

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, JULY 18, 2:00 PM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA **REVISED****

https://us06web.zoom.us/webinar/register/WN_irDkgLUeRweMDzf_Qc-9Wg

Please note that times are approximate and subject to change.

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	70		Legal	Executive Session for the Purpose of: <ul style="list-style-type: none"> a. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Ilium Pursuant to C.R.S. 24-6-402(4) b. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Parking, and for Legal Advice from the Town Attorney Regarding Related Contracts with TSG Pursuant to C.R.S. 24-6-402(4) c. Conference with the Town Attorney for Legal Advice on Pending Litigation Under CRS 24-6-402(4)(b), Specifically Pending Litigation in Friends of TMVOA vs. TMVOA et al d. Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions Under CRS 24-6-402(4)(b), Specifically Regarding Federal and Local Laws on 5G Communication Facilities
3.	3:10	5			Public Comment on Non-Agenda Items
4.	3:15	5	Ward	Informational	Staff Introduction: <ul style="list-style-type: none"> a. Connor Ficklin, Building Inspector
5.	3:20	5		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 June 20, 2024 Regular Town Council Meeting Minutes b. Consideration of Approval of the June 12, 2024 Special Town Council Meeting Minutes
6.	3:25	5	Johnston	Action <i>Quasi-Judicial</i>	Liquor Licensing Authority: <ul style="list-style-type: none"> a. Consideration of an Application for a Special Event Liquor Permit by Telluride Mountain Club in Conjunction with the Telluride Reserve for an Event on August 3, 2024 from 1:00 PM-4:00 PM in Heritage Plaza
7.	3:30	15	Newell	Action	Mountain Village Housing Authority:

	Time	Min	Presenter	Type	
					a. Consideration of Appointment of Three Resident Seats for a Two-Year Term on the VCA Resident Committee
8.	3:45	10	Wisor	Informational	Department Updates
9.	3:55	5	Wisor	Action Legislative	Consideration of Adoption of Colorado Association of Ski Towns 2024 Colorado Legislative Position Statement on Housing
10.	4:00	20	Dohnal Wisor	Action Legislative	Consideration of Direction Regarding Funding Regional Youth Hangout
11.	4:20	20	Lemley	Informational Action	Finance: a. Presentation of the June 30, 2024 Business & Government Activity Report (BaGAR) b. Consideration of the 2 nd Quarter 2024 Financials
12.	4:40	20	McConaughy	Action Quasi-Judicial	Second Reading, Public Hearing and Council Vote on an Ordinance Calling for a Special Election on October 1, 2024 and Setting Ballot Questions Regarding Proposed Amendments to the Mountain Village Home Rule Charter
13.	5:00	10	Ward Nelson	Action Legislative	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a CDC Amendment to CDC Section 17.5.6 Building Design, Pursuant to CDC Section 17.4.11
14.	5:10	30	Nelson Cope	Action Quasi-Judicial	Consideration of a Resolution Regarding a Conditional Use Permit for Telecommunications Facilities (5G) to be Located in Public Rights-of-Way, Pursuant to CDC Section 17.6.5
15.	5:40	15			Dinner
16.	5:55	30	Nelson	Work Session	Conceptual Discussion of Potential Additional Employee Housing at Lot 640A, Mountain View Apartments
17.	6:25	15	Barber	Informational	Presentation of Bright Future's Early Childhood Education Report
18.	6:40	15	Squier	Work Session	Mountain Munchkins Expansion Update
19.	6:55	30	Loebe	Work Session	Discussion Regarding 2024-25 Winter Parking Rates, Policies and Plan
20.	7:25	20	Council Members		Council Boards and Commissions Updates: 1. Telluride Tourism Board – Gomez 2. Colorado Flights Alliance – Gilbride 3. Transportation & Parking – Duprey & Mogenson 4. Budget & Finance Committee – Duprey, Pearson, & Mogenson 5. Gondola Committee – Mogenson, Prohaska, & Pearson 6. Colorado Communities for Climate Action – Pearson 7. San Miguel Authority for Regional Transportation (SMART) – Magid, Mogenson, & Gomez 8. Telluride Historical Museum – Prohaska

	Time	Min	Presenter	Type	
					9. Collaborative Action for Immigrants (CAFI) – Gomez 10. Mountain Village Business Development Advisory Committee (BDAC) – Pearson & Duprey 11. Wastewater Committee – Duprey & Magid 12. Housing Committee – Duprey & Magid 13. Telluride Conference Center Committee – Duprey & Magid 14. Miscellaneous Boards and Commissions 15. Mayor's Update
21.	7:45	5			Other Business
22.	7:50				Adjourn

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).

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Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen, and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council Chambers is recommended for those wishing to make public comments or participate in public hearings.

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 three 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
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mvclerk@mtnvillage.org

Agenda Item 5a

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE JUNE 20, 2024
REGULAR TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Marti Prohaska at 2:00 p.m. on Thursday, June 20, 2024. The meeting was held in person and with virtual access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

Marti Prohaska, Mayor
Scott Pearson, Mayor Pro Tem
Harvey Mogenson
Pete Duprey
Tucker Magid
Huascar E. Gomez

The following Town Council member was absent:

Jack Gilbride

Also in attendance were:

Michelle Haynes, Assistant Town Manager
Susan Johnston, Town Clerk
Kim Schooley, Deputy Town Clerk
David McConaughy, Town Attorney
Haley Carmer, Assistant Town Attorney
Kate Summers, Town Attorney Intern
Lizbeth Lemley, Finance Director
Chris Broady, Police Chief
JD Wise, Economic Development & Sustainability Director
Molly Norton, Community Engagement Coordinator
Lauren Kirn, Environmental Efficiencies & Grant Coordinator
Amy Ward, Community Development Director
Kathrine Warren, Public Information Officer
Jim Soukup, Chief Technology Officer
Julie Vergari, Assistant Finance Director
Chambers Squier, Day Care Director
Finn Kjome, Public Works Director
Rob Johnson, Transit Manager

Drew Nelson, Senior Planner
Lauren Tyler, GIS Administrator
Erin Howe, Planning Tech
Tim Barber
Madeline Gomez
Kenneth Adler
David Averill
Sherri Reeder
Sophie Fabrizio
Heidi Lauterbach
Heather Knox
Amy Alvarez
Scott Robson
Ryan McGovern
Len Rybicki
Anne Reissner
Paul Savage
Jonathan Greenspan

Dan Jansen
Jim Royer

Dawn Katz

Executive Session for the Purpose of: (2)

- a. **Conference with Town Attorney for the Purpose of Receiving Legal Advice Regarding a Franchise Agreement and Use of Town Rights of Way, Pursuant to C.R.S. 24-6-402(4)(b)**
- b. **Conference with the Town Attorney for the Purpose of Receiving Legal Advice on Specific Legal Questions and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators with Respect to Town of Mountain Village v. K. Alexander, Pursuant to C.R.S. 24-6-402(4)(b)**
- c. **Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and/or Instructing Negotiators, In Connection With the Acquisition of Land Pursuant to C.R.S. 24-6-402(4)(b) and (e)**

On a **MOTION** by Pete Duprey and seconded Tucker Magid, Council voted unanimously to move into Executive Session for the purpose of:

- a. Conference with Town Attorney for the purpose of receiving legal advice regarding a franchise agreement and use of town rights of way, pursuant to C.R.S. 24-6-402(4)(b)
- b. Conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to Town of Mountain Village v. K. Alexander, pursuant to C.R.S. 24-6-402(4)(b)
- c. Receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators, in connection with the acquisition of land pursuant to C.R.S. 24-6-402(4)(b) and (e)

at 2:03 p.m.

Council returned to open session at 2:57 p.m.

Consideration of a Proclamation Declaring the Month of June as Immigrant Heritage Month (3)

Huascar E. Gomez (Rick) read the proclamation. Tri-County Health Communities That Care Latinx Parent Advisor Julia Millan accepted the proclamation and thanked Council for their support. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Tucker Magid, Council voted unanimously to approve a Proclamation declaring the month of June as Immigrant Heritage Month.

Staff Introductions: (4)

a. Erin Howe, Planning Technician

Community Development Director Amy Ward introduced the new Planning Tech Erin Howe.

Council took a break from 3:07 to 3:14

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 May 16, 2024 Regular Town Council Meeting Minutes

Town Clerk Susan Johnston presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Tucker Magid, Council voted unanimously to approve the Consent Agenda as presented.

Department Updates (6)

Assistant Town Manager Michelle Haynes presented. Council discussion ensued.

Finance: (7)

a. Presentation of the May 31, 2024 Business & Government Activity Report (BAGAR)

Finance Director Lizbeth Lemley and Assistant Finance Director Julie Vergari presented. Council discussion ensued.

Consideration of a Resolution Concerning Telluride Conference Center Event Contracts (8)

Economic Development & Sustainability Director JD Wise and Town Attorney David McConaughy presented. Council discussion ensued. On a **MOTION** by Scott Pearson and seconded by Huascar E. Gomez (Rick), Council voted unanimously to approve a Resolution concerning Telluride Conference Center event contracts as presented.

Consideration of an Agreement Between the Town of Mountain Village and TSG Ski & Golf, LLC For Use of the Zipcar Car Share Program (9)

JD Wise and David McConaughy presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Huascar E. Gomez (Rick), Council voted unanimously to approve an Agreement between the Town of Mountain Village and TSG Ski & Golf, LLC for use of the Zipcar Car Share Program as presented.

Consideration of Approval of an Assignment Agreement Between TSG Ski & Golf, LLC and the Town of Mountain Village Assigning Existing Telluride Conference Center Event Agreements (10)

JD Wise and David McConaughy presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Tucker Magid, Council voted unanimously to approve an Assignment Agreement Between TSG Ski & Golf, LLC and the Town of Mountain Village assigning existing Telluride Conference Center event agreements as presented.

Consideration of Approval of a Partial Assignment Agreement Between TSG Ski & Golf, LLC and the Town of Mountain Village Assigning Portions of Existing Telluride Conference Center Event Agreements (11)

JD Wise and David McConaughy presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Harvey Mogenson, Council voted unanimously to approve a Partial Assignment Agreement between TSG Ski & Golf, LLC and the Town of Mountain Village assigning portions of existing Telluride Conference Center event agreements as presented.

Discussion Regarding Funding of Mountain Village Floor Connector *Legislative* (12)

Lizbeth Lemley presented. Telluride Mountain Club representative Sophie Fabrizio made a comment. Council discussion ensued. Council directed staff to move forward with the funding and to contribute \$150,000 from the \$600,000 originally budgeted for trail improvement projects to the Mountain Club for the Mountain Village to Valley Floor Singletrack connector trail.

Council moved to agenda item 16.

First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Calling for a Special Election on October 1, 2024 and Setting Ballot Questions Regarding Proposed Amendments to the Mountain Village Home Rule Charter *Legislative* (13)

David McConaughy and Lizbeth Lemley presented. Public comment was received from Paul Savage, Jim Royer, Dan Jansen, Jonathan Greenspan, and Heather Knox. Council discussion ensued. On a **MOTION** by Scott Pearson and seconded by Pete Duprey, Council voted 6-0 to approve an Ordinance submitting ballot questions to qualified electors at the regular election to amend the Town of Mountain Village Home Rule Charter on first reading, with the regular election date of June 24, 2025 and setting a public hearing for July 18, 2024 regular Town Council meeting with the amendments to leave the regular municipal election dates to be the last Tuesday in July of odd numbered years and to include permitting the issuance of revenue bonds by special authorities.

Council broke for dinner from 5:15 to 5:32 p.m.

Consideration of a Resolution Approving a Height Variance Application for Lot 165, Unit 2, TBD Cortina Drive, Pursuant to CDC Section 17.4.16 Legislative (14)

Planner II Claire Perez presented. Applicant Ken Adler with KA Design Works presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Tucker Magid, Council voted unanimously to approve a Resolution approving a Height Variance Application allowing a maximum height of up to seven feet above the allowable, per the height restrictions listed in the CDC for portions of a new single-family residence located at Lot 165 Unit 2, TBD Cortina Drive based on the evidence provided in the staff record of memo dated June 4, 2024, and the finding of this meeting and with the following conditions:

1. The approved height variance is valid only with the design presented for Initial DRB review on May 6, 2024, and is valid only for the 18-month period of that design approval. One 6-month extension of the original design review approval is allowable.
2. The height variance is specific to the area described in the staff memo in Figure 6 and represented in the DRB approved drawings. Should any modifications to the building design occur, including future expansion, the variance would not cover portions of the building that are not thus described.

Council moved to agenda item 19.

Second Reading, Public Hearing, and Council Vote on an Ordinance Regarding Community Development Code Amendments of CDC Section 17.6.1 Environmental Regulations and 17.8.1 Definitions Legislative (15)

Amy Ward presented. The Mayor opened the public hearing. There were no public comments. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Pete Duprey, Council voted 6-0 to approve on second reading an Ordinance regarding the proposed changes to the Community Development Code sections 17.6.1 Environmental Regulations and 17.8.1 Definitions as attached in the packet materials as exhibit A.

Council moved to agenda item 17.

Update Regarding Village Court Apartments Bus Stop Construction/ Funding Timeline (16)

Amy Ward presented. Council discussion ensued.

Council moved to agenda item 15.

Work Session Regarding VCA Voter Registration (17)

Council members Scott Pearson and Huascar E. Gomez (Rick) presented. Council discussion ensued.

Council moved to agenda item 13.

Presentation Regarding Kamikatsu, Japan, a Zero-Waste Community (19)

Michelle Haynes and Environmental Efficiencies & Grant Coordinator Lauren Kirn presented. Council discussion ensued.

Regional Youth Hangout Update and Next Steps (20)

Tri-County Health Communities That Care Manager Dawn Katz, Town of Telluride Town Manager Scott Robson, and Town of Telluride Recreation Facilities Manager Ryan McGovern presented. Council discussion ensued.

Council Boards and Commissions Updates: (21)

1. **Telluride Tourism Board – Gomez**
2. **Colorado Flights Alliance – Gilbride**
3. **Transportation & Parking – Duprey & Mogenson**
4. **Budget & Finance Committee – Duprey, Pearson, & Mogenson**
5. **Gondola Committee – Mogenson, Prohaska, & Pearson**
6. **Colorado Communities for Climate Action – Pearson**
7. **San Miguel Authority for Regional Transportation (SMART) – Magid, Mogenson, & Gomez**
8. **Telluride Historical Museum – Prohaska**
9. **Collaborative Action for Immigrants (CAFI) – Gomez**
10. **Mountain Village Business Development Advisory Committee (BDAC) – Pearson & Duprey**
11. **Wastewater Committee – Duprey & Magid**
12. **Housing Committee – Duprey & Magid**
13. **Telluride Conference Center Committee – Duprey & Magid**
14. **Miscellaneous Boards and Commissions**
15. **Mayor's Update**

Public Comment on Non-Agenda Items (22)

There was no public comment.

Other Business (23)

There was no other business.

There being no further business, on a **MOTION** by Huascar E. Gomez (Rick) and seconded by Tucker Magid, Council voted unanimously to adjourn the meeting at 7:18 p.m.

