covered town parking space. Should an application be forthcoming for a PUD amendment, Town Council and the applicant will revisit the variances and public benefits and amend the variances and public benefits commensurate with the scale and scope of the project. (See exhibit C, PUD Agreement for a list of the original variances and list of public benefits).

STAFF RECOMMENDATION

Staff recommends that the Town Council provide non-binding direction to the applicants specific to the following items:

- Density
- Uses
- Short and Long Term Rental Component
- Boutique Hotel
- Public Benefits

CONCEPTUAL WORKSESSION LOT 109R PROJECT NARRATIVE

Vault Home Collection (“Vault”) via another entity is under contract to purchase of Lot 109R (Lot 109R”), Town of Mountain Village (“TOMV”). Vault anticipates collaborating with CSLBC, out of Canada to develop Lot 109R. Vault and SCLBC are experienced developers in the United States and Canada. As part of Vault’s due diligence and with the disclosure and consent of the current owner of Lot 109R MV Colorado Development Partners, LLC, Vault desires to obtain feedback from TOMV about aspects of our plan and an understanding that our proposed plan complies with TOMV’s land use policies, goals and objectives, which is why we are requesting this worksession.

Vault’s goal is to add what we believe to be a much-needed mixed-use project within the TOMV. Our vision is to move away from the development uses and activities reflected in the approved PUD (which focused on a large, high-end hotel) along with space for some free market residential condominium units and commercial uses (which would be retained) and reallocate a sizable portion of the space and uses in the building to approximately:

- 100 room short-term and long-term free market rental units for the marketplace,
- 20 residential condominiums including a rental program,
- a much smaller hotel component made up of 40-unit, sophisticated 4-star boutique hotel, with reasonable ADRs, and
- an open lobby/gathering space on the ground floor. The ground floor will include a high-design bowling and VR center for families, bar/lounge and small 40 seat authentic Omakase style Japanese restaurant.
- The project proposed will meet the TOMV’s current existing parking, heights and other CDC requirements.

Our analysis, both in numerical data and anecdotal information, indicates TOMV desperately needs housing to accommodate individuals as part of the free-market product for rent, but this use would not be achieved with the current PUD approvals for Lot 109R. There is almost zero inventory for this type of free market rentals in the regions, and no projects on the horizon. This creates an unmet market need and a problem for the balanced growth of the town. TOMV currently only has extremely high-end single-family homes and condominiums, hotels and deed restricted housing. There is no product for those that fall within this market gap. In our opinion, this lack of variety in Telluride’s market may be adversely impacting the healthy growth of TOMV for newcomers and existing residents with rental needs.

Also, we believe that TOMV can benefit from a small, well-designed 4-star boutique hotel. The ADR of hotels like the Madeline, the Peaks, etc. has skyrocketed in the last 12 months. This would be the case for the hotel that would be required to be constructed on Lot 109R under the current Lot 109R PUD approvals. We intend to have a fun, exciting hotel, that can offer rates below the other Hotels, hopefully around \$280-\$320 / night while still maintaining the elegance that Telluride has to offer.

Finally, we feel that TOMV center needs another “gathering space”, or place to enjoy with families and couples. We are confident that our open commercial space concept, including bowling/VR activities, along with a lounge/bar and intimate authentic Japanese restaurant would be great addition.

It is our hope that the TOMV is supportive of our development plan. We understand that the

worksession would enable the town council to consider our general planning concepts and offer feedback early in the process that would help guide us for future applications. We appreciate that the TOMV is not taking “formal” action on our plan through the worksession process. We would need to submit appropriate land use applications for Lot 109R, which would be considered by the Town DRB and Council in the course of noticed, future public hearings. At this point, we look forward to gaining your feedback during the worksession and are excited about the possibility of this exciting new project.

OWNER AUTHORIZATION

September 2, 2021

MV Colorado Development Partners, LLC, a Texas limited liability company (“**Owner**”) is the current fee simple owner of certain property (“**Lot 109R**”) legally described as Lot 109R, Town of Mountain Village, San Miguel County, Colorado per the Replat recorded on March 18, 2011 in Reception 416994 (“**Replat**”). Owner has entered a certain Contract to Buy and Sell (Land) dated August 13, 2021 with Shear Family Investments, LLC (“**Buyer**” or “**Applicant**”) concerning the purchase and sale of Lot 109R.

Applicant is seeking to discuss and review certain land use matters concerning its desired development and use of Lot 109R, which the Applicant would like to pursue with the Town of Mountain Village (“**Town**”) in the context of a Worksession review with the Town.

Owner hereby conditionally authorizes the Applicant, as the contract purchaser of Lot 109R, to submit and pursue a land use application with the Town, limited only to a worksession application (“**Application**”). The Owner’s authorization is conditioned upon the following:

1. The Owner is not responsible for paying or reimbursing the Town any fees, costs and expenses, including legal fees, staff time and other fees and costs imposed and sought by the Town in connection with the filing and review of the Application.
2. The Application will not result in any changes to the current and existing land use, zoning, platting or density and/or similar changes associated with Lot 109R, unless and until Applicant closes on its purchase of Lot 109R and seeks to pursue such applications and approvals with the Town.
3. The Owner is not responsible for correctness of any materials, information or statements made by the Applicant to the Town in support of the Application.
4. The Owner is not responsible for completing and/or funding any on-site or off-site improvements proposed by Applicant.

Approved by the Undersigned.

MV Colorado Development Partners, LLC,
a Texas limited liability company

By: 

Printed Name: John Wagner

Title: VP

DEVELOPMENT AGREEMENT
Lot 109R, Town of Mountain Village, Planned Unit Development

THIS DEVELOPMENT AGREEMENT (“Agreement”), dated and made effective as of 3/18, 2011 (“**Effective Date**”), is entered into by and between the Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado (“**Town**”) and MV Colorado Development Partners, LLC, a Texas limited liability company or its successor in interest (“**Owner**”). Town and Owner are sometimes each individually referred to as a “**Party**” and sometimes collectively as the “**Parties**”.

DEFINITIONS

Unless otherwise provided for herein, all capitalized but undefined terms used in this Agreement shall have the meanings set forth in the LUO and/or the Design Regulations (defined below). In addition, the Parties acknowledge and agree to the following definitions (“**Definitions**”) and further agree that each of the Definitions: (a) form a portion of the basis of this Agreement; and (b) are incorporated in this Agreement. As used herein, the following Definitions shall be given the meaning ascribed to the term as the same are stated below.

A. “**Act**” shall mean the Colorado Common Interest Ownership Act, Colorado Revised Statutes 38-33.3-101 through 38-33.3-319.

B. “**Application**” shall collectively mean the various land use applications, including plans, drawings, specification, narratives, reports, studies and other materials prepared by Owner and submitted to the Town concerning the development of the Project on the Property, inclusive of: (1) Planned Unit Development (Conceptual, Sketch and Final PUD Plan)(“**PUD**”) pursuant to Section 3-5 of the LUO; (2) Replat pursuant to Section 4-4 of the LUO; (3) Rezone pursuant to Section 4-3 of the LUO; (4) Density Transfer pursuant to Section 4-2 of the LUO; (5) Variations/waivers for certain sections of the LUO and Design Regulations pursuant to Section 4-601(2) of the LUO; and (6) Extended Vested Rights.

C. “**Commercial Condominium Units**” shall mean each of those particular Condominium Units specifically designed for commercial uses by the Project Condominium Documents and the Town Approvals.

D. “**Common Elements**” shall mean the common elements, including any limited common elements formed in the Condominium and designated as such pursuant to the Project Condominium Documents.

E. “**Condominium Units**” shall mean the individual condominium units formed in the Project Condominium and designated as such pursuant to the Project Condominium Documents, which are designated for separate ownership by the Unit Owners and shall consist of the Residential Condominium Units and Commercial Condominium Units.

F. “**Contributed Town Property**” means certain land owned by the Town, which the Town agreed to allow Owner to include in the Replat and incorporated into the Property and Project pursuant to the Land Exchange Agreement.

G. “**Design Regulations**” shall mean the Mountain Village Design Regulations adopted by the Town, as amended through the Effective Date.

H. “**DRB**” or “**Design Review Board**” shall mean the Town of Mountain Village Design Review Board.

I. “**Efficiency Lodge Units**” shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as an Efficiency Lodge Unit (within the meaning of the LUO) in the Town Approvals.

J. “**Final PUD Plans**” shall mean the final plans, drawings and specifications for the Property for the Property and Project that have been approved by the DRB and the Town Council, as reflected in the Town Council Approval Resolution, which plans, drawings and specifications consist of each of the documents are listed and described on attached Exhibit “A”.

K. “**Furniture Package**” shall mean those certain standard furnishing packages specified by Owner and the Hotel Operator for the Residential Condominium Units.

L. “**Hotel Covenant**” shall mean that certain Declaration of Covenants and Restrictions (Hotel Operator and Hotel Amenities, Facilities and Services Covenant) recorded in Reception No. 416997 in the Official Records.

M. “**Hotel Guests**” shall mean those persons who are staying in any of the Hotel Rooms or any of the Residential Condominium Units for short-term accommodation usage purposes as part of the Rental Management Program.

N. “**Hotel Operator**” means the company initially retained by the Owner and approved by the Town in the manner provided for in this Agreement and the Hotel Covenant to operate and manage the Rental Management Program in the Project Condominium.

O. “**Hotel Rooms**” means each of those forty (40) Efficiency Lodge Units located in the Project and designated and dedicated only for use and occupancy by Hotel Guests in the Rental Management Program that are deemed to be part of the Hotel Facilities Unit and will be held in the common ownership with the other portions of the Project denoted as the Hotel Facilities Unit. The location of the Hotel Rooms shall be generally consistent with the Final PUD Plans and be designated on the building permit plans and later designated on the Project Condominium Documents.

P. “**Hotel Facilities Unit**” means the Hotel Rooms, lobby area, front desk and associated office, and similar areas of the Project that are necessary for the operation of the hotel. The Hotel Facilities Unit will be owned by one entity that may change from time-to-time.

Q. “**Lock-Off Unit**” shall mean a Condominium Unit in the Project consisting of Lodge Units and Efficiency Lodge Units that shall be separated from an adjacent unit by a common keyed door.

R. “**Lodge Units**” shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as a Lodge Unit (within the meaning of the LUO) in the Town Approvals.

S. “**LUO**” shall mean the Land Use Ordinance adopted by the Town of Mountain Village, as amended through the Effective Date.

T. “**Official Records**” shall mean the Official Records of the Clerk and Recorder for San Miguel County, Colorado.

U. **“Owner”** shall mean MV Colorado Development Partners, LLC, a Texas limited liability company, its successors, assigns and transferees.

V. **“Parking Condominium Units”** shall mean those particular Condominium Units designed for parking uses by the Project Condominium Documents.

W. **“Project”** shall mean the development of a certain mixed-use hotel, residential condominium and commercial project on the Property, which was approved by the Town as reflected in the Town Council Approval Resolution. The Project shall consist of: (1) a minimum of the 40 Hotel Rooms zoned Efficiency Lodge Units to be operated and deed restricted as part of the hotel and included as part of the Hotel Facilities Unit as required by this Agreement and as shown on the Final PUD Plans; (2) 26 additional Efficiency Lodge Units; (3) 38 Lodge Units; (4) 20 Unrestricted Condominium Units; and (5) approximately 20,000 sq. ft. of commercial space.

X. **“Project Association”** shall mean the non-profit corporation formed to manage the Project Condominium as contemplated by the Project Condominium Documents.

Y. **“Project Condominium”** shall mean the condominium regime to be established on the Property in accordance with the Act and the Project Condominium Documents. The Condominium consists of certain Condominium Units and Common Elements as established and designated by Project Condominium Documents.

Z. **“Project Condominium Documents”** shall mean the documents prepared in connection with the formation and operation of the Project Condominium, which are anticipated to consist of the following instruments: (1) Condominium Declaration; (2) Condominium Map; (3) The Articles of Incorporation and Bylaws for the Project Association; (4) any Rules and Regulations for the Project Condominium; and (5) any and all such other pertinent documents, as the same may be amended and/or supplemented from time to time.

AA. **“Project Operational Standards”** means the standards for operating the Project as determined by the Hotel Operator, in consultation with the Owner and Project Association, consistent with the terms and conditions of the Town Approvals and the operating standards customarily followed by the Hotel Operator for similar projects managed by Hotel Operator located in mountain resort locations which are intended to promote a high standard of quality. The Project Operational Standards are intended to be followed for purposes of promoting the use and operation of the Project as a full service Hotel within the Hotel Facilities Unit and those Residential Condominium Units participating in the Rental Management Program. When developing and implementing the Operational Standards, the Hotel Operator shall exercise its good faith, commercially reasonable judgment and adhere to industry standards for similar projects located in mountain resort locations as well as the actual operational needs of the Hotel and/or Hotel Guest. It is recognized and agreed that the Project Operational Standards may vary from time to time given due consideration to winter periods, summer periods and shoulder seasons between winter and summer periods.

BB. **“Project PUD Resolution”** shall mean that certain resolution duly adopted by the Town concerning the Project Approvals for the Property and Project recorded in Reception No. 415 339 in the Official Records concerning the Development of the Project and shall include the Final PUD Plan approved by the Town.

CC. **“Property”** shall mean Lot 109R, Town of Mountain Village, San Miguel County, Colorado according to the Replat.

DD. **“Rental Management Program”** means the short-term rental management and accommodations styled program (for usage periods of less than 30 days) operated in the Condominium Project by the Hotel Operator consisting of some or all of the Condominium Units and/or the Common Elements.

EE. **“Replacement Town Property”** shall mean Lot 644, Town of Mountain Village or other mutually acceptable property to be transferred and conveyed to the Town by the Owner pursuant to the terms and conditions of this Agreement.

FF. **“Replat”** shall mean that certain Replat entitled *“Replat of Lot 109R and Tract OS-3BR-2”* establishing the boundaries of the Property recorded on March 18, 2011 in Plat Book 1, Page 4455 Reception No. 416994 in the Official Records concerning the development of the Project.

GG. **“Residential Condominium Units”** shall mean those particular Condominium Units that are zoned as Lodge Units, the Efficiency Lodge Units and the Unrestricted Condominium Units, specified for residential uses by the Project Condominium Documents and the Town Approvals.

HH. **“Town”** shall mean the Town of Mountain Village, Colorado.

II. **“Town Approvals”** shall mean those certain land use entitlement approvals concerning the Property and the Project that have been granted by the Town, including, without limitation, approvals for PUD, Variance, Rezone, Replat and Density Transfer and any other plans or permits granted by the Town for the Property and the Project. The Town Approvals are further reflected in the Project PUD Resolution, the Project Development Agreement, the Replat, The Land Exchange Agreement and this Agreement.

JJ. **“Town Council”** shall mean the Town of Mountain Village Town Council.

KK. **“Town Council Approval Resolution”** shall mean Resolution No. 2010-1208-31 adopted by the Town Council, approving the Application for the Project, which was recorded on December 10, 2010 at Reception No. 415339 in the Official Records.

LL. **“Town Enforceable Restriction”** shall mean those provisions established in the Project Condominium Documents that also run to the benefit of the Town, that may be specifically enforced by the Town and may not be modified without the prior written consent of the Town.

MM. **“Town Laws”** shall mean the Town of Mountain Village Land Use Ordinance, Town of Mountain Village Building Code, Town of Mountain Village Charter and the Town of Mountain Village Municipal Code.

NN. **“Town /Owner Land Exchange”** means the transfer and conveyance of the Contributed Town Property by the Town to Owner in exchange for the transfer and conveyance of the Replacement Town Property by the Owner to the Town in accordance with the terms and conditions of this Agreement.

OO. **“Unit Owners”** shall mean the respective owners of each of the Condominium Units.

PP. **“Unrestricted Condominium Units”** shall mean each of those Residential Condominium Units included in the Project that are zoned and designated as a Condominium Unit (within the meaning of the LUO) in the Town Approvals.

RECITALS

The Parties acknowledge and agree to the following recitals (**“Recitals”**) and further agree that each of the Recitals: (a) form a portion of the basis of this Agreement; and (b) are incorporated in this Agreement.

- A. Owner is the current, fee simple owner of the Property.
- B. Owner submitted the Application to the Town, which was reviewed and considered by the Town in accordance with applicable law, including but not limited to, the LUO and Design Regulations.
- C. The Town authorized the Owner to include the Contributed Town Property in the Application and to pursue the contemplated development of the Project on the Property, including portions affecting the Contributed Town Property, provided that Owner has transferred and conveyed the Replacement Town Property in the manner and timeframe required by this Agreement.
- D. The Parties acknowledge and agree that the proposed use and development of the Contributed Town Property are exempt from the Temporary Moratorium Prohibiting the Rezoning of Active Open Space adopted by the Town (Ordinance No. 2009-03) in accordance with its provisions.
- E. Nothing contained herein or in the Land Exchange Agreement is intended to establish any joint venture between Owner and Town with respect to the ownership, operation, management and development of the Project.
- F. At a duly noticed and conducted public hearing on March 28, 2008, the DRB recommended to the Town Council that the Application for Conceptual PUD Plan be approved with conditions pursuant to LUO Section 4-606.
- G. At a duly noticed and conducted public hearing on March 11, 2010, the Town Council granted Conceptual PUD Plan approval to the Application pursuant to LUO Section 4-606.
- H. At a duly noticed and conducted public hearings held on June 24, 2010 and again on July 22, 2010, the DRB granted Sketch PUD Plan approval to the Application pursuant to LUO Section 4-607.
- I. At a duly noticed and conducted public hearing on October 28, 2010, the DRB recommended to the Town Council that the Application for Final PUD Plan be approved pursuant to LUO Section 4-608 as well as other components of the Application.
- J. At a duly noticed and conducted public hearing on November 18, 2010, the Town Council considered Final PUD approval and continued the matter to December 8, 2010.
- K. At a duly noticed and conducted public hearing on December 8, 2010, the Town Council granted Final PUD Plan approval to the Application pursuant to LUO Section 4-609 as well as other components of the Application, including, specifically and without limitation, the request for Extended Vesting Rights.

L. After conducting the respective public hearings, receiving evidence and taking testimony and comment thereon, the DRB and the Town Council respectively found that: (i) the Property achieves one (1) or more of the applicable purposes listed in Section 4-616 of the LUO, and (ii) the resulting development will be consistent with the provisions of Section 4-617 of the LUO.

M. The public hearings referred to above were preceded by publication of public notice of such hearing(s) on such dates and/or dates from which such hearings were continued in the *Telluride Watch* and by mailing of public notice to property owners located within four hundred feet (400') of the Property, as required by the LUO.

N. The publication of the granting of the Extended Vested Rights for the Project was accomplished with placement of public notice in the Daily Planet on December 31, 2010, as required by the LUO.

O. The Town Council has adopted the Town Council Approval Resolution, the terms and conditions of which are incorporated herein by this reference.

P. Owner has now met all requirements for: (1) Final PUD approval and has addressed conditions 1 through 9 of Final PUD approval as set forth by the DRB and Town Council in the Town Council Approval Resolution, the remaining conditions are ongoing conditions that are set forth in this Agreement; and (2) final approval for the components of the Application relating to the Replat, Rezone, Density Transfer, variations/waivers and Extended Vesting Rights.

Q. This Agreement shall be recorded with the Replat.

AGREEMENTS AND CONSIDERATION

NOW THEREFORE, in consideration of the foregoing Recitals and Definitions, which are incorporated into this Agreement and the mutual agreements, obligations and promises set forth below and in further consideration of the Town Approvals upon all terms and conditions contained herein, the obligations and expenditures of development undertaken by Owner and the mutual obligations and promises set forth below, the receipt and sufficiency of which consideration is hereby acknowledged, the Owner and the Town covenant and agree as follows:

1. **General.** This Agreement establishes the land uses and density that shall be permitted within the Property, a general development plan, development standards and conditions that must be adhered to by Owner. This Agreement also specifies improvements that must be made, and conditions, which must be fulfilled in conjunction with the development of the Property. Where this Agreement does not address a specific development standard or requirement of the Town, the provisions of the LUO or Charter shall apply. Where this Agreement addresses a specific development standard or requirement, the provisions of this Agreement shall supersede the provisions of the LUO. In all cases the provisions of the Charter shall supersede the provisions of the Agreement.

2. **Town Approval.** Subject to the conditions herein, Town does hereby approve this Agreement, the Replat, the rezone, the variances, the density transfer, the extended vesting and the Final PUD Plans. This Agreement shall be incorporated by reference on the Replat. These instruments shall constitute the complete approval of the Application for the Project. The Replat and this Agreement shall be recorded, at the Owner's expense, in the records of the San Miguel County Clerk and Recorder and shall run with the Property. The Final PUD Plans shall be filed of record with the Town of Mountain

Village Community Development Department. For purposes of this Agreement, the term “**Town Approvals**” shall mean those certain land use entitlement approvals concerning the Property and the Project that have been granted by the Town, including, without limitation, approvals for the Applications, the Final PUD Plans and any other plans or permits granted by the Town for the Property and the Project. The Town Approvals are further reflected in the Town Council Approval Resolution, the Replat, the Hotel Operator and Hotel Amenities, Facilities and Services Covenant and this Agreement.

3. **Approval of Replat; Town/Owner Land Exchange; and Recordation of Easements.**

3.1. **Approval and Recordation of Replat.** Pursuant to the terms and conditions of the Land Exchange Agreement, the Town agreed to transfer and convey the Contributed Town Property to Owner in exchange for the agreement of Owner to transfer and convey the Replacement Town Property to the Town. In addition, the Town authorized Owner to include the Contributed Town Property in the Application, including the unrecorded Replat, prior to the consummation of the exchanges contemplated by the Land Exchange Agreement. The DRB and Town Council have approved the Replat, which shall be recorded simultaneously with this Agreement. Upon recordation of the Replat, Lot 109R will be owned by Owner and Tract OS-3BR-2 will be owned by the Town. The term Property as used in this Agreement refers to Lot 109R as reconfigured and replatted pursuant to the Replat, but not Tract OS-3BR-2, which is not intended to be burdened by this Agreement except for the condominium space below such land that is utilized for the parking garage, which shall be subject to the terms of this Agreement. In addition, this Agreement establishes certain responsibilities outside the Property, such as the need to maintain the drainage system, the need to maintain the snowmelt system in the plaza area, and the need to remove snow from Mountain Village Boulevard.

3.2. **Town/Owner Land Exchange.**

3.2.1. The Town has determined that the Replacement Town Property is suitable and acceptable to the Town as replacement for the Contributed Town Property. Owner is obligated to transfer and convey the Replacement Town Property to the Town in full satisfaction of its obligation to provide the Town with Replacement Town Property.

3.2.2. The Town/Owner Land Exchange shall occur simultaneously with the recordation of the Replat.

3.2.3. At the closing of the Town/Owner Land Exchange (“**Town/Owner Land Exchange Closing**”), the Parties shall proceed as follows:

A. The Town/Owner Land Exchange Closing shall be conducted by a title company mutually agreeable to the Parties (“**Title Company**”).

B. The Town shall convey fee simple title, vesting good and merchantable title to the Contributed Town Property, to Owner or its designee, by special warranty deed, free and clear of all monetary liens and encumbrances and subject only to those exceptions accepted by Owner in a current commitment for title insurance to be obtained and provided by Owner by the Title Company. The Town will cooperate and assist Owner in seeking to modify, amend or delete a title exception for which Owner has interposed its reasonable objection and if the objection can not be resolved to the satisfaction of Owner.

C. Owner shall cause fee simple title to be conveyed to the Town, vesting good and merchantable title to the Replacement Town Property, to the Town or its

designee, by special warranty deed, free and clear of all monetary liens and encumbrances and subject only to those exceptions noted in a current commitment for title insurance to be obtained and provided by Owner by the Title Company. The cost and expense of procuring the title insurance shall be incurred by Owner.

D. Owner shall pay all recording costs, closing fees and costs due to the Title Company.

E. To the extent applicable and required, Owner shall pay any Real Estate Transfer Assessments (RETA), if any, that may arise in connection with the Town/Owner Land Exchange. The Parties shall cooperate and assist each other in providing information that may support the granting of a full or partial exemption from the RETA.

F. Charges for any real estate property taxes and/or homeowner associations' dues and assessments for the property being exchanged hereunder shall be prorated through the date of Closing.

G. The Parties acknowledge and agree that no real estate brokerage commissions shall become due and payable as a result of the completion of the Town/Owner Land Exchange.

3.2.4. The Parties acknowledge and agree that no other consideration is due and owing for the completion of the Town/Owner Land Exchange.

3.3. **Recordation of Easements.** At such time as Owner records the Replat, Owner and Town shall also simultaneously execute and record easements necessary and appropriate for the Project, on mutually acceptable terms and conditions.

4. **Approval of Rezoning.**

4.1. Prior to the Town Approvals, the Property was zoned and platted as follows:

Table 1 - DESIGNATED EXISTING LAND USE FOR THE PROPERTY:

Lot	Acreage	Zone District	Zoning Designation	Units	Density Per Unit	Total Density
73-76R	.141	Village Center	Condo	12	3	36
			Commercial			
			Employee Condo	1	3	3
109	.092	Village Center	Condo	8	3	24
			Commercial			
110	.077	Village Center	Condo	6	3	18
			Commercial			
89A	.020	Village Center	Commercial			
OS3-BR	2.489	Open Space	Active Open Space			
Total				27		81

4.2. The zoning and platting of the Property as a result of the Town Approvals and reflected in the Town Council Approval Resolution is as follows:

Table 2 - APPROVED ZONING/LAND USES/DENSITY FOR THE PROPERTY:

Approved Density/Commercial SF			
	# Units	Density Per	Total Density
Efficiency Lodge Units	66	.5	33
Lodge Units	38	.75	28.5
Unrestricted Condominium Units	20	3	60
Employee Apartment	1	3	3
Commercial SF	20,164		
	Total Density		124.5

5. **Approval of Density Transfer and Zoning.**

5.1. The zoning designations and appurtenant density currently approved for the Property (prior to the approval of the Replat) is the same as is set forth in Table 1 of Section 4.1 above.

5.2. Certain density transfers for and among the Property were recommended for approval by the DRB and approved by the Town Council as reflected in the Town Council Approval Resolution as the same is set forth in Table 2 of Section 4.2 above.

5.3. Upon approval of and recordation of this Agreement and the Replat, the Zoning, Zoning Designations and appurtenant Density for the same shall be as set forth in Table 2 of Section 4.2 above.

5.4. The Town authorized Owner to include the Contributed Town Property in the Application, including the Density Transfer, prior to the consummation of the exchanges contemplated by the Land Exchange Agreement, contingent upon compliance with the applicable terms and conditions of the Land Exchange Agreement.

5.5. The Town authorized the Property to be zoned "Village Center" subject to the applicable provisions of the LUO. The Official Zoning Map for the Town of Mountain Village has therefore been amended to show the Property with the Village Center zoning designation.

5.6. The Town authorized OS-3BR-2 to be zoned as Active Open Space subject to the applicable provisions of the LUO. The Official Zoning Map for the Town of Mountain Village has therefore been amended to show OS-3BR-2 with the Active Open Space zoning designation.

6. **Approval of LUO and Design Regulation Waivers and Variations.**

6.1. At the request of the Owner, in the course of the consideration of the Final PUD, the DRB and Town Council have approved certain waivers and variations to the LUO and the Design Regulations for the Project, as appropriately granted by the Town through the authority arising generally from Section 4-6(2) of the LUO, as the same are reflected in the Town Council Approval Resolution, including, the following:

6.1.1. Variation/waiver to LUO Section 2-416 to allow Lot 109 and 110, Building Footprint Lots, to expand by more than 25%.