Respectfully prepared,

Kim Schooley
Deputy Town Clerk

Respectfully submitted,

Susan Johnston
Town Clerk

DRAFT



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Agenda Item 5b

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE JUNE 12, 2024
SPECIAL TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Marti Prohaska at 5:05 p.m. on Wednesday, June 12, 2024. The meeting was held virtually with access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

Marti Prohaska, Mayor
Scott Pearson, Mayor Pro Tem
Harvey Mogenson (via Zoom)
Jack Gilbride (arrived at 5:09 p.m.)
Pete Duprey
Tucker Magid
Huascar E. Gomez (Rick)

Also in attendance were:

Paul Wisor, Town Manager
Michelle Haynes, Assistant Town Manager
Susan Johnston, Town Clerk
Kim Schooley, Deputy Town Clerk
David McConaughy, Town Attorney
Haley Carmer, Assistant Town Attorney
Kathrine Warren, Public Information Officer
Amy Ward, Community Development Director
Drew Nelson, Senior Planner
Lizbeth Lemley, Finance Director
Chris Broady, Police Chief
Brittney Newell, Rental Property Manager
Rob Johnson, Transit Operations Manager
Tim Barber
Madeline Gomez
Julia Caulfield
Jason Blevins
Cath Jett
Sherri Reeder
Eric Beermann

Jonathan Greenspan
J. Meehan Fee
Max Tribble
Stephanie Fanos
Ashley Bunton
Allison McClain
Tobin Brown
Alline Arguelles
Jim Royer
Rube Felicelli
Dave Koitz
Kirk Young
Park Brady
Derek Veverica
Eric Thoren
Richard Thorpe
Jolana Vanek
Anton Benitez
Paul Savage
Pete Hathaway

Herman Klemick
Heather Knox
David Averill
David Schillaci

Kevin Youngeo
Pete Mitchell
Shannon Swyka

Discussion Regarding Proposed Amendments to the Mountain Village Home Rule Charter (2)

Town Attorney David McConaughy, Town Manager Paul Wisor, and Town Clerk Susan Johnston presented. Public comment was received from Pete Hathaway, Jim Royer, Jolana Vanek, Pete Mitchell, Chad Horning, Dave Koitz, Herman Klemick, Richard Thorpe, William “Rube” Felicelli, Max Tribble, Dan Jansen, Joanne Young, Jonathan Greenspan, Eric Thoren, Ed Healey, Eric Beerman, Paul Savage, and Heather Knox. Council discussion ensued.

Executive Session for the Purpose of: (3)

- a. **Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and/or Instructing Negotiators, In Connection With Gondola Construction Pursuant to C.R.S. 24-6-402(4)(b) and (e)**
- b. **Receiving Legal Advice on Specific Legal Questions, to Determine Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations and/or Instructing Negotiators, In Connection With the Acquisition of Land Pursuant to C.R.S. 24-6-402(4)(b) and (e)**

On a **MOTION** by Jack Gilbride and seconded Huascar E. Gomez (Rick), Council voted unanimously to move into Executive Session for the purpose of:

- a. Receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators, in connection with gondola construction pursuant to C.R.S. 24-6-402(4)(b) and (e)
- b. Receiving legal advice on specific legal questions, to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and/or instructing negotiators, in connection with the acquisition of land pursuant to C.R.S. 24-6-402(4)(b) and (e)

at 6:53 p.m.

There being no further business, on a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to adjourn the meeting at 7:52 p.m.

Respectfully prepared,

Kim Schooley
Deputy Town Clerk

Respectfully submitted,

Susan Johnston
Town Clerk

Town of Mountain Village

Date: 7/11/2024
To: Town Council, Acting as the Liquor Licensing Authority (LLA)
From: Susan Johnston, Town Clerk
RE: Local Liquor Licensing Authority Matters for the July 18, 2024 Meeting

Consideration of an Application for a Special Event Liquor Permit by Telluride Mountain Club in Conjunction with the Telluride Reserve for an Event on August 3, 2024 from 1:00 PM-4:00 PM in Heritage Plaza

All required documentation and fees have been received. The packet has been reviewed by the Clerks and Police Department with no adverse findings. The required notice was posted 10 days prior to the public hearing with no comments filed.

Staff recommendation: Motion to approve the application by Telluride Mountain Club in Conjunction with the Telluride Reserve for a Special Event on August 3, 2024 from 1:00 PM-4:00 PM in Heritage Plaza



TOWN OF MOUNTAIN VILLAGE SPECIAL EVENT LIQUOR PERMIT APPLICATION

This application must be filed with Office of the Town Clerk, 455 Mountain Village Blvd., Mountain Village, Colorado 81435. Contact mvclerk@mtnvillage.org or 970-369-6429 with questions.

In order to qualify for a Special Events Permit, you must be a nonprofit and one of the following:							
<input type="checkbox"/> Social	<input type="checkbox"/> Municipality Owning Arts Facilities						
<input type="checkbox"/> Fraternal	<input type="checkbox"/> Religious Institution						
<input type="checkbox"/> Patriotic	<input checked="" type="checkbox"/> Philanthropic Institution						
<input type="checkbox"/> Political	<input type="checkbox"/> Political Candidate						
<input type="checkbox"/> Athletic	<input type="checkbox"/> Chartered Branch, Lodge or Chapter of a National Organization/Society						
Type of Special Event applicant is applying for:							
<input type="checkbox"/> Fermented Malt Beverage (3.2%) \$100/day		<input checked="" type="checkbox"/> Beer, Wine & Liquor \$100/day					
1. Name of Applicant Organization or Political Candidate Telluride Mountain Club		State Sales Tax Number (required) _____					
2. Mailing Address of Organization or Political Candidate PO Box 1201, Telluride CO 81435		3. Address of Place Special Event to be held Heritage Plaza, Mountain Village					
4. President/Secretary of Organization or Political Candidate							
Name	Date of Birth	Home Address	Phone Number				
Heidi Lauterbach	_____	_____	_____				
5. Event Manager Name	Date of Birth	Home Address	Phone Number				
Nicole Jarman	_____	_____	_____				
6. Has applicant organization or political candidate been issued a special event liquor permit this calendar year?							
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, how many days? _____					
7. Are premises now licensed under state liquor or beer code?							
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, to whom? _____					
8. Does the applicant have possession or written permission for the use of the premises to be licensed? (Attach to application)							
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	_____					
List Below the Exact Date(s) for Which Application Is Being Made For Permit							
Date(s)	8.03.2024	to	8.03.2024	Date(s)	_____	to	_____
Hours	6:00 Am	to	11:45 AM ^{Tear Down}	Hours	_____	to	_____
Date(s)	8.3.2024	to	8.3.2024	Date(s)	_____	to	_____
Hours	1:00PM	to	4:PM	Hours	_____	to	_____
REPORT AND APPROVAL OF TOWN OF MOUNTAIN VILLAGE LOCAL LICENSING AUTHORITY							
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended. THEREFORE, THIS APPLICATION IS APPROVED.							
SIGNATURE		TITLE		DATE			



TOWN OF MOUNTAIN VILLAGE SPECIAL EVENT LIQUOR PERMIT APPLICATION APPLICATION INFORMATION AND CHECKLIST

THE FOLLOWING SUPPORTING DOCUMENTS MUST BE ATTACHED TO THIS APPLICATION FOR A PERMIT TO BE ISSUED:

- Appropriate fee - CHECK PAYABLE TO THE TOWN OF MOUNTAIN VILLAGE \$100/day
- Diagram of the area to be licensed (not larger than 8 ½" x 11" reflecting bar locations, walls, partitions, ingress, egress and dimensions
Note: if the event is to be held outside, please submit evidence and photo of intended control, i.e., fencing, ropes, barriers, etc.
- Copy of deed, lease, or written permission of owner for use of the premises
- Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- If not incorporated, a NONPROFIT charter; **or**
- If a political candidate, attach copies of reports and statements that were filed with the Secretary of State.

- Application must be submitted to the Town of Mountain Village **at least thirty (30) days** prior to the event.
- Cover letter explaining the event in detail

(12-48-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 46 and 47 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being nonprofit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the secretary of state pursuant to Article 45 of Title 1, C.R.S. a Special Event Permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

If an event is cancelled, the application fees and the day(s) are forfeited.



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
ADDENDUM *Please answer all of the following questions.*

Describe the event and the target market.

Telluride Reserve is a 3 day food and festival meant to educate and entertain guests with collaborations and celebrations. The target audience will be 80% from outside Telluride the primary demographic being between 35-65, 60% female.

How many people are you expecting per day? 500

Will you be serving alcoholic beverages? yes

Are alcoholic beverages included in the event price? yes

Will alcohol be sold by the drink? no

What type of alcoholic beverages are you planning on selling/serving?

Primarily wine with a some spirit samples

Will you be selling/serving food items? We will have food bites from all participating restaurants

What type of food items will be sold or served?

A variety of food bites represented our 10 chefs restaurants.

Will you be cooking food and if cooking food, will you use propane?

We will not be using propane but may be warming food with hot plates using electricity.



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
ADDENDUM *Please answer all of the following questions.*

Will you have amplified sound or live music inside or outside? Yes

Will there be tents/awnings? Yes

Describe your security plans for this event.

We will have security at key entrance and exit points - to the gondola, the walkway next to the madeline between heritage plaza and reflection pond and at the Franz Klammer watching the alcohol permitter as well patron behaviour.

Describe the type of training security personnel will have prior to the event.

We plan to use the security company currently engaged with common consumption area.

How will you insure compliance with beer/liquor laws, such as: no service to minors or visibly intoxicated persons, no service outside of designated premises, no service before or after hours designated for the event, etc.

The event is a 21+ only event, patrons must check in and show an ID to receive an over 21+ wristband and a branded tasting glass. Everyone must show both a wristband and a glass to consume alcohol.

Describe or attach an emergency plan for the event.

Attached



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
OATH OF APPLICANT *Please initial each of the following statements.*

I understand that as the promoter of the event, that both the non-profit and the server can be charged criminally for alcohol violations under permit. I also understand that the non-profit can be held responsible for any tax liabilities generated by the alcohol permitted event.

I understand that I must allow open access to all town personnel (i.e., Police, Fire, Community Development, etc.) at this event, even if it is deemed a private function. Further, due to health and safety concerns, I understand that other town departments, as a result of circulation of this city application, may have additional requirements resulting in other costs for my special event.

I understand that if this permit is denied, the Town of Mountain Village assumes no liability for expenses incurred by the applicant.

I understand that if during the course of the event, the town determines there is a public safety hazard or if there is a violation of any permit condition, the event will be terminated immediately. The Town of Mountain Village is not responsible for any expenses incurred by the permit holder. Failure to meet the requirements of this permit may provide basis for denial of future permits for a given event, event manager or sponsor.

I understand that only non-profit entities that are properly formulated with the State of Colorado may apply for special event liquor permits, and they may only apply if the permit application and all attachments are filed at least 30 days before the event per state law. In addition, non-profits are required to have: i) state sales tax number from Colorado Department of Revenue, ii) Certificate of Good Standing for their non-profit from Colorado Secretary of State's office, and iii) Town of Mountain Village business license and sales tax number from Mountain Village Finance Department.

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor and Beer Code and Regulations and all Town of Mountain Village rules, regulations, ordinances and codes that affect my license.

Authorized Signature

Sophie Fabrizio

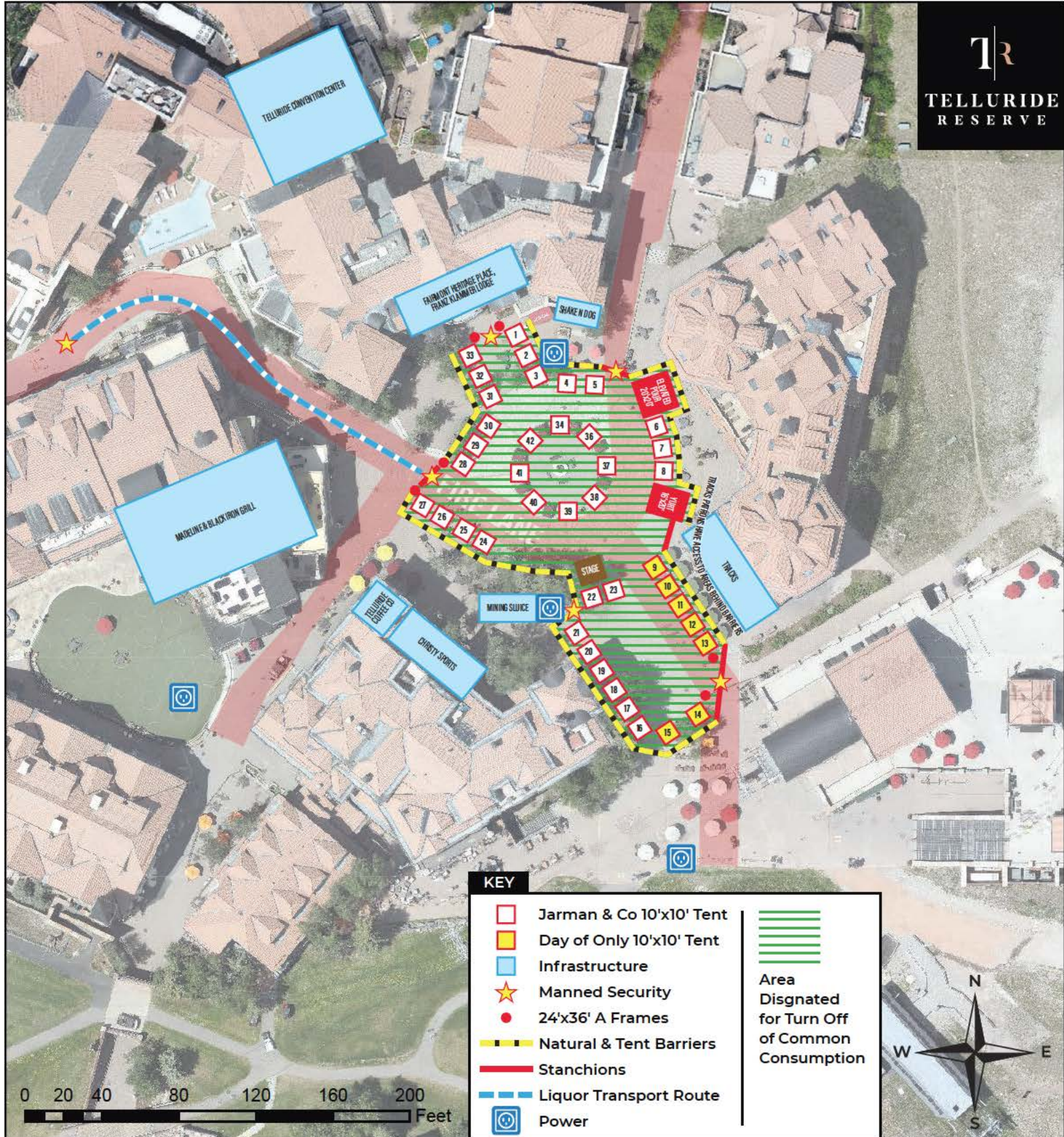
Print Name

05/14/24

Date

Operations Director

Title



KEY

	Jarman & Co 10'x10' Tent		Area Designated for Turn Off of Common Consumption
	Day of Only 10'x10' Tent		
	Infrastructure		
	Manned Security		
	24'x36' A Frames		
	Natural & Tent Barriers		
	Stanchions		
	Liquor Transport Route		
	Power		

Town of Mountain Village
Geographical Information Systems



455 Mountain Village Blvd. Unit A
Mountain Village, Colorado 81435

Mountain Village Special Events Heritage Plaza

Map Disclaimer

This information is a product of the Town of Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge, and agree that it is not a guaranteed accurate legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge, and agree that the Town of Mountain Village GIS Department has not made and representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.



Describe your security plans for this event.

The Grand Tasting will be held in an area that's open to through traffic but will have a perimeter around the event with stanchions and tents that create a closed boundary. Telluride Reserve will have 5 staff (depicted by yellow stars on the map) dedicated to enforcing the perimeter of the special event liquor permitted area to ensure alcohol is not leaving or entering the site.

Telluride Reserve will have a registration process for each participant to where they must show their ID to check in and must prove that they are over 21 years old to attend the event and to drink alcohol. Each participant will receive a wristband and a wine glass as a two step process to ensure age and participation. All staff and vendors will all be aware of the need for a participant to have a wristband in order to be served.

We will have staff roaming the area monitoring the process and looking for individuals without wristbands. The security staff will also be on the lookout for patrons acting in a manner that is unsafe, aggressive, or outside of the lines of normal behavior. And ensuring proper consumption.

We will additionally have signage at the edges of the event that say "no alcohol beyond this point" to communicate to patrons the need to keep alcohol consumption to the modified consumption area.

We have been in contact with Citadel requesting security for this event as well as with Jennifer Dinsmore with the San Miguel Sheriff's Department.

About Citadel

Citadel Security USA is a veteran owned security company and one of the most trusted security providers in the industry. Established in 2007, Citadel Security became an industry leader in managing complex, multi-site security projects for our clients. Our strategic partnership approach utilizes a security threat matrix and integrates modern security techniques to minimize the overall risk.

Describe the type of training security personnel will have prior to the event

In addition to the training security staff must go through to work for their company we will ensure they have a clear understanding of our perimeter and what is allowed in and out of the event. As well as how we will define who is over 21. .

How will you ensure compliance with beer/liquor laws, such as: no service to minors or visibly intoxicated persons, no service outside of designated premises, no service before or after hours designated for the event, etc.

All vendors will be made aware that the participants of the event will all have wristbands. They will be made aware that any participant without the wristband is not served. They will be told not to serve participants that look or act intoxicated and further the hours of serving are from 1-4pm only. The service of all alcohol will be within the boundaries of the special event liquor license. No outside alcohol is allowed into the modified premises and no event alcohol is allowed out of the designated event areas as indicated in the modification of premise.

Our emergency plan is as follows

We will be staying current on weather forecasts and any lightning or other extreme weather situations through the NOAA Weather Radar Live App. We will use handheld radios to communicate as a team. If a situation arises where we need to move folks inside, we will act as a team to do so swiftly and efficiently. If the weather is bad enough we would cancel the entire event.

We will be monitoring the crowd for any medical issues and will call Telluride EMS/911 if we have a situation.



TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
VILLAGE COURT APARTMENTS
415 Mountain Village Blvd. Suite 1
Mountain Village, CO 81435
970-728-9117 Pho
970-728-1318 Fax

TO: Town of Mountain Village Housing Authority
FROM: Brittany Newell, Rental Properties Manager
FOR: Meeting of July 18, 2024
RE: Consideration of applications for three seats on the VCA Resident Committee –
Interviews are Optional

Introduction

Town Council directed the formation of the VCA resident advisory committee in December of 2019. We have established the committee subsequent to 2019. We have three vacant seats and five applications.

Attachments:

- A. VCA Resident Advisory Committee Framework – for background and reference
- B. Applications listed in the order they were received
 - o Piper Miller, lived at VCA for six (6) years
 - o Ursula Cristol, lived at VCA for seven (7) years
 - o Marisa Marshalka, lived at VCA for seven (7) months
 - o Valentina Estrella, lived at VCA for five (5) years
 - o David Sussman, lived at VCA for one (1) year

VCA Resident Advisory Committee Framework

The purpose and intent of the Committee is for residents to provide input to staff. No specific Council member will be appointed to the Committee. Town Council members are invited to attend the committee meetings. A staff person will be present to hear the residents' concerns and ideas. The framework is provided as attachment A for background.

Existing VCA Resident Committee Members and terms

VCA resident committee members serve two-year terms. Of the five-member committee terms are staggered between years.

Existing VCA Committee Members

Members	Position	Appointed	Term Exp	Notes
Valentina Roa Estrella		July '22	July '24	Reapplied
Ursula Cristol		July '22	July '24	Reapplied
Luke Kernell		March '24	March '26	
Trevor Browning		March '23	March '25	
Charles Lynch		July '22	July '24	
Brittany Newell	VCA Administrator			
Juan Rivera	VCA Coordinator			

Staff recommends the applications speak to their interest and qualifications and will read letters on behalf of applicants unable to attend.

We have five applicants; applications are attached, and they are listed below:

- Piper Miller, lived at VCA for six (6) years
- Ursula Cristol, lived at VCA for seven (7) years
- Marisa Marshalka, lived at VCA for seven (7) months
- Valentina Estrella, lived at VCA for five (5) years
- David Sussman, lived at VCA for one (1) year

RECOMMENDED MOTION

I MOVE TO APPOINT _____, _____, AND _____ TO COMPLETE THE VACATED SEATS. TERM TO EXPIRE IN JULY 2025.

Applications

Name/Nombre:	Piper Miller
How many years have you lived at VCA? / ¿Cuántos años lleva viviendo en VCA?:	6
Why would you like to serve on this committee? / ¿Por qué le gustaría formar parte de este comité? :	A few people have suggested I serve a term on this committee, and I'm interested in doing it to use my practical and common-sense voice for the benefit of myself and my beloved VCA community.
What would you be able to contribute to the committee? / ¿Qué podría aportar al comité?:	My profession as Assistant Clerk for Town of Telluride the last five years has given me a wealth of experience managing boards and commissions, using tact and diplomacy to bridge the gaps between citizens and governmental matters, and as a resident of VCA almost six years, I am keenly familiar with the challenges and complexities of VCA life. I love my little community and how uniquely special it is, and I want to keep it that way.
Are you willing to promote the best interests of VCA residents and the community? ¿Está dispuesto a promover los intereses de los residentes del VCA y de la comunidad?:	Yes / Si

Name/Nombre:	Ursula Cristol
How many years have you lived at VCA? / ¿Cuántos años lleva viviendo en VCA?:	7

Why would you like to serve on this committee? / ¿Por qué le gustaría formar parte de este comité? :	I had being a part of for a couple of years and would like to continue my work for on it .
What would you be able to contribute to the committee? / ¿Qué podría aportar al comité?:	My diversity supports my work
Are you willing to promote the best interests of VCA residents and the community? ¿Está dispuesto a promover los intereses de los residentes del VCA y de la comunidad?:	Yes / Si

Name/Nombre:	Marisa Marshalka
How many years have you lived at VCA? / ¿Cuántos años lleva viviendo en VCA?:	7 months
Why would you like to serve on this committee? / ¿Por qué le gustaría formar parte de este comité? :	I would like to serve on this committee to be engaged in my community and collaborate with my neighbors. I work as a case manager for One to One Mentoring supporting youth and families in our community, many of whom live in VCA. I work closely with the schools and other local organizations. I would bring the perspective of someone connected to community resources to the committee. I am an advocate for my clients and the families I work for. I also serve on the board for Sheep Mountain Alliance and Collaborative Action for Immigrants, so I have experience working with others to make decisions.
What would you be able to contribute to the committee? / ¿Qué podría aportar al comité?:	I am bilingual and I previously worked for Tri County Health Network with Latino families navigating health care access and public benefits. I am very familiar with the resources that exist in the community. I originally moved to the region to work as an AmeriCorps VISTA to serve the community. I am dedicated, professional, and engaged.

Are you willing to promote the best interests of VCA residents and the community? ¿Está dispuesto a promover los intereses de los residentes del VCA y de la comunidad?:

Yes / Si

Name/Nombre:

Valentina Estrella

How many years have you lived at VCA? / ¿Cuántos años lleva viviendo en VCA?:

5

Why would you like to serve on this committee? / ¿Por qué le gustaría formar parte de este comité? :

I would like to continue serving on this committee because I recognize that VCA is a community in and of itself and it is important to me advocate for those that for whatever reason are often unheard and overlooked. Community organizing and engagement are my two passions of mine and I feel I can exert through my service on the VCA Resident Committee.

What would you be able to contribute to the committee? / ¿Qué podría aportar al comité?:

I offer to take this role seriously and give my honest opinion. I believe that due to my lived experiences, I offer a unique perspective. I am committed to ethical principles and operate with the best interest of all residents in mind.

Are you willing to promote the best interests of VCA residents and the community? ¿Está dispuesto a promover los intereses de los residentes del VCA y de la comunidad?:

Yes / Si

Name/Nombre:

David Sussman

How many years have you lived at VCA? / ¿Cuántos años lleva viviendo en VCA?:

1

Why would you like to serve on this committee? / ¿Por qué le gustaría formar parte de este comité? :

I have been in the area for 9 years, but only recently moved into VCA. I would like to share my unique perspective as a new VCA resident, who works for Mountain Village's only not-for-profit headquartered in MV, and also as a wheelchair user. I would like to help with accessibility issues that the disabled residents of VCA are facing.

What would you be able to contribute to the committee? / ¿Qué podría aportar al comité?:

My unique perspective, as mentioned above. I also have been on many committees in my life and am currently the Board President for Telluride Adaptive Sports Program where I help guide and manage the 30 years old organization and its staff.

Are you willing to promote the best interests of VCA residents and the community? ¿Está dispuesto a promover los intereses de los residentes del VCA y de la comunidad?:

Yes / Si

ADVISORY COMMITTEE VILLAGE COURT APARTMENTS (VCA) RESIDENT COMMITTEE FRAMEWORK

Mission Statement

VCA strives to provide a safe, clean and comfortable living environment for the residents of our community. In furtherance to this goal, VCA is creating a VCA Resident Advisory Committee (“Committee”), which functions as a resident working group. The Committee will meet to provide input and feedback to VCA administration.

VCA Resident Committee Composition

Five VCA residents

Terms

The Telluride Mountain Village Housing Authority (“TMVHA”) will appoint five VCA residents. Initially, two members will be appointed for one-year terms, and three members will be appointed for two-year terms, to establish a stagger of term appointments. After the first year, all members will be appointed for two-year terms.

Residency at VCA is a requirement to serve on the Committee, therefore, if a Committee member is no longer a resident, they will be replaced via a similar process utilized in the appointment of members.

Town Support

The Town will provide one VCA Employee at each meeting and when advised of the meeting dates and times, a Town Council member, at Town Council’s discretion.

Form of Organization and Recommendations

The Committee will not be a decision-making body. Rather it will be an advisory committee that will provide recommendations to VCA management regarding maintaining and improving the living conditions at VCA.

1. The TMVHA requests that feedback from the Committee be shared with Town Council twice yearly.
2. The Committee can elect to have an all VCA resident meeting. Town staff can assist with the coordination of the meeting space and communications of such a gathering.

Meeting Procedures

The TMVHA recommends meetings to be held every two months. The committee may elect a chairperson who would schedule the Committee meetings and manage the meeting.

Meeting Notifications

The town will not require agendas to be drafted or public noticed; however, the Committee can request that meeting dates be shared with VCA residents. Meetings are open to the public.

Committee Limitations

1. The VCA administrator and Committee will maintain resident confidentiality and will not disclose private or confidential information regarding residents on any matter, except in a case where information is of public record.

2. Committee meetings are not the forum for resident complaints against other residents. Complaints are managed by the VCA administrative office staff. The VCA resident committee shall not arbitrate complaints between residents.
3. The Committee does not direct the actions of staff or budget, but rather, the Committee is a forum for resident input in concert with town staff and a Town Council member.
4. The Committee is not an arbiter of staff personnel issues. Personnel matters are handled in accordance with TMVHA and Town of Mountain Village policies and procedures. Concerns or complaints about staff will be directed to focus on matters of safety, civility, expectations and results. The Committee does not make recommendations regarding staffing matters, except in the case where there are observations of too much or too little and whether staffing is meeting the expectations of comfort and safety.



AGENDA ITEM 8
TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 729-2654

TO: Mountain Village Town Council
FROM: Paul Wisor, Town Manager
DATE: July 12, 2024
RE: Department Updates

Executive Summary: Below is a summary of notable activity within each of the Town's departments. Please contact the Town Manager if this report raises any questions.

Public Works

Road & Bridge

Asphalt overlay project is expected to be complete by the end of the day Friday, July 12th. FOG inspections have begun and will continue through the summer until all food service establishments have been inspected. Routine maintenance and repairs of the collection system are underway as well as infiltration mitigation.

Water

The 2024 Consumer Confidence Report for the 2023 calendar year has been completed and is available on the Town website. Water consumption was up in June, likely due to a dry start to the month and high irrigation demand. Routine water production, water meter replacements and routine maintenance continues.

Plaza Services

All flowers and plants have been planted prior to the July 4th holiday and are looking great. The July 4th holiday was busy in the plazas with many guests and the Red, White & Blues events. The plaza team is working on new irrigation and grass at the new VCA buildings. Routine maintenance and Farmer's Market logistics are underway.

Facility Maintenance

General maintenance around the Village continues. VCA's new buildings are filling and turnover continues to keep the crew busy. Village Court parking lot asphalt at the new buildings is scheduled to be completed by July 12th.

Vehicle Maintenance

Forestry truck bed fabrication project is expected to be complete this week. Vehicle services and routine maintenance continue.

Parks and Rec/Parking/Gondola

Parking

The Telluride Bluegrass Festival assumes management of parking operations in Mountain Village during the festival, with Town staff providing support as needed. Reported parking counts were unremarkable and consistent with prior years. The Town sub-leased Lot R to the festival for the second straight year. The current facilities use agreement, allowing on-street parking for festivalgoers, expires after the 2025 event.

The July 4th holiday was busy, but uneventful. Wayfinding enhancements, system wide, have been implemented and will be on-going throughout the summer. Phase 2 structural steel painting in Gondola Parking Garage has begun, with a projected completion date of September 30th. Staff is coordinating with the contractor daily to minimize disruptions to the public.

Gondola / Bus

Gondola ridership YTD is up 0.3% from 2023 having provided 1,508,297 passenger trips through June. Ridership for the July 4th holiday week was up 6.1% over 2023, with a new single day trip record on the 4th of 25,092. Pre-parade and post-firework wait times in the Mountain Village and Telluride peaked at 1 hour and 45 minutes. Management received multiple compliments and fielded zero complaints during the busy festival and holiday periods. The gondola has been running well, with no prolonged electrical or mechanical downtime events since opening for the summer season.

At times, paving and construction along bus routes has contributed to a significant decrease in on-time departures statistics.

Parks and Rec

Work continues on the center section of Boulevard Trail. Tree work has wrapped up, and the last of processing is scheduled to be completed on July 15th. Retaining walls have been dismantled and the trail is taking shape. First pass on the Big Billies Novice spur is complete, with handwork and bridge construction nearing completion, for a projected opening date of July 15th. Construction of Stegosaurus Trail is ahead of schedule. Corridor clearing and the first machine pass are 60% complete. Finish and slash removal crews are following closely behind.