6.1.2. Variation/waiver to LUO Section 4-308-9 to allow an increase in

maximum to 88' – 9" and maximum average height of 65' – 2.9".

6.1.3. Variation/waiver to LUO Section 4-308-2 to allow for permitted uses (parking, pedestrian paths, etc. as shown in plans) in Active Open Space as shown on the Final PUD Plans to be approved pursuant to the PUD process and not the special use permit process.

6.1.4. Variation/waiver to LUO Section 4-308-2(f) to allow for conference and meeting space on the plaza level.

6.1.5. Variation/waiver to LUO Section 2-466 to allow for the proposed lock-off unit configuration as shown in the Final PUD Plans.

6.1.6. Variation/waiver to LUO Section 4-609-5 to extend the PUD vesting period from three (3) to five (5) years.

6.1.7. Variation/waiver to LUO Section 9-13 through 9-16 to allow for the "festoon" lights over the plaza area.

6.2. At the request of the Owner, in the course of the consideration of the PUD, the DRB and Town Council granted certain specific approvals and authorizations concerning the Project as required by the LUO and the Design Regulations for the Project, as the same are reflected in the Town Council Approval Resolution, including, the following:

6.2.1. Specific approval from the Town Council to allow residential occupancy on the plaza level for an Employee Housing Apartment (LUO Section 4-308-4).

6.2.2. Specific approval from the DRB to allow tandem parking to be included as required parking (Design Regulations Section 7-306-2).

6.2.3. Specific approval from the DRB to allow for modification of the tile roofing material, not design (Design Regulations Section 8-211-5).

6.2.4. Specific approval from the DRB to allow for 2:12 roof pitch (Design Regulations Section 8-202)

7. **Public Benefits/Community Purposes.**

7.1. **Findings Relating to Community Purposes.** The DRB and Town Council have determined that the Project achieves one or more Community Purposes in accordance with LUO Section 4-616 by providing certain public benefits as found and determined by the DRB and Town Council and stated in the Town Council Approval Resolution. The DRB and Town Council have determined that the Project complies with the Review Standards set forth in LUO Section 4-617 as found and determined by the DRB and Town Council and stated in the Town Council Approval Resolution.

7.2. **Provision of Certain Public Benefits.** Owner agrees to provide and/or undertake each of the following public benefits, proffered by Owner and accepted by the Town, which establish that the Project would meet the Community Purpose requirements for the PUD as required by the LUO: Any elimination, cessation, or change to any of these enumerated public benefits shall require a major amendment to the Final PUD Plans in accordance with the LUO.

7.2.1. **Hot Beds.** In order to achieve the community purpose relating to the creation of “hot beds” in the Project, Owner agrees as follows:

A. **Provision of Dedicated Hotel Rooms.** Owner shall provide the forty Hotel Rooms, consisting of certain Efficiency Lodge Units denoted on the Final PUD Plans, which will be owned, operated and dedicated for use only as hotel rooms as part of the operation of the hotel and not as condo-hotel units owned by third parties. The Hotel Rooms are part of the Hotel Facilities Unit and may be condominiumized to enable common ownership with other components of the Hotel Facilities Unit, provided that all of the Hotel Facilities Unit will be under one common ownership, which may change from time to time. The Hotel Facilities Unit shall be made available for exclusive use by hotel guests for only short-term occupancy (30 days or less) and may not be occupied by the individual owner of the Hotel Room. These requirements will be reflected in the Project Condominium Documents in the form of an enforceable covenant that must be established and recorded prior to or simultaneously with the issuance of the initial certificate of occupancy for the Project. The form and content of the covenant shall be subject to the Town’s approval. The covenant shall be designated as a Town Enforceable Restriction in the Project Condominium Documents. The location of the Hotel Rooms must be in general conformance with the Final PUD Plans, with minor changes in locations allowed by an administrative approval during the building permit process.

B. **Retention of a Hotel Operator.** The Project shall be either: (i) operated and managed by, and/or (ii) franchised as an internationally or nationally recognized full service hotel operator/brand (as applicable) with significant experience in full service operations with existing broad marketing distribution capabilities (“**Hotel Operator**”) for the life of the Project. The Hotel Operator shall be capable of operating the Project in a manner consistent with the Project Operational Standards. The Hotel Operator should have a high level of name, brand awareness and marketing breadth with the general public and offer customers incentives such as a customer loyalty program. Examples of internationally or nationally recognized full service hotel operators and brands include (but are not limited to) the following: Westin, Marriott (all full service brands), Hyatt (all full service brands), Hilton (all full service brands, including Waldorf Astoria), Fairmont, Intercontinental (all full service brands), Morgans Hotel Group, Wyndham, Le Meridien, Luxury Collection (Starwood), and similarly styled operators, as recognized by accepted industry standards and brands from time to time. Prior to, and as a condition of the issuance of a building permit, the Owner will notify the Town of the proposed Hotel Operator which notice shall contain written confirmation from the Hotel Operator. The Town Council shall promptly (within 30 days) send Owner written notice advising that the Hotel Operator is not acceptable and the grounds for such determination based on the standards and guidelines for the Hotel Operator as set forth in this section. Thereafter, the Owner may meet with the Town Council to discuss and attempt to resolve the Town’s rejection of any proposed Hotel Operator. In the event that the Owner or Project Association elects to terminate the approved Hotel Operator at any time, the Owner or Project Association shall provide the Town with: (a) 30 days prior written notice of such termination including the reasons for such termination (which shall be held in confidence by the Town); and (b) within 180 days of termination of the Hotel operator, notice of the replacement Hotel Operator, which notice shall include a letter of intent from the replacement Hotel Operator. The Town shall promptly provide notice of acceptance or non-acceptance within 30 days of receipt of the notice and the failure to provide a response shall be deemed to be an approval of the replacement Hotel Operator by the Town. In considering the acceptability of the Replacement Hotel Operator, the Owner and Town shall adhere to the standards and guidelines of this Section. In the event of a dispute between the Owner and Town concerning the adequacy of the designation of a Hotel Operator consistent with

this Section, the Parties shall mutually identify a qualified, neutral third party recognized as an authority in the hospitality industry to mediate and resolve this dispute through a binding mediation process.

C. **Hotel Operator and Hotel Amenities, Facilities and Services Covenant.** Owner shall provide certain full service amenities, facilities and services within the Project, consistent with the Final PUD Plans and the Project Operational Standards which are intended to help promote “hot beds” for the Residential Condominium Units. These requirements will be reflected in the Hotel Covenant, which shall be recorded in the Official Records simultaneously with this Agreement.

D. **Rental Management Program.** The Hotel Operator will manage and operate the Rental Management Program consistent with the Project Operational Standards. All of the Hotel Rooms must be included in the Rental Management Program and may not be used or occupied or blocked off for use and occupancy by the owner of the Hotel Facilities Unit. The Project Condominium Documents and the management contract with the Hotel Operator must allow each of the Residential Condominium Units to be included in the Rental Management Program, provided, however, that nothing herein is intended to require or obligate an owner to place their Residential Condominium Units (other than the Hotel Rooms) in the Rental Management Program or to use the Hotel Operator to rent their Residential Condominium Unit if they elect to rent the unit. Subject to reasonable and actual demand requirements as determined by Owner in consultation with the Hotel Operator, the placement of the Residential Condominium Units, other than the Unrestricted Residential Condominium Units, will be placed in the Rental Management Program until such time as the Residential Condominium Unit is sold to a third party purchaser. The Owner and Hotel Operator shall provide the Rental Management Program documents and any modifications or amendments to the Town for review of compliance with the terms of this Agreement. In the event the Town determines there is non-compliance the Town shall provide written notice of such non-compliance and specify the modifications that must be made in order to achieve compliance, which notice shall be provided within 30 days of receipt of such documents and if no notice is timely received, the Rental Management Program documents shall be deemed acceptable.

E. **Standard Furnishing Package for All Lodge and Efficiency Lodge Units.** The Owner, in consultation with the Hotel Operator, will establish uniform Furniture Packages that will be provided for each of the Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit). The Furniture Packages will be developed to insure a quality of decor, furniture, furnishings and appliances suitable to meet the Project Operational Standards, which may include, without limitation, appropriate and suitable fixtures (including bathroom fixtures), cabinetry, carpeting, floor covering, paint, wall covering, furniture (including built-in furniture, if any), lighting, mirrors, decor items, color television, clock, radio, drapes, shades and other window treatments and any and all other fixtures, equipment, utilities and decorative accessories within the Residential Condominium Unit (collectively, the “FF&E”). The design and content of the Furniture Packages will be offered in different variations and themes intended to achieve the Project Operational Standards. As part of the purchase contract for a Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit), a Unit Owner will be required to select one of the variations of the Furniture Package to be included in their unit. The purchase price for each Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit) sold by Owner will reflect the cost for the provision of the items included in the Furniture Package for the Residential Condominium Unit, which each Unit Owner will be required to pay at closing on the Residential

Condominium Unit. The Unit Owner purchasing a Residential Condominium Unit (exclusive of the Unrestricted Condominium Unit) will not be allowed to opt out of paying for Furniture Package assigned to their Residential Condominium Unit. It is expected that the Unit Rental Agreement for each Residential Condominium Unit included in the Rental Management Program shall also provide for, among other things, that the Unit Owner must: (a) obtain and maintain a certain Furniture Package designated for their Residential Condominium Unit by the Hotel Operator, (b) not add or remove elements of the Furniture Package without the prior written approval of the Hotel Operator (which may be granted or withheld in the sole and exclusive discretion of the Hotel Operator), and (c) authorize the escrowing of funds by the Hotel Operator for the repair and replacement of elements of the Furniture Package when deemed necessary as determined by the Hotel Operator. In the event a Unit Owner fails to adhere to the terms and conditions of the Unit Rental Agreement, including those provisions relating to the provision of the required Furniture Package, the Hotel Operator may exclude the noncompliant Residential Condominium Unit from participation in the Rental Management Program. There are no requirements for the provision of a Furniture Package in Unrestricted Condominium Units, provided, however, that the purchaser of an Unrestricted Condominium Unit shall be offered the opportunity to purchase a Furniture Package. The cost of the Furniture Package will not be included in the purchase price of the Unrestricted Condominium Unit.

7.2.2. **Cash Payment.** Owner agrees to make a one time payment to the Town in the total amount of \$996,288.00 (“**Mitigation Payment**”), which shall be payable simultaneously with the issuance of the initial building permit, excluding a standalone excavation permit for the Project. The Town shall use the Mitigation Payment for public purposes as determined by the Town and consistent with the Town Council Approval Resolution. The Mitigation Payment is being paid by Owner to, among other things; offset a portion of the housing, parking and transit needs of employees working at the Project. The Town may elect to use a portion of these mitigation funds to relocate the trash facility up to \$250,000.

7.2.3. **Employee Mitigation.** On the second anniversary of the initial Certificate of Occupancy for the Project, Owner shall provide a certified statement indicating the actual number of full time equivalent employees for the operation of the Project. The certified statement shall confirm to the Town the number of full time equivalents employees based upon time cards, income tax reporting and such other and similar employment records, which shall be reviewed, evaluated, discussed and otherwise held in a confidential manner by the Town. In addition to the Cash Payment, Owner shall elect in its sole discretion to either: (a) pay the Town a one time payment in the total amount equal to the sum of \$4018.52 (“**One Time Payment**”) per full time equivalent employee averaged over the two year period from the initial Certificate of Occupancy for the Project which is in excess of the 90 full time equivalent employees estimated by the Owner; or (b) build employee housing for its usage to further offset employee housing needs generated by the Project for each full time equivalent employee averaged over the two year period from the initial Certificate of Occupancy for the Project which is in excess of the 90 full time equivalent employees estimated by the Owner. The One Time Payment shall be due on the date that is the thirty month anniversary of the initial Certificate of Occupancy for the Project. Thereafter, Owner is not responsible for paying any further or additional One Time Payment or Mitigation Payment to offset a portion of the housing, parking and transit needs of employees working at the Project. In the event that the certified statement indicates that the Project is employing less than the anticipated 90 full time equivalents employees, the Town shall not be required to refund any portion of the One Time Payment or Mitigation Payment to Owner.

7.2.4. **Employee Housing Unit.** The Employee Housing Restriction on one Unit in the Project is considered a public benefit and shall not include language terminating the

Employee Housing Restriction in the event of a foreclosure on such unit. The unit may be rented by and to an employee of the Project who is a qualified employee under the Town's Employee Housing Restriction.

7.2.5. **Public Restrooms.** Owner shall construct and make available to the general public, for at least 16 hours per day, 365 days per year, restrooms in the Project reflected in the Final PUD Plans that are accessible from the plaza, without cost to the Town. During peak seasons, the restroom will be open not later than 7 AM. Owner will install directional signage for the bathroom, which signage will include content and be placed at a highly visible location to the plaza areas acceptable to the Town. Ongoing operation and maintenance of the public restroom will be undertaken by the Project Association, at the cost and expense of the Project Association. Owner shall cause easements to be established in the Project Condominium Documents enabling access to the public restrooms through the Project to the extent necessary. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.

7.2.6. **Plaza Improvements.** Owner shall construct certain "Plaza Improvements" reflected in the Town Council Approval Resolution, without cost and expense to the Town. The Plaza Improvements as shown on the Final PUD Plans are generally located in the area depicted on attached "**Exhibit C**". As detailed on the Final PUD Plans, the Plaza Improvements shall also include a snow melt system and drainage system to be installed, operated and maintained by the Project Association. The design of the snow melt and drainage systems which will be reviewed and approved by the Town prior to the issuance of any building permits. The cost of repairing and maintaining the Plaza Improvements shall be funded by the Project Association, which obligation will be established in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents. Failure to operate the snow melt system and maintain the plazas that Owner is required to maintain pursuant to this Agreement shall entitle the Town to enter into the Project for the purpose of operating the snow melt system and to maintain the Plaza Improvements. All costs associated with the Town's operation of the snow melt system and maintenance of the Plaza Improvements required to be maintained by Owner shall be reimbursed by the Project Association within 30 days of a receipt of an invoice for such costs. Failure to reimburse the Town for such costs shall entitle the Town to place a mechanics lien on the Property for collection of such costs. The Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and attorney's fees that may arise out of or result directly or indirectly from the Owner's actions or omissions in connection with the ongoing maintenance and snowmelt operations required of Owner as set forth herein, including but not limited to Owner's improper maintenance and operation of the Plaza Improvements and snowmelt system. Any new drainage through the Westermere parking garage shall require the Owner to provide a letter of permission from Westermere HOA for the drainage system along with requisite public easements for this drainage system. If Owner is unable to secure any required authorizations and consents for such work by Westermere on commercially reasonable terms and conditions, Owner and Town shall meet and discuss alternatives and if no reasonable and comparable alternatives can be identified, then the Owner shall be released from this requirement and any related requirements. For purposes of clarification, the Plaza Improvements will be owned by the Town.

7.2.7. **Town Parking Spaces.**

A. The development of the Project will result in the loss of 32 existing surface parking spaces currently located on the Contributed Town Property, inclusive of the three (3) parking spaces that will be disrupted to the north of the current Town operated trash facility. Owner is required to construct and convey 32 covered, garage parking spaces to the Town (“**Replacement Parking Spaces**”).

B. Owner, as an additional public benefit, has agreed to convey an additional 16 covered, garage parking spaces (beyond the Replacement Parking Spaces) to the Town (“**Additional Parking Spaces**”).

7.2.8. **Westermere Façade Improvements**. The Owner shall improve the Westermere Breezeway and the associated path through such breezeway in substantial accordance with the Final PUD Plans, provided that the Westermere HOA has provided its written authorization and consent to such work on commercially reasonable terms and conditions and within thirty days from when Owner has submitted its request for such authorization. The Owner shall submit the authorization and consent to the Town at the time of applying for the building permit. If the Westermere HOA fails to provide the authorization and consent in form, content or timeframe contemplated by this Agreement, the Owner shall be fully released from its obligation to improve the façade and the associated walkway as shown on the Final PUD Plans.

7.3. **Review of Plans for the Public Benefits**. Owner shall submit a report to the Community Development Department and, if determined it is necessary be referred to the Town Council demonstrating how its construction plans for the Project have been prepared to insure that the required public benefits have been designed to achieve applicable construction standards and requirements and will function and operate in a manner that is consistent with the customary goals and objectives for which the public benefit was accepted by the Town. The report and plans will be reviewed by the Community Development Department to determine compliance with this requirement. In the event that the Community Development Department determines that the report fails to adequately demonstrate compliance, the matter shall be referred to the Town Council for further review and appropriate action. If the matter is not resolved to the mutual agreement of the Town Council and Owner, the dispute will be referred to mediation for resolution by a mutually acceptable mediator. Any such mediation shall be scheduled to occur as expeditiously as possible.

8. **Provisions to be Addressed in the Project Condominium Documents**. Owner shall comply with the following requirements, which will be addressed in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.

8.1. **Town Parking Space**.

8.1.1. Owner shall construct the 48 Town Parking Spaces and convey them to the Town at the location indicated in the Final PUD Plans, with the public parking area located at the top level of the parking structure above the Project’s parking. The Town Parking Spaces, including all operational equipment as well as all structural elements, maneuvering aisles, pedestrian areas, stairwells, elevators, ceiling, walls, floors, mechanical, HVAC, exhaust, electrical, plumbing, life/health welfare systems and facilities directly serving the Town Parking Spaces (“**Town’s Parking Spaces Support Facilities**”), shall be designed as one or more Condominium Units in the Project Condominium Documents. Title to the Town Parking Spaces shall be deeded to the Town at no cost to the Town. The

Town may own, use, sell or lease some or all of the Town Parking Spaces, which ownership and usage shall be subject to the terms and conditions of the Town Approvals, this Agreement and the Project Condominium Documents.

8.1.2. Owner shall be responsible for all capital construction costs associated with the design and construction of the Town Parking Spaces, including, without limitation, the installation of the Town-approved gate(s), parking ticket access machine, server, software and required electronic equipment, all compatible with the Town's existing parking system for the heritage parking garage and communications for the electronic ticket machine, parking area stripping, interior parking area signage and exterior parking area signage (including directional signage on the Project building and at Mountain Village Boulevard), lighting, required handicap parking spaces and required aisles and electrical service to each parking space suitable to power an electric car.

8.1.3. The Town shall review and approve the final designs of the Town Parking Spaces and all construction, design and signage related to such spaces prior to issuing a building permit which approval will not be unreasonably delayed, withheld or conditioned.

8.1.4. The Owner may approach the Town to enter into a legal agreement to operate and manage the public parking garage on behalf of the Town on mutually agreeable terms and conditions, including allocations of costs and revenues.

8.1.5. The Project Condominium Documents shall clearly establish that the Town, as the owner of the Town's Parking Spaces and owner or beneficiary of the Town's Parking Spaces Support Facilities, shall only be responsible for those certain costs and expenses directly associated with the ownership, management and operation of the Town's Parking Spaces and the Town's Parking Spaces Support Facilities, which shall include by way of example, property taxes, insurance, utilities, maintenance and repair of such areas ("**Allocated Town's Parking Spaces Costs**"). The Project Condominium Documents shall establish a mechanism satisfactory to the Town establishing that the Allocated Town's Parking Spaces Costs shall be allocated to the Town as the owner of the Town's Parking Spaces either as limited common expenses as part of a master association that covers the Town's Parking Spaces or, if elected by the Town, as part of a separate sub-association.

8.1.6. In all events, the Project Condominium Documents shall provide that a draft budget showing the Allocated Town's Parking Spaces Costs shall be sent to the Town to review and approve, which shall not be unreasonably withheld, conditioned or delayed, with the Town having 45 days to comment. It is the intent of the parties that the actual costs incurred in connection with the Allocated Town's Parking Spaces Costs will be allocated to the Town, which will be billed to the Town on a quarterly basis. The Parking Budget shall not include for any costs that would not be included in a standalone parking garage, including but not limited to costs for sophisticated roof forms, plaza paver installation, complex heating systems or any exterior improvements not related to the Town's Parking Spaces. Further, such expenses shall not include any overhead, management fees, accounting fees or similar expenses passed through by the Project Association, Owner or Hotel Operator. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents. In addition, the Town Staff, Owner and Project Association shall enter into an agreement providing for the management of the Town Parking Spaces and the private parking units included in the Project prior to issuance of a Certificate of Occupancy, a mutually agreeable parking management plan will be developed between the Town staff and the Owner that may change from time-to-time.

8.2. **Conference Rooms.** The Owner shall construct two conference rooms in the Project in general accordance with the Final PUD Plans, which shall be available for use by owners and guests in the Project and non-owner guests. The two conference rooms will be designed, constructed and operated in a manner that will enable them to be broken up into four smaller rooms by sound-proof, industry standard dividers. The conference rooms shall be offered for market rent to the public at comparable rates to room rates at the Telluride Conference Center. Public access to and from the conference rooms shall be provided for in the Project Condominium Documents. The owner of the conference rooms will be responsible to maintain and repair the conferences rooms and keep them in good repair and order as provided for in the Project Condominium Documents. The owner of the conference rooms shall arrange for an entity to book and manage the conference rooms in accordance with the Town Approvals and industry standards. The conference rooms shall be available for rental in concert with other conferences or special events occurring in the Town when not booked for other functions, provided that the Owner, Project Association and Management Company may establish commercially reasonable rules, regulations and other restrictions that will govern the use of the conference rooms in a uniform manner.

8.3. **Lock-Off Units.** Each Lock-Off Unit shall meet the following requirements:

8.3.1. Lock-Off Unit doors that lock-off one unit or room from another unit or room shall be maintained as a separate, lockable door, and shall not be removed for any reason.

8.3.2. Each Lock-Off Unit entry shall maintain a separately keyed entry from the other attached Lock-Off Units and its own unit number.

8.3.3. Each Lock-Off Unit shall be shown as a separate condominium unit on the project's condominium map, with an owner allowed up to own up to a maximum of three units in a Lock-Off Unit configuration.

8.3.4. Each lock-off unit shall maintain a separate, unique unit designation in the common hallway.

8.3.5. Each lock off unit shall contain a bed or sleeper sofa for lodging accommodations.

8.4. **Valet Parking.** When the tandem parking spaces shown on the Final PUD Plan are utilized, the Owner or condominium association will provide 24 hour per day valet parking services for the Tandem Parking Spaces through the provision of attendants who take, park and later return vehicles to owners and guests. Such valet services shall provided for in the Project Condominium Documents and designated as a Town Enforceable Restriction. The Town Parking Spaces shall not include any Tandem Parking Spaces.

8.5. **Snow Removal.** The Project Association shall be responsible for removing and/or relocating snow from the south side of upper Mountain Village Boulevard.

8.6. **Grant of Easements by Town to Owner.** The Town agrees to grant and convey necessary easements to the Owner ("**Lot 109R Project Easements**") to enable Owner to develop, construct, operate, use, repair and maintain the Project in accordance with the Town Approvals. The easements shall, at a minimum, provide for the following:

Lot 109R Project	Authorized Uses	Timing for Grant
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Easements		
Plaza Usage	*snowmelt system *Plaza lighting *Landscaping *Hardscaping *Signage *Pedestrian Access *Access to repair and maintain Project, including vehicles and equipment *Drainage systems *Vehicular and pedestrian access to undertake authorized uses *Slope stabilization	Replat
Permanent Underground Structures	* Below grade structural elements (inclusive of, without limitation, footers, walls, foundations, columns, supports and other like components) * Below grade structures (inclusive of, without limitation, commercial space, residential space, storage space, parking garages, parking spaces, snowmelt systems, HVAC systems, mechanical systems, phone systems, boilers, exhaust systems, lights, elevators, stairs, ramps, drains, pipes, utilities and other like components) *Pedestrian Access *Vehicular and pedestrian access to undertake authorized uses	Replat
Vehicular Access	*Vehicular Access	Replat
Mt Village Blvd	*Snow storage *Landscaping *Vehicular and pedestrian access to undertake authorized uses	Replat
Utilities	*Utilities *Vehicular and pedestrian access to undertake authorized uses	Replat
Shoring, Grading, Excavation	*Temporary Shoring, Grading and Excavation *Vehicular and pedestrian access to undertake authorized uses	Building Permit

The use of these easements shall be in a reasonable location designated by Owner and Town and shall be granted and conveyed and used consistent with the Town Approvals, which usage may be made subject to any further reasonable rules and regulations of Owner and Town.

8.7. **Grant of Easements by Owner to Town.** Owner agrees to grant and convey to the Town certain necessary and suitable easements, licenses or leases for the benefit of the Town and general public as listed below (“**Owner Granted Public Easements**”). The Owner Granted Public Easements shall be in a form and content acceptable to the Town and Owner. Some of the Owner Granted Public Easements will be established in the Project Condominium Documents. The use of the Owner Granted Public Easements shall be in a reasonable location designated by Owner and Town and shall be subject to reasonable rules and regulations of Owner and Town. The Owner Granted Public Easements shall, at a minimum, provide for the following:

Owner Granted Public Easements	Authorized Uses	Timing for Grant
Interim Utility License	*operate, repair and maintain existing utilities located on the Property	Replat

Modification of Surface Parking Lease Agreement	*lease to enable continued use of Town Parking Lot on Property	Replat
Permanent Utilities	*operate, repair and maintain existing utilities located on the Property	Recordation of Project Condominium Documents
Conference Room Access	*public access and use of Conference Room	Recordation of Project Condominium Documents
Public Rest Room Access	*public access and use of Public Rest Room	Recordation of Project Condominium Documents
Town Parking Spaces Access	*public access and use of Town Parking Spaces	Recordation of Project Condominium Documents
Pedestrian Access through breezeways	*public access and use of pedestrian breezeways	Recordation of Project Condominium Documents

9. Further Requirements by Owner

9.1. **Owner to Comply With Conditions of Approval.** Owner agrees to comply with the terms, conditions, requirements and obligations placed upon Owner in the Town Approvals, including, without limitation, the payment of funds, dedication of lands, creation of easements, construction of improvements and the like as the same are set forth herein and in the Town Council Approval Resolution. The corresponding terms, conditions, requirements and obligations established in the Town Approvals are hereby incorporated into this Agreement by this reference. All representations of the Owner concerning the Project, whether within the submittal or at the DRB hearing and/or the Town Council hearing for the Project, are deemed to be specific obligations of the Owner under this Agreement.

9.2. **Other Requirements and Undertakings.** In addition to the foregoing, the Owner shall also comply with the following additional requirements:

9.2.1. **Provision of Improvement Location Certificate.** Prior to pouring concrete into the building's footers, the Owner shall cause a Colorado Professional Land Surveyor ("**Surveyor**") to prepare and submit an Improvement Location Certificate ("**ILC**") for the location of all footers to ensure that such are located within the platted boundaries of the Property as established by the Replat, except for those structures, facilities and other components that have been authorized by the Final PUD Plans to be placed outside of the Property in easements. Prior to the issuance of a Certificate of Occupancy, Owner will cause a Surveyor to prepare and submit to the Town an ILC demonstrating that all structures, facilities and other components of the buildings associated with the Project have been constructed such that they are located within the platted boundaries of the Property as established by the Replat, except for those structures, facilities and other components that have been authorized to be placed outside of the Property within the boundaries of easements granted to the Owner in connection with the Project. The ILC shall be certified to the Town by the surveyor. Any encroachment outside the Property not authorized by the Final PUD Plans shall require the Owner to submit for an amendment to the Replat or for Town Council authorization of an encroachment agreement, with Town Staff determining the appropriate process to remedy any unauthorized encroachment.

9.2.2. **Drainage System and Maintenance.** The Project Condominium shall be responsible for the maintenance and repair of all drainage improvements on the Property and on Tract OS-3-BR-2 leading up to the Town's existing drainage system as indicated on the Final PUD Plan. Such requirement shall be reflected in the Project Condominium Documents. The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be

designated as a Town Enforceable Restriction in the Project Condominium Documents.

9.2.3. **Drainage Plan Details.** Prior to issuing any building permits, Owner shall submit a drainage plan to address permanent dewatering, the provision of sand and oil traps, drainage of the patios, drainage of the garage vents, drainage of the gutter system and other necessary drainage, with such plan submitted for Staff review and approval concurrent with the required building permit review.

9.2.4. **SMPA Review and Approval of Utility Plans.** Prior to the issuance of any building permits, the SMPA shall review and approve the final utility plan.

9.2.5. **Composite Utility Plans.** Prior to the issuance of any building permits, Owner shall submit a composite utility plan for Town review and approval that shows: (1) the proposed utility meter and utility pedestal locations with appropriate screening, (2) plans that conform to the Town's Cable Television Regulations; and (3) Qwest and Source gas approved utility and meter locations.

9.2.6. **Venting Plans.** Prior to the issuance of any building permits, Owner shall submit detailed venting plans for Staff-DRB Chair review and approval as construction documents are developed for review and approval by Staff and the DRB Chair.

9.2.7. **Snow Removal Devices and Snow Retention Systems.** Prior to the issuance of any building permits, Owner shall submit engineered plans for the snow retention devices, and include one anchor at the roof hatch and other anchors on the roof as required for a safe snow removal system. Building permit plans shall show the snow removal mechanical and safety device requirements consistent with Design Regulation Section 8-210-4.

9.2.8. **Stucco Details.** Prior to the issuance of any building permits, Owner shall submit Stucco details concurrent with the building permit application consistent with the stucco design details outlined in the exterior materials of Section the Design Regulations.

9.2.9. **Plan Notation.** Prior to the issuance of any building permits, Owner shall submit building permit plans that include a note that states all concrete, exterior walls shall have a stone, stucco or wood finish as deemed appropriate by the Town since it is not possible to see every exterior surface on the submitted elevations.

9.2.10. **Window Design.** Prior to the issuance of any building permits, Owner shall submit Details on window design consistent with the Design Regulations.

9.2.11. **Revised Geotechnical Reports and Design.** Prior to the issuance of any building permits, Owner shall submit revised geotechnical reports prepared by a Colorado Registered Professional Engineer that are based on the proposed building permit building design. Owner shall incorporate revised geotechnical report recommendations into the building's design prior to submitting for a building permit for the project.

9.2.12. **Miscellaneous Civil Engineering Concerns.** Prior to issuing a building permit, the Owner will submit plans that address the comments in the letter from the Town's consultant, Professional Land Consultants, dated Thursday, September 23, 2010 attached hereto as **Exhibit "D"**.

9.2.13. **Construction Mitigation Plan.** Prior to the issuance of any building

permits, Owner shall submit a revised detailed construction mitigation plan for Staff review and approval. Key considerations of the construction mitigation plan shall include, but are not limited to: (1) allowing through access to See Forever on the current access path to the extent possible; (2) the location of the crane(s) and avoiding movements of construction materials or equipment over neighboring properties; (3) construction parking; (4) truck ingress and egress from the job site; (5) ensuring minimal to no power or other utility interruptions; (6) the need to obtain a plaza access permit for the area south of Westermere; (7) protection of air and water quality; (8) maintaining traffic and pedestrian flows around the project in a safe manner and (9) an engineered plan for construction shoring and/or soil nailing that ensures adjoining properties will be protected.

9.2.14. **Grease Trap Plumbing Design.** Prior to the issuance of any building permits, Owner shall submit engineering drawings for the plumbing system that includes grease traps prior to the issuance of a building permit Per Design Regulation 11-102. The grease trap access will be located in the parking garage loading dock area.

9.2.15. **Westermere Courtesy Notice.** Prior to the issuance of any building permits, Owner shall notify the Westermere HOA or its property management company when building permit plans are submitted to the Town as a courtesy, provided that the foregoing is not intended to establish any requirement for Westermere to approve such plan as a condition to the issuance of a building permit by the Town

9.2.16. **Colors and Materials.** Prior to the issuance of any building permits, the Town will ensure that the colors and materials presented with the building permit are substantially the same as shown on the model presented as a part of the Final PUD Plan public hearings, with a mock up of all materials and colors presented to Staff and the DRB Chair prior to the issuance of a building permit. Stone will be set with a recessed grout and a tight pattern substantially in accordance with the mock up presented at the October 28, 2010 meeting.

9.2.17. **Garage Vents Along See Forever Walkway.** Prior to the issuance of any building permits, Owner shall provide more detail on the design of the garage vent louver venting to the plaza area along the See Forever walkway to ensure such is screened to the extent practical. To the extent practical, the design of the garage vents shall be based on the size and scale of the windows to the south to provide for a congruent design.

9.2.18. **Final Exterior Door Designs.** Prior to the issuance of any building permits, Owner shall provide final exterior door design details based on the Design Regulations, with such plans submitted concurrent with the building permit application.

9.2.19. **Acknowledge of the Town Trash Facility.** The Owner shall cause the Project Condominium Documents to reflect the existence of the Town trash facility in proximity to the Project to ensure that future property owners are put on notice of this facility and its potential impacts (noise, smell, aesthetics, etc). The Town shall have the right to review and approve the Project Condominium Documents for purposes contemplated in this Section, which approval will not be unreasonably delayed, withheld or conditioned. These provisions will be designated as a Town Enforceable Restriction in the Project Condominium Documents.

9.2.20. **Damage to Town Trash Facility.** The Owner shall be financially responsible for the repair of any damage to the Town Trash Facility caused by the construction of the Project.

9.2.21. **Landscape Plan.** The Owner shall salvage mature trees located on the

Property to the extent practical and the final landscape plan shall reflect this requirement. In addition, Owner shall maintain the required landscape planting as shown in the Town Approvals, including but not limited to replacing dead trees, pruning, irrigation and mowing in perpetuity.

10. **Construction of Public Improvements or Infrastructure Improvements.**

10.1. **Construction of Public Improvements.** The Owner agrees to complete, at Owner's sole cost and expense, the construction of those certain public improvements or infrastructure improvements set forth on attached **Exhibit "B"** and as shown on the Final PUD Plans ("**Public Improvements**") and as more fully detailed in the Final PUD Plans. The Owner agrees to enter into a Site Plan Improvements Agreement ("**SPIA**") that outlines the actual costs of the Public Improvements at the time a building permits application is submitted. The SPIA will include a clause that states that the cost of the Public Improvements are estimates only, and if the actual cost of the materials or labor exceeds such estimate, the Owner shall nevertheless be responsible therefore. Such agreement shall be substantially based on the terms of this Section of the Agreement and be in a form or manner acceptable to the Town.

10.2. **Owner's Construction Obligation and Standards.** The Owner shall timely construct and complete all required Public Improvements in accordance with the Final PUD Plans, the provisions of this Agreement and in compliance with all laws, regulations, standards, specifications and requirements of the United States, the State of Colorado, the Town of Mountain Village, and all their pertinent agencies.

10.3. **Completion of Public Improvements.** All of the Public Improvements shall be fully completed and result in Final Acceptance as outlined herein, prior to and shall be a condition of the issuance of the final Certificate of Occupancy for the non-public improvement portions of the Project unless a financial guarantee of 200% of the remaining costs for the uncompleted public improvements is provided to the Town as provided for in the SPIA.

10.4. **Collateral.** To secure and guarantee performance of its obligations as set forth herein, Owner, at the time of issuance of the building permit, shall provide the Town with collateral in the sum that is equal to 125% of the cost of the public improvements in the SPIA ("**Collateral**") which may be posted for the sole benefit and protection of the Town in the form of either: (i) a certified check, (ii) an irrevocable letter of credit from a lending or financial institution in good standing in the state of Colorado and in a form satisfactory to the Town Manager and Town Attorney; (iii) cash or some acceptable combination of the foregoing; and (iv) a performance bond, provided that the Town Manager and Town Attorney, have satisfied themselves that the bonding company and form of the performance bond will satisfactorily protect the interest of the Town consistent with this Agreement. If cash is provided as the Collateral, it shall be deposited by the Town in a separate interest-bearing account with any interest accruing to the benefit of Owner. The Collateral shall be posted as a condition of and shall be due upon issuance of an initial building permit for the physical improvements associated with the Project.

10.5. **Use of Collateral By Town.** If the Town Manager determines that reasonable grounds exist to believe that the Owner is failing or will fail to construct or install the Public Improvements as required by this Agreement, the Town Manager shall notify the Owner in writing that: (i) the Town intends to draw on the Collateral for the purpose of completing the Public Improvements; (ii) the specific reasons therefore; and (iii) Owner may request a hearing before the Town Council on the matter, such request to be made no less than fifteen (15) days from the date of the notice. Should a hearing not be requested within (15) fifteen days, or should the Town Council conduct a hearing and

thereafter determine that the Owner is failing or has failed to satisfactorily install the required Public Improvements, the Town may thereafter draw on the Collateral as necessary to construct the Public Improvements. In such event the Town shall be entitled to recover such costs as are reasonable to administer the construction of the Public Improvements. In no event shall the Owner take any action which shall impair the ability of the Town to draw on the Collateral during the term of this agreement, including after receipt of notice of intent to draw on Collateral by the Town.

10.6. **Acceptance and Release of Collateral.**

10.6.1. Final acceptance of the Public Improvements or any portion or phase thereof shall only be made by the Town (“**Final Acceptance**”).

10.6.2. Upon issuance of final Certificate of Occupancy for the Public Improvements, a Town representative shall, within 15 days, inspect all such Public Improvements for Final Acceptance. If based on such inspection the Public Improvements are not acceptable to the Town, the reasons for non-acceptance shall be prompted, reduced to writing and a notice shall be sent to Owner stating the defects and the required corrective measures necessary to come into compliance with the Final PUD Plans, and the SPIA specifications (the “**Punch List**”) at which time the Owner shall have 30 days to complete the corrective measures necessary for Final Acceptance as set forth in the Punch List. The Town shall not be required to make inspections during any period when climatic conditions make thorough inspections impractical.

10.6.3. Upon final inspection by the Town correction of any Punch List items which results in Final Acceptance by the Town, the Town shall promptly release all Collateral and shall assume normal maintenance responsibilities, excepting warranty work and maintenance as required under the terms of this Agreement, for the Public Improvements.

10.6.4. The SPIA may allow for partial releases of Collateral equivalent to the costs assigned to a completed Public Improvement, provided that the Town is satisfied that the remaining balance of the Collateral is adequate to fund any remaining Public Improvements.

10.7. Pursuant to LUO Section 4-618-5, Owner shall warrant to the Town the quality, workmanship and function of all the Public Improvements for a period of two (2) years after Final Acceptance by the Town, or until July 1 of the year during which the winter terminates after Final Acceptance by the Town, whichever is greater.

10.8. Owner agrees at its sole cost and expense to repair or restore any existing improvements or facilities damaged during construction of the Project to its pre-existing conditions.

10.9. Prior to the issuance of a building permit for the occupiable space in the Project, Owner and the Town shall enter into an agreement allocating the obligations to undertake ongoing repair and maintenance of the Public Improvements. Any obligations of the Town to repair or maintain Public Improvement shall be subject to the Town budget process and annual appropriations by the Town for such maintenance and repair.

11. **Vested Rights.**

11.1.1 **Intent.** Development of the Property in accordance with the terms and conditions of this Development Agreement will provide for orderly and well planned growth, promote economic development and stability within the Town, ensure reasonable certainty, stability and fairness

in the land use planning process, secure the reasonable investment-backed expectations of the Owner, foster cooperation between the public and private sectors in the area of land use planning, and otherwise achieve the goals and purposes of the Vested Property Rights Statute, C.R.S. §24-68-101, et. seq., the LUO and the Design Regulations. In exchange for these benefits and the other benefits to the Town contemplated by the Development Agreement, together with the public benefits served by the orderly and well planned development of the Property, the Owner desires to receive the assurance that development of the Property may proceed pursuant to the terms and conditions of the Development Agreement.

11.1.2 **Site Specific Development Plan.** The Replat, Final PUD Plans and this Agreement constitute a “Site Specific Development Plan”, pursuant to LUO Section 6-201.

11.1.3 **Vested Real Property Right.** Accordingly, this final approval has created for Owner’s benefit a “vested real property right” as defined by C.R.S. § 24-68-101 et seq.

11.1.4 **Duration.** For purposes of this Agreement, the above-referenced vested real property right shall remain vested for five (5) years after December 8, 2010 (the date of the Town Council Approval Resolution approving the Project).

11.1.5 **Publication.** A notation of such vested real property right has been made on the Final PUD Plans and a notice has been published in a newspaper of general circulation within the Town on December 31, 2010.

11.1.6 **Reliance.** The Owner has relied upon the creation of such vested real property right in entering into this Agreement.

11.1.7 **Future Legislation.** During the five (5) year period in which the vested real property right shall remain vested, the Town shall not impose by legislation or otherwise any zoning or land use requirement or obligations upon Owner or their successors or assigns which would alter, impair or diminish the development or uses of the Property as set forth in this Agreement, except:

- i. With the consent of the Owner; or
- ii. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the Property, which could not reasonably have been discovered at the time of vested rights approval, and which, if not corrected, would pose a serious threat to the public health, safety and welfare; or
- iii. To the extent that compensation is paid, as provided in Title 24, Article 68, CRS.

The establishment of such vested real property right shall not preclude the application of ordinances or regulations which are general in nature and applicable to all property subject to land use regulation by the Town, including, but not limited to, fee assessments and building, fire, plumbing, electrical, mechanical, water and sewer codes and ordinances.

12. **Miscellaneous.**

12.1. **Recording.** This Agreement will be recorded in the Official Records.

12.2. **Default, Notice and Cure.** In all instances under this Agreement, at such time

as a Party (“**Claiming Party**”) claims that any other Party (“**Responding Party**”) has violated or breached any of the terms, conditions or provisions of this Agreement (“**Default**”), the Claiming Party shall promptly prepare and deliver to the Responding Party a written notice (“**Notice of Default**”) claiming or asserting that the Claiming Party is in default under a term or provision of this Agreement, which notice shall clearly state and describe: (a) each section(s) of the Agreement which the Responding Party has allegedly violated, (b) a summary of the facts and circumstances being relied upon to establish the alleged violation, (c) the specific steps (“**Cure Events**”) that must be undertaken to come into compliance with the Governing Documents, and (d) the reasonable timeframe, not less than ten days for a monetary default and not less than thirty days for a non-monetary default (unless emergency circumstances require a shorter response time), within which time the alleged violation should be cured (“**Cure Completion Date**”).

12.3. **Remedies For Breach Or Default.** In the event Owner should fail to perform or adhere to its obligations as set forth herein, or fail to meet specified performance timelines, the Town shall have the following remedies against the Owner, or its successors and assigns, which remedies are cumulative and non-exclusive and which may be exercised after the provision of written notice stating that Owner is in breach, the specific steps required to cure the breach and a reasonable timeframe within which to cure the breach:

12.3.1. Specific performance;

12.3.2. Injunctive relief, both mandatory and or prohibitory;

12.3.3. Withdrawal or cancellation of PUD approval;

12.3.4. Injunction prohibiting the transfer or sale of any lot or unit created under the PUD approval;

12.3.5. Denial, withholding, or cancellation of any building permit, certificate of occupancy or any other authorization authorizing or implementing the development of the Property and/or any structure or improvement to be constructed on the Property; or

12.3.6. The Town shall have enforcement powers for violations of this Agreement as if they are violations of the LUO including the power to assess fines and penalties as set forth in the LUO.

12.4. **Governing Law. Costs and Expenses.** This Agreement shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. In addition to the remedies of the Town pursuant to Section 12.4, a Party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of the Parties under this Agreement shall be cumulative. In any action to enforce or construe the terms of this Agreement, the substantially prevailing Party shall recover all legal and related court costs, including all reasonable attorneys’ fees and expert witness fees, costs and expenses.

12.5. **Indemnity.** Except as otherwise set forth herein, the Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and attorney’s fees that may arise out of or result directly or indirectly from the Owner’s actions or omissions in connection with this Agreement, including but not limited to Owner’s improper design or construction of the Public Improvements required thereunder, or Owner’s failure to construct or

complete the same. After inspection and acceptance by the Town of the Public Improvements, and after expiration of any applicable warranty period, this agreement of indemnity shall expire and be of no future force or effect.

12.6. **Binding Effect.** This Agreement shall extend to, inure to the benefit of, and be binding upon the Town and its successors and assigns and upon the Owner, its successors (including subsequent owners of the Property, or any part thereof), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner (subsequent transferee owners' consent to modification(s) or release(s) shall not be required unless the modification(s) directly limit or restrict the zoning or development rights awarded to a subsequent transferee owner's specific lot); or (b) expiration of the term hereof. This Agreement may be amended or supplemented by the Town and Owner without any requirement for Owner to obtain the approval of any Unit Owners or the Association, except that notice of any amendment shall be duly noticed in accordance with the LUO and each Unit Owner and the Association shall be entitled to attend any hearing and comment on any proposed amendment to this Agreement.

12.7. **Parties Representations.** In entering into this Agreement, the Parties acknowledge and agree and represent and warrant to each other as follows: (a) that they will perform their duties and obligations in a commercially reasonable and good faith manner and that this commitment is being relied upon by each other Party; (b) that parties will promptly provide a response to a notice when required, the response will be provided within the timeframe established and if no timeframe is stated, it shall be deemed to be 30 days and the failure to timely provide a response shall be deemed to be an approval; (c) that the Party is a duly qualified and existing entity, capable of doing business in the state of Colorado; and (d) that the Party has actual and express authority to execute this Agreement, has taken all actions necessary to obtain such authorization, the Agreement constitutes a binding obligation of the Party and the person signing below is duly authorized and empowered to execute this Agreement.

12.8. **Severability and Further Assurances.** If any term or provision or Article of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the applications or such term or provision or Article to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Each Party shall execute and deliver such documents or instruments and take such action as may be reasonably requested by the other Party to confirm or clarify the intent of the provisions hereof and to effectuate the agreements herein contained and the intent hereof.

12.9. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.

12.10. **Modifications and Waiver.** No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

12.11. **Counterparts and Facsimile Copies.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Facsimile copies of any party’s signature hereon shall be deemed an original for all purposes of this Agreement.

12.12. **Notice.** All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

<p><u>Town:</u> Town of Mountain Village Attention: Town Manager 455 Mountain Village Blvd., Suite A Mountain Village, CO 81435</p>	<p><u>Owner:</u> MV Colorado Development Partners, LLC Attn: Robert Harper 1601 Elm Street, Suite 4000 Dallas, Texas 75201 Fax: (214)720-1662</p>
<p><u>With a Copy to:</u> J. David Reed, Esquire PO Box 196 Montrose, CO 81402</p>	<p><u>With copy to:</u> MV Colorado Development Partners, LLC Attn: Alan Tompkins, Esq. 1601 Elm Street, Suite 4000 Dallas, Texas 75201 Fax: (214)720-1662</p>
	<p><u>And a Copy to:</u> Thomas G. Kennedy, Esquire P.O. Box 3081 Telluride, CO 81435 Fax: (970)728-9439</p>

12.13. **Exhibits And Attachments.** All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.

12.14. **Rights of Lenders.** The Town is aware that financing for acquisition, development and/or construction of the Project (“**Owner Loan**”) may be provided in whole or in part, from time to time, by one or more lenders. In the event of an event of default by the Owner under this Agreement, the Town shall provide notice of such event of default, at the same time notice is provided to Owner, to any lender previously identified in writing to the Town (“**Registered Lender**”) pursuant to this Paragraph 12.14. If a Registered Lender is permitted under the terms of any agreements with Owner to cure the event of default and/or to assume Owner’s position with respect to this Agreement, the Town agrees to recognize the right of such Registered Lender and to otherwise permit such Registered Lender to assume all of the rights and obligations of Owner under this Agreement, provided that nothing contained in this Agreement shall not create any duty, obligation or other requirement on the part of the Registered Lender to assume any of the duties and obligations of Owner under this Agreement unless the Registered Lender takes fee simple title to the Project through foreclosure, deed in lieu or other legal instrument in which case the lender shall be bound by the terms and conditions of this Agreement. For so long as the Owner Loan remains outstanding, Owner and Town recognize and agree that this Agreement may only be modified or amended with the prior written approval of each Registered Lender.

12.15. **No Further Rights; No Third Party Rights.** Nothing contained herein shall be construed as creating any rights in any third persons or parties other than the parties specifically intended to be benefited or burdened by this Agreement.

12.16. **Term of Agreement.** This Agreement and the Town Approvals as they relate to the Applications, except for the Replat, shall expire as of December 8, 2015 unless Owner has either: (a) obtained a building permit and commenced construction of the Project Condominium; or (b) applied for and obtained an approval to extend this Agreement and the Town Approvals. If construction has not timely commenced or an extension not obtained prior to December 8, 2015, the Town Approvals shall expire, except that the Replat and the density assigned to the Property shall remain in place, but prior to any use and development of the Property, the Owner of the Property must reapply for and obtain necessary approvals of applications for rezoning, PUD, waivers/variations and design review approval for any project contemplated for the Property, which will be reviewed in accordance with LUO and Design Regulations in place at the time of the submission of any such application.

12.17. **Conflicts Between Hotel Covenant and Development Agreement.** Any conflicts between the terms of this Agreement and the Hotel Covenant shall be resolved in favor of the most restrictive applicable term in either document.

12.18. **Industry Standards and Norms.** Customary industry practices, standards and norms shall be relied upon if and when necessary for purposes of interpreting, applying and enforcing the terms and conditions established in this Agreement.

IN WITNESS THEREOF, the Parties have executed this Agreement intending that it become effective as of the Effective Date.

TOWN:

Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado

By: [Signature]
Robert H. Delves, Mayor

Date: 3/17/11

Attest: [Signature]

By: [Signature]
Gregory L. Sparks, Town Manager

Date: 3/16/11

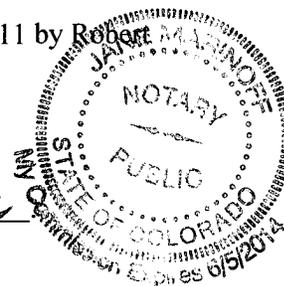
STATE OF COLORADO)
) ss
COUNTY OF SAN MIGUEL)

Acknowledged, subscribed and sworn to before me this 17th day of MARCH, 2011 by Robert H. Delves as the Mayor of The Town of Mountain Village.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 6/5/2014



STATE OF COLORADO)
) ss
COUNTY OF SAN MIGUEL)

Acknowledged, subscribed and sworn to before me this 16th day of MARCH, 2011 by Gregory L. Sparks as the Town Manager of The Town of Mountain Village.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 6/5/2014

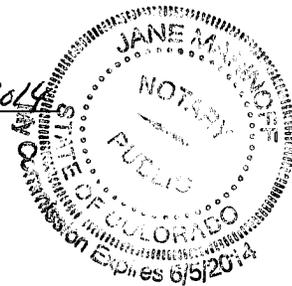


Exhibit "A"
Sheet Index:

Cover Sheet/Index	
A0.00	Sheet Index & Project Information
Civil Drawings	
C0.00	Sheet Index & Project Information
DM1	Demolition Plan
SP1	Site Plan
SP2	Site Plan
OU1	Overall Utility Plan
GR1	Grading Plan
EC1	Erosion Control Plan
SD1	Storm Drain Plan and Profile
SD2	Storm Drain Plan and Profile
SS01	Sanitary Sewer Plan and Profile
WT01	Water Main Plan and Profile
UR1	SMPA Utility Relocation Plan
UR2	Qwest Utility Relocation Plan
UR3	Cable TV Utility Relocation Plan
DT1	Details – Grading and Erosion Control
DT2	Details – Storm Drainage
DT3	Details – Storm Drainage and Roadway
DT4	Details – Sanitary Sewer
DT5	Details - Water
Landscape Drawings	
L1.01	Landscape Plan
L1.01a	Landscape Plan
L1.01b	Landscape Plan
L1.01c	Landscape Plan
L1.01d	Landscape Plan
L1.02	Westermere Improvement Plan
L1.03	Landscape Details
11.01	Irrigation Plan
12.01	Irrigation Details
12.02	Irrigation Details
Architectural Drawings	
A1.01	Site Plan
A1.01a	Garbage Truck Circulation Plan
A1.01b	Construction Staging Plan
A1.01c	Snow Melt Plan
A1.01d	Site Photos
A1.01e	Site Ownership Diagram
A1.01f	Site Density Diagram
A1.01g	Site Circulation Diagram
A1.02	Parking Diagram Plan (reference only)
A1.03	Loading Dock Detail Plan
A1.04	Erosion Control Plan
A1.05	Upper Garage Lighting Plan
A1.06	Ground Floor Lighting Plan
A1.07	Level 1 Lighting Plan
A1.08	Level 2 Lighting Plan
A1.09	Level 3 Lighting Plan

A1.10	Level 4 Lighting Plan
A1.11	Level 5 Lighting Plan
A1.12	Level 6 Lighting Plan
A1.13	Level 7 Lighting Plan
E1.00	Lighting Cut Sheets
E1.06	Garage Basement Floor Plan - Overall
E1.07	Level 1 Lighting Plan
E1.08	Level 1 Lighting Plan
PTP.200	Garage Basement Point to Point
PTP.201	Lower Garage Point to Point
PTP.202	Upper Garage Point to Point
A2.00	Garage Basement Floor Plan – Overall
A2.01	Lower Garage Floor Plan – Overall
A2.02	Upper Garage Floor Plan – Overall
A2.03	Ground Floor Plan - Overall
A2.04	Level 1 Floor Plan – Overall
A2.05	Level 2 Floor Plan – Overall
A2.06	Level 3 Floor Plan – Overall
A2.07	Level 4 Floor Plan – Overall
A2.08	Level 5 Floor Plan – Overall
A2.09	Level 6 Floor Plan – Overall
A2.10	Level 7 Floor Plan – Overall
A2.11	Roof Plan – Overall
A2.12	Average Height Targa Plan
A2.13	Maximum Height Plan
A3.02	Site Circulation Plan
A4.01	Exterior Elevation – Overall
A4.02	Exterior Elevation – Overall
A4.03	Exterior Elevation – Overall
A4.04	Exterior Elevation – Overall
A4.05	Exterior Elevation – Overall
A4.06	Exterior Elevation – Overall
A4.07	Exterior Elevation – Overall
A4.08	Exterior Elevation – Overall
A4.09	Exterior Elevation – Overall
A4.10	Exterior Elevation – Overall
4.21	Exterior Elevation – Snow Melt Study
4.22	Exterior Elevation – Snow Melt Study
4.23	Exterior Elevation – Snow Melt Study
4.24	Exterior Elevation – Snow Melt Study
4.25	Exterior Elevation – Snow Melt Study
4.26	Exterior Elevation – Snow Melt Study
4.27	Exterior Elevation – Snow Melt Study
4.28	Exterior Elevation – Snow Melt Study
4.29	Exterior Elevation – Snow Melt Study
4.30	Exterior Elevation – Snow Melt Study
A5.01	Building Section
A5.02	Building Section
A5.03	Building Section
A5.04	Building Section
A5.05	Building Section
A6.01	Typical Exterior Details
A6.01a	Typical Exterior Details