The parks and rec crew continues to perform its regular maintenance program while providing project support to the trail construction projects. Noxious weed control throughout the Town is underway as well.

Sidewalk improvements in Village Center and the stone veneer on the San Joaquin Hilfiker wall are nearing completion.

Munchkins

We are staffed! We are so excited to have local Sarah Worth joining the Munchkins team starting on July 23rd. Sarah has been living in Telluride since 2018 and has been previously in

the ECE world working for Rainbow, Rockies, and the Nursery. She said in her interview she's looking to find a place where she can grow her career and really ensure the continuing growth of childcare in the community. Very excited to have her joining us! Our second new hire, Madeline Richie, will be starting on August 19th coming all the way from Australia. She's been working as a childcare assistant for a program but is looking to return home to the State's. She's currently working in a program with upwards of 40 students a day so I'm confident she's got all the skills needed to be a great addition to Munchkins!

Munchkins will have a new onboarding training program. Traditionally Munchkins has been in such a staffing bind that any new hires who come onboard are learning on the job. When discussing with our quality improvement coach how to reduce turnover and burnout one of the top suggestions was to work through a new onboarding process which gives more training time. New hires will now go through a 6-day training schedule to ensure they are confident and comfortable in the classrooms.

Munchkins will be having some enrollment opportunities in the next month with the kindergarten graduates on their way to elementary school. We are looking at having 3 infant spots open by Oct first, based around the current infant's birthdates, and two preschool spots opening by September 15th.

Since reopening the online waiting list form on June 17th, we have had 24 families submit for a place on the waitlist. Katherine Warren and I are still in the process of getting the waitlist public to help families track their progression.

Community Development

Planning

Planning continues to review planning applications, primarily single family home design review. In addition we continue to bring through a back-log of needed CDC amendments, breaking amendments into single or related topics so as not to overwhelm either the DRB or Council with too many issues at once. Class 1 Design reviews are steady, the community continues to take advantage of our cedar shake fee waiver, so we are seeing lots of re-roof applications. Staff is actively working with the Four Seasons team to work toward meeting all requirements prior to issuance of building permit.

Building

Madeline Hotel emergency demolition of decorative log applique has completed and we will be working with their team to understand what the replacement proposal/final exterior elevations will look like in the future. They will undergo some design review, the form of which will be dependent on what they are proposing and if it is a significant change from the previous facades. Citizen complaints and compliance issues regarding construction have increased as we typically see in the summer and building staff is actively communicating with contractors. Some violation letters have been issued to repeat offenders, but our first line of defense is education and asking contractors for voluntary compliance. Plan review has been steady. Connor Ficklin, our new building inspector is actively inspecting and we're happy to have him on the team.

GIS

Phase 2 re-addressing began July 8, and all affected residents have been notified. Revisions to the Zoning and Open Space maps are underway to reflect recently recorded rezones. GIS is also assisting Transportation with additions to our wayfinding program.

Forestry

The Forestry crew assisted Parks and Rec with some hazard tree removal along the Mountain Village Blvd. Trail Improvements area. Rodney is putting together an Invitation for Bid for helicopter work to support the first phase of a community wide fire break starting north of See Forever which we intend to do this fall. The crew will be moving to that area shortly to begin preparations, there is already significant ground fuel that needs to be cleared before we can drop additional trees for removal by helicopter. The Fire district has approved the idea of burning some of the fuel in place this winter, we will do site walks in the fall with fire district employees once piles are established, and more details will be provided to council at that time, Burning will be done over winter when conditions merit.

Clerks

The Clerk's Department has been fielding questions and public comment regarding the proposed Charter amendments and the second reading. We continue to work through document accessibility conversions and update PaperVision documents. We've begun our second quarter contract management audit and will be launching the Town's 2025 Grant Program in August. Email communications and online information will be sent out and available throughout the open application period.

Human Resources

Learning & Development Training: Our commitment to Learning & Development training continues with July's training titled: "Get Real: Multi-Generational Differences and Benefits"

Our training logistic strategy continues with a one-hour all staff training (101) and then a one-hour supervisor deeper dive training (201). As a reminder, these are being conducted on-site by our consultant with Marble Peak Consulting. HR's strategic goals surrounding Learning & Development training will continue to enhance organizational growth, foster a culture of skill enhancement and improving employee engagement and retention, to point out a few factors.

June's DiSC training continues with departmental deeper dive one-on-one's with Kathy Fry. These small group discussions within departments will look at each team member's DiSC profile and discuss communication barriers, traits and how to effectively interact with each other and inter-departmentally.

The DiSC personality profile is a widely-used tool that helps individuals understand their behaviors and communication styles. DiSC is an acronym that stands for four primary personality traits: Dominance, Influence, Steadiness, and Conscientiousness. Each trait represents a distinct behavioral style and way of interacting with others.

HR staff has been working through a busy spring/summer recruitment ramp up. A snapshot of recruitment analytics taken recently shows a 29 day average in time to hire, which is 48 days less than other NeoGov peers. Current attributes to this are more recruitment sites reached with

new software, recruitment videos, more robust career page, faster and more efficient onboarding of applicant to hire, increase in HR staffing to directly assist in all departmental recruitment efforts and becoming an area 'Employer of Choice'.

Police

Summer season arrived in June! Officers were very busy with calls for service at 536. This includes proactive foot patrols in the core, security checks and other officer-initiated activities.

The case reports for June include a motor vehicle accident (vehicle vs elk), two reports of dog bites, a disturbance that resulted in an arrest for domestic violence and harassment. A family disagreement at a wedding, someone entered a residence under construction and caused damage inside. A reported fraud/identify theft with accounts opened in victim's name. Three people were issued summonses for shooting airsoft gun at cars and people's feet in the Meadows area. A report of a lost firearm but it has now been located.

DUI arrest, a person "accidentally" took the wrong vehicle from the market and drove out of Mountain Village. The call was dispatched at 5:39 pm, Officers immediately checked the Flock license plate reader (LPR) cameras and saw the vehicle leaving town at 5:31 pm. Information was passed to surrounding law enforcement agencies and vehicle was contacted 16 minutes after initial report of a stolen vehicle.

We also investigated two hit and run motor vehicle accidents.

We were able to continue training this month that included S.T.O.P.S (High Risk Traffic contacts) and Hazmat awareness that all officer attended. I went to a three-day Colorado Chief's Conference in Estes Park and Jodi attended two days of Colorado Certified Records Network training to stay up to date on records management.

In partnership with Telluride Fire District, San Miguel Office of Emergency Management and US Forest Service, we again put on a very successful Fire and Ice event that included a screening of the movie "Elemental: Reimagine Wildfire". The movie was well attended, but as it was fairly late by the end, we didn't have time for any further questions or discussions

Of course, with June comes the First Grass concert that was very well attended. We had one child that needed assistance finding Mom, but no other issues. Bluegrass Festival parking went well in Mountain Village. We did write several parking citations but having an experience parking crew helps.

With the HR department, we had the recertification visit for DOT Alcohol Breath Test – Intoxilyzer Audit, which passed with no issues

Erika has begun the court process for a Child Sex Crimes Case.

Training reimbursed by POST grant through June is \$7,347. This includes Officers Uribe and Ford attending BATI Interview and Interrogation Training. Officer Fabian's crime scene investigator training, Sgt Moir, active shooter rescue task force instructor, Officer Menter, Human Trafficking Training Conference and Officer Horn Krav Maga Instructor.

Economic Development, Sustainability, and Communications

Economic Development

We continue to work through the remaining items in transitioning management of the Telluride Conference Center. Staff also continues to meet with the Plaza Vending Committee and its review of the plaza vending program and regulations. An example of recent plaza vending success, the Wok of Joy food trailer in Conference Center Plaza has brought new life to that plaza space, with creative partnerships with neighboring businesses and tables full of guests in Town's seating areas.

Mountain Village has been buzzing the last few weeks with an influx of visitors with the 4th of July holiday. The Red, White and Blues special event (produced by TMVOA) was a huge success, providing family-friendly activities across all the plazas. Market on the Plaza welcomed Latin-grammy winning children's artists 123 Andres for a free market show that saw over 100 participants (thank you to the Wilkinson Public Library for making this show happen). The Market continues to be the place to be on Wednesdays with an average of 38 vendors each week showcasing their wares and drawing great crowds to the Village Center. Each week, we still seek volunteers to assist with our Farm to Community CSA share distribution. Volunteers can sign up here. Lastly, the market is also offering a free bag donation program. Anyone can drop off unwanted, reusable bags and anyone needing a bag to shop with can pick up a bag from the bin.

The vendor, True Omni, has been selected to create an interactive digital visitor kiosk for the Village Center. The Town was awarded a \$20,000 grant from the Colorado Tourism Office to assist in funding the project. The kiosk will provide improved wayfinding in the Village Center and promote our businesses and special events.

In collaboration with the Telluride Tourism Board, the Destination Learning Lab was launched at the end of June. The TTB was selected as one of a few destinations by the Colorado Tourism Office to have a learning lab created specific to the destination. This online training program is accessible to all individuals interested in becoming local ambassadors for the community. Both the TTB and TMV are offering the chance to be entered into a gift card raffle for those who complete the program by July 21.

Communications/PIO

The highly anticipated website accessibility deadline (July 1, 2024) that was outlined in Colorado HB 21-1110 has passed, and the Town's website (excluding its documents) has a 100% rating from Lighthouse, an established accessibility testing tool.

Earlier this year the website received a 92% rating and Kathrine worked with VentureWeb, our website developers to make minor structural changes to the \ website to attain the 100% rating. A digital accessibility webpage is now available in the footer of all webpage on the Town's website that allows for users to learn more and make requests should they have trouble using assistive devices to access to Town's website or documents.

Thanks to HB 24-1454, the Town is taking advantage of the year-long grace period to attain full document accessibility by July 1, 2025 and Kathrine, the Clerks and other staff members will spend the next year going through the more than 3,000 PDF documents on our website to determine what documents are still actively used by the public and making them fully accessible and what documents can be archived in an accessible manner.

All new documents uploaded to the website as of January 1, 2024 are accessible for assistive reader to the best of staff's ability, and Kathrine is continuing to work with departments on accessible templates and training.

In addition to supporting departments with various communication needs, Kathrine is also working to get a community survey compiled and distributed by August and working with Conference Center staff to enhance social media and outreach on events booked at the Conference Center.

IT

Information Technology has been busy implementing cyber security changes to its ecosystem based on the "red team's" testing report. IT has migrated all departments that are qualified to SharePoint. IT is now working on migrating those users to Microsoft's cloud systems. This will take time because we don't want to break things. IT is in the process of changing its managed cyber security provider. Station 6 Gondola (Mountain Village Market) experienced a brief outage due to a faulty fiber transceiver. This transceiver was quickly replaced, and everything has returned to normal.

Finance

The finance team has rolled out a new online payment system. We have several systems different departments have been using to take online and credit card payments. We will be consolidating these processes through one system. The process was pushed out to Mountain Munchkins families to test in July. We will begin implementing the new process across other departments in the coming months.

We will be opening the 2025 budget for directors to begin budgeting in July with department and finance committee meetings beginning in August.

The team continues to work with the TCC team and TSG to take over all finance functions for the conference center.

VCA Phase 4 construction will wrap up this week with the completion of the parking area in front of buildings 8,9,15 and 16. VCA tenants have been extremely patient but are happy to see the project wrapping up.

Our first TAHG grant reimbursement request has been approved. We will have one additional reimbursement request at project close out.

The administrative team has been working on Building 15 master leases in place and expect all tenants to have moved in my August 1. There are still a few 2 bedrooms in Building 16 vacant. We will be through the last of the waiting lists in July and will move to a public application process if any remain. In addition to these new leases the team will have completed 33 lease renewals for June and July.

The maintenance team has been focused on apartment turnovers and we have brought in some contract labor to help work through the back log. The maintenance team has also been working on summer landscaping and property clean up and just completed the bike round up to remove abandoned bikes from the property. Annual unit fire sprinkler and fire suppression inspections have been completed.

Town Manager

Meadowlark

We have 3 available units, all three bedrooms. The Town is putting together a communication for the community to advertise the available units and will be scheduling an open house as the units can be toured at this point. To the extent there are still available units, the Town will open the units to Group 6, Mountain Village businesses.

VCA

VCA Phase IV move in continues. The parking lot paving is occurring this week, and nearly all work should be completed by the end of the month.

Housing Manager

Marleina Taix is finishing her last week with the Town as she moves to Park City. The Town is currently advertising for a Housing Manager and Housing Administrator in order to relieve Michelle and Lizbeth of their current housing duties.

Wastewater

Town Council held a special meeting to ratify the Purchase and Sale Agreement for five additional acres in Ilium. The Town has commenced due diligence efforts to determine whether or not a wastewater treatment can be constructed on the property. Work with the consultant team is expected to take a year. In the meantime, the Town continues to work with the Town of Telluride to assure the existing wastewater treatment plant is able to meet the community's needs.



MEMORANDUM

DATE: July 2 ,2024

TO: CAST Membership

FROM: Jonathan Godes, CAST President

RE: 2024 Legislative Position Statement on Housing

Please find attached the CAST 2024 Colorado Legislative Position Statement on Housing. As you will see, the legislative proposals it contains would give local governments more tools and revenue options to address housing issues in the discretion of each individual local government and its residents. We have developed these concepts through a great deal of collaboration within the CAST Housing Task Force, including working groups for each proposal, and they have the support of the CAST Board of Directors.

The CAST board requests that each Colorado CAST member governing body consider lending its support to this position statement as well. It would be ideal to have this support **by August 9**. While each CAST member will find different value in the various proposals, by working in concert we demonstrate greater backing for the package as a whole and for our fellow local governments seeking to pursue one of these options. We intend to engage other partner organizations in the effort as described in the position statement, and as we work with others, these proposals may evolve or expand. As they do, our intent will remain to secure more opportunities to address our housing needs while preserving our existing means of serving and representing our communities.



COLORADO ASSOCIATION OF SKI TOWNS

2024 COLORADO LEGISLATIVE POSITION STATEMENT ON HOUSING

OVERVIEW: The Colorado Association of Ski Towns (CAST) represents the mountain resort communities throughout Colorado. Colorado's ski industry generates \$4.8 billion in annual economic output, supports more than 46,000 year-round equivalent jobs, and generates \$1.9 billion per year in labor income. ([RRC Associates](#)). The lack of available and attainable housing for employees in Colorado mountain resort communities has reached a crisis level which is directly impacting the provision of basic services as well as the ability to adequately staff and operate all businesses, from ski resort companies to local, small businesses. CAST supports targeted legislation to provide additional financial tools for Colorado mountain communities to address housing needs.

AUTHORIZE LOCAL SHORT-TERM RENTAL TAXES: CAST supports legislation to specifically authorize counties and municipalities to refer short term rental taxes to the voters with the proceeds of such revenues to be dedicated to local workforce and affordable housing.