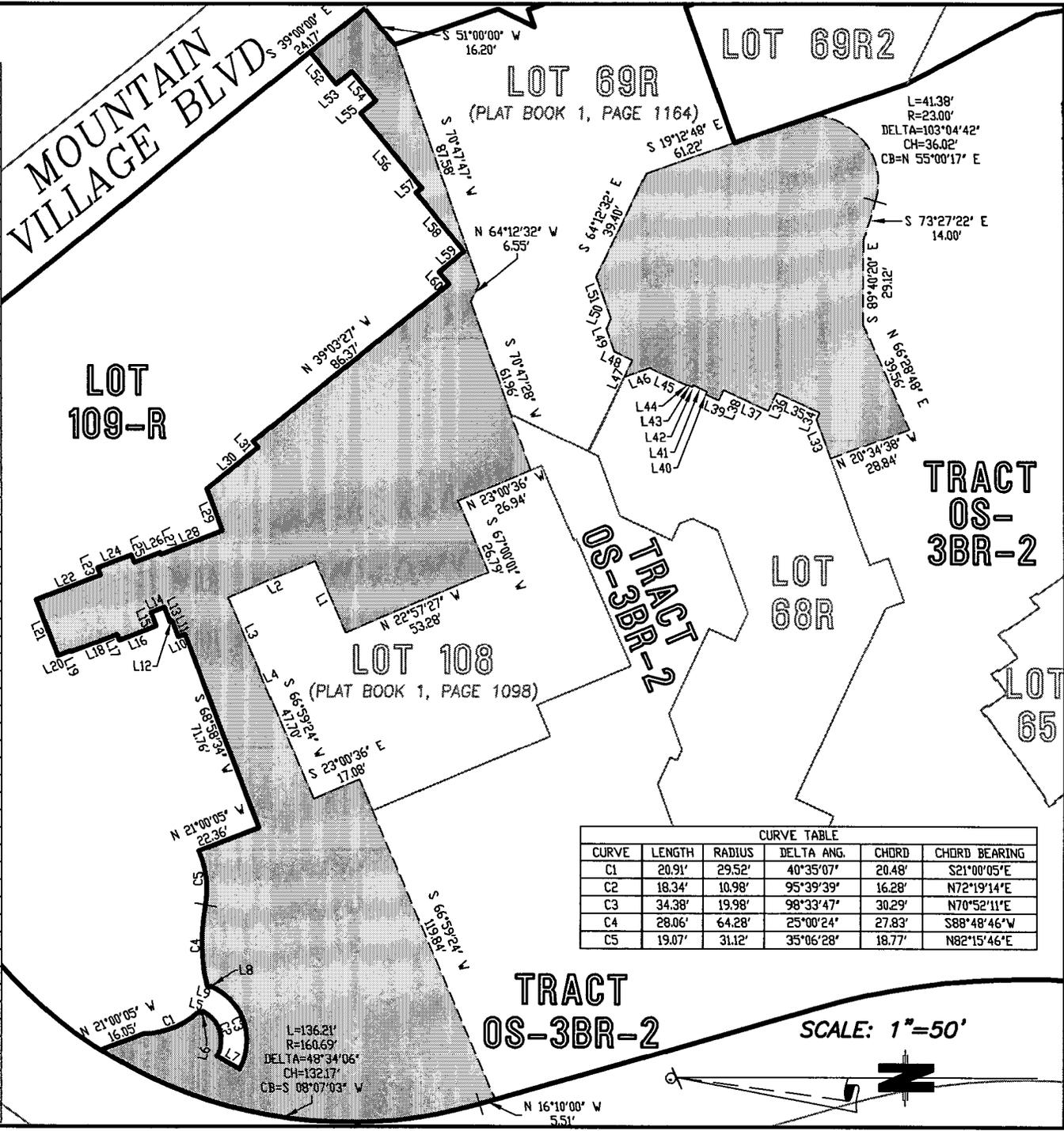
A6.01b	Typical Exterior Details
A6.02	Miscellaneous Details
A6.03	Service Diagram
A6.04	Upper Mountain Village Blvd Site Details
A6.05	Upper Mountain Village Site Details

Exhibit "B"
(Schedule of Improvements)

Public Improvement
Provision of 40 efficiency lodge units to be dedicated to hotel use.
Provision for public restrooms
Plaza improvements
Improvements to the Westermere Breezeway Plaza.
Provision of Conference Rooms facilities.
16 covered, garage parking spaces
A \$996,288.00 cash contribution toward Town public purposes

Exhibit "C"
(Area of Plaza Improvements)

LINE	BEARING	LENGTH
L1	N 66°58'47" E	26.74'
L2	N 23°00'36" W	32.44'
L3	S 66°58'13" W	27.74'
L4	N 23°00'22" E	0.25'
L5	N 17°58'24" E	1.37'
L6	N 72°01'36" W	0.68'
L7	N 30°09'04" E	9.00'
L8	S 68°24'43" E	0.21'
L9	S 17°58'24" W	1.25'
L10	S 21°00'05" E	2.50'
L11	S 68°59'23" W	5.83'
L12	S 21°02'52" E	0.83'
L13	S 68°57'08" W	5.33'
L14	S 21°00'05" E	5.00'
L15	N 68°59'55" E	4.95'
L16	S 21°00'05" E	13.62'
L17	S 68°59'55" W	2.12'
L18	S 21°00'05" E	17.00'
L19	S 69°00'25" W	0.33'
L20	S 21°00'05" E	4.75'
L21	S 68°59'55" W	20.67'
L22	N 21°00'05" W	23.71'
L23	S 68°59'56" W	2.83'
L24	N 21°00'05" W	12.33'
L25	N 68°59'55" E	2.84'
L26	N 21°00'05" W	9.76'
L27	N 68°59'37" E	0.66'
L28	N 21°00'23" W	23.15'
L29	S 68°59'54" W	15.26'
L30	N 38°58'10" W	22.86'
L31	S 51°01'50" W	2.74'
L33	N 70°03'20" E	14.47'
L34	S 64°56'40" E	2.61'
L35	N 25°03'20" E	16.00'
L36	N 64°56'40" W	6.83'
L37	N 25°03'20" E	17.03'
L38	N 64°56'40" W	3.92'
L39	N 25°03'20" E	4.76'
L40	S 64°56'40" E	1.01'
L41	N 25°03'20" E	5.40'
L42	N 64°56'40" W	0.68'
L43	N 25°03'20" E	1.78'
L44	N 64°56'40" W	0.33'
L45	N 25°03'20" E	14.37'
L46	N 19°56'40" W	8.98'
L47	S 64°12'32" E	6.34'
L48	N 25°47'28" E	6.86'
L49	N 70°27'23" E	8.58'
L50	S 64°12'32" E	3.77'
L51	N 70°47'28" E	15.22'
L52	S 50°56'33" W	14.32'
L53	S 39°03'27" E	6.83'
L54	S 50°56'33" W	13.00'
L55	N 39°03'27" W	6.83'
L56	S 50°56'33" W	33.36'
L57	N 39°03'27" W	2.50'
L58	S 50°56'44" W	26.01'
L59	N 39°01'35" W	11.12'
L60	S 50°56'33" W	5.38'



CURVE	LENGTH	RADIUS	DELTA ANG.	CHORD	CHORD BEARING
C1	20.91'	29.52'	40°35'07"	20.48'	S21°00'05"E
C2	18.34'	10.98'	95°39'39"	16.28'	N72°19'14"E
C3	34.38'	19.98'	98°33'47"	30.29'	N70°52'11"E
C4	28.06'	64.28'	25°00'24"	27.83'	S88°48'46"W
C5	19.07'	31.12'	35°06'28"	18.77'	N82°15'46"E

SCALE: 1"=50'



Client: _____

Contact: _____

FOLEY & ASSOCIATES, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 10100 130th Ave. Pacific, WA 98151
 Phone: 206.447.2400 Fax: 206.447.2400
 Email: info@foleyplanning.com

Project No: 08/11/2010
 Date: 08/11/2010
 Drawing No: 1 of 6
 Project #: 08018



Exhibit "D"
(Miscellaneous Civil Engineering Concerns)

Professional Consultants Incorporated
 2121 Academy Circle, Suite 202
 Colorado Springs, Colorado 80909
 Tel.: 719-380-8857 Fax: 719-380-8858

Thursday, September 23, 2010

Chris Hawkins
 Community Dev. Dept. TMV
 455 Mountain Village Blvd.
 Mountain Village, CO 82435

Re: Final PUD Plans for Lots 73-76R, 89A, 109, 110 at 628 and 632 Mtn. Village Blvd., Town of Mountain Village, Colorado.

Dear Chris,

This letter is in response to your request for comments to the above-referenced project on behalf of the Town of Mountain Village. Professional Consultants Incorporated has previously reviewed this project and submitted comments. So, the comments below have to do with this latest submittal only.

Comments:

1. Sheet DM1 – It is evident that several, if not all, utilities are being removed and relocated. It is not clear how the interim service to the existing users of the Town would be accomplished while the infrastructure is configured to the proposed layout. I do not believe that this is something that should be left to the project owner and/or contractor to decide. The TMV is likely not interested in suspending services while the project is constructed, so, it is important to require that the logistics of interim service be presented in this approval process to recognize and avert any problems.
2. Sheet SP1 – There are significant common areas located above an under-ground parking garage. After all the recent experiences between the TMV and certain locations in the village core, it is important to cover all aspects of the existence of public facilities located over underground structures before any plans are approved. Issues of liability, maintenance responsibility, replacement responsibility, etc. need to be sorted out.
3. Sheet SP1 – The layout seems to be silent about or not indicate where the hotel intends to accommodate larger supply vehicles while loading and unloading. Is this activity planned to be done by parking on the street? If so, where?
4. OU1 - Specific comments for each infrastructure component will be made below. However, even though the overall utilities seem to follow a cleaner layout than the current, there's not enough information provided to evaluate a) whether or not some utilities are too close to building foundations so as to deserve to be sleeved; b) whether the historic capacity of the storm and sewer lines has been maintained through the site with the alternative alignments proposed, and c) Who will own the lines located inside the buildings? As more information is provided, I am sure more questions will arise. **It may desirable for the TMV to require that all lines located within the perimeter of any new building in the Village Core be owned and maintained by the building owner and that a perpetual license be granted to the town to flow all its tributary storm water, water and sewer through the lines.** This would prevent any issue

related to access to the facilities and/or having to deal with the building owner in the event of a failure within the structure. In addition, the quality of the infrastructure that will be installed is likely to be much better because no owner wants to have sewer problems inside an underground garage. Maintenance access to many of the utilities is going to be quite difficult. Generally, pipe joints must be minimized or eliminated through the village core. That means that for water, the lines should be welded steel or restrained joints ductile iron pipe. For storm and sanitary sewers, the piping should be water pressure rated, high density polyethylene with fused joints. Sanitary sewers inside structure should also be sleeved and protected from impact with independent members that would deflect damage to the pipes.

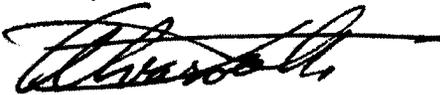
5. GR1 and EC1 - No comment, except to say that the plans are not complete. There are references to sheets that are not labeled as specified, such as "DTX".
6. SD1 and SD2 – Designer should be asked to specifically answer how the proposed piping system protects and improves the current storm water conveyance capacity that the TMV has in place. There also seems to be many floor drains which are not shown as connected to the storm drain. Storm drain sizing of the inlets and conveyance pipes has to recognize that these pipes are in a publicly transited area and are subject to larger debris, sand and gravel influx than a pipe located purely within a building. It seems that the main drainage conveyance and multiple inlet collection lines for storm flows should not be any smaller than 12" in diameter at 75% of depth maximum flow capacity with a Manning's coefficient $n=0.015$. Again, as stated earlier, the piping used should have no joints (i.e. fused HDPE type). A detention facility is shown with no details as to what flows it will retain and how it will release to historic levels. Who will own and maintain the detention pond? My recommendation is that said box is retaining the projects excess flows and must be owned and maintained by the project's owner. It is not a regional facility. The SD1 and SD2 plans are missing a few details that are necessary for a thorough review. The profile in SD1 is incomplete. There's reference to an elevation for the piping located in the building, but no indication of what's at the bottom of the reference, i.e. floor of the garage. If it is the floor of the garage, is the vertical clearance constant throughout the length of the pipe, i.e. the garage floor is dropping at the same grade (doubtful). No turns of the storm sewer should be allowed unless inside a concrete box inlet appropriately sized for maintenance access or a standard sized manhole. Several inlets are not connected to the storm drain. All storm sewer collection lines must start with an inlet box or a manhole for maintenance access. This is true for all 8" to 12" inlet collection lines also. Is the slotted drain proposed for ground water dewatering or surface water conveyance? The storm drain line between manholes MH-4 and AD-4 may be in conflict with the adjacent building foundation. Finally, the storm drain piping system inside the building must be protected against vehicular impacts. No details are available to evaluate this condition. The earlier comment about ownership of the line and licensing back to the TMV also apply. There's a portion of storm drain flowing into MH-12 that is being demolished and not replaced with an alternative.
7. SS01 – Manhole SS-7 falls approximately 15' into a 16' General Easement, it is shown to be over 15' deep to the bottom. The concern is that the current easement is too limited to allow for proper construction and maintenance of this line due to the depth of trench requirement and side slope stability, even if using construction boxes. So, as a minimum, there will be encroachment into lot 89-1C with construction and for the long term there's no room to repair or maintain the line without encroachment into that lot once more. So, an easement is needed for construction now and for ownership, access and maintenance later. The designer must provide information to support the sizing of the sewer lines such that it is demonstrated that the carrying capacity of the existing TMV lines at 75% of depth and $n=0.013$ is retained and or improved upon. It is doubtful that this is taking place because the lines shown through the

building are at 0.5% slope and yet retain the same minimum sizing of 8" diameter. My earlier comments about materials for the lines and possible ownership within the building's limits still apply. It is recommended that manholes deeper (rim to bottom of base) than 16', but not deeper than 28', be 5' in diameter. After 30' deep they should be 6' in diameter. Also, the 4' diameter manholes should be limited to pipes 16" in diameter or less, when one inlet and one outlet exist. If multiple inlets to one outlet, less than 16" in diameter, or single inlet/outlet for pipe diameters between 18" and 30" exist the manhole should be a minimum of 5' in diameter.

8. WT01 – Water lines within 10' of any foundation should be sleeved by steel encasement. In addition, earlier comments about pipe materials and joint restraints or steel welded pipe apply.
9. DT2 – Pipe sizing recommendation by manufacturer "Nyloplast" conflict with recommendations made here for outside drains that would be conveyed to the TMV.
10. ST3 – Manhole detail needs to be changed to reflect that manhole inside diameter needs to be 4' for pipes up to 16" with single inlet and outlet and 5' I.D. for pipes between 18" and 30" with single inlet and outlet. All concrete for manholes must be 4,000 psi. Refer to earlier reference for depth to diameter of manholes specifications.
11. In summary, I do not know if this is the last time the TMV gets to see these plans before approving construction. If that's the case, the plans are not complete. Too many details are missing and certain items must be proven not to cause detriment to the current TMV's system capacity.

I hope the information provided assists you I your review of the application. If we can be of further service, please advise. Thanks you.

Cordially,



Alvaro J. Testa, Ph.D., P.E.



Town of Mountain Village's 2020 Emissions Inventory Results

Town Council Meeting

September 16, 2021

Welcome!

Today's Conversation:

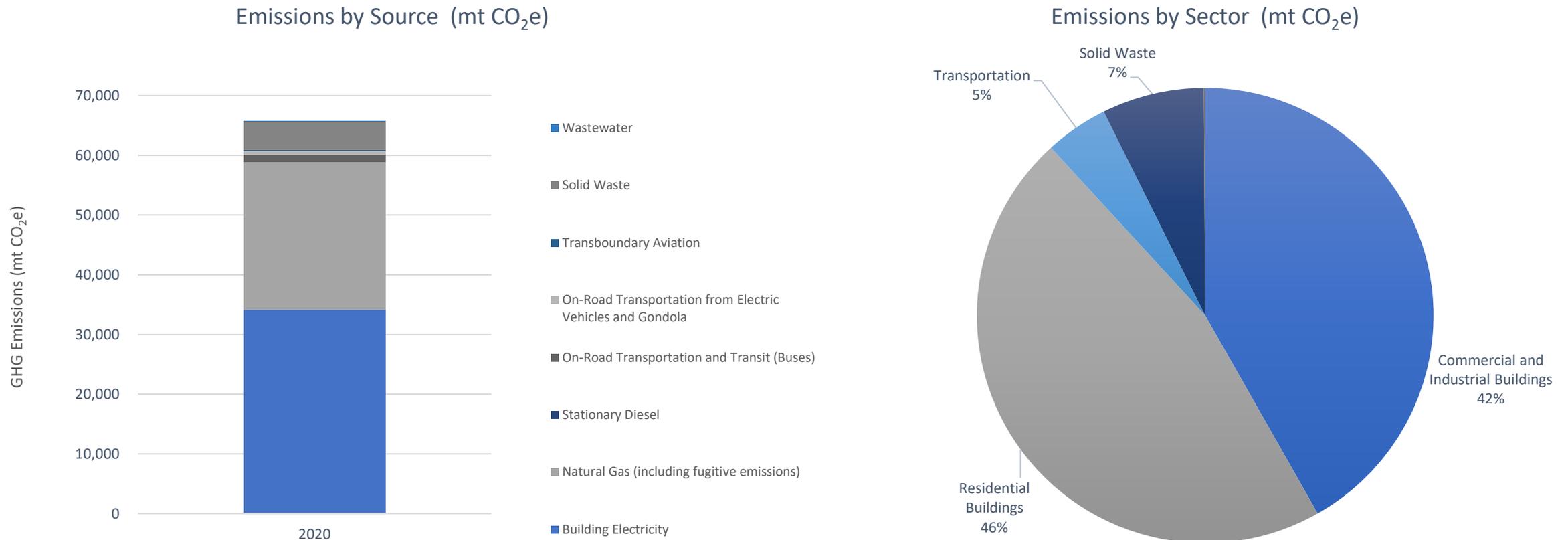
- Review the 2020 Community Inventory
 - Compare to 2019 results
- Review the 2020 Municipal Inventory
 - Compare to 2019 results
- Review the 2020 Regional Inventory



Mountain Village's Community-Wide Emissions

2020 Community Inventory

Mountain Villages' Community GHG Emissions (mt CO₂e)



Mountain Village's total emissions value for 2020 was 66,867 mt CO₂e. This represents a 10 percent reduction from the updated 2019 emissions value.

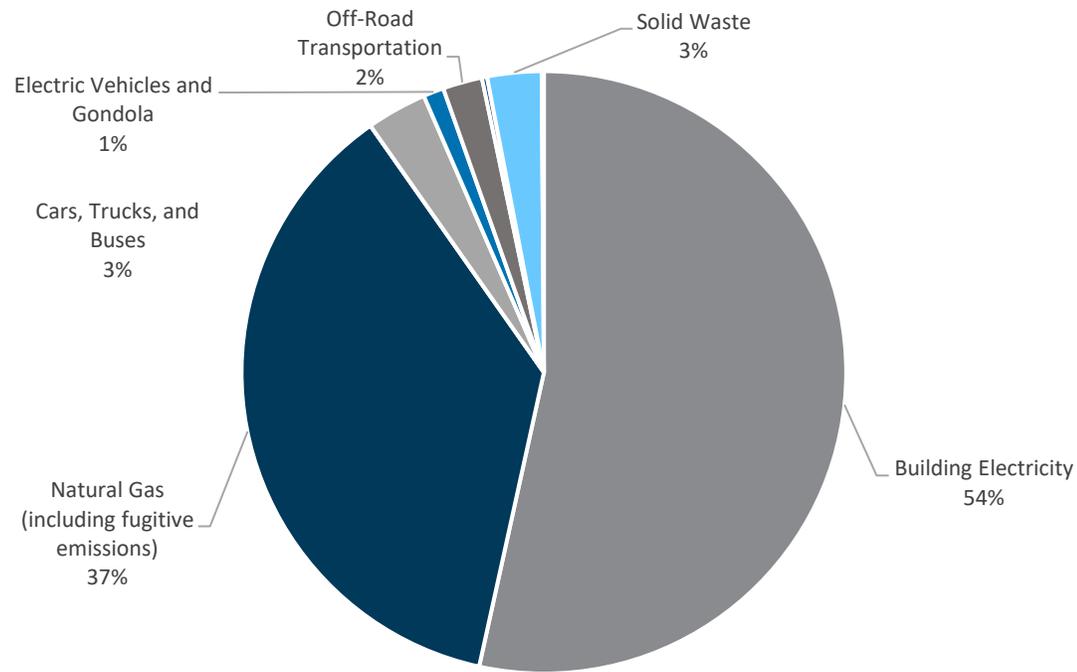
Mountain Villages' Emissions by Sector Comparison

Sector	Emissions (mt CO ₂ e)		% Change between 2019 and 2020
	2019	2020	
Commercial and Industrial Buildings	32,532	27,906	-14%
Residential Buildings	34,317	30,975	-10%
Transportation (with transboundary aviation)	4,972	3,095	-38%
Solid Waste	2,147	4,825	125%
Wastewater Treatment	86	67	-22%
Total (with transboundary aviation)	74,053	66,867	-10%

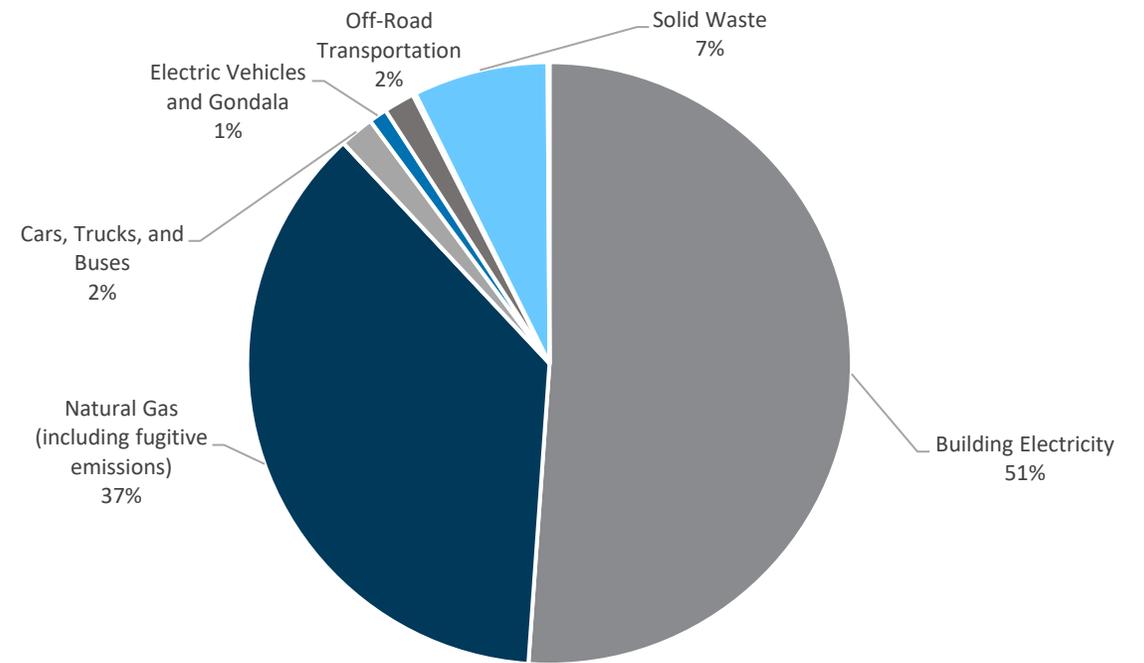
Mountain Villages' Emissions by Source Comparison

Source	Emissions (mt CO ₂ e)		% Change between 2019 and 2020
	2019	2020	
Building Electricity	39,572	34,179	-14%
Natural Gas (including fugitive emissions)	27,277	24,702	-9%
Stationary Diesel	0	0	0%
On-Road Transportation and Transit (Buses)	2,390	1,229	-49%
On-Road Transportation from Electric Vehicles and Gondola	813	653	-20%
Off-Road Transportation	1,563	1,105	-29%
Transboundary Aviation	206	107	-48%
In-Boundary Aviation	0	0	0%
Solid Waste	2,147	4,825	125%
Wastewater	86	67	-22%
Total (with transboundary aviation)	74,053	66,867	-10%

Mountain Villages' Emissions by Source Comparison



2019



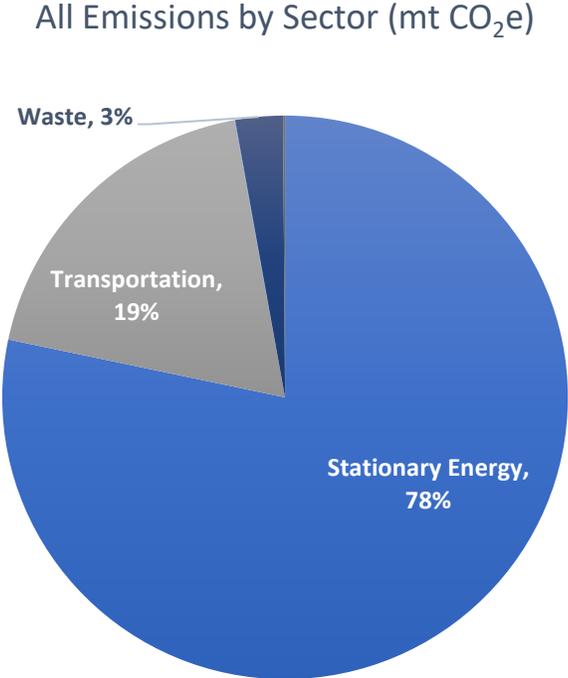
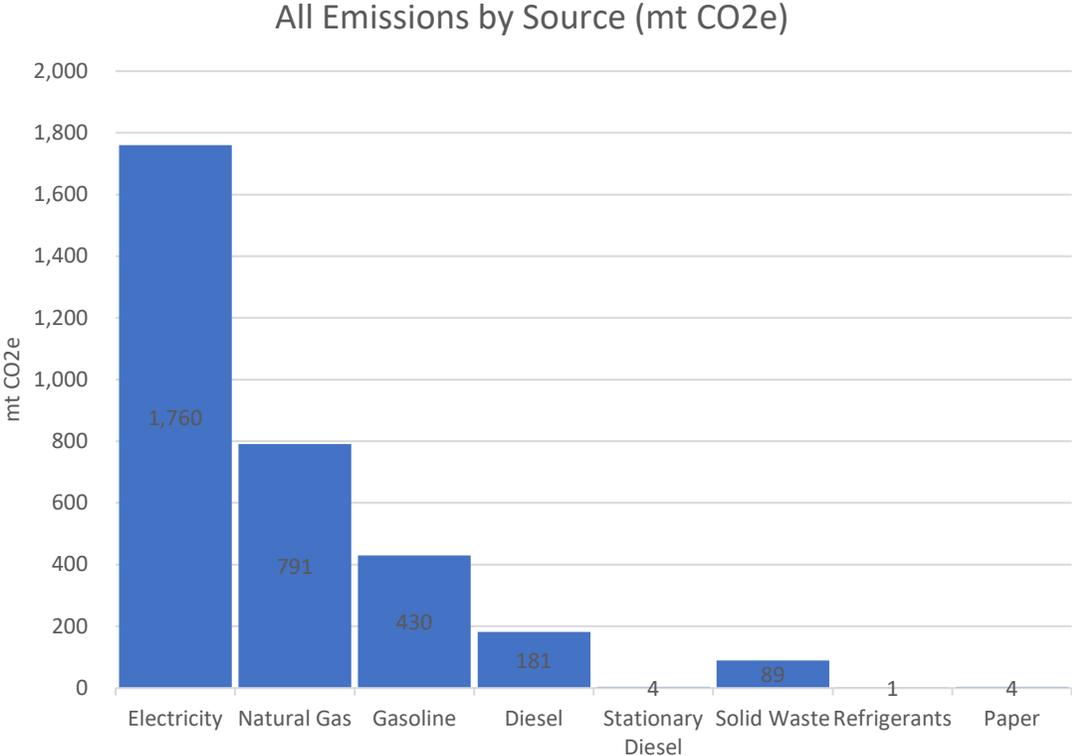
2020



Mountain Village's Operational Emissions

2020 Municipal Inventory

Mountain Villages' Operational GHG Emissions (mt CO₂e)



Mountain Village's operational emissions for 2020 were 3,260 mt CO₂e. This represents a 25 percent reduction from the updated 2020 emissions value.

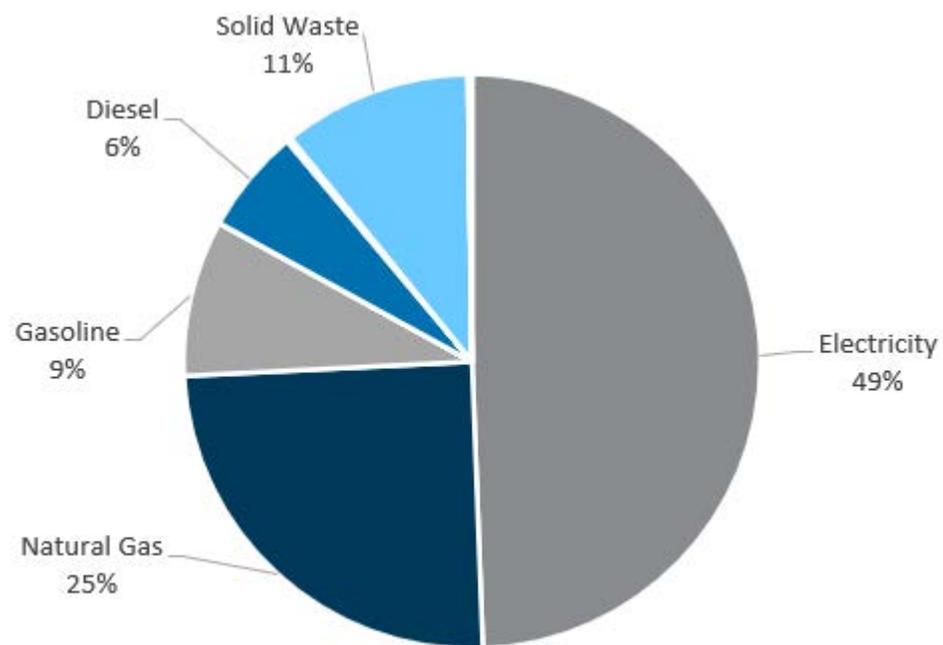
Mountain Villages' Municipal Emissions by Sector Comparison

Emission Sector	Emissions (mt CO ₂ e)		% Change between 2019 and 2020
	2019	2020	
Stationary Energy	3,241	2,552	-21%
Transportation	641	614	-4%
Industrial Processes and Product Use	1	1	0%
Waste	461	89	-81%
Consumption Based	9	4	-59%
Total	4,353	3,260	-25%

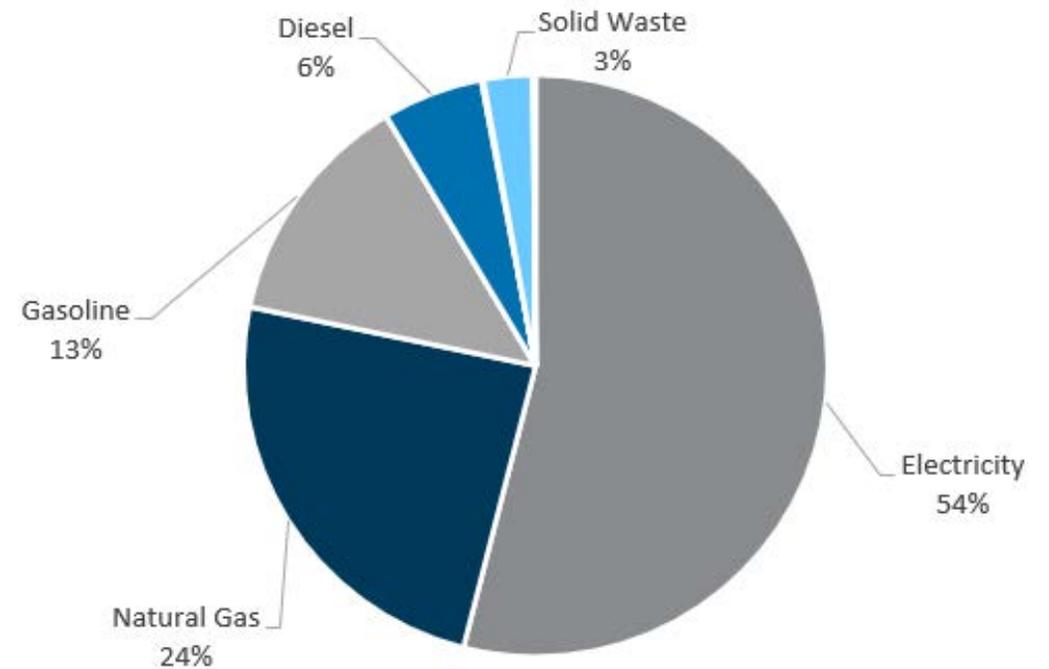
Mountain Villages' Municipal Emissions by Source Comparison

Emission Source	Emissions (mt CO ₂ e)		% Change between 2019 and 2020
	2019	2020	
Electricity	2,150	1,760	-18%
Natural Gas	1,080	791	-27%
Gasoline	383	430	12%
Ethanol	0	0	0%
Diesel	258	181	-30%
Stationary Diesel	11	4	-62%
Biodiesel	0.00	0	0%
Aviation	0.45	0	-100%
Solid Waste	461	89	-81%
Refrigerants	1	1	0%
Paper	9	4	-59%
Total	4,353	3,260	-25%

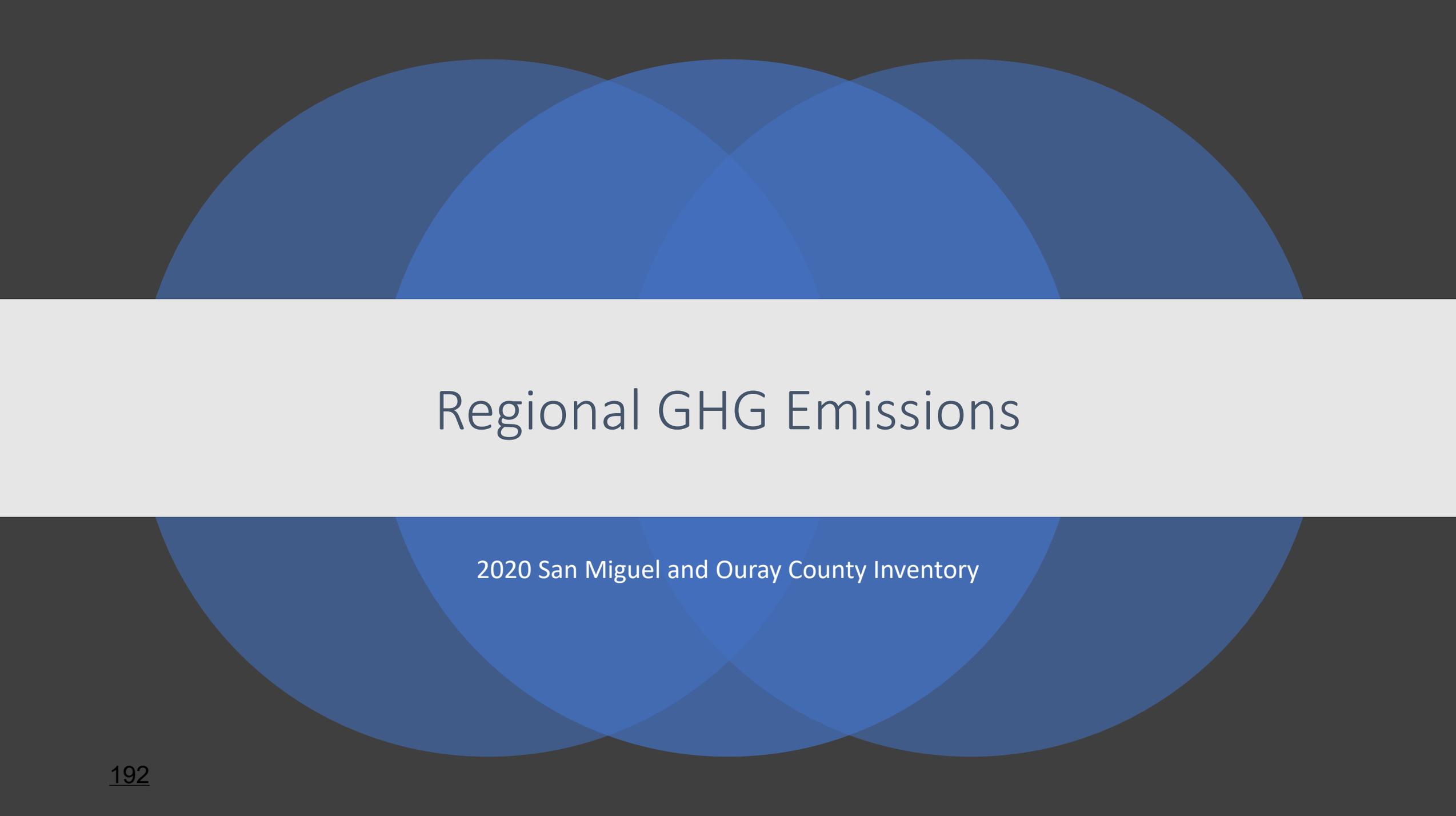
Mountain Villages' Municipal Emissions by Source Comparison



2019



2020



Regional GHG Emissions

2020 San Miguel and Ouray County Inventory

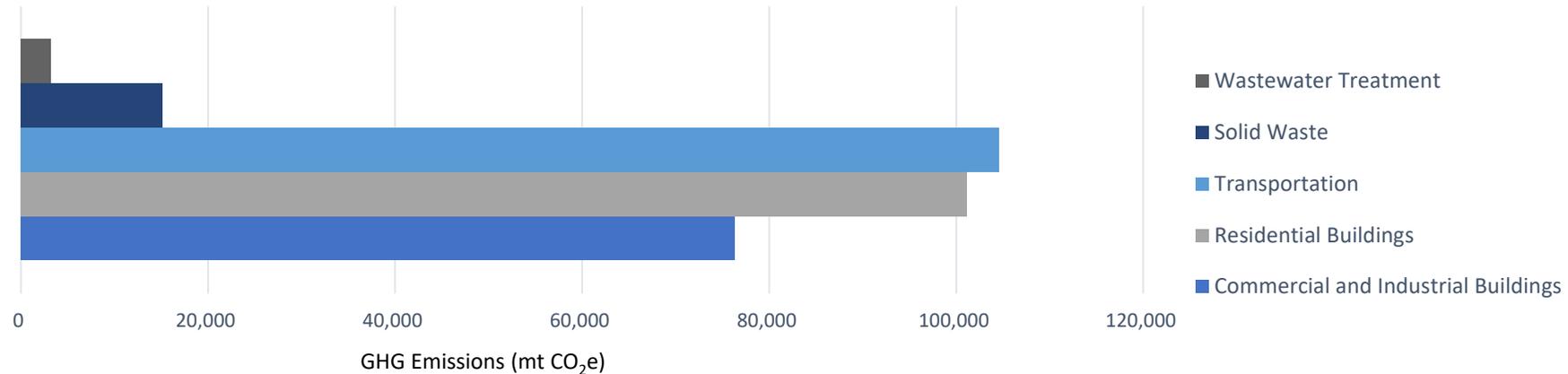
Regional GHG Emissions (mt CO₂e)

Community	Emissions (mt CO ₂ e)
San Miguel County	204,357
Ouray County	98,835
Mountain Village	66,867
Norwood	4,261
Telluride	44,904
Ouray	15,351
Ridgway	12,630

Total regional emissions for all of San Miguel and Ouray Counties is 306,009 mt CO₂e.

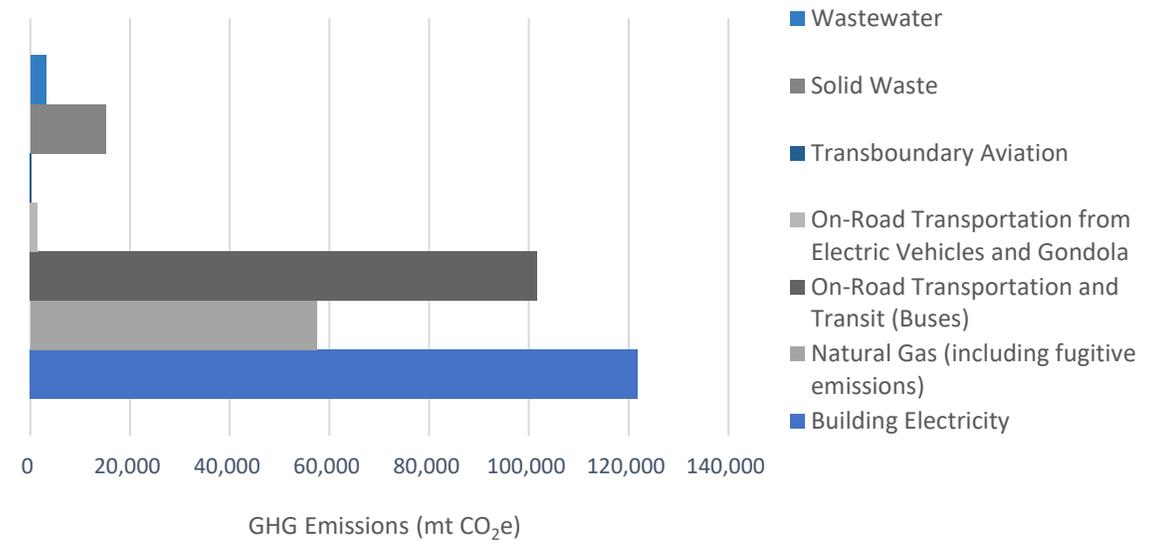
Regional Emissions by Sector

Sector	Emissions (mt CO ₂ e)	Percentage of Total
Commercial and Industrial Buildings	76,353	25%
Residential Buildings	101,125	33%
Fugitive Emissions	5,680	2%
Transportation	104,524	34%
Solid Waste	15,147	5%
Wastewater Treatment	3,180	1%
Total Emissions	306,009	100%



Regional Emissions by Source

Emission Source	Emissions (mt CO ₂ e)	Percentage of Total
Building Electricity	121,844	40%
Natural Gas (including fugitive emissions)	57,448	19%
Oil and Gas Wells	3,866	1%
On-Road Transportation and Transit (Buses)	101,668	33%
On-Road Transportation from Electric Vehicles and Gondola	1,462	0%
Off-Road Transportation	1,105	0%
Transboundary Aviation	287	0%
Solid Waste	15,147	5%
Wastewater	3,180	1%
Total	306,009	100%



Thank You!

- Rachel Meier: Rachel@lotussustainability.com
- Julia Newman: Julia@lotussustainability.com



lotus
engineering & sustainability



VILLAGE COURT APARTMENTS
415 Mountain Village Blvd, Suite 1
Mountain Village, CO 81435
(970) 728-1392

Item No. 10

TO: Town Council
FROM: Luke Adamson, Property Manager, Connor Reilly and Dylan Cornish, Maintenance Co-Managers
FOR: Meeting of September 16, 2021
DATE: September 8, 2021
RE: Village Court Apartments Quarterly Update

Administrative Updates:

- **Turnovers:** VCA turnovers have remained steady. We expect to see the same amount of move outs this fall as a normal off season.
- **Waitlist:** There are still approximately 238 people on the VCA waitlist. Based on current movement, we are still anticipating that the waitlist will remain closed for at least the next 12 months before reaching the re-opening mark of 150.
- **New Property Attendant:** We have officially hired a new property attendant/cleaner who started on September 13th.
- **Masks:** We now have N95 masks available in the VCA office for whoever needs them.

Financial Hardships Update:

- **Hardship Applications:** We are continuing to offer financial hardship payment arrangements for those in need. We have seen a decrease in VCA financial hardship applications over the last few months. We currently have 1 payment arrangement in place relating to these applications.
- **Evictions:** To-date, we have still not processed a single eviction during the pandemic. None of our move outs have indicated that their reason for leaving was due to financial hardship within the last year.
- **Late Rent Payments:** We have not seen an increase in residents paying their rent late. It is still within the normal margins of approximately 5 per month.

Maintenance Improvement Updates:

Below is a list of ongoing projects and priorities relating to the 2020 work plan and capital reserve study, along with other maintenance projects:

- **Exterior lighting project:** Maintenance has now ordered all of the supplies to complete this project. They have returned to work on this project and plan to complete it by the end of October.

- **Annual Inspections:** The annual inspections of all units at VCA are now complete for 2021.
- **Weatherstripping:** This project is being started on September 20th and should be complete by mid-October.
- **Window Washing:** The yearly exterior window washing has now been completed for 2021.
- **Alarm System and Repairs:** In August, we had all of the old fire alarms replaced in building 14.
- **Programmable Thermostats:** All programmable thermostats have now been installed in all buildings except building 7. Building 7 should be complete by the end of October.
- **Deep Clean of Hallways:** We have now completed both biannual deep cleanings of the hallways at VCA.
- **Concrete Repairs:** We have completed concrete repairs on the sidewalks next to building 1, building 4 and building 8. This required demolition of the damaged sidewalks and sectional replacement.
- **Washing Machine:** We replaced an old, malfunctioning washing machine on the top floor of a building 14 laundry room.

Miscellaneous Project Updates:

- We have received quotes for the basketball court improvements (new fence, stairs and a bench). The fencing installation contractors indicated they would not be able to start this project until after November 1, which depending on snow could be problematic. It is our goal to complete this this year. Additionally, staff is trying to better understand councils desire to upgrade fencing at the dog park in 2022 along with improvements to the surfacing of the park. Both installations are under \$10,000 in total costs, with the basketball court being the priority due to safety issues with the basketball court and vehicular traffic interface.
- Stencils and signs have been added to trash houses and recycling bins to make each of their purposes clearer.
- We have removed the grill from behind building 1-2 due to complaints of noise and smoke entering nearby apartments.



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 11

TO: Town Council

FROM: John Miller, Community Housing Program Director
Mike Otto, Town Forester / GIS Assistant

FOR: Town Council Regular Meeting; September 16, 2021

DATE: September 3, 2021

RE: Community Forestry Program Council Update

Attachments:

Exhibit A: Mountain Village Forest Management Plan, 2017

Program Overview:

From the Mountain Village Forest Management Plan, 2017 - "Over the last two decades, Colorado's forests have faced historically significant change. Drought conditions and a warming climate have contributed to an increase in wildfires, insect infestations and disease outbreaks that have transformed our forests in a relatively short time frame. Natural resources are among our most valuable assets and are worthy of protection and stewardship. Mountain Village's forests need to be managed to address contemporary and emerging issues, including forest health, wildfire, loss of scenic vistas and aesthetic values, ongoing and potential bark beetle outbreaks, habitat diversity for wildlife, watershed health, carbon sequestration and potential climate change. These goals cannot be attained by a hands-off, leave it to nature approach. If forests are left to rely on natural processes, we can expect insects, diseases, and wildfire to shape our forests with negative consequences. As with all natural systems a delicate balance must be maintained. There are no absolutes in this proposed management plan. It is designed to be used as a template for home and landowners in Mountain Village to proactively manage their forested land with an assortment of tools and alternatives."

"The likelihood of a fire starting in our major stand types maybe low, but the severity of those fires will be devastating. For a fire to start in our major stand types it does take exceptional conditions, warm and dry for extended periods accompanied by high winds, but we have been experiencing those kinds of conditions more regularly in the spring and early summer prior to the monsoons and we can expect those conditions to continue to worsen in the future."

"The purpose of these vegetation treatments is to maintain and improve forest health conditions in timber stands located within the town's boundaries, with an emphasis on stands bordering the Wildland Urban Interface (WUI) on the town's northern and southern boundaries. Forest health has deteriorated regionally due to a combination of problems such as bark beetles attacking Douglas fir, sub-alpine fir and spruce, Sudden Aspen Decline, and continuing drought. The majority of forest stands within Mountain Village already have mortality rates that are over 30%

of the basal area. This increase in fuel loads will continue for the foreseeable future and with it a loss of aesthetic appeal, scenic vistas, a lowering of property values and an increased risk of wildfire. Without intervention, stand resilience and overall forest health is likely to continue to deteriorate and our area's natural beauty will be severely impacted. Maintaining a diversity of tree species and age classes can help encourage stand stability, thereby improving forest health. Age class diversity is one way to assure future stability of a forest ecosystem to a threat such as bark beetles."

MV Forestry Program: In 2021, the Mountain Village hired Town Forester Mike Otto to implement the Forestry Program and the Mountain Village Forest Management Plan. There are essentially five main areas of focus for this program:

1. **Tree Removal Permits:** The focus of this work is to monitor and permit tree removal by local arborists, landscapers, and contractors. This work includes tree removal for new construction and additions, dead or hazardous tree removal, viewshed improvement, and overall forest health projects done on private property including town owned properties. There are specific criteria that must be met in order to permit tree removal in the Mountain Village and failure to do so may result in a fine of \$5,000 per tree removed improperly.
2. **Wildfire Mitigation Incentive Programs.** The main objective of the defensible space incentive program is to work with individual homeowners in the Mountain Village to provide a site-specific "Defensible Space Scope of Work Report" detailing specific steps that the homeowner can take to reduce their wildfire risk on their property, along with recommendations for home hardening which has been shown to reduce the overall risk of home ignition during a wildfire event. The Town of Mountain Village, in partnership with TMVOA has allocated a total of \$100,000 dollars (50/50 split) in order to provide mitigation incentives for property owners wishing to complete a wildfire mitigation project on their property. As of 2021, each qualifying homeowner is eligible for a rebate of 50% of the cost of a forest thinning project up to a maximum of \$10,000. Town Staff recently approached TMVOA to understand if they would be willing to increase funding by an additional \$20,000 per year for a total matching fund amount of \$140,000 per year for homeowner Defensible Space. This would allow us to potentially work with more homeowners in 2022.
3. **Cedar Shake Incentive Program.** Cedar Shake roofing materials have been identified as one of the biggest issues facing homes during wildfire events. As such, the Town has been working to incentivize the replacement of these roof types through the waiver of building permit fees associated with their replacement. We have continued year to year to have robust participation in this program and are proposing a slight increase to this funding.
4. **Regional Wildfire Mitigation Efforts:** Staff has been working with members of a newly formed regional collaborative with the goal of updating the Community Wildfire Protection Plan (CWPP). Other goals of this group include landscape scale forest restoration work done throughout the east end of San Miguel County. There are discussions that have taken place regarding a collaborative project being explored for Boomerang Road. This project would occur on TSG, USFS, and private lands but would provide fire protection for the Mountain Village and particularly the Northern Boundary of the town.
5. **Forest Health.** We continue to monitor forest health and field questions regarding specific tree decline in the Village. The pheromone pack program is part of these efforts, better described below. In addition, staff met with Dr. Jason Sibold to discuss the forest health of the region and Mountain Village. Based on these conversations, it may be beneficial for the Council to discuss if they would like to fund or seek grant funding for a small study to help identify future changes in the forest types due to climate change. The study would

analyze existing forest stands in the Mountain Village to better understand the impacts of drier climates, increase rates of bark beetle, and increased fire activity – and would develop specific treatment goals related to the preservation of existing species of trees that may be more adapt to this changing environment. This allows the town to guide tree removal and planting in a way that aims to provide more sustainable forests by mid-century.

The following portions of this memo provide specific details on each of the above program areas.

Tree Removal Permitting: The Town requires any tree proposed for removal in the Mountain Village including standing dead, to first be permitted through the Town Forester. There are a number of reasons for a homeowner to request tree removal but the largest category for removal falls under Hazardous, diseased, or dead trees.

There is a high rate of tree mortality in the Village – particularly among the subalpine fir forest type and the majority of tree removal comes from homeowners requesting town approval for tree removal projects focused on this issue – removal of standing dead. As of September 3, 2021 - a total of 66 tree permits have been issued compared to 84 tree permits issued in 2020. Keep in mind that the total number of permits in 2020 was based on an additional 3-4 months of tree permitting and staff anticipates exceeding permits issued in 2020 by the end of 2021.

In the past, the town had waived the \$75 tree permit fee, and continues to waive the fee for trees that are deemed hazardous or dead/dying. Other larger projects that involve more staff participation are required to pay the \$75 permit fee. As of September 2021, the Town has waived \$6,500 in hazardous tree removal permit fees.

In addition to tree permitting, the forester position also provided pre and post development plan referral review for landscaping and fire mitigation plans, issues tree removal guidance for new construction and additions, provides follow up inspections for new construction to verify that the landscaping meets requirements for wildfire protection, and also provides site walks for homeowners focused on infestation such as fungi, beetles, etc.

Table 1. Tree Permits

Year	2017	2018	2019	2020	2021
Tree Permits Issued	137	104	97	84	66

Wildfire Mitigation Incentive Program: **The MV Forest Management Plan identified two primary hazards to be addressed: defensible space and cedar shake roofs.** In 2021, the Town of Mountain Village began to solely administer the Wildfire Mitigation Incentive Program, which up until then was coordinated jointly between Town Staff and the West Region Wildfire Council (WRWC). Given the high priority the community has placed on wildfire mitigation, Council felt that it was important to have a position in house to provide a higher level of service to the homeowners in our community.

As you can see from Table 2 below, we are well ahead in terms of number of total site visits as well as completed projects. This could potentially be attributed to the increased funding that was provided by Town Council and TMVOA for FY2021. When the site work is completed with a forestry professional, that invoice is submitted to the town with the associated rebate paperwork. The town and TMVOA then split the cost of the invoice and reimburse the homeowner 50 percent of the total defensible space project cost up to \$10,000 per home.

To date this program has resulted in thirteen completed defensible space forestry projects and their associated reimbursements totaling \$81,887.50. This compares to four projects completed in 2020 totaling \$15,550 in reimbursed funds to homeowners. We are just past the mid-point of our forestry working timeframe and expect a number of additional projects to be completed before snow closes the window for tree work.

Table 2. Defensible Space Annual Achievements

Date	2017	2018	2019	2020	2021
Site Visits	7	7	12	12	38
Resulting D-Space Projects	7	7	3	4	13
Reimbursement Amount	\$20,485	\$21,900	\$13,050	\$15,550.00	\$81,887.50

Staff Note: In prior years, Mountain Village has paid for WRWC home site visits and the creation of the Defensible Space Scope of Work for the homeowners. With that, we have continued to waive the costs of these site visits and reports in order to continue to incentivize the completion of the work. The cost in previous years ranged from \$100- \$475 depending on the size of the property.