AUTHORIZE LOCAL VACANCY TAXES: CAST supports legislation to clearly allow municipalities and counties to refer residential vacancy taxes to their voters. Census data shows residential vacancy rates soaring above 40% in some Colorado mountain towns facing acute housing shortages. Vacancy taxes, also known as empty homes taxes, incentivize homeowners to rent their homes to local residents rather than rent them at peak times and leave them empty most of the year. Additionally, this would disincentivize the use of homes as investments and result in a higher utilization as actual homes. Revenue from the tax would fund local affordable and workforce housing. CAST proposes that county assessors or the state facilitate the process by identifying the vacant homes in a taxing jurisdiction and tying enforcement into existing administrative processes

AUTHORIZE LOCAL REAL ESTATE TRANSFER FEES: The Colorado Constitution prohibits new *taxes* on the transfer of real estate, but the courts have long held fees to be different from taxes. CAST supports legislation to expressly allow municipalities and counties to adopt fees on the transfer of real estate, with the fee revenues to fund local affordable and workforce housing. This can be a powerful tool; total revenues from legacy real estate transfer taxes in CAST member municipalities have risen above \$80 million annually.

CAST TO WORK WITH PARTNER ORGANIZATIONS: In supporting this position statement, CAST members support CAST seeking to work with the Colorado Municipal League; Colorado Counties, Inc.; Colorado Counties Acting Together; and any other organizations who agree to support these proposals, and members formally request these organizations initiate and pursue this legislation on their behalf.

CONTACT INFORMATION: For more information please contact, Margaret Bowes, Executive Director, Colorado Association of Ski Towns, (970) 389-4347, mbowes@coskitowns.com; or Dan Kramer, CAST Housing Task Force Chairperson, dkramer@estes.org.



TO: Mountain Village Town Council
FROM: Zoe Dohnal, Town of Telluride Deputy Town Manager
DATE: July 18, 2024
RE: Regional Youth Hangout Update and Next Steps

BACKGROUND:

The Shed Youth Hangout space is **ready** to begin its tenant finish with a move-in date of **mid/late September 2024**. Communities That Care (CTC) / TriCounty Health Network (TCHN), have agreed to manage the programming of the space.

Town of Telluride's Contribution Thus Far **numbers are approximate as the Shed was not financed separately from the rest of the VooDoo commercial space, so all numbers are pro-rated.*

The Town of Telluride has contributed the land, as well as the total development cost for the Shed, which is *approximately* \$520,000; this includes all pre-construction/construction/financing etc. The Town provided a \$185,000 subsidy from the capital fund to reduce the debt to \$335,000. Additionally, Town has invested \$10,000 toward design cost for the tenant improvements.

Shed Operational Expense

To provide a break-even operational subsidy on the debt service and landlord expenses the leaseholder (CTC) would pay *approximately* \$23,000/annually. Staff is working on updating these numbers to present-day operational costs.

CTC Operational Expense

CTC estimates the programming budget to be an additional \$81,348.20/annually. Attached you will find the CTCs projected operations budget for The Shed. There is a tab for half of the calendar year for 2024 and then the 2025 budget. TCHN/CTC has funding to support the youth coordinators wage for the rest of this calendar year but will need support in 2025 and beyond.

Tenant Finish (TI)

Through working with the students and staff of CTC in 8+ input meetings the final design by CCY offers 700sqft of programable space at *approximately* \$185,000 for the TI (working on this final number).

NEXT STEPS/FINANCIAL IMPACT

2024 Budget

1. Regional Partners will look at the 2024 budget to commit additional funds for the 700sqft of TI finishes, which can commence ASAP.
 - *approximately* \$185,000 or a three-way split of **\$61,666**
 *Staff is currently working on these final numbers.
 *This would be an additional **\$39,666** from TMV and SMC \$22,000 contribution thus far.



TOWN OF TELLURIDE

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2. Regional Partners will look at the 2024 budget to commit additional funds to CTC's operational budget to operate starting September 2024 through year end 2024.
 - *approximately \$18,582.10 or a three-way split of **\$6,194***

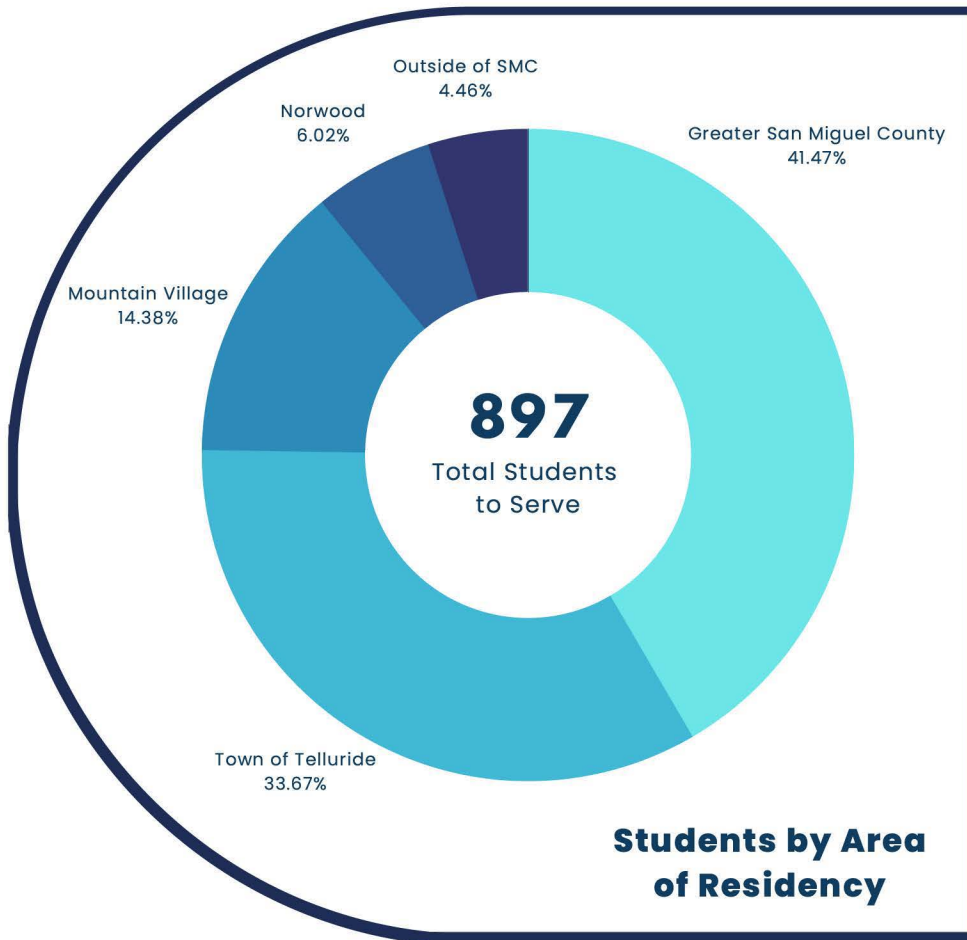
**CTC is currently exploring grant funding to offset this remaining cost.*

2025 Budget and beyond

1. Regional Partners will look at future budget priorities to contribute to CTC's operational budget.
 1. *approximately \$105,000/annually or a three-way split of **\$35,000 annually.***

** CTC is will continue to explore grant funding to offset this cost.*
2. Town of Telluride, Town of Mountain Village, and San Miguel County look to enter into an agreement with CTC for operations and programing space.

Thank you all. Town of Telluride staff will continue this conversation as we finalize TI and operational numbers. We look forward to understanding each entity's dedication to contributing to this regional need.



Community Youth Hangout & Warming Hut

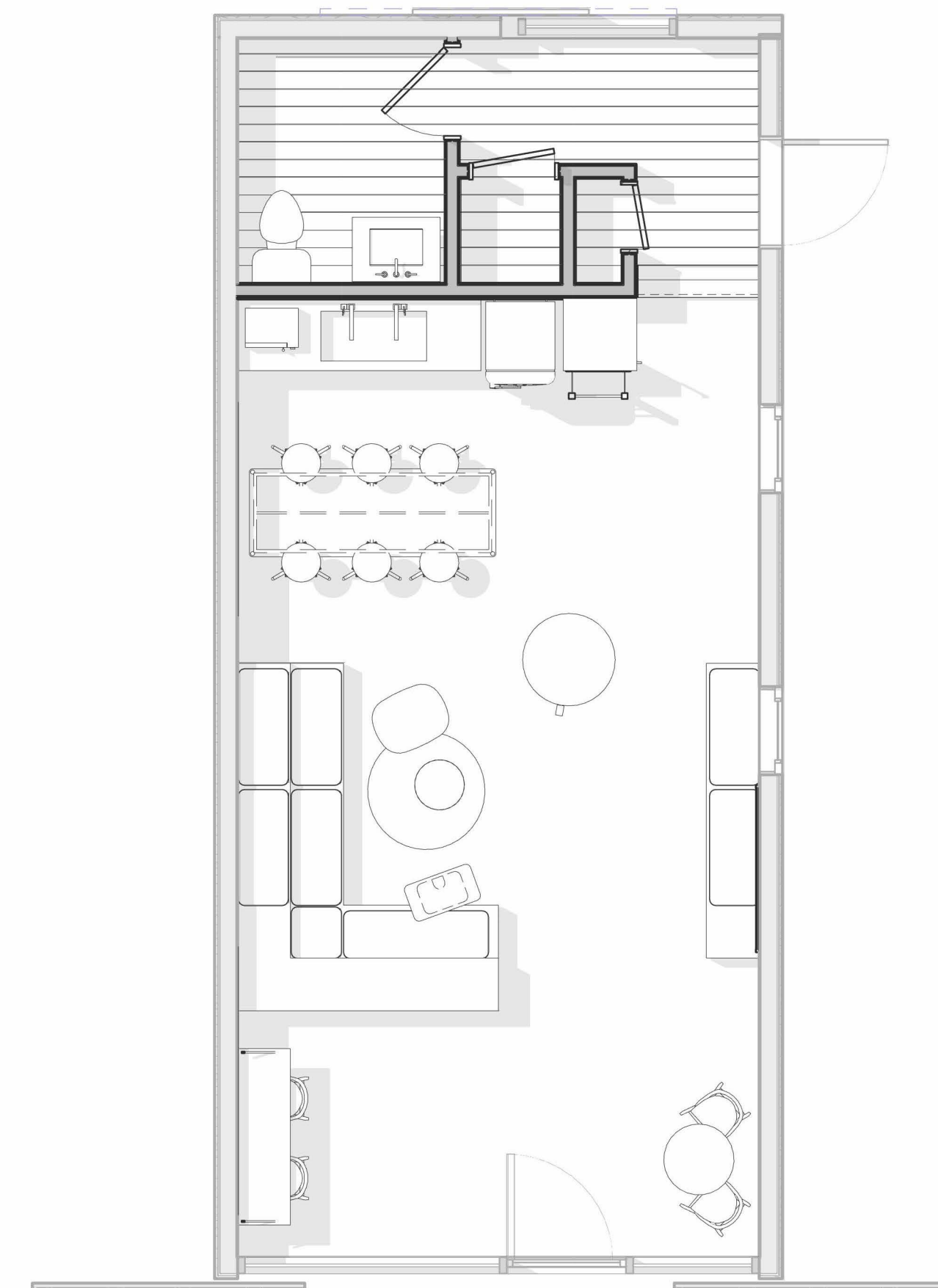
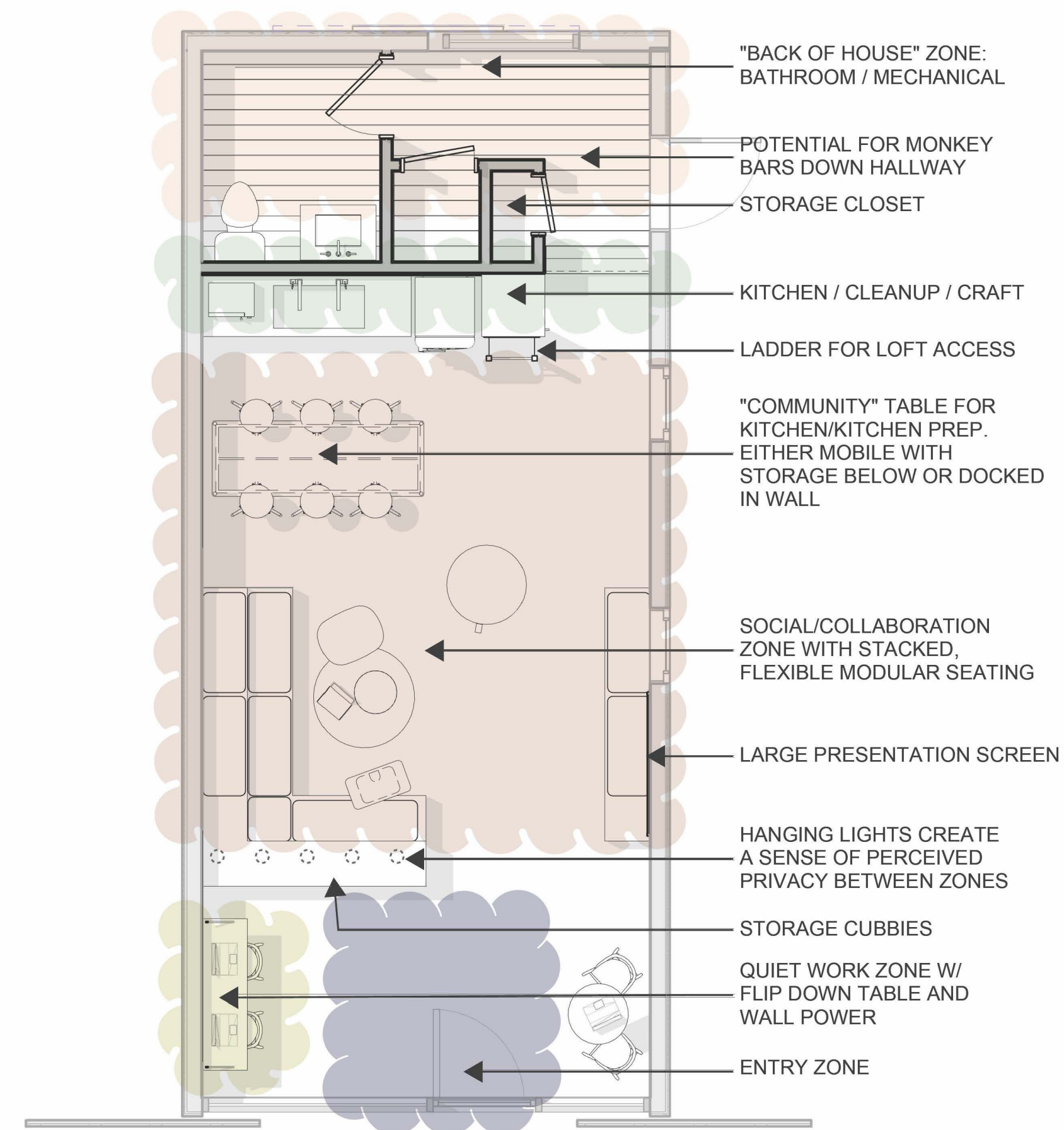
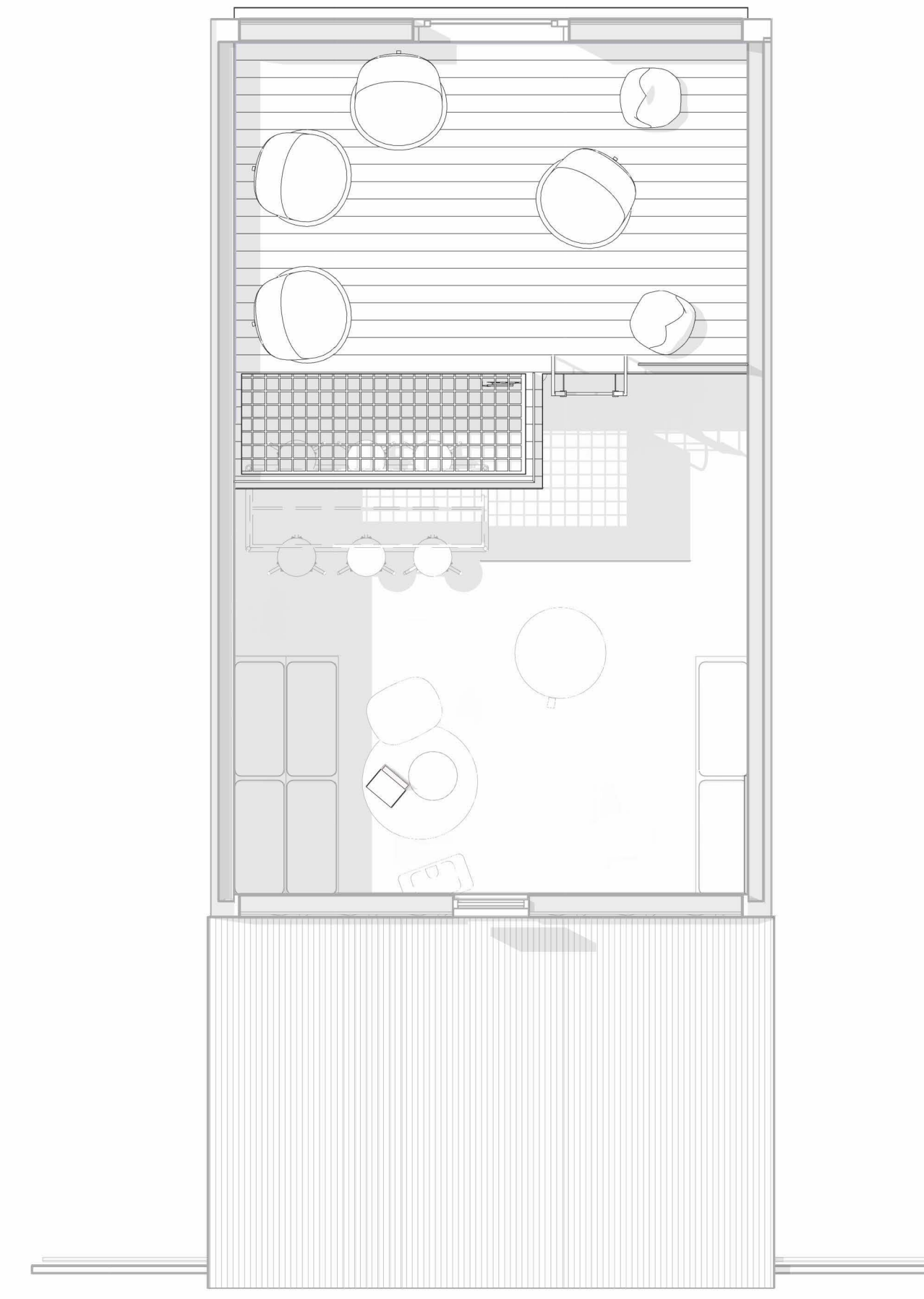
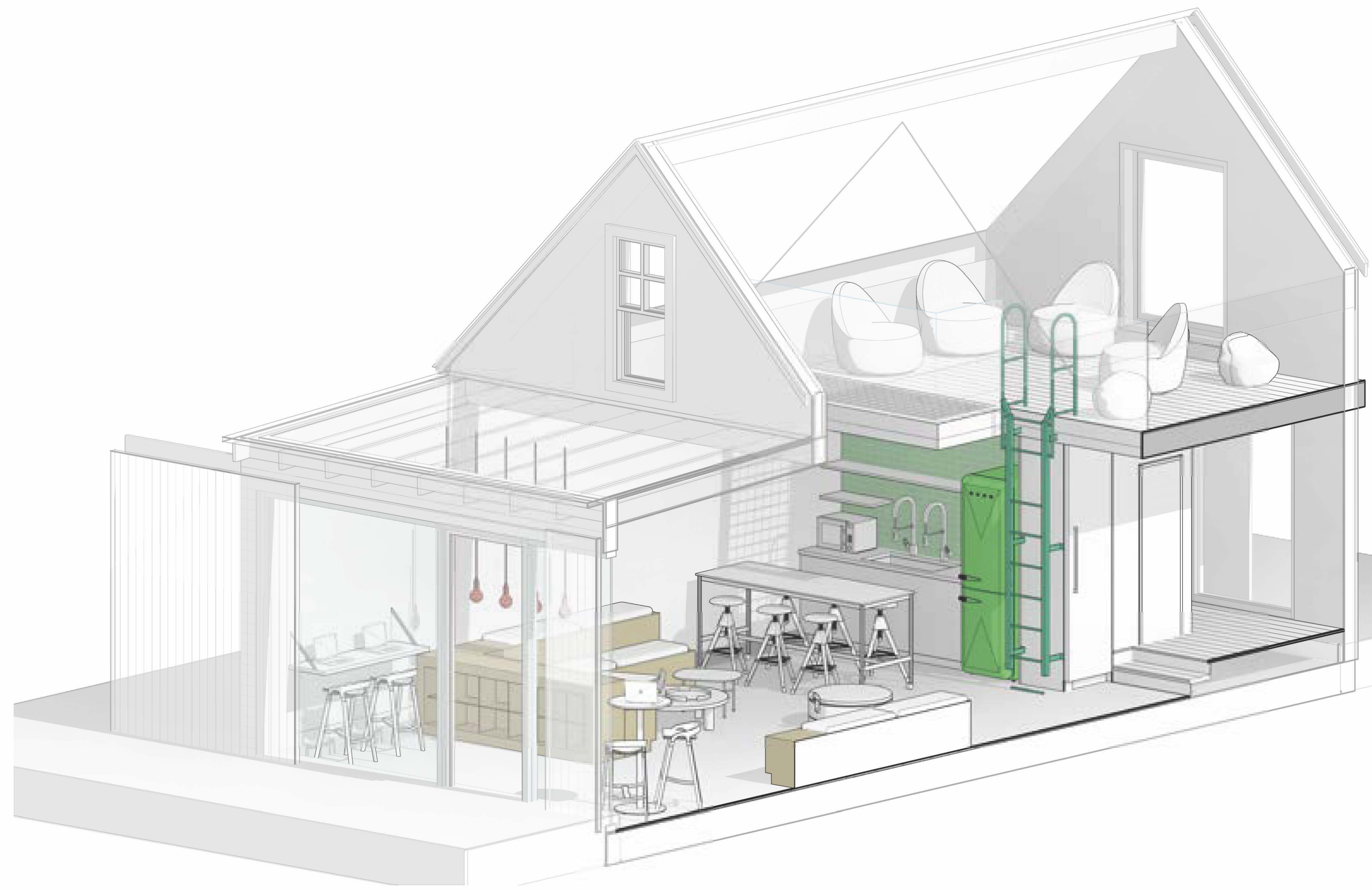
DEMOGRAPHICS