Owners may choose to not follow through with the tree removal and defensible space work, which is statistically shown when comparing the number of annual site visits in relation to completed defensible space projects. Staff believes failure to implement the projects could be caused by total costs of tree removal on complicated sites, uncertainty of what the finish landscape may look like after thinning, and proximity to neighbors / desire to maintain screening. Regardless of the tree removal aspect of the project, each homeowner is provided a comprehensive home report that focuses on vegetation surrounding the home as well as methods to fire harden the structures. Based on the scale and overall cost of a project, a homeowner may simply choose to remove some trees with a tree permit rather than implement the full tree thinning project and forego the \$10,000 maximum rebate.

Town Forest Health and Fire Mitigation Efforts:

With the creation of the Forester position, the Town is now able to implement and manage specific projects on Town Property in order to further Forest Health and Mitigate Fire Risk across the landscape. In 2021, the Town budgeted a total of \$50,000 towards general forestry work and the funds are flexible which allow staff to prioritize projects in the town while leaving opportunities available for matching grant funds. Staff has anticipated completing two forestry projects in 2021 as described below.

VCA Wildfire Mitigation Project: Scheduled Fall 2021 – Focused on wildfire resiliency at Town owned Village Court Apartments, the project aims to heavily reduce fuel loads within the Polygon Areas identified below in Figure 1. Staff has prioritized this area given the large investment that the Town has made in VCA, and the overall risk to the area given the heavy fuel loads adjacent. This project will require cooperation from adjacent open space owners, and staff is involved in conversations related to this work. Staff recently met on-site with the adjacent property owners and developed an initial plan for the work to occur. The goal of this project is to reduce vegetation and increase crown spacing within the areas identified above.



Figure 1: VCA Thinning Project

Town Hall Forest Health Project: Completed Early Summer 2021 - the town completed a forest health project adjacent to a designated wetlands area to the north of Town Hall. The focus of this work was to remove dead standing trees and open the canopy within the wetland area to promote riparian vegetation growth and overall health.

Pheromone Packet Distribution: Douglas-fir and spruce beetle repellents use MCH (Methylcyclohexanone), a naturally occurring anti-aggregation pheromone of Douglas-fir and spruce beetles. In U.S. Forest Service studies, MCH has proven highly effective in protecting living trees from attack. It is also used to prevent the build-up of populations on logs, stumps, and fallen trees. MCH sends a message that the tree is full and that beetles should look elsewhere for a suitable host.

The town purchased and distributed 250 MCH packets in 2021. The aim of these packets is to reduce the tree mortality rate in the Spruce / Fir forests throughout the town. The distribution of these packets was focused on Town and TSG trail corridors and other areas of town Open Space. Packets were also made available upon request by homeowners experiencing issues with the beetles that cause the tree mortality. Staff would like to increase the number of packets purchased and distributed in 2022 and plans to work with the state forester to obtain discounted packets.

Wood Lot: The Town's wood lot is located along Mountain Village Blvd and is available for use by local arborists who have received approval for the use from the Town. The Wood Lot maintenance and upkeep remains manageable by MV staff in partnership with the foresters and users. Overall, the wood lot remains a meaningful gratis regional amenity that ultimately saves homeowners additional tree removal transportation costs they would otherwise bear, while also allowing down valley communities that rely on wood heating an economical means of heating their homes in the winter. It may be beneficial to in the future research potential town sites with more area for wood product storage not quite as visible from Town Right of Way. Staff did increase temporary signage at the site this summer in order to help with compliance at the Lot related to acceptable wood products and users. We are currently exploring the potential for an annual chipper day that would allow homeowners additional means of vegetation removal for products that are otherwise not allowed to be placed in the woodlot.

Regional Wildfire Mitigation Efforts:

Healthy Forest Restoration Act: In order to combat the issues described above, President Bush established the Healthy Forest Initiative or Healthy Forest Restoration Act (HFRA) in 2002 reducing administrative requirements for fire mitigation projects that have meaningful public participation during preparation of authorized hazardous-fuel-reduction projects. The USDA Forest Service and DOI BLM facilitates this collaboration when they are preparing authorized hazardous-fuel-reduction projects. As appropriate, collaboration includes representatives from local representatives from Federal and State agencies, local governments, landowners, other interested persons, community-based groups, and other nongovernmental organizations. Local involvement is critical when planning projects, setting project priorities, and allocating resources at the local level. Typically, the community buy in for these collaborative processes come in the form of the development of a CWPP and the subsequent prioritization of projects that are identified in the CWPP.

Community Wildfire Protection Act: The Town has been participating in a collaborative effort focused on updating the San Miguel Community Wildfire Protection Plan (CWPP) which was developed in 2009. The intention of this document is to assess and estimate hazards and risks associated with wildland fire near wildland urban interface areas (WUI). Wildfire hazard data is derived both from the Community Wildfire Hazard Rating system (WHR) and from the analysis of Fire Behavior Potential, and these rankings help to determine specific project recommendations for each individual project area.

<https://www.sanmiguelcountyco.gov/DocumentCenter/View/261/Community-Wildfire-Protection-Plan-PDF>

Given the age of the CWPP, members of the collaborative group feel that it would be important to update this plan to better address current changing fire risk dynamics in the region, as well as updating the proposed project lists for the areas subject to the plan to reflect the new priorities of the community.

Regional Mitigation Projects: The collaborative working towards updating the CWPP has also identified some initial thinning projects that we are hoping to pursue as funding becomes available. The discussion related to the initial showcase project has focused on the boomerang road area. The property ownership in this area is mixed with most of the property subject to this proposal being owned by the USFS, TSG, and Genesee Properties. The town is aiming to continue to coordinate with these owners and the larger collaborative to determine the best prescription for this area to achieve fire objectives but also to limit impacts to valley floor users.

The risk of this area is high, particularly as it relates to fire starting on the valley floor and transitioning into the Mountain Village Area.

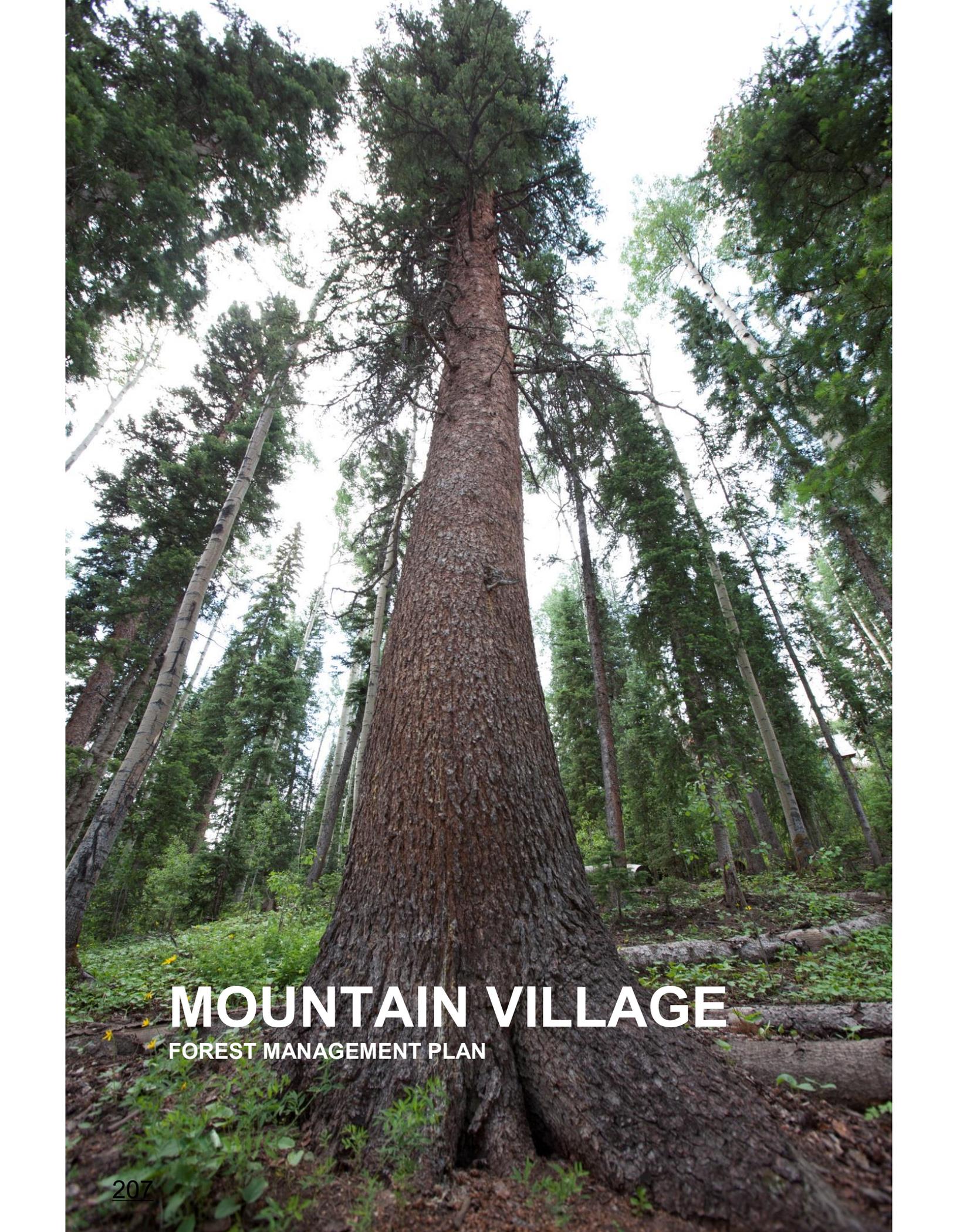
Moving Forward: In 2022 we intend to update the Town's Forest Management Plan, amend the CDC as needed to comport with such updates, continue the program management of our incentives, continue to work regionally as needed, pursue possible grant opportunities, and based on funding will continue community thinning projects on Town and adjacent partnering properties each year. By working with our homeowners and regional partners, we can continue to continue to protect our urban forests while being mindful of our wildfire mitigation needs.

2022 Funding: The Finance Committee has recommended an increase in the budget for the Forestry Program for FY22. With this increase, staff anticipates would like feedback on the following items:

1. Forest Health Analysis – Dr. Jason Sibold of Colorado State University, studies the influences of physical landscapes, biological characteristics, climate variability, and human land-use history on patterns of fire and insect outbreaks and resulting forest landscape changes. This analysis would provide the town with a science-based approach to prioritize specific vegetation treatments resulting in a much more adapted forest. Due to changes in climate, increased disease, insects, and catastrophic wildfires have heavily changed the makeup of our forests. This analysis will allow us to better understand the characteristics of the future mid-century (2050) forest and how to promote specific vegetation changes in our forests that thrive given these changing conditions.
 - a. Approximate Cost: \$50,000
2. Increased MCH Beetle Pheromone Packets - MCH is the anti-aggregation pheromone that repels Douglas Fir Beetles and Spruce Beetles in an area or individual trees. The pheromone repellent is enclosed in a controlled release dispenser that is stapled or nailed to trees during the beetle season. As detailed above, the Town has utilized these packets in recent years and aims to increase the distribution of the packets by working with the state
 - a. Approximate Cost: \$2,100
3. Wildfire Mitigation Incentive Program – As outlined above, staff is proposing a \$20,000 increase in funding for this incentive program, for a total of \$70,000 to be matched by TMVOA. This would result in a total of \$140,000 available for homeowners in the form of matching funds up to \$10,000 per completed wildfire mitigation project.
 - a. Total Cost: \$70,000
4. Community Fuel Reduction – Staff has identified a number of properties in the Mountain Village either owned by the Town or owned privately. These Lots would benefit from fuel reduction treatments which would provide additional protection to the homes surrounding these open space areas. Based on recent conversations with forestry professionals, an average cost per acre is \$12,000-\$15,000 per acre for difficult or steep sites. For simpler lots that are not steep or near homes, the costs are reduced to \$6,000-\$9,000 per acre.
 - a. Total Cost: up to 150K depending on Council priorities. This would allow the town to treat between 25 and 10 acres per year.
5. Tree Planting Program: This program would provide for seedling plantings with the aim of establishing multi-generational forest stands. This helps in situations where mature trees rapidly decline and die so that there are already existing hardy trees to replace them. The goal is to have multiple trees of species and age within a stand, with a high priority placed on aspen and Douglas Fir.
 - a. Approximate Cost: \$1,000 per year to include tree purchase and maintenance

6. Town owned chipper – Although the town already has a chipper, it may be worthwhile to consider a cost share for a new chipper to allow for more aggressive use during summer months. This item may be removed based on council feedback.
 - a. Approximate Cost: \$18,000

/Jjm



MOUNTAIN VILLAGE

FOREST MANAGEMENT PLAN

MOUNTAIN VILLAGE

FOREST MANAGEMENT PLAN

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Acknowledgements

Agencies and Reports Consulted

Agencies

Colorado State Forest Service, Montrose District
San Miguel County Emergency Management Office
Telluride Fire Protection District
United States Forest Service, GMUG Norwood District
United States Forest Service, GMUG Ouray District
United States Forest Service, GMUG Gunnison District
West Region Wildfire Council

Reports

Draft Environmental Assessment, Cumbres Vegetation Management Project
Environmental Assessment, Aspen Skiing Company Forest Health Project
Environmental Assessment, Breckenridge Forest Health and Fuels Project
Environmental Assessment, Vail Ski Area Forest Health Project
San Miguel County Community Wildfire Protection Plan
USDA Forest Health Protection, Bark Beetles
Wildfire Insurance and Forest Health Task Force Report

Special Thanks to the Following

Cath Jett, Mountain Village Town Council
Dave Schillaci, Mountain Village Town Council
Phil Evans, Mountain Village Design Review Board

Town of Mountain Village Staff

Chris Hawkins, Director of Community Development
Deanna Drew, Director of Environmental Services
Katie Tyler, Planner I
Ron Cheroske, CAD/GIS

Preface

Over the last two decades, Colorado's forests have faced historically significant change. Drought conditions and a warming climate have contributed to an increase in wildfires, insect infestations and disease outbreaks that have transformed our forests in a relatively short time frame. Natural resources are among our most valuable assets and are worthy of protection and stewardship. Mountain Village's forests need to be managed to address contemporary and emerging issues, including forest health, wildfire, loss of scenic vistas and aesthetic values, ongoing and potential bark beetle outbreaks, habitat diversity for wildlife, watershed health, carbon sequestration and potential climate change. These goals cannot be attained by a hands-off, leave it to nature approach. If forests are left to rely on natural processes, we can expect insects, diseases and wildfire to shape our forests with negative consequences. As with all natural systems a delicate balance must be maintained. There are no absolutes in this proposed management plan. It is designed to be used as a template for home and landowners in Mountain Village to proactively manage their forested land with an assortment of tools and alternatives.

"the future has already arrived"

~ Andreas Hamann

Introduction

The Town of Mountain Village Community Development Department has developed a forest management plan for a variety of vegetation treatments to address wildfire risk (from the San Miguel County Wildfire Protection Plan (CWPP), see **Appendix A**) and declining forest health within the town's boundaries. The fire regimes of the major stand types in Mountain Village, mixed conifer and spruce/fir have fire return intervals of 150 to 300 years on average. Wildfire in mixed conifer stands result in a stand replacing fire 30% of the time where as wildfire in spruce/fir stands result in a stand replacing fire 100% of the time. The likelihood of a fire starting in our major stand types maybe low but the severity of those fires will be devastating. For a fire to start in our major stand types it does take exceptional conditions, warm and dry for extended periods accompanied by high winds, but we have been experiencing those kinds of conditions more regularly in the spring and early summer prior to the monsoons and we can expect those conditions to continue to worsen in the future. The overriding goal of the plan is to reduce the town's risk to wildfire and enhancing overall forest health, while protecting the visual aesthetics that make Mountain Village a desirable place to live and visit. These treatments are designed to minimize risk for homeowners, recreation users and infrastructure, maintain forest cover where in decline and to expedite forest regeneration following Sudden Aspen Decline, sub alpine fir mortality (from beetles and root disease) and the potential threat from spruce bark beetles.

Plan Location

The Mountain Village Forest Management Plan will be contained within the 2200 acre Town boundary with possible cross boarder projects on USFS National Forest System lands. The Town of Mountain Village is designated as a Wildland Urban Interface (WUI) per the San Miguel County Community Wildfire Protection Plan (CWPP). Total forested acreage in Mountain Village is roughly 1,143 acres. The ownership breakdown of forested acreage in Mountain Village is as follows; 645 acres of privately owned residential lots, 396 acres of Open Space owned by Telluride Ski and Golf (TSG), 69 acres of privately owned Open Space, and 33 acres of forested Open Space owned by the Town of Mountain Village, see **Figure 1** in the appendix.

Purpose and Need for Action

The purpose of these vegetation treatments is to maintain and improve forest health conditions in timber stands located within the town's boundaries, with an emphasis on stands bordering the Wildland Urban Interface (WUI) on the town's northern and southern boundaries. Forest health has deteriorated regionally due to a combination of problems such as bark beetles attacking Douglas fir, sub-alpine fir and spruce, Sudden Aspen Decline and continuing drought. The majority of forest stands within Mountain Village already have mortality rates that are over 30% of the basal area. This increase in fuel loads will continue for the foreseeable future and with it a loss of aesthetic appeal, scenic vistas, a lowering of property values and an increased risk of wildfire. Without intervention, stand resilience and overall forest health is likely to continue to deteriorate and our area's natural beauty will be severely impacted. Maintaining a diversity of tree species and age classes can help encourage stand stability, thereby improving forest health. Age class diversity is one way to assure future stability of a forest ecosystem to a threat such as bark beetles.

Proposed Action

The Town of Mountain Village proposes to meet the need for action by having dead and declining trees removed, regenerating Douglas fir and aspen where they occur and perpetuating mixed conifer and pure aspen stands. The proposed treatments are designed to accommodate changing conditions within each stand type. Treatments would meet the objectives of reducing wildfire risks to the public and town infrastructure from stands that have high mortality and increased fuel loads while stimulating the growth of new regeneration and existing forested areas to maintain forest cover and a positive visitor experience in the long term. All proposed vegetation treatments will be designed with consideration to recreation, wildlife, wetlands and scenic resource values.

Proposed Treatments include:

- Cutting and/or removing dead and declining trees (leaving 1 to 2 wildlife snags per acre) using a variety of silvicultural methods;
- Removing individual hazard trees to minimize risk of falling trees to the public and town/resort infrastructure;
- Removing hazard trees as a sanitation/salvage treatment where appropriate, for instance within a 50-foot buffer zone from the edge of roadways, trails and lift corridors;
- Creation of defensible space around all homes and infrastructure;
- Planting seedlings or transplants to speed up regrowth in key areas;
- Preventing insect attacks of high value trees, which are often larger specimens and potential old growth that are located close to homes or town/resort infrastructure;
- Bark beetle attacks (affecting sub-alpine fir, spruce or Douglas fir) may be mitigated by applying an industry approved insecticide or anti-aggregation pheromone prior to beetle emergence each year until the threat of infestation is over, see **Appendix C** for a list of approved insecticides and anti-aggregate pheromones;
- In the case of spruce bark beetle infestation, mitigation could include treating beetle infested trees by felling and peeling, chipping or removal of the infected trees;

- Pure aspen stands showing signs of Sudden Aspen Decline will have the overstory removed over several years and 25% of the area will be scarified to stimulate aspen regeneration;
- Spruce/Fir stands will have small (<.5 acres) irregular patch cuts made to facilitate spruce regeneration and age class diversity; and
- Slash treatments may include removing logging-generated slash to reduce fuel loads and to stimulate aspen regeneration, use of an air curtain burner to burn slash on site, lop and scatter of slash to distribute conifer seed source or chipping and scattering slash using either a chipper or hydro-axe.

Depending on how the spruce beetle threat progresses, actual stand conditions at the time of plan implementation could depart from existing stand conditions during the drafting of this management plan. The Town's staff is proposing a flexible range of silvicultural prescription options, so that they can choose the treatment option that best fits the actual stand conditions at the time of implementation. Without this flexibility, treatments designed in advance of implementation may be inappropriate for actual stand conditions at the time of implementation because of the on-going epidemic and the constantly evolving stand conditions.

To meet these challenges the Town staff developed a range of stand treatment/prescription options for each stand type. The range of treatments depends on the level of mortality in the stand. Treatments such as hazard tree removal, salvage, and sanitation may occur in stands with minor mortality. Regeneration harvests such as patch cut, shelterwood, or selection harvests may be applied to stands with greater levels of mortality.

Treatment Area Selection

Treatment areas have been identified and treatment options developed to respond to varying levels of forest health needs or insect infestation. Proposed treatments include: a combination of tree cutting and removal methods of dead or infested trees; stimulate regeneration; or reduce the threat of wind throw; applying anti-aggregate pheromones (for Douglas Fir bark beetles); or applying insecticide (for spruce bark beetles) on individual high value trees. Objectives are to remove hazard trees, maintain a diversity of tree species and age classes, and retain forest cover sufficient to maintain a positive guest experience for both property owners and visitors. Treatments are likely to occur between late spring (with snow still on the ground) and early fall (before snow fall) annually over the next 10 years.

Issues

The overriding issue of any forest/vegetation management plan for the Town of Mountain Village is land ownership. Forest stands do not follow lot boundaries, roads or ownership patterns; they follow aspect, topography and drainage patterns. Full implementation of any plan will take coordinated effort and agreement among diverse stakeholders.

Telluride Ski and Golf is the largest landowner within the Town of Mountain Village's boundaries with 1102 acres of Open Space. The ski area is in the process of developing a Vegetation Management Plan for their permitted area on the Uncompahgre National Forest, this plan will have to be coordinated with the Mountain Village Forest Management Plan where the Town's boundaries and the permitted USFS National Forest System lands intersect. The following is a list of issues that will be addressed prior to implementation of any silvicultural treatment options:

- Wildfire Threat
- Soil and Water
- Roads/Trail Safety
- Wildlife
- Forest Vegetation
- Recreation
- Scenery
- Social Impact

Decisions to be Made

In September of 2010 The Mountain Village Town Council passed an ordinance creating Article 12 Forest Health and Fire Mitigation as an amendment to the Town’s Land Use Ordinances. This section of the ordinances made it mandatory for all new development to create a defensible space plan for that particular lot. This section was incorporated into the Community Development Code as Chapter 17.6.1.A Fire Mitigation and Forestry Management that was adopted in February, 2013. Since this ordinance was enacted 15 new single family homes have had to create defensible space plans. There are 383 single family homes that were built prior to this ordinance being enacted totaling roughly 61% of the single family lots in Mountain Village. Going forward the Town of Mountain Village must decide if it wants to require forest management in the form of defensible space requirements on existing homes and structures that are not covered by new development or redevelopment. Does the Town want to implement proactive forest management beyond the defensible space requirements for new development and how will that be implemented? How do we address the loss of scenic vistas and aesthetic values along our roadways when these areas are comprised of Town Right of Ways, private open space and private lots?

“Sadly, it’s much easier to create a desert than a forest”

~ James Lovelock

Public Involvement

The proposed Mountain Village Forest Health and Fuel Mitigation Plan was first presented to the Mountain Village Town Council at the January 17, 2013 Council meeting. Staff was given direction to proceed with the drafting of this plan at that time.

Description of the Alternatives

Alternative 1: No Action

Current Mountain Village forest management practices within the Town areas would continue including the requirement for all new development and re-development on lots within the Town to implement defensible space plans. Maintenance of roads, trails, and resort infrastructure would continue. With Town of Mountain Village approval, hazard trees identified within the Town’s boundaries that pose a risk to the public, infrastructure or ski area would continue to be cut to reduce the immediate hazard to home owners, hikers, skiers and infrastructure. There would be no further requirements for landowners, either private single family lots or open space

parcels to remove dead trees or mitigate wildfire hazards. This alternative will lead to an increase in stand mortality with accompanying fuel build up that would result in an increased risk of severe catastrophic wildfires and a loss of scenic beauty. This alternative, the status quo, will not be maintained for long and will have adverse undesirable consequences.

Alternative 2: Proposed Action

Vegetation treatment options have been developed to respond to varying levels of forest health needs or insect infestation for four different stand types within the Town of Mountain Village. Proposed treatments include: a combination of tree cutting and removal methods to eliminate dead or infested trees, stimulate regeneration, reduce the threat of windthrow, applying anti-aggregate pheromones (for Douglas Fir bark beetles), or applying insecticide (for spruce bark beetles) on individual high value trees.

Treatments could take place on approximately 134 acres of pure aspen stands; 156 acres of mixed aspen stands; 666 acres of mixed conifer stands; and 394 acres of spruce/fir stands. These figures represent the maximum area of tree islands and forested stands that could be treated; however, treatments are not expected to occur on every acre identified. Treatments are based on current and desired forest health conditions.

Stand Types within the Proposed Plan Area

Four stand types have been mapped across the Town of Mountain Village. See **Figure 2** in appendix. The following four stand types are as follows;

Stand Type 1: Pure Aspen (>90%), light mortality (< 30%), 134 acres. These stands are predominately pure, even-aged aspen with less than 30% mortality from Sudden Aspen Decline. Over the last 10 years these stands have been impacted by an outbreak of Western Tent Caterpillars that defoliated trees and caused stress that has led to crown dieback. These stands all have varying levels of cytospora canker due to heavy browsing from ungulates. They tend to have scattered, advanced-age understory, mostly located near the edges of the stands as well as advanced conifer regeneration. These stands tend to be to the north of Mountain Blvd. and are fragmented by residential development and the Golf Course.

Stand Type 2: Mixed Aspen (>50%), light mortality (< 30%), 156 acres. These stands are predominately even-aged aspen with less than 30% mortality resulting from Sudden Aspen Decline and sub alpine fir decline. They tend to have a predominant conifer second story with scattered, advanced-age understory (if any), mostly located near the edges of the stands. These stands are located along Mountain Village Blvd. and tend to follow roadways and ski runs.

Stand Type 3: Mixed Conifer (> 75%), moderate mortality (>30%), 666 acres. These stands are predominantly conifer with Douglas fir, sub-alpine fir, Engelmann spruce, blue spruce and aspen. These stands have been impacted by outbreaks of spruce budworm, balsam fir bark beetles and armillaria root disease. They can be even-aged or two storied and tend to have unevenly distributed patches of subalpine fir understory, but can contain other species. These stands are predominant along the northern border of Mountain Village (Coonskin Ridge) and extend up to gondola Station San Sofia. These stands are also located to the south of Mountain Village Blvd. and are the predominant stand type for single family lots.

Stand Type 4: Spruce/Fir, (> 90%), moderate mortality (>30%), 394 acres. These stands are predominantly conifer with Engelmann spruce and sub-alpine fir dominant and a component of aspen. These stands have been impacted by spruce budworm, balsam fir bark beetles, armillaria root disease and have the potential of being heavily impacted by the spreading spruce bark beetle outbreak. They can be even-aged or two storied and tend to have unevenly distributed patches of subalpine fir understory, but can contain other species. These stands are concentrated on the southern boundary of Mountain Village and extend up into Prospect Basin.

Silvicultural/Vegetation Treatments Options

Ten (10) different silvicultural prescriptions have been identified for stands within the Town of Mountain Village. These treatment options go beyond the creation of defensible space for developed lots and may only be suitable for larger lots and open space parcels. The following is a list of treatments options that could occur within the aforementioned stand types in Mountain Village. Treatment options are stand-specific and are not intended for all stand types. These treatment options are designed for the stands as a whole even though the stands are comprised of numerous lots and open space areas. All stands will be periodically monitored for insect infestations, bark beetle activity and disease. Instances of bark beetle activity will receive rapid response as laid out in the Proposed Treatments, either treating infested trees or preventative applications of anti-aggregation pheromones or industry approved insecticides.