Targeted Youth Risk Factors

- Bullying
- Mental Health
- Alcohol Use
- Marijuana Use
- Tobacco Use

Protective Factors

- 81% of THS students said they have an adult they can go to with a serious problem.
- Protective factors related to sports & extracurriculars were particularly strong.



H₂O







ECO

Nature

H₂O

LOGI













The Shed Youth Hangout Yearly Expenses 2024

The Shed is a historic structure that sits roughly on the corner of Pacific Street and Willow Street in the town of Telluride. The Town of Telluride (TOT) government has initiated and overseen the process of The Shed's refurbishing so that the historic structure is preserved while also allowing for the internal space to serve as a youth hangout. Tri County Health Network is proposing a partnership with the TOT, San Miguel County, and the Town of Mountain Village to provide year-round programming for youth at the Shed as an extension of the Communities That Care Program (CTC). **This budget page represents funds needed for preparing for opening the Shed and operating it from September of 2024 to the end of 2024.**

Section 1: Organization Information		
Organization Name	Tri County Health Network	
Person Completing Form	Dawn Katz	
Dates of Budget	June 1, 2024- December 31, 2024	
Section 2: Revenue		
Source of Revenue	Description of Work Funded	Amount Funded
TCHN Funding	This funding will support 50% of the CTC Youth Coordinator position, including all school and coalition based activities.	\$ 28,592.00
Telluride Bluegrass Festival Beer Booth	CTC received \$5000 from TBF in 2023 for The Shed and have been chosen again to receive beer booth donations in 2024. This is not a guaranteed funding source moving forward.	\$ 5,000.00
The Rotary Club		
Town of Telluride		
San Miguel County		
Town of Mountain Village		
Total Revenue		\$ 33,592.00
Section 2: Expenditure Categories		
Personnel/Staff Time and Effort		
Position	Description of Work	Amount Charged to Contract
CTC Youth Coordinator	This expense supports the CTC Youth Coordinator's position which will be approximately half school and coalition based services (funded by TCHN) and half coordination for all programming and operations of The Shed.	\$ 28,592.00
CTC Interns	CTC Interns are paid to help with programming and organization of fellow students. 1 intern at \$20/hr x 5 hours/week	\$ 5,200.00
Spanish Outreach Navigator	A TCHN Spanish Outreach Navigator will provide outreach to Spanish-speaking families regarding all aspects of operations. When needed, they will provide staffing for Spanish-speaking youth.	\$ 2,420.00
Supervision and Reporting	Supervision for the CTC staff and oversight of The Shed programming.	\$ 6,100.00
Administrative Services	Finance, Human Resources, Operations	\$ 6,200.00
Marketing	The TCHN Marketing Team will promote all aspects of programming for The Shed through multimedia marketing ma	\$ 3,350.00
Total Personnel		\$ 51,862.00
Supplies or Operating Expenses		
Type of Supply/Operating Expense	Description of Expense	Amount Charged to Contract
Materials/supplies	This will include activity supplies and materials for programming activities.	\$ 6,000.00
Food/snacks	Light food will be provided for activities and on hand for kids who are hungry	\$ 5,000.00
Cleaning	A professional cleaning service will attend to the Shed 1x/wk at \$125/visit to thoroughly clean and disinfect surface	\$ 6,500.00
Rent, maintenance and utility costs	This will include the cost of facility rent, maintenance, and utilities (electricity, water/sewer/gas/trash/Wifi)	\$ 23,000.00
Insurance	Liability insurance to cover programming, staff, and program assets.	\$ 500.00
Subscriptions	Disney+\$180, PlayStation \$120, Anthem \$80, Humble Bumble \$150, Canva \$120, Spotify \$200	\$ 1,000.00
Total Supplies		\$ 42,000.00
Subcontracts		
Subcontractor Name	Description of Work	Amount Charged to Contract
Translation/Interpretation Services	A qualified interpreter will provide interpretation for events when needed. The website thewordpoint.com will provid	\$ 1,000.00

Total Subcontracts		\$ 1,000.00
Other Expenses		
Expense	Description of Expense	Amount Charged to Contract
Indirect Expenses	10% Administrative Overhead (Rent for umbrella organization, Utilities, Technology, Payroll, etc.)	\$ 9,486.20
Total Other		\$ 9,486.20
Total Income		\$ 33,592.00
Total Expenses		\$ 104,348.20
Yearly Expenses x .5 (July-Dec)		\$ 52,174.10
Total Net Income		\$ (18,582.10)

The Shed Youth Hangout Yearly Expenses 2025

The Shed is a historic structure that sits roughly on the corner of Pacific Street and Willow Street in the town of Telluride. The Town of Telluride (TOT) government has initiated and overseen the process of The Shed's refurbishing so that the historic structure is preserved while also allowing for the internal space to serve as a youth hangout. Tri County Health Network is proposing a partnership with the TOT, San Miguel County, and the Town of Mountain Village to provide year-round programming for youth at the Shed as an extension of the Communities That Care Program (CTC). **This budget page represents funds needed for operating The Shed in 2025.**

Section 1: Organization Information	
Organization Name	Tri County Health Network
Person Completing Form	Dawn Katz
Dates of Budget	January 1, 2025- December 31, 2025

Section 2: Revenue		
Source of Revenue	Description of Work Funded	Amount Funded
TCHN Grant Funding	TCHN will continue to search for additional revenue sources to fund this project, but does not currently have any funding streams for this part time position in 2025.	
The Rotary Club		
Telluride Bluegrass Festival		
Town of Telluride		
San Miguel County		
Town of Mountain Village		
Total Revenue		

Personnel/Staff Time and Effort		
Position	Description of Work	Amount Charged to Contract
CTC Youth Coordinator	This expense supports the CTC Youth Coordinator's position which will be approximately half school and coalition based services (funded by TCHN). The other half of the coordinators wage for all programming and operations of The Shed funded by IG partners.	\$ 28,592.00
CTC Interns	CTC Interns are paid to help with programming and organization of fellow students. 1 intern at \$20/hr x 5 hours/week	\$ 5,200.00
Spanish Outreach Navigator	A TCHN Spanish Outreach Navigator will provide outreach to Spanish-speaking families regarding all aspects of operations. When needed, they will provide staffing for Spanish-speaking youth.	\$ 2,420.00
Supervision and Reporting	Supervision for the CTC staff and oversight of The Shed programming.	\$ 6,100.00
Administrative Services	Finance, Human Resources, Operations	\$ 6,200.00
Marketing	The TCHN Marketing Team will promote all aspects of programming for The Shed through multimedia marketing materials	\$ 3,350.00
Total Personnel		\$ 51,862.00

Supplies or Operating Expenses		
Type of Supply/Operating Expense	Description of Expense	Amount Charged to Contract
Materials/supplies	This will include activity supplies and materials for programming activities.	\$ 6,000.00
Food/snacks	Light food will be provided for activities and on hand for kids who are hungry	\$ 5,000.00
Cleaning	A professional cleaning service will attend to the Shed 1x/wk at \$125/visit to thoroughly clean and disinfect surfaces, floor	\$ 6,500.00
Rent, maintenance and utility costs	This will include the cost of facility rent, maintenance, and utilities (electricity, water/sewer/gas/trash/Wifi)	\$ 23,000.00
Insurance	Liability insurance to cover programming, staff, and program assets.	\$ 500.00
Subscriptions	Disney+\$180, PlayStation \$120, Anthem \$80, Humble Bumble \$150, Canva \$120, Spotify \$200	\$ 1,000.00
Total Supplies		\$ 42,000.00

Subcontracts		
Subcontractor Name	Description of Work	Amount Charged to Contract
Translation/Interpretation Services	A qualified interpreter will provide interpretation for events when needed. The website thewordpoint.com will provide tran	\$ 1,000.00

Total Subcontracts		\$ 1,000.00
Other Expenses		
Expense	Description of Expense	Amount Charged to Contract
Indirect Expenses	10% Administrative Overhead (Rent for umbrella organization, Utilities, Technology, Payroll, etc.)	\$ 9,486.20
Total Other		\$ 9,486.20
Total Income		\$ -
Total Expenses		\$ 104,348.20
Total		\$ (104,348.20)

Topics for Later Discussion
 Replacement of materials inside
 Clear lease contract regarding rent, maintenance, and utility costs
 Clear contract for operations/programming oversight
 Youth developed programming
 Summer programming and staffing



Business and Government Activity Report For the month ending: June 30

Activity - Village Court Apartments	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Occupancy Rate %	91.7%	0.45%	95.45%	100.00%	0.45%	99.47%	-4.02%	-4.0%
# Vacated Units	8	4	24	1	(1)	13	11	84.6%
# Work Orders Completed	20	(13)	361	17	3	96	265	276.0%
# on Waiting List	156	0		102	(1)		54	52.9%
Activity - Public Works	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Service Calls	775	(93)	4,171	1,417	558	4,069	102	2.5%
Truck Rolls	196	(209)	1,047	500	(155)	1,029	18	1.7%
Snow Fall - Inches	0	0	164	0	0	155	9	5.8%
Water Billed Consumption - Gallons	14,847,000	9,719,000	93,773,000	11,347,000	6,646,000	94,667,000	(894,000)	-0.9%
Sewage Treatment - Gallons	NA	NA	42,608,000	9,444,000	(3,045,000)	61,704,000	(19,096,000)	-30.9%
Activity - Child Development Fund	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Infants Actual Occupancy	7.44	1.00		7.00	(0.11)		0.44	6.3%
# Toddlers Actual Occupancy	9.13	0.20		8.75	(0.03)		0.38	4.3%
# Preschoolers Actual Occupancy	14.96	0.00		17.06	2.50		(2.10)	-12.3%
Activity - Transportation and Parking	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
GPG Parking Utilization (% of total # of spaces occupied)	53.6%	33.60%	53.6%	53.20%	33.20%	55.6%	-2.0%	-3.6%
HPG Parking Utilization (% of total # of spaces occupied)	35.3%	20.10%	38.3%	40.90%	20.90%	57.2%	-18.9%	-33.0%
Parking Utilization (% of total # of spaces occupied)	55.1%	31.30%	48.9%	48.60%	24.90%	52.5%	-3.6%	-6.9%
Bus Routes - # of passengers	11,299	9,171	13,427	11,805	10,050	14,441	(1,014)	-7.0%
Paid Parking Revenues	\$105,587	\$71,713	\$532,731	\$102,318	\$88,316	\$298,386	\$234,345	78.5%
Activity - Human Resources	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
FT Year Round Head Count	97	(4)		102	0		(5)	-4.9%
Seasonal Head Count (FT & PT)	9	3		4	2		5	125.0%
Gondola FT YR, Seasonal, PT YR Head Count	54	5		51	7		3	5.9%
Total Employees	160	4		159	11		1	0.6%
Gondola Overtime Paid - Hours	446	16	1,984	550	154	2,214	(230)	-10.4%
Other Employee Overtime Paid - Hours	213	(66)	1,055	127	61	465	590	126.9%
Total # New Hires	9	(17)	48	10	(12)	45	3	6.7%
# Terminations	3	2	39	3	1	33	6	18.2%

Seasonal EE's: Gondola Ops, Plaza, Parks and Forestry New Hires: 1 FT Planning Tech, 1 Seasonal Gondola Attendant, 1 Seasonal Parks & Rec Tech I, 1 Seasonal Groundskeeper I, 1 Seasonal Plaza Maintenance Specialist, 4 Seasonal Gondola Operator I Terms: 1 Childcare Program Assistant, 1 FT Groundskeeper II, 1 Seasonal Gondola Operator I Reason for Terms: moved out of the area

Activity - Communications & Business Development	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Town Hosted Meetings	7	1	38	4	(2)	36	2	5.6%
Email Correspondence Sent	17	3	96	24	8	80	16	20.0%
E-mail List - #	8,446	(19)		8,379	19		67	0.8%
Ready-Op Subscribers	2,225	29		2,165	32		60	2.8%
News Articles	31	(3)	134	22	4	108	26	24.1%
Press Releases Sent	6	2	19	7	1	24	(5)	-20.8%
Activity - Gondola and RETA	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Gondola # of Passengers	328,878	264,156	1,508,297	337,340	281,723	1,504,300	3,997	0.3%
Chondola # of Passengers	0	0	112,933	0	0	103,749	9,184	8.9%
RETA fees collected by TMVOA	\$ 995,700	\$ (1,372,035)	\$ 7,043,055	\$ 1,140,270	\$ (305,505)	\$ 6,719,892	\$323,163	4.8%
Activity - Police	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Calls for Service	703	259	2,671	397	74	2,374	297	12.5%
Investigations	13	7	103	15	5	93	10	10.8%
Alarms	18	1	89	12	4	82	7	8.5%
Arrests	3	3	14	1	0	15	(1)	-6.7%
Summons	3	3	14	2	1	12	2	16.7%
Traffic Contacts	14	10	60	5	3	84	(24)	-28.6%
Traffic Tickets Written	0	0	7	2	2	10	(3)	-30.0%
Parking Tickets Written	561	214	2,855	411	86	2,752	103	3.7%
Administrative Dismissals	74	32	359	2	(7)	24	335	1395.8%



Business and Government Activity Report For the month ending: June 30

Activity - Building/Planning	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
Community Development Revenues	\$238,704	(\$157,737)	\$1,613,444	\$248,217	\$109,552	\$750,308	\$863,136	115.0%
# Permits Issued	21	(9)	113	51	18	207	(94)	-45.4%
Valuation of Mtn Village Remodel/New/Additions Permits	\$12,214,983	(\$9,724,905)	\$94,144,124	\$3,198,891	(\$1,231,524)	\$27,123,982	\$67,020,142	247.1%
Valuation Mtn Village Electric/Plumbing/Other Permits	\$63,750	(\$478,150)	\$934,596	\$4,484,888	\$4,361,642	\$6,166,768	(\$5,232,173)	-84.8%
# Inspections Completed	271	32	1,218	540	176	2,140	(922)	-43.1%
# Design Review/Zoning Agenda Items	7	(6)	71	23	13	85	(14)	-16.5%
# Staff Review Approvals	78	30	325	44	(7)	184	141	76.6%
Valuation Telluride Electric/Plumbing Permits	NA	NA	NA	\$4,484,888	\$4,392,288	\$6,166,769	NA	NA
Activity - Vehicle Maintenance	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Preventive Maintenance Performed	27	13	92	17	(7)	113	(21)	-18.6%
# Repairs Completed	16	(6)	125	28	8	132	(7)	-5.3%
Special Projects	1	(3)	12	3	(1)	11	1	9.1%
# Roadside Assists	0	0	0	0	0	2	(2)	-100.0%
Activity - Finance	2024 MONTH	Monthly Change	2024 YTD	2023 MONTH	Monthly Change	2023 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Other Business Licenses Issued	7	(11)	1,260	21	(1)	1,114	146	13.1%
# Privately Licensed Rentals	2	2	93	0	(1)	116	(23)	-19.8%
# Property Management Licensed Rentals	0	(6)	541	0	(3)	503	38	7.6%
# Unique Property Advertisements Listings for MV	657	(27)		628	0		29	4.6%
% of Paperless Billing Customers	57.54%	-2.17%		62.69%	-1.70%		-5.2%	-8.2%
# of TMV AR Bills Processed	1,147	45	6,645	2,399	40	14,003	(7358)	-52.5%

Accounts Receivable						Other Stats				
	TMV Operating Receivables (includes Gondola funding and childcare)		Utilities - Water/Sewer		VCA - Village Court Apartments					
Current	\$485,953	83.7%	383,728	95.2%	\$15,524	72.2%	Population (estimated)	1,434		
30+ Days	1,466	0.3%	14,149	3.5%	3,323	15.5%			(Active) Registered Voters	695
60+ Days	12,646	579.0%	2,909	0.7%	41	0.2%			Assessed Property Valuation	430,319,955
90+ Days	4,172	0.7%	2,192	0.5%	2,600	12.1%				
over 120 days	76,432	13.2%	-	0.0%	-	0.0%				
Total	\$ 580,669	676.8%	\$ 402,978	100.0%	\$ 21,488	100.0%				
	Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR					
Current	\$5,500	79.0%	\$ 890,705	88.0%	(\$493,282)	100.8%				
30+ Days	1,022	14.7%	19,960	2.0%	(1,451)	0.3%				
60+ Days	441	6.3%	16,037	1.6%	6,455	-1.3%				
90+ Days	3	0.0%	8,967	0.9%	(7,728)	1.6%				
over 120 days	-	0.0%	76,432	7.6%	6,522	-1.3%				
Total	\$6,966	100.0%	\$ 1,012,101	100.0%	\$ (489,484)	100.0%				



Memorandum

To: Town Council
From: Lizbeth Lemley, Julie Vergari
Date: July 12, 2024
Re: Town of Mountain Village Financial Statements through June 2024

Mountain Village Financials Statements through June 2024

General Fund Summary

The June financial statements as presented reflect the 2024 adopted budget prorated through June 2024. Also included are 2023, 2022 and 2021 actuals for comparison. Fund balances reported on the financials are unaudited and are subject to change.

As of June 30, 2024, general fund revenues of \$14 million was over budget by \$1.8 million or 15%. Revenues compared to 2023, 2022 and 2021 revenues were up 36%, 32% and 56% respectively. These increases are primarily the result of strong development revenues and property taxes, which offset a small decline in sales taxes. Sales taxes accrued and collected through June 2024 were 1% under budget and 2% less than 2023.

General Fund operating expenditures through June totaled \$6.2 million and were \$1 million or 14.3% under budget. Many of these savings appear to be timing variances and are not expected to carry throughout the year. Additional discussion of these variances is included on the General Fund Revenue and Expenditure Report in this packet.

Year to date, the General Fund Revenue and Expenditure report reflects a surplus of \$6.2 million and an estimated unreserved fund balance of \$26 million.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ 265,233	\$ 300,000	\$ 297,225	\$ (2,775)
Child Development Fund	\$ -	\$ 107,947	\$ 64,286	\$ (43,661)
Conference Center Subsidy	\$ 34,358	\$ 154,744	\$ 164,693	\$ 9,949
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 67,671	\$ 553,340	\$ 678,359	\$ 125,019
Vehicle & Equipment Acquisition Fund	\$ 199,991	\$ 269,571	\$ 644,241	\$ 374,670

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	\$ 4,383	\$ 491,513	\$ 495,963	\$ 4,450
*Tourism Fund	\$ 5,821	\$ 86,214	\$ 92,152	\$ 5,938
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific Ownership Taxes)	\$ 1,482	\$ 10,042	\$ 8,248	\$ (1,794)

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

Acquisitions to date were for a forestry ATV and pick up, Snowcat tracks, PD vehicle equipment, a P&R snow thrower, a chipper, R&B heavy equipment, and the Bobcat purchase exchange. The total amount of expenditures is \$502,367.

Capital Projects Fund – No Fund Income Statement Attached

\$295,505 related to the San Joaquin safety project.

Historical Museum Fund – No Fund Income Statement Attached

\$134,062 in property taxes were collected and \$131,377 has been tendered to the historical museum. The county treasurer retained \$2,685 in treasurer’s fees.

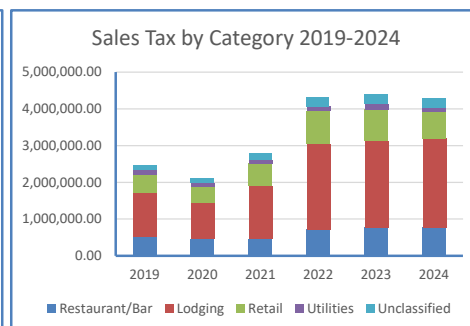
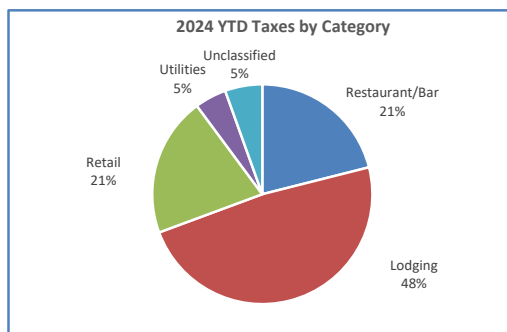
Mortgage Assistance Fund – No Fund Income Statement Attached

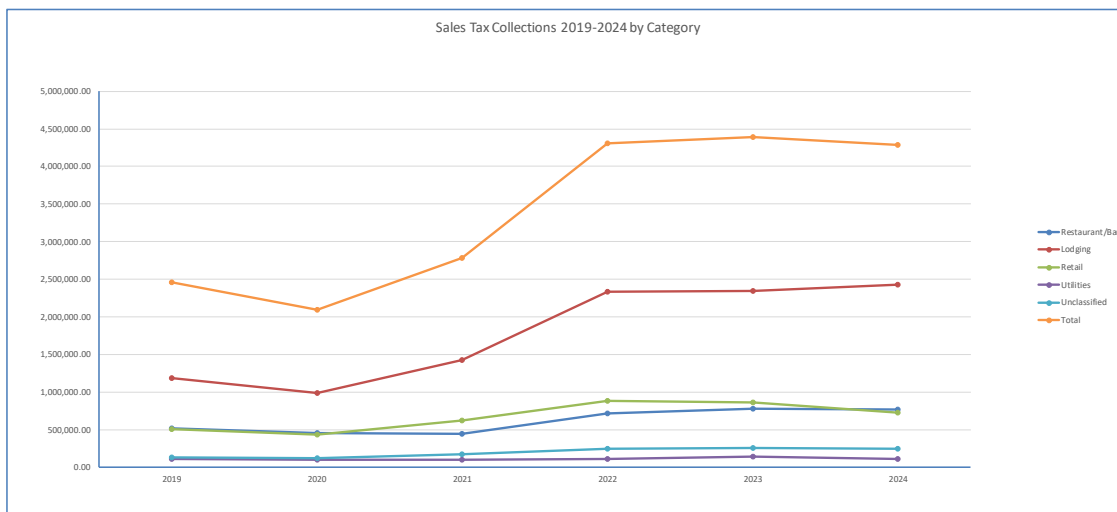
Interest revenue of \$1,352 has been received and legal/admin fees of \$878 have been expended. Mortgage assistance of \$30,000 was provided and \$22,000 has been repaid on previously awarded assistance.

Sales Tax

The table below reflects actual sales tax collections through June 30, 2024, which represent May 2024 sales tax remittances. Sales taxes are collected one month in arrears. The year-to-date financial statements through June 2024 include accrued June sales tax amounts based on the approved budget. These amounts are tried up when collected in July.

Tax Collection Summary								
4.5% Tax	May 2019	May 2020	May 2021	May 2022	May 2023	May 2024	2024-2023 % change	2024-2019 % change
Restaurant/Bar	\$ 9,729	\$ 1,150	\$ 13,940	\$ 13,323	\$ 12,872	\$ 12,703	-1.32%	30.57%
Lodging	27,422	856	59,688	69,897	38,955	65,743	68.76%	139.75%
Retail	22,598	21,682	41,554	79,705	79,861	51,520	-35.49%	127.99%
Utilities	15,803	12,728	12,950	14,261	14,205	14,246	0.29%	-9.85%
Unclassified	14,979	6,615	11,818	12,484	24,556	40,277	64.02%	168.89%
Total	\$ 90,531	\$ 43,030	\$ 139,949	\$ 189,670	\$ 170,450	\$ 184,490	8.24%	103.79%
4.5% Tax	YTD 2019	YTD 2020	YTD 2021	YTD 2022	YTD 2023	YTD 2024	2024-2023 % change	2024-2019 % change
Restaurant/Bar	\$ 517,448	\$ 455,140	\$ 449,934	\$ 714,750	\$ 779,866	\$ 769,288	-1.36%	48.67%
Lodging	1,186,562	986,064	1,432,116	2,339,422	2,347,932	2,425,310	3.30%	104.40%
Retail	504,357	431,550	628,546	887,692	861,426	724,620	-15.88%	43.67%
Utilities	114,399	102,552	102,684	115,429	142,583	116,891	-18.02%	2.18%
Unclassified	134,512	123,412	172,004	248,517	260,451	252,279	-3.14%	87.55%
Total	\$ 2,457,278	\$ 2,098,717	\$ 2,785,284	\$ 4,305,810	\$ 4,392,259	\$ 4,288,388	-2.36%	74.52%





Tourism Fund

Business license fees of \$391,584 are over budget (15%). Penalties of \$12,861 were collected and transferred to the General Fund.