Stand 0: All Stands Where Required

Option 0.1 – Insecticide or Pheromone Application and Treating Infested Trees

(Preventive Action): This treatment maintains the stand through a potential insect outbreak. If the stand succumbs to bark beetles another option should be used. High value trees would be treated by applying an approved insecticide (for spruce bark beetles) or by applying an approved anti-aggregation pheromone (for Douglas fir bark beetles) prior to beetle emergence each year until the threat of infestation is over, see **Appendix C**. In high value areas beetle-infested trees would be treated by felling and peeling, burning, chipping or removing the trees prior to beetle emergence. This option would address bark beetle outbreaks, increase in wildfire risk and loss of aesthetic appeal.

Option 0.2 – Hazard Tree Removal (Partial Cut): This is a sanitation/salvage treatment. This option could be used in any stand type where appropriate, and is an understood component of all prescription options where appropriate. Hazard trees located within a 50-foot buffer zone from homes or structures, roadways, ski lifts and edges of ski runs would be harvested and all other species retained. Dead snags or wildlife trees that pose no hazard would be retained at 1 to 2 snags per acre. This option would address safety, forest health, wildfire risk and loss of scenic values.

Stand 1: Pure Aspen (>90%) and advanced conifer regeneration

Option 1.1 – Partial Cut (Remove all conifers): Option 1.1 maintains aspen for the short term. All conifers in the stand would be removed and aspen retained. This option would address wildlife concerns and wildfire risk.

Option 1.2 – Salvage Cutting (Partial Cut): Option 1.2 salvages dead aspen and maintains the aspen at current levels. All the dead aspen and declining aspen overstory in the stand would be harvested up to 35% of the basal area (in stands of recently killed trees) to 50% (stands of

mostly older dead trees) of the basal area of the stand, and all other trees retained. This will promote coppice regeneration within the stand. This option would address Sudden Aspen Decline and loss of aesthetic appeal.

Stand 2: Mixed Aspen (>50%) and conifer second story

Option 2.1 – Partial Cut (Remove all dead and declining conifers): Option 2.1 maintains aspen dominance in the stand. All dead and declining conifers would be removed, leaving the best spruce, sub alpine fir and Douglas fir as well as all healthy aspen. This option would address forest heath and aesthetic values.

Option 2.2 – Salvage Cut (Remove all dead and declining aspen overstory): Option 2.2 converts mixed aspen stands with a declining aspen overstory to a mixed conifer stand. All dead and declining aspen would be removed releasing the suppressed conifer second story. All dead and diseased conifers would be removed. This option would address Sudden Aspen Decline, forest heath and aesthetic values.

Stand 3: Mixed Conifer (>75%)

Option 3.1 - Salvage Cutting (Partial Cut): Option 3.1 would remove all dead aspen and dead and declining sub alpine fir in the stand. All Douglas fir and spruce would be retained. This option would address forest heath and aesthetic values.

Option 3.2 – Modified Fuelbreak: Option 3.2 would create up to a 300' wide buffer where fuel loads would be reduced to limit the spread of an advancing wildfire. This option would be limited to open space parcels along Coonskin Ridge as outlined in the San Miguel County CWPP. This option would address wildfire risk, wildlife concerns and forest heath.

Stand 4: Spruce/Fir (>90%)

Option 4.1 – Salvage Cutting: Option 4.1 would remove all dead and beetle infested sub alpine fir as well as any dead spruce or aspen.

All dead or beetle infested trees in the stand would be harvested, up to 35% of the basal area (in stands of recently killed trees) to 50% (stands of mostly older dead trees) of the basal area of the stand, and all other trees retained. The ground would be scarified to expose 25% of the surface as mineral soil, and tops lopped and scattered evenly. This option would address wildfire risk, forest heath and regeneration.

Option 4.2 – Small Patch cuts within a Thinning (Partial Cut):

This option would maintain the stand through a potential spruce bark beetle (SBB) outbreak, regenerates it in phases, and moves it to uneven-aged management. A patch cut (with reserves) of approximately 20% of the stand in 1 to 2-acre patches would be performed focusing on areas of spruce bark beetle caused mortality. The remaining 80% of the stand would be thinned to a target of no less than 100 (basal area) square feet per acre to reduce attraction to SBB, removing no more than 35% of the basal area where there are blowdown concerns. Patch shapes would be irregular and mimic natural disturbances. Strip patches along the contour could be used to limit aesthetic impacts. The ground would be scarified to expose 25% of the surface as mineral soil, and tops lopped and scattered evenly to provide a seed source. Natural regeneration would be anticipated, but it may be supplemented by nursery stock

or transplants. This option would address bark beetle outbreaks, wildfire risk, wildlife concerns forest health and regeneration.

Implementation Methods

Mechanical Felling

Mechanical felling consists of using ground-based machinery to harvest trees and remove them from the stand. In most cases this method would only be used for lot clearing during new construction or thinning projects conducted on open space parcels or residential lots in excess of 5 acres. Soil scarification caused by the ground-based machinery would create more favorable conditions for natural regeneration over hand felling. Treatment of slash would be lop and scatter, chipping/masticating or burning on-site with the use of an air curtain burner or similar devise. Mechanical treatments are designed to follow forest stand boundaries where possible, with the intent of maintaining scenic integrity by following natural vegetation edges. Mechanical equipment would not be used on slopes greater than 30%.

Hand Felling

In areas with slopes greater than 30%, wetland areas, residential lots smaller the 5 acres or where access by mechanical means is not possible, other methods may be used such as hand felling, mechanical yarding with small machinery, cable yarding, chipping/masticating or burning on-site with the use of an air curtain burner or similar devise. Hand felling would consist of using chainsaw crews to fell trees.

Summary

This section will be completed after review from various agencies, the Design Review Board and Mountain Village Town Council.

Appendix A

San Miguel County CWPP Risk Ratings and Recommendations for Mountain Village

Upper Mountain Village – Hazard Rating: High

Lower Mountain Village – Hazard Rating: Moderate

See **Figure 3** in appendix.

Mountain Village CWPP Recommendations;

- A modified fuelbreak should be implemented along the northeast portion of the community near Country Club Drive. See **Figure 4** in appendix.
- A secondary emergency egress should be explored between Ridge Road and San Sophia Drive. See **Figure 5** in appendix.
- A secondary emergency egress should be explored between Touchdown Road and Snowdrift Lane.
- Aspen stands should be thinned in order to reduce fire intensity and improve the health of the stand.
- Mixed Conifer stands should be thinned and limbed to defensible space standards.
- Mixed Conifer stands should be surveyed for beetle infestation and any infected trees removed. This should be done annually before summer.
- All cedar shake roofs should be replaced by Class A roofing materials.
- Provide rental and property management companies with fire safety brochures that can be distributed and made available to guests in the summer months.
- Post fire danger for the day at the gate house entrance. This information will need to be kept current.
- Linked defensible space is recommended for all homes. Simply limbing, mowing or weed whacking for 50 feet around homes and structures, and cleaning leaf and needle litter from roofs and gutters, could profoundly increase structure survivability.
- Discourage the use of combustible materials for the construction of projections below roof line such as decks.
- Open areas below decks and projections should be enclosed or screened to prevent the ingress of embers and kept clean of flammable materials, especially where such openings are located on slopes above fuels. Use fine mesh metal screen (1/4" or less) to cover eaves, roof, and foundation vents.

- Discourage the planting of flammable ornamental vegetation within 30 feet of homes.
- Add reflective addressing to all driveways or homes, using only non-combustible materials. A good guideline for this practice is to place the markers five feet above ground level on the right side of the driveway.
- Remove wood piles and any flammable yard clutter to at least 30 feet from structures and propane tanks. Wood piles should be located uphill or even with homes; never downhill.
- Wherever possible, on driveways and private roads longer than 300 feet, add pullouts for emergency apparatus. Turnarounds should be constructed at the end of long driveways and dead-end roads.
- Make certain any fire hydrants are visible, maintained and operable

Appendix B

Wildfire Insurance and Forest Health Task Force

In September of 2013 a report was issued to the Governor of Colorado from the Wildfire Insurance and Forest Health task Force that was created by the Governor's office in January 2013. The Task Force was charged to look at how to best protect citizens who live the wildland-urban interface (WUI) and to protect Colorado's landscape, which is a critical element of the state's economic health.

The Task Force agreed on the following key principles:

- Homeowners in the WUI should bear the majority of the responsibility for risk mitigation on their specific properties in the WUI.
- Sustained, comprehensive mitigation efforts can be effective tools for reducing wildfire risk and losses.
- A one-size-fits-all approach does not work, since ecological conditions such as terrain and vegetation type varies widely across the state.
- Local governments should continue to be active partners in any approach that the state adopts, with attention paid to the limited resources those entities may have available for implementation and/or enforcement.

Task Force Recommendations:

- Update CO-WRAP (Colorado Wildfire Risk Assessment Portal) to identify and quantify risk to properties in the WUI
- Disclose CO-WRAP scores to stakeholders
- Amend standard real-estate contract form to include disclosure of CO-WRAP score
- Create process for appeals/updates of COWRAP scores
- Require Wildfire Mitigation Audits for high risk homes
- Develop and disseminate uniform BMPs
- Implement state-wide model ordinance
- Prohibit inconsistent community building or land use requirements
- Create pilot program for prescribed burns
- Assess a fee on properties in the WUI
- Continue and enhance state grant funding

- Increase awareness of financial assistance and technical support
- Disseminate information about HB 13-1225 (changes in homeowners' insurance laws)

The intent of these recommendations is to create a system that prompts and incentivizes action, not just through legal requirements, but also through better education. Homeowners in the WUI will share in the burden of the costs associated with protecting property in the WUI, and there will be resources available to help, including clear direction on available funding and resources. Homeowners will also receive clear and continuing information about specific risks to their properties and what steps to take to minimize those risks. The system will identify the extent of the WUI, calculate risks for individual properties in high hazard areas, and implement a variety of mitigation and prevention measures at the local level.

The Task Force recognizes that some of its recommendations will be costly and potentially difficult to implement. However, the Task Force accepted that its mission was to identify bold and innovative recommendations to break through the historic barriers. These recommendations can then be further developed, adapted and implemented by the Governor, the Colorado General Assembly, state and local governments, public-private partnerships, and the insurance industry.

Appendix C

Chemical Treatments for Bark Beetles

PHEROMONES

MCH for Douglas-fir beetle: MCH (one-methy-cyclo-hex-3-one) is a chemical used by Douglas-fir beetle to communicate (a 'pheromone'). This pheromone tells the beetle that the tree is already fully occupied and they should look elsewhere for a tree to lay their eggs in. The chemical has been commercially synthesized and is available in small bubble caps that are easily stapled to tree boles just prior to beetle flight in mid-May. Application rates should be 30-40 bubble caps per acre for area protection or 2-4 caps per tree for individual tree protection. The cap slowly releases the pheromone and is generally effective for one season if properly applied.

VERBENONE for mountain pine beetle: Verbenone (4,6,6-trimethylbicyclo[3.1.1]-hept-3-en-2-one) is considered the principal pheromone used by mountain pine beetle to tell other beetles that the tree is fully occupied and to move on. As with MCH, this chemical has been commercially synthesized, however the cost is closer to \$8 a pouch. Recommended dosage is 40 pouches per acre (area protection) or 2+ pouches per tree for individual tree protection; applied around mid-June. Verbenone pouches have shown mixed results in repelling mountain pine beetle attacks. In some previously treated sites where population pressures were high, the verbenone applications have had only limited success. Research studies in Idaho and Montana are currently being conducted to determine if population densities affect the performance of verbenone treatments. It is also critical that currently infested trees be removed from the area before the pouches are deployed or efficacy is greatly reduced. Generally, use of verbenone is limited to areas where insecticide application (see section below on Carbaryl) is not feasible.

INSECTICIDES

Carbaryl for mountain pine beetle, Jeffrey pine beetle, spruce beetle, Douglas-fir beetle, and pinyon ips: Application of this insecticide prior to beetle flight will protect pines, spruces, and Douglas-fir from the beetles described in this pamphlet. However, carbaryl is not approved for use against fir engraver or western balsam bark beetle on true firs. Due to the cost and the need for special equipment, this treatment is generally used only on individual, high value trees, and is generally applied by certified applicators. All tree bole surfaces must be completely soaked up to a height where the tree is too small in diameter to be useful habitat. While labeled as being an annual treatment, research has shown that the effectiveness generally lasts 18-24+ months. Contact your state's forest health specialist (see page 12) to determine if this is an appropriate treatment for your trees. Contact your state's agriculture department, division of pesticides, for assistance finding qualified applicators.

Other insecticides for bark beetles: Other insecticides such as pyrethroids are registered for use against some bark beetles. Research has shown some success with pyrethroids but they do not last as long or work as effectively as Carbaryl.

Systemic treatments applied to the soil around the tree or inserted into holes drilled in the tree have not been shown to be effective although new injection systems and insecticides are currently being tested.

PESTICIDE PRECAUTIONS

Pesticides used improperly can be injurious to humans, animals, and plants. Follow directions and read all precautions on the label. Consult your local county agriculture agent or State extension agent about restrictions and registered uses of particular pesticides.

Figure 1

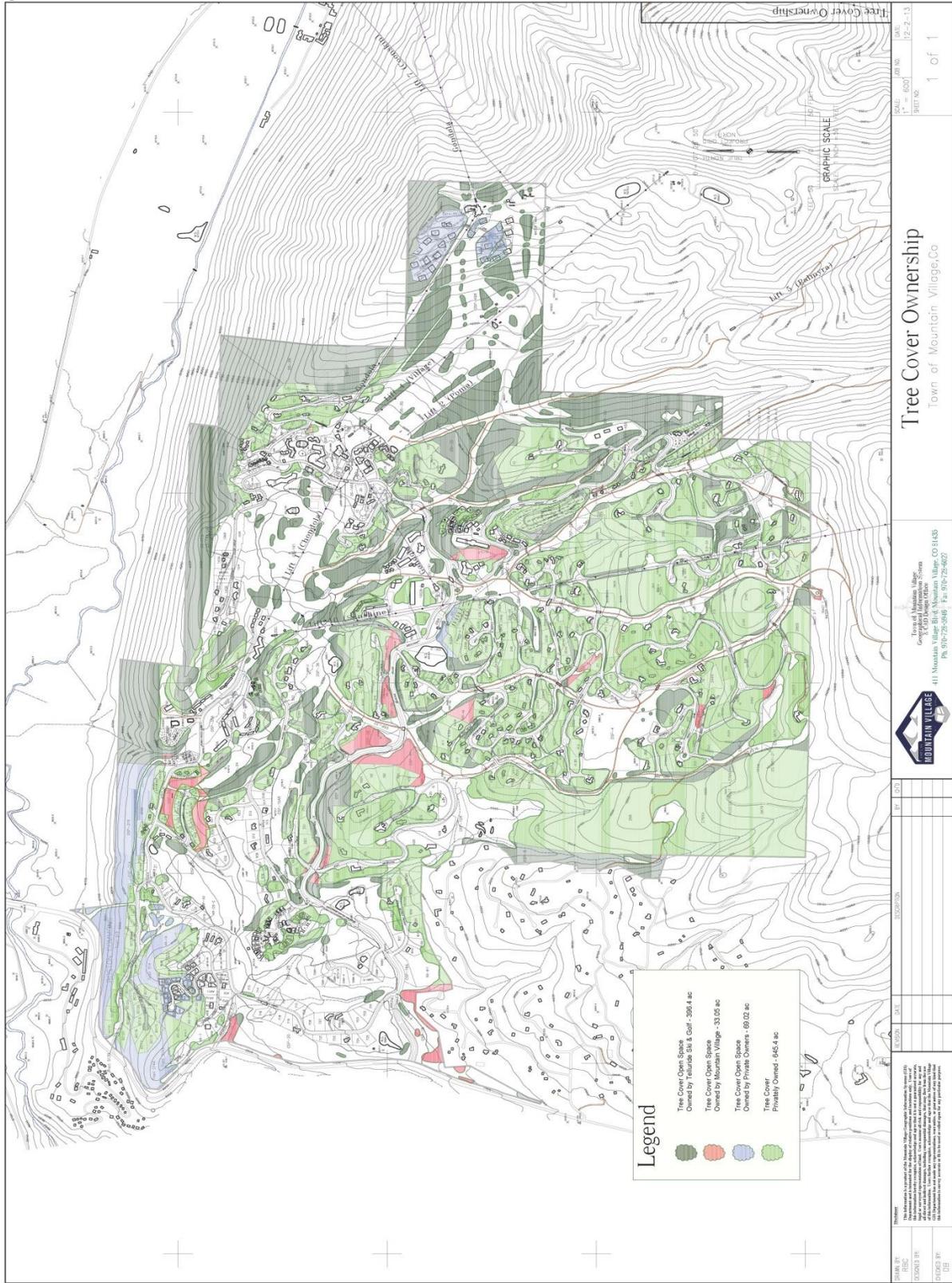


Figure 2

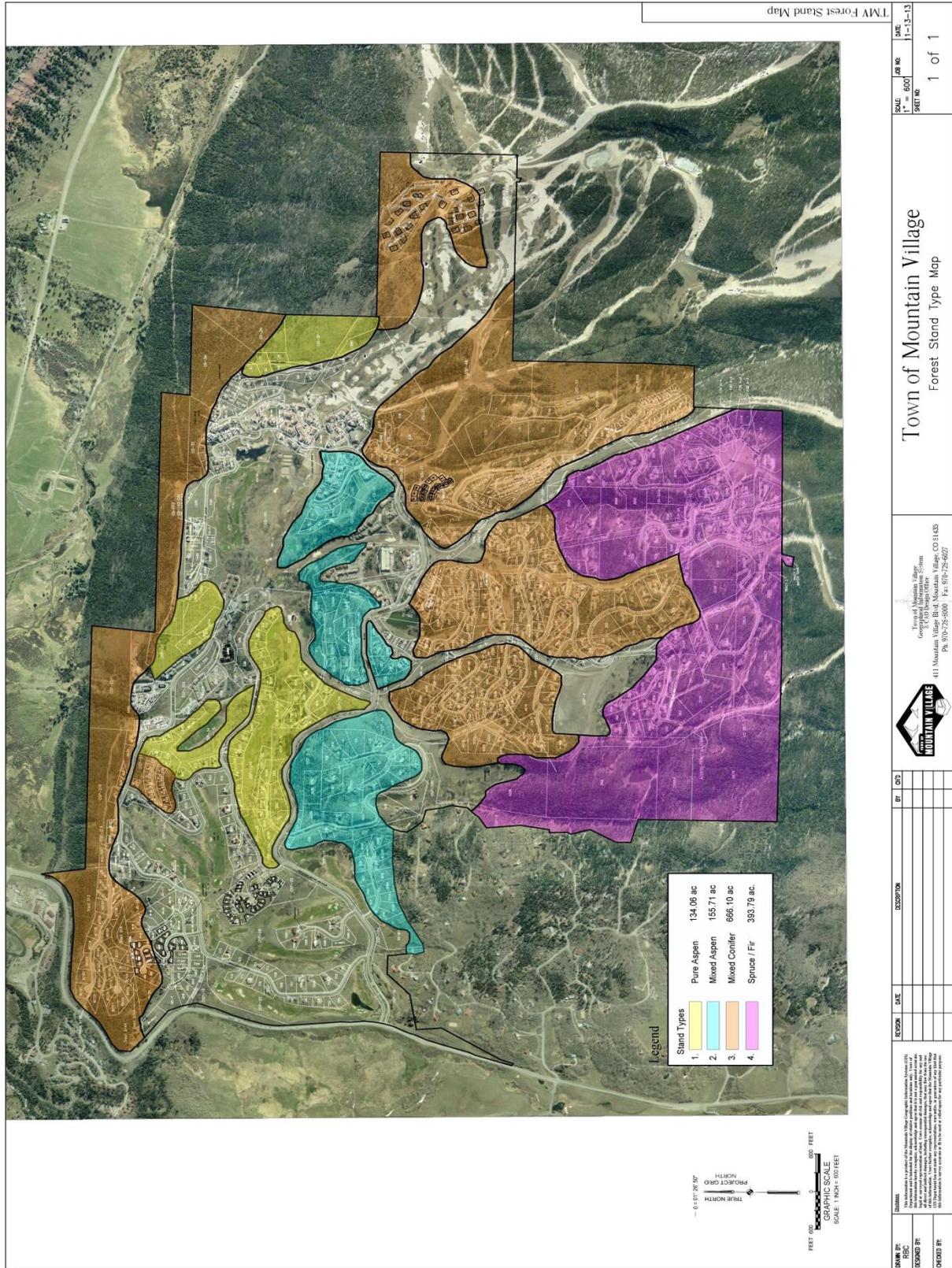
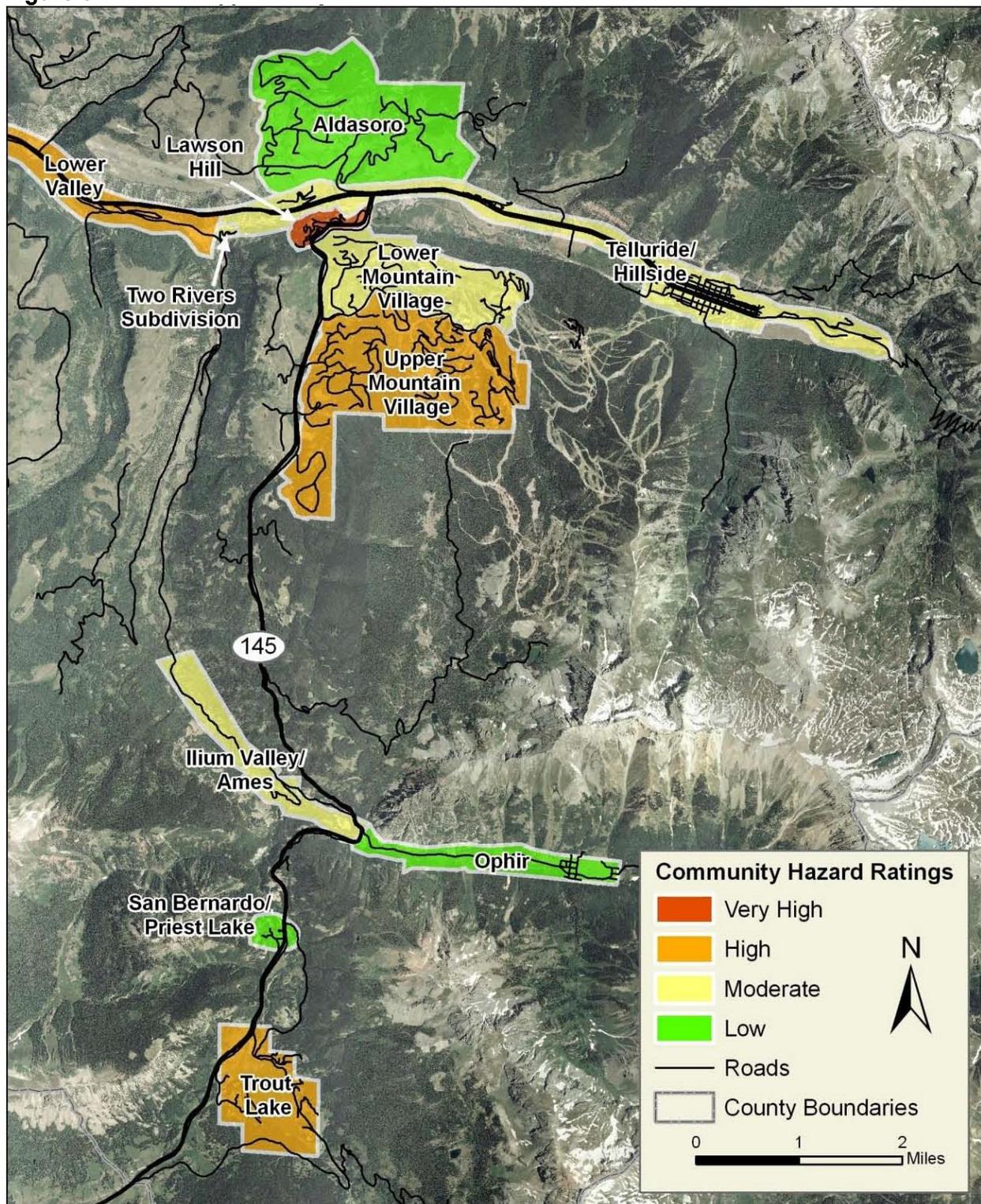
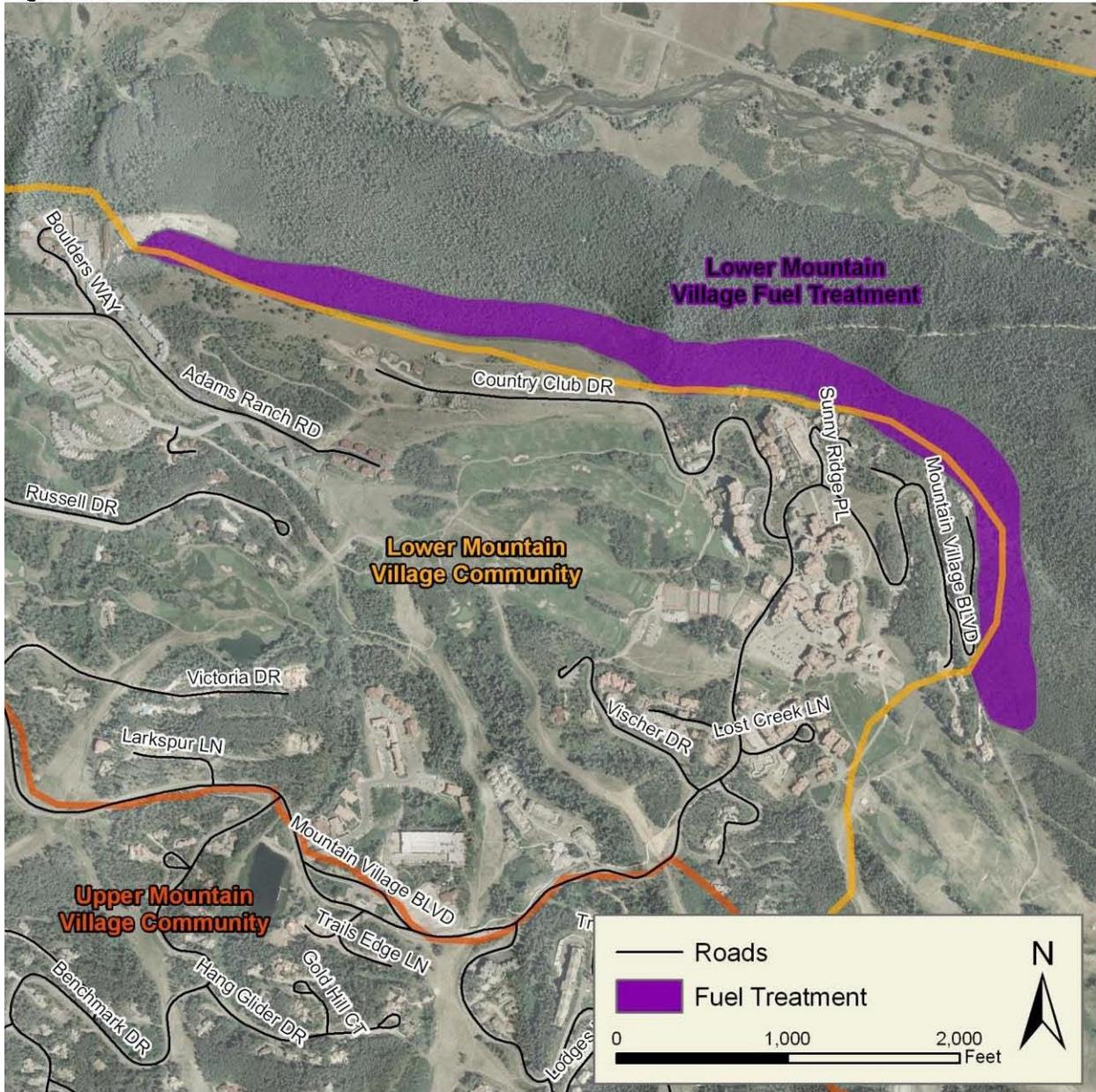


Figure 3



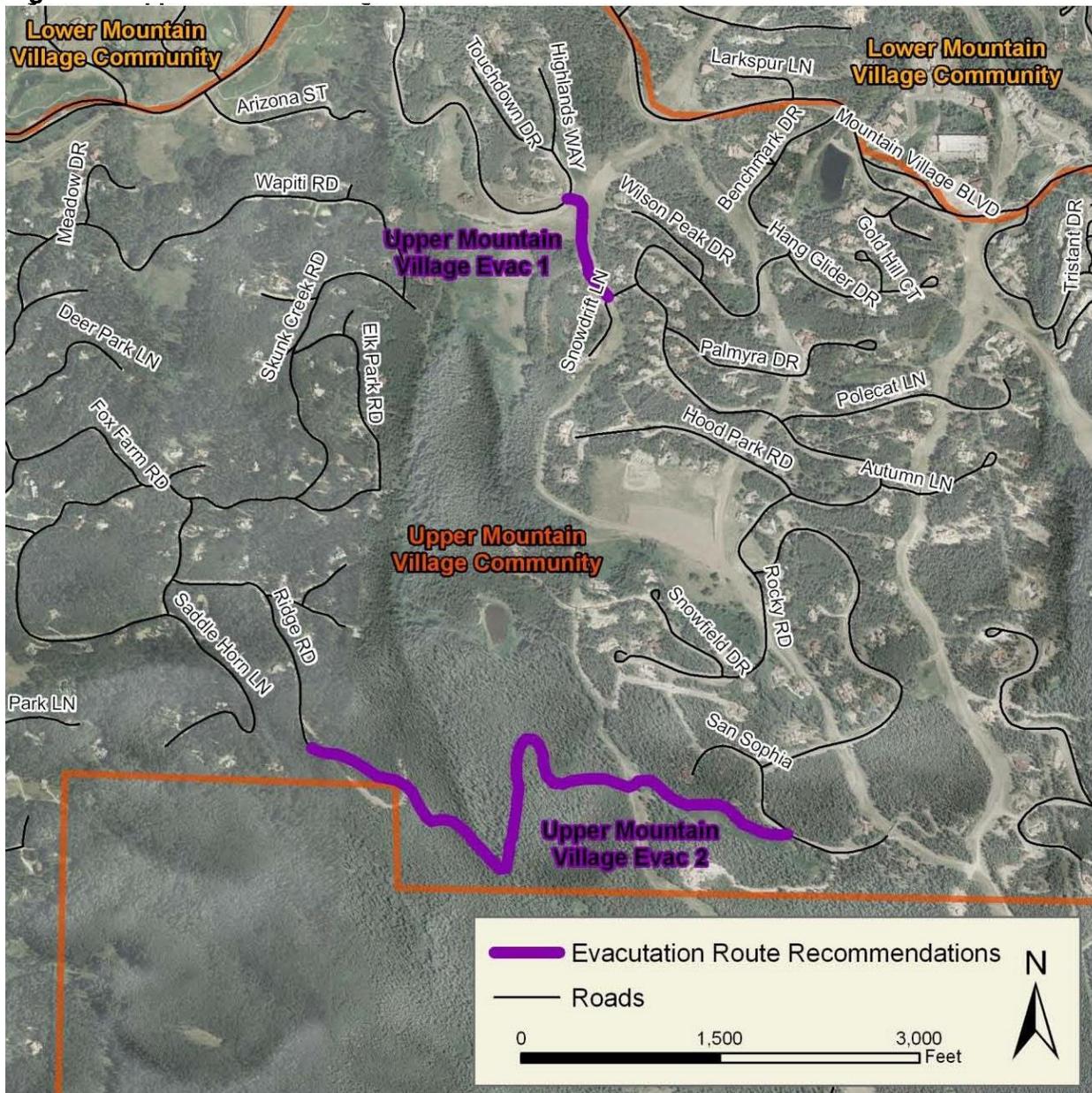
San Miguel County Community Wildfire Protection Plan

Figure 4



San Miguel County Community Wildfire Protection Plan

Figure 5



San Miguel Community Wildfire Protection Plan



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 12

TO: Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: Meeting of September 16, 2021
DATE: September 6, 2021
RE: Building Construction Update

Our last building and construction update to Town Council was in April of 2021.

Attachments:

- [Construction Activity Map for 2021](#)

Data regarding construction valuation estimates for budget purposes.

We estimated \$30,000,000 in permit valuation for the purposes of the 2021 budget. As of August we are at \$55,000,000 in valuations for building permit projects.

Overall per the bagar we are generally up 50% in permit activity and revenues over 2020.

We have issued 13 new single family home permits in 2021. Below is some general data regarding issued single family home permits by analysis of 2021 building permit data.

Finished Square feet of homes in Mountain Village – new construction

Average	6,104 sq ft
Median	5,760 sq ft

Valuation of homes in Mountain Village – new construction

Average	2.9 million
Median	2.75 million

Cost per square foot of homes in Mountain Village – new construction

Average	\$492
Median	\$474

Recent Comparison between cost per square foot construction and cost per square foot once sold.

Free Market Single Family – example – cost per square foot - new construction

Valuation with building permit Value after sale per square foot
cost per square foot

Home #1	\$338	\$821
Home #2	\$319	\$742

	Valuation with building permit per square foot	Value after sale per square foot
Home #1	\$185	\$406

CONSTRUCTION MAP AND ACTIVITY

In 2021 we have 19 projects that have completed design review or in design review, 7 pending building permits to issue and 13 issued building permits for single family construction. Please see the [construction map](#) for the dispersement of these projects in the community.

CONCLUSION

In the April construction update memo, I indicated an increased in valuation in 2021 from \$30 million to \$50 million. We are at \$55 million to date. We estimate we will be between \$55 million and \$65 million by year end.

Our department has managed the high level of construction this summer with few complaints.

Thank you,
 Michelle Haynes
 Planning and Development Services Director
 Town of Mountain Village

Memo

To: Mayor and Town Council
From: Dawn Katz, Director
Date: September 2021
Re: Mountain Munchkins Semi-Annual Staff Report

Agenda Item 14a

SUMMARY

1. Mountain Munchkins infant and toddler classrooms recently closed for two days due to an RSV (Respiratory Syncytial Virus) outbreak. Dawn Katz worked diligently with local and state health officials on disinfecting protocols and reporting. RSV is at an all time high in the State of Colorado among infants and toddlers.
2. Mountain Munchkins currently has 34 children enrolled. 28 of those families live and/or work in the Town of Mountain Village. The other six reside and work in San Miguel County. These non-resident families pay a higher daily tuition rate. Priority for enrollment is given to Town of Mountain Village employees and residents, then children on CCAAP (Social Services), CPP (Colorado Preschool Program) or SPED (children with an individualized education plan).
3. Mountain Munchkins has three of four classrooms open. One of two toddler classrooms is closed due to lack of qualified staff. The program currently employs three full-time, year-round teachers, four part time staff members, plus the director. Two of the three full-time year-round teachers are early childhood qualified. In a typical year, Mountain Munchkins has 7 qualified full-time, year-round staff members.
4. Mountain Munchkins infant and preschool classrooms are at full capacity. Per state licensing, the toddler room can only accommodate ten mixed ages (1–3-year-old) students. With two additional qualified lead teachers, the program could welcome 18 toddlers.
5. The infant, toddler and preschool classrooms are following the strict cleaning protocols set in place by the CDC and Colorado Office of Early Childhood. Surfaces are cleaned and disinfected multiple times per day, hand washing protocols are followed and mask recommendations for children aged 3 and older are being implemented. All staff must always wear masks.
6. In June, Mountain Munchkins received a level **FOUR** (out of 5) rating through the *Colorado Shines* program. *Colorado Shines* is a quality rating and improvement system used to assess, improve, and communicate the level of quality in early care and education programs. The director has filed for an appeal to the state in hopes of receiving a level 5. The area that came up short was in Leadership, Management and Administration based on the staff survey around benefits. With most of the current staff in a part time position, full time benefits were unknown.
7. Mountain Munchkins has completed ninety five percent of the playground renovations in the infant/toddler and preschool playgrounds.
8. Mountain Munchkins Preschool is in the sixth year of implementing the Pyramid Model site wide. This tool focuses on the social and emotional development of all children while creating a positive learning environment that strengthens communication, friendship skills, and calming strategies. Certification in this nationally recognized program will not only serve to improve our program(s), but also increase leverage when applying for grants.
 - a. During this 14-month training, requirements include two full day trainings, three half day mini trainings, and working with a coach monthly to help implement this tool. All of these trainings will now be completed virtually. Before each coaching session begins, the teacher is assessed using the Teaching Pyramid Observation Tool (TPOT). The goal is to reach “high-fidelity” in teaching the Pyramid Model. Two teachers have reached high-fidelity and have begun peer coaching the assistant teachers.
 - b. A leadership team comprised of the coach, teachers and a parent has been formed to review our assessment and help create an action plan with strategies and goals.

- c. Two staff members are qualified, reliable raters on the TPOT tool and can conduct these observations at different organizations and preschools. These staff members are also qualified to conduct peer to peer coaching with other staff members.

DEPARTMENT GOALS

1. Assure facility operates within licensing guidelines.
2. All daycare operations are properly supervised.
3. Assure staff completes all continuing education requirements to ensure excellence of the programs.
4. Operate within the annual budget.
5. Continue grant funding and fund-raising efforts to offset the Town subsidy.
6. Assess and evaluate each child's development in the toddler and preschool programs.
7. Create and maintain strong family partnerships within the program.
8. Replace paper towels in each facility with wash cloths to reduce waste.
9. Create and manage the wait list. Priority is given to families that live and work in the Town of Mountain Village.

DEPARTMENT PERFORMANCE MEASURES

1. All staff and employee files are current within 60 days of enrollment/employment. Staff to child ratios are maintained 100 percent of the time. Fire, Health and State inspections are current and on file; any violations are corrected within five business days.

The childcare licensing inspector conducted a virtual inspection in February 2021. The program was cited for unqualified staff working in classrooms. Mountain Munchkins staff members are working hard toward lead teacher qualification. Fire inspection was completed June 2021 and the health inspector completed a virtual inspection in July 2021. Citations were corrected immediately.

2. Play areas and equipment are inspected daily; unsafe materials discarded immediately. Fire/Evacuation drills are conducted monthly. All policies and procedures are current with the State of Colorado Rules Regulating Child Care Centers.

Both playgrounds are inspected daily. All issues are corrected immediately. All staff are informed on changes to policies and procedures as changes occur. Playground equipment and materials are in great shape. Most of the structures and toys have been replaced with funding received from the Temple Hoyne Buell Foundation playground renovation grant.

Fire/evacuation drills and in shelter/active shooter drills are practiced monthly.

3. All staff is current on required training, continuing education, and formal education courses. Through grants, staff shall seek and successfully complete formal early childhood college courses.

The new early childhood teacher requirements state that all lead teachers must be ECE qualified. Two of the three lead teachers in the program are qualified. The third lead is in very close, and two teaching assistants are currently working toward their credentials.

4. Offset payroll expenses by staffing according to ratios and daily enrollment. Offset operational expenses through parent donated snacks, supplies, and equipment, grants, and fund raising. Department year end expenditure totals do not exceed the adopted budget.

Dawn Katz continues to monitor the revenue vs. expense report monthly.

5. Pursue all grant opportunities to offset operational costs. Pursue and coordinate fund raising opportunities to offset operational costs.

Received grants and fundraiser revenue for 2021:

Telluride Foundation	\$30,000
Temple Hoyne Buell Foundation Scholarship	\$25,000
Just for Kids Grant:	\$5,000
CCAASE Grant:	\$10,000
Strong Start Mill Levy	\$30,000

Family Date Night Fundraiser \$10,000-projected

TOTAL: **\$110,000**

Mountain Munchkins received approximately \$162,000 in grant funding for 2020. Specific funding was utilized for COVID related issues such as loss of program revenue and restart expenses to support new protocols and procedures.

6. Toddlers and preschoolers will be observed and assessed in all areas of development. Staff will conduct parent-teacher conferences to discuss child's progress and pursue additional services if needed.

Mountain Munchkins is required to assess all preschool children receiving assistance through the Colorado Preschool Program or that may qualify for special education services using Teaching Strategies Gold. The Teaching Strategies Gold is a research-based, in-depth look into every developmental domain. This assessment tool guides instruction, measures growth over time and pin-points areas in a child's development that need more attention. Mountain Munchkins staff members choose to evaluate all preschool age students with this invaluable tool. The information received from these evaluations help to guide lesson planning and preschool instruction.

Conferences are offered twice a year in the preschool. The infant and toddler lead teachers have completed developmental checklists on all the children enrolled. Virtual conferences were held April and May 2021 and are scheduled again for November 2021.

7. Serve as a community resource for families in our community. Offer families opportunities to be part of their child's early learning experience. Communicate with families about their child's development and how the program operates. Be available for conferences on an as needed basis. Forward all parenting education opportunities to our families. Utilize child development professionals to observe and assess our program and make improvements based on their assessments.

Through our Pyramid Plus trainings we will offer helpful parent newsletters and informational meetings to encourage and support our Pyramid efforts. Mountain Munchkins' goal is to host four virtual parent nights this year.

Mountain Munchkins has also hosted eight Pyramid trainings for the early childhood providers in the community. These trainings are held once a month at the Mountain Village Fire Station. These will continue to happen virtually. All Mountain Munchkins staff members are required to attend.

Dawn Katz continues to advocate for early childhood education regionally. She is the board chair of the Colorado Preschool Program Council. The Council assures that at-risk children in our community have access to high quality pre-school programs.

Programs who offer Colorado Preschool Program (CPP) spots to at-risk children must meet a set of criteria set forth by the Colorado Department of Education regarding class size and quality standards. 25 percent of

preschoolers enrolled at Munchkins are considered “at-risk” and are receiving CPP and Special Education services.

8. Replace paper towels in each facility with wash cloths to reduce waste.

Paper towels are being used 100% of the time per the recommendation of the CDC.

9. Create and manage the wait list.

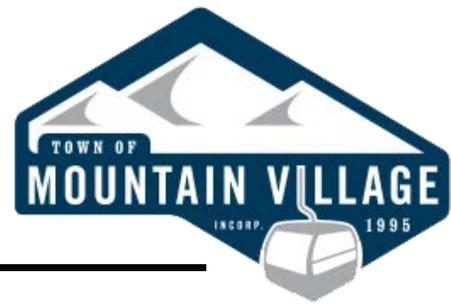
Dawn Katz will create and manage the wait list for the program. Priority is given to families that live and work in the Town of Mountain Village. Other families will be considered based on availability.

Currently, there are six families on the infant waitlist, five for toddler care and three for the preschool program.

The wait list will be reviewed and updated monthly by Dawn.

PREPARED BY
KIM MONTGOMERY

PRESENTED ON
SEPTEMBER 16, 2021



TOWN MANAGER REPORT

SEPTEMBER 2021



GREAT SERVICE AWARD PROGRAM

JULY WINNER OFFICER NATHAN SANTOS



GREAT SERVICE AWARD NOMINATIONS

Officer Nathan Santos, nominated John and Ann Cesko

Please recognize and commend Officer Nathan Santos for his outstanding service to us during our trip to Mountain Village.

While parked in the RV section of the Plaza parking lot, we prepared for a day of riding in the bike park. We had accidentally opened the slider door on our Sprinter van when riding off, leaving it exposed the entire day with all of our belongings inside. On our return we found Officer Santos there, as well as all of our belongings safe and sound. He advised us he had kept an eye on it the entire day during his rounds.

We are so thankful for him watching out for us and we wanted to show our appreciation however possible.

Sincerely Joh & Ann Cesko



TRANSPORTATION



Attended a gondola planning meeting with Town staff, TSG and TMVOA representatives and our attorneys to discuss the legal agreements pertaining to the operation and funding of the gondola post 2027. We ensured we were all of the same opinion regarding those agreements and asked that Anton Benitez coordinate a meeting with the Town of Telluride to determine their position on this matter.

POLICE



Chief Broady attended a 2-hour, in-person Executive Briefing with members of the Georgetown University Law Center's Active Bystandership in Law Enforcement (ABLE) Project hosted by the Denver Police Department, Georgetown University Law Center, Colorado POST, and the FBI National Academy Associates. The event was held on Thursday August 19th.



The ABLE Team has given similar briefings to police chiefs' associations across the country, as well as to the FBINAA, NEI, NCC, and LEEDS programs, with uniformly positive feedback. We hope you will join us. Denver Police Chief, Paul Pazen, POST Director, Bo Bourgerie and others will also be on hand to answer questions and share their collective plans to bring ABLE to all of Colorado.

HUMAN RESOURCES / EMPLOYEE DEVELOPMENT



Conducted a meeting of the Finance Team on August 7th with Pete Dupree, Jack Gilbride, Harvey Mogenson, Lou Lazo (compensation specialist with Employers Council), Jaime Holmes and Kim Montgomery. The team reviewed the compensation study including three scenarios for them to digest and make recommendations to the Town Council at the August 16th Council meeting



Conducting development meetings with staff either weekly or bi-weekly plus a bi-weekly Manager's staff meeting

DEPARTMENT FACILITATION HIGHLIGHTS

PLANNING AND DEVELOPMENTAL SERVICES



Successfully conducted the Comprehensive Plan Amendment Open House on August 11th with MIG consultants, planning and development staff, me and many other staff volunteers both at the conference center and at the Market at the Plaza. Over 120 members of the public participated in the event. Conducted a follow up meeting with MIG on August 12th to debrief the results of the Open House and begin preparing the report to Council for the August 19th Council meeting.



Paul Wisor, Michelle Haynes, John Miller, Zoe Dohnal, Kathrine Warren, Jim Loebe, Finn Kjome and Kim Montgomery met to discuss the actions of the owners of Lot 615-1CR regarding the Meadows Trail and their threats to shut the portion of the trail that crosses their property. Developed immediate communications to inform the public that due to a threat to public safety the trail would be temporarily closed, installed closure signs and detour routes and prepared multiple options for the Council to consider. A special meeting of the Town Council was called for on Saturday, August 4th in order to take action to reopen the trail as soon as possible while also preserving our future rights for the Meadows Trail.

BUSINESS DEVELOPMENT AND COMMUNICATIONS



Conducted our weekly meetings for employee development

HOUSING



Attended monthly SMRHA meeting

FINANCE



Finance Director Recruitment

- Conducted an interview with a new candidate together with GovHR, Jaime Holmes and Council members Dan Caton and Pete Duprey and Paul Wisor. An offer was tendered to the candidate who subsequently declined for personal reasons.
- GovHR has received four new applications during the latest interview process and the hiring team met on September 9th to determine next steps in filling this position.



Concluded all departmental budget meetings in advance of meeting with the Budget and Finance team meeting for the rollout of the first draft of the revised 2021 and proposed 2022 budget to Town Council on September 16.



Budget and Finance Team met on August 31st for Julie Vergari and Kim Montgomery to present the first draft of the budget. The budget was broadly accepted by the team with several requests for modification before a first presentation to the Town Council at the September Council meeting.

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BROADBAND



August 28th Outage

On August 28th, 2021, the Town of Mountain Village experienced an extended broadband network outage. This was TMV's first extended network outage in years. Mammoth Networks' North route experienced a fiber cut and the South route was initially unavailable. The South route became available shortly after the initial outage but was not working correctly because of a software misconfiguration. Three items have been identified as to how to address the issues that caused this outage.

Item 1

- Add an additional fiber internet services provider. This second provider provides their own pathway to Denver as well as their own switching and configuration on their end. If Mammoth's North and South routes are down or misconfigured, this second provider handles the internet traffic. Please be advised this provides additional redundancy to a degree. Regarding the North route, we are limited to fiber vulnerabilities between the Lumen (Century Link) facility in Telluride to Montrose. Once the fiber connection gets to Montrose different fiber paths are available to Denver. The South route exits the Lumen facility in Telluride and travels towards Cortez. If there is a fiber cut in Telluride, TMV is down and will experience an internet outage. Region10 has a Carrier Neutral Location (CNL) at the Telluride High School. In the future, Region10 should be able to offer an alternative pathway out of the area. Currently, Region10 fiber travels outbound using the Lumen facility. The second internet service provider will be hosted in this CNL facility because it is a different facility, it has different networking equipment, and in the future, provide true outbound redundancy. There is no definitive timeline as to when this alternative fiber pathway will be available.

Item 2

- Hire the Juniper network professional services engineering team (PS) directly, currently we are utilizing a third-party engineering team that proved to be unresponsive during this outage. Juniper makes the routers that were misconfigured and were able to provide us the needed engineering support when the third party did not respond. PS would review TMV's current Juniper network design and configuration and make necessary changes.

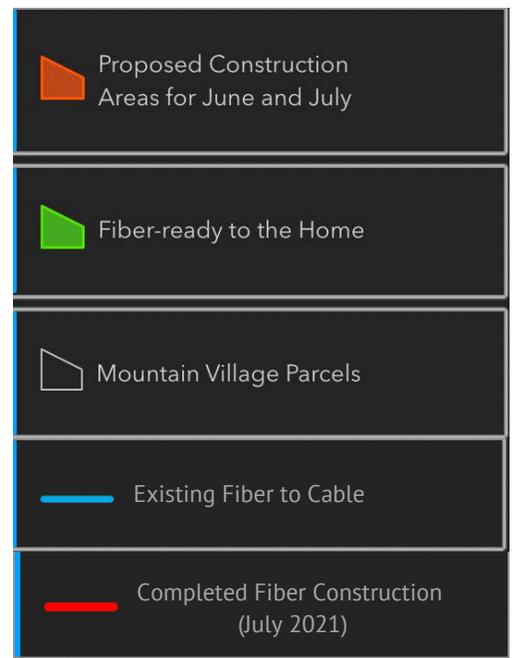
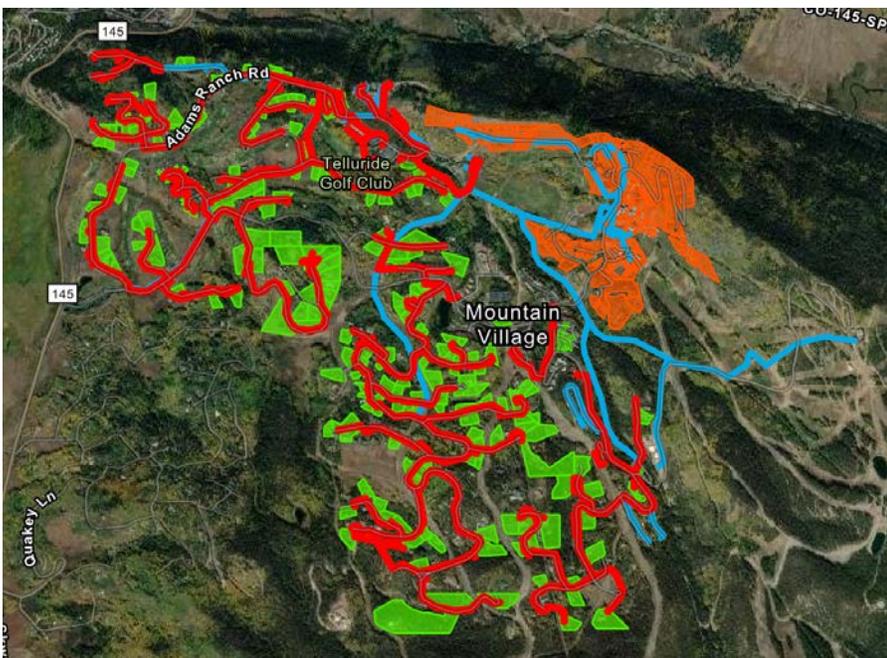
Item 3

- Hire a network managed services company that is responsible for the entire TMV network ecosystem. This company will be available 24x7x365 and will do future network designs, testing, operations, security, and support to ensure a resilient network for the community. This company will also participate in upcoming 5G and **24x7x365** BRS initiatives.

DEPARTMENT PERFORMANCE HIGHLIGHTS

BROADBAND

- ▶ Fiber pathway construction is complete other than VCA, Aspen Ridge, Trails Edge and the Granita Building
- ▶ Elk Run Subdivision fiber pathway construction is complete and waiting on CDOT Highway 145 road crossing permits
- ▶ Switched over 321 bulk hotel video customers to new video service
- ▶ Installation of the new fiber for internet and video services is complete on over 400 homes and businesses
- ▶ Installed 95 conduits to homes with no existing or damaged conduit with only 11 more customers to be completed



INFORMATION TECHNOLOGY

-  Cybersecurity
 - Last 30 days, CrowdStrike network hunters identified 213 total hunting leads of potential issues generating 0 investigations and mitigations.
 - Security patches were completed with 100% of servers and 94% of desktops up to date.
 - Completed accounting security upgrade.

-  System Administration
 - Worked with the Clerk on the AV Capture upgrade for hybrid Zoom/In-Person Council and DRB meetings

-  HR
 - Working on new job description and responsibilities for employees

-  Network Administration
 - Listened to HR Green's Town of Telluride 5G presentation.
 - TMV private network. Last 30 days Network Uptime 99.99%, Brief Outages 6, and Network Performance Rating High.
 - Corrected a security vulnerability on a network switch.
 - Mountain Village Public Wi-Fi experienced a fiber connection issue. This issue was a bad fiber connector which was replaced at Inn at Lost Creek.
 - After the fiber connector repair, conducted a Mountain Village Public Wi-Fi speed test by going into airplane mode and the Wi-Fi results were sufficient.

-  General IT
 - Continue to contact vendors for 2022 budgeting.
 - Attended Mountain Connect Conference in Keystone, Colorado.
 - Started training Thirdfloormedia to take over recording Council and DRB meetings.

-  Desktop Support
 - In the process of hiring part-time IT support.
 - Continue to dial in new ticketing and remote patch management system.
 - Fixed group policy issue with the MVPD's mobile devices.

INFORMATION TECHNOLOGY



GIS

- Quality controlling and converting Sewer and Water infrastructure data.- Hosting Sewer data for field data collection.
- Working with Recreation, Planning, and Legal to create accurate trails data. - Hosting trail detour map for lot 615 1CR.
- Consulting with BDAC, Algoworks (hired contractor) and TMVOA to build a business finder App for Mountain Village businesses. - Providing accurate GPS'd locations and routing to allow greater accuracy for in-app location tracking and directions.
- Finalizing parcel data layers for the Planning Department. - Hosting ArcGIS Online map and workflows for future parcel data editing, information sharing, and quality control. Implementing ESRI's Parcel Fabric Solution for future platting and edits.
- Creating and deploying integrated GIS systems integrating all TOMV departments.





KEEPING OUR COMMUNITY SAFE

August 2nd, masks are required in all public indoor spaces regardless of vaccination status. Staff utilized materials provided by San Miguel County to assist in communicating this message to the public at large and our employees.

Continuing to attend bi-weekly San Miguel County meetings for COVID- 19 discussions and updates as needed.