2024 restaurant taxes totaling \$343,101 have been recorded and 100%, less a 2% administrative fee, will be tendered to the airline guarantee program. \$2.15 million in lodging taxes were recorded and 1/2 of the lodging tax, less a 2% administrative fee, will be tendered to the airline guarantee program.

Lodging taxes are less than 3% over prior year and over budget by 3%. Restaurant taxes are under prior year and budget by 1% and .7%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary									
	2020	2021	2022	2023	2024		2023	2024	Budget
	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)		Var %	Budget	Var %
January	325,337	272,725	523,260	591,486	576,823		-2.48%	591,774	-2.59%
February	334,936	358,584	700,805	708,132	723,205		2.13%	708,477	2.04%
March	212,698	476,051	759,281	722,313	740,508		2.52%	722,665	2.41%
April	855	40,874	33,263	32,204	54,408		68.95%	32,219	40.78%
May	784	51,474	81,855	33,735	58,407		73.13%	33,752	42.21%
June	55,426	229,731	239,859	254,544	-		-100.00%	254,668	NA
July	242,927	412,650	371,297	367,082	-		-100.00%	367,261	NA
August	226,805	336,701	294,342	313,933	-		-100.00%	314,086	NA
September	173,096	323,713	299,591	289,587	-		-100.00%	289,728	NA
October	94,985	133,675	123,341	125,604	-		-100.00%	125,665	NA
November	38,597	71,435	55,744	54,734	-		-100.00%	54,760	NA
December	266,888	553,765	537,068	479,863	-		-100.00%	480,097	NA
Total	1,973,334	3,261,375	4,019,707	3,973,215	2,153,350		-45.80%	3,975,151	-84.60%
Tax Base	49,333,357	81,534,381	100,492,663	99,330,387	53,833,761			99,378,775	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary									
	2020	2021	2022	2023	2024		2023	2024	Budget
	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)		Var %	Budget	Var %
January	73,576	45,706	76,624	92,994	86,439		-7.05%	92,886	-7.46%
February	76,476	59,659	104,748	114,079	112,066		-1.76%	113,719	-1.47%
March	50,565	82,463	126,092	130,164	126,790		-2.59%	129,612	-2.23%
April	85	5,733	4,195	3,718	12,159		227.02%	3,674	69.79%
May	553	6,196	5,901	5,561	5,646		1.53%	5,495	2.68%
June	9,040	55,645	60,810	56,540	-		-100.00%	58,365	NA
July	37,654	66,892	74,492	80,968	-		-100.00%	76,002	NA
August	37,777	61,744	67,110	68,618	-		-100.00%	66,800	NA
September	32,718	62,772	64,352	70,895	-		-100.00%	70,049	NA
October	19,674	25,593	27,132	31,600	-		-100.00%	31,223	NA
November	8,215	8,777	8,854	8,044	-		-100.00%	7,948	NA
December	39,959	72,532	91,455	77,661	-		-100.00%	74,235	NA
Total	386,293	553,712	711,765	740,842	343,101		-53.69%	732,009	-113.35%
Tax Base	19,314,627	27,685,593	35,588,233	37,042,121	17,155,043			36,600,450	

Town of Mountain Village Monthly Revenue and Expenditure Report
June

	2024					2023	2022	2021	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
General Fund									
Revenues									
Charges for Services	\$ 495,947	\$ 553,089	\$ (57,142)	-10.33%	\$ 1,514,179	\$ 1,018,232	\$ 229,345	\$ 296,560	\$ 344,240
Contributions	369,818	469,250	(99,432)	-21.19%	495,000	125,182	2,319	44,132	27,304
Fines and Forfeits	1,025	3,977	(2,952)	-74.23%	7,576	6,551	1,970	83,400	293
Interest Income	914,551	289,205	625,346	216.23%	279,000	(635,551)	472,630	35,832	(13,571)
Intergovernmental	229,638	287,795	(58,157)	-20.21%	449,736	220,098	302,502	327,149	441,877
Licenses and Permits	318,326	259,886	58,440	22.49%	2,004,450	1,686,124	239,886	251,663	288,749
Miscellaneous Revenues	145,103	61,920	83,183	134.34%	170,794	25,691	77,169	62,959	31,480
Taxes and Assessments	11,563,509	10,287,524	1,275,985	12.40%	21,021,004	9,457,495	9,026,796	9,559,969	7,861,751
Total Revenues	14,037,917	12,212,646	1,825,271	14.95%	25,941,739	11,903,822	10,352,617	10,661,664	8,982,123
Operating Expenses									
Legislation & Council	100,239	112,092	(11,853)	-10.57%	225,131	124,892	29,859	18,455	18,613
Town Manager	219,580	227,398	(7,818)	-3.44%	493,350	273,770	145,654	74,225	74,045
Town Clerk's Office	149,095	175,003	(25,908)	-14.80%	361,145	212,050	78,263	69,709	71,144
Finance	772,349	782,346	(9,997)	-1.28%	1,428,022	655,673	306,311	393,476	351,837
Technical	260,715	270,374	(9,659)	-3.57%	723,400	462,685	83,347	95,399	79,040
Human Resources	343,684	337,650	6,034	1.79%	736,542	392,858	99,631	78,528	73,478
Town Attorney	177,037	383,906	(206,869)	-53.89%	607,714	430,677	103,874	85,303	69,583
Communications and Business Development	246,120	309,774	(63,654)	-20.55%	555,846	309,726	74,076	86,266	84,239
Municipal Court	17,360	17,384	(24)	-0.14%	40,990	23,630	8,623	7,357	6,432
Police Department	758,061	767,636	(9,575)	-1.25%	1,615,598	857,537	395,592	263,089	234,844
Community Services	32,913	38,802	(5,889)	-15.18%	80,318	47,405	11,227	12,511	11,544
Community Grants and Contributions	110,700	115,253	(4,553)	-3.95%	151,253	40,553	89,038	91,150	48,838
Roads and Bridges	486,626	454,645	31,981	7.03%	1,410,087	923,461	185,370	148,452	137,512
Vehicle Maintenance	233,341	265,437	(32,096)	-12.09%	523,029	289,688	130,335	104,614	86,870
Municipal Bus	113,377	170,987	(57,610)	-33.69%	505,702	392,325	30,263	49,019	13,416
Employee Shuttle	-	-	-	NA	-	-	-	-	4,349
Parks & Recreation	262,408	371,707	(109,299)	-29.40%	711,802	449,394	155,250	118,391	98,169
Plaza Services	805,882	1,221,949	(416,067)	-34.05%	2,181,083	1,375,201	448,231	362,011	304,673
Public Refuse Removal	31,634	36,428	(4,794)	-13.16%	74,962	43,328	14,075	9,061	15,122
Building/Facility Maintenance	201,198	206,536	(5,338)	-2.58%	373,402	172,204	82,121	46,905	67,612
Building Division	178,260	345,100	(166,840)	-48.35%	871,530	693,270	94,110	103,325	53,058
Housing Division Office	-	-	-	NA	-	-	-	26,291	4,748
Planning and Zoning Division	417,390	622,486	(205,096)	-32.95%	1,729,602	1,312,212	161,862	155,785	74,878
Debt Service	278,250	-	278,250	NA	-	(278,250)	-	-	-
Contingency	-	-	-	NA	95,000	95,000	-	-	-
Total Operating Expenses	6,196,219	7,232,893	(1,036,674)	-14.33%	15,495,508	9,299,289	2,727,112	2,399,322	1,984,044
Surplus / Deficit	7,841,698	4,979,753	2,861,945	57.47%	10,446,231	2,604,533	7,625,505	8,262,342	6,998,079
Capital Outlay	350,328	1,398,658	(1,048,330)	-74.95%	1,797,740	1,447,412	54,570	63,113	58,130
Surplus / Deficit	7,491,370	3,581,095	3,910,275	109.19%	8,648,491	1,157,121	7,570,935	8,199,229	6,939,949
Other Sources and Uses									
Sale of Assets	64	-	64	NA	-	(64)	12,005	-	-
Insurance Claim Proceeds	-	-	-	NA	-	-	-	1,327	-
Transfer (To) From Affordable Housing	(678,359)	(553,340)	(125,019)	22.59%	(980,596)	(302,237)	(487,475)	(552,459)	(372,418)
Transfer (To) From Affordable Housing-Other	-	-	-	NA	4,344,189	4,344,189	-	-	-
Transfer (To) From Broadband	-	-	-	NA	-	-	-	-	(592,515)
Transfer (To) From Child Development	(64,286)	(107,947)	43,661	-40.45%	(217,126)	(152,840)	-	(66,599)	-
Transfer (To) From Capital Projects	(297,225)	(300,000)	2,775	-0.93%	(375,000)	(77,775)	(171)	(29,795)	-
Transfer (To) From Debt Service	8,248	6,638	1,610	24.25%	25,000	16,752	8,788	10,193	9,676
Transfer (To) From Overhead Allocation	495,963	491,513	4,450	0.91%	509,665	13,702	690,445	186,999	169,380
Transfer (To) From Parking Services	-	-	-	NA	(648,364)	(648,364)	-	-	-
Transfer (To) From Conference Center	(164,693)	(154,744)	(9,949)	6.43%	(1,130,668)	(965,975)	(91,963)	(123,843)	(65,691)
Transfer (To) From Tourism	92,152	86,214	5,938	6.89%	135,894	43,742	92,821	93,984	57,958
Transfer (To) From Vehicle/Equipment	(644,241)	(269,571)	(374,670)	138.99%	(1,198,285)	(554,044)	(123,698)	(153,509)	-
Transfer (To) From VCA	-	-	-	NA	(4,344,189)	(4,344,189)	-	-	-

	2024					2023	2022	2021	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
General Fund									
Transfer (To) From Water/Sewer	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(1,252,377)	(801,237)	(451,140)	56.31%	(3,879,480)	(2,627,103)	100,752	(633,702)	(793,610)
Surplus / Deficit	\$ 6,238,993	\$ 2,779,858	\$ 3,459,135	124.44%	\$ 4,769,011	\$ (1,469,982)	\$ 7,671,687	\$ 7,565,527	\$ 6,146,339

Beginning Fund Balance Components	Actual YTD	Annual Budget
Emergency Reserve	\$ 5,423,428	\$ 5,423,428
Restricted Funds	15,332,841	\$ 15,332,841
Energy Mitigation Funds	162,609	189,451
Unreserved	4,827,976	(4,248,347)
Beginning Fund Balance	\$ 25,746,854	\$ 16,697,373
YTD Ending Fund Balance Components		
Emergency Reserve	\$ 5,423,428	\$ 5,423,428
Energy Mitigation Funds	162,609	162,609
Unreserved	26,399,810	15,880,347
Ending Fund Balance	\$ 31,985,847	\$ 21,466,384

Revenues

Taxes & Assessments - 99% of the annual budget for property taxes has been accrued/collected. Specific Ownership taxes are over budget \$25,300. Collected and accrued sales tax is \$69,750 or 1% under budget. Construction use tax collections are 134% over prior year.

Licenses & Permits - Construction permits are received total \$268,400 and are 90% over prior year. Construction parking fees through this period are \$9,900 or 50% over budget.

Intergovernmental - Intergovernmental revenues are under budget in Road & Bridge taxes because of the timing of receipts.

Charges for Services - Development DRB and planning fees are under budget by \$62,400 and \$253,528 over last year.

Fines & Forfeitures - Fines are under budget by \$2,950.

Investment Income - Investment income is over budget by \$289,200 as a decrease in interest rates was projected for 2024, but has not occurred.

Miscellaneous Revenues - Plaza and vending carts rents are over budget \$20,600. We have received \$24,00 in unbudgeted grant revenues for the compost program and de-icer.

Contributions - A contribution from TMVOA for the hospital and the cedar shake roof fee waiver program has been received.

Top Ten Budget Variances

Over Budget

Road & Bridge - \$31,981 Over budget in vehicle repair & maintenance and guardrail repair.
Human Resources - \$6,034 Over budget due to consultant services.

Under Budget

Plaza Services - \$416,067 Under budget in natural gas due to the timing of invoicing from our snowmelt partners. We do expect these costs to be less than 2023 due to a drop in the price of natural gas. Also under budget were landscaping/irrigation expense and group insurance premiums.
Town Attorney - \$206,869 Under budget in litigation and general legal expenses.
Planning & Zoning - \$205,096 Savings in personnel costs due to vacancies and forestry management.
Building Division - \$166,840 Under budget due to mainly to employee costs and solar energy rebates.
Parks and Recreation - \$109,299 Under budget in Platform Tennis Court expense, Nordic grooming expense, and employee costs.
Communications and Business Development - \$63,654 Under budget mainly due to environmental efficiencies expense.
Municipal Bus Service - \$57,610 The budget variance is mainly due to employee offset labor.
Vehicle Maintenance - \$3,158 Under budget due to small savings in many accounts.

Town of Mountain Village Monthly Revenue and Expenditure Report

June

	2024						2023	2022	2021
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
Tourism Fund									
Revenues									
Business License Fees	\$ 391,584	\$ 340,355	\$ 51,229	15.05%	\$ 362,500	\$ (29,084)	\$ 376,209	\$ 340,445	\$ 325,772
Lodging Taxes - Condos/Homes	1,609,904	1,606,033	3,871	0.24%	2,764,164	1,154,260	1,555,889	1,613,779	992,808
Lodging Taxes - Hotels	685,697	672,065	13,632	2.03%	1,210,987	525,290	786,525	672,481	434,810
Lodging Taxes - Prior Year	-	-	-	NA	-	-	11,431	4,041	6,678
Penalties and Interest	14,656	12,106	2,550	21.06%	20,000	5,344	15,067	20,130	11,988
Restaurant Taxes	402,447	406,254	(3,807)	-0.94%	732,009	329,562	402,478	378,370	255,341
Restaurant Taxes - Prior Year	1,997	-	1,997	NA	-	(1,997)	2,727	2,707	84
Total Revenues	3,106,285	3,036,813	69,472	2.29%	5,089,660	1,983,375	3,150,326	3,031,953	2,027,481
Tourism Funding									
Additional Funding	-	-	-	NA	-	-	-	-	-
Airline Guaranty Funding	1,521,200	1,514,397	6,803	0.45%	2,665,193	1,143,993	1,550,485	1,495,703	953,122
Marketing Funding	597,141	670,168	(73,027)	-10.90%	1,715,000	1,117,859	597,141	415,824	1,016,401
General Operating Expense	127,976	157,384	(29,408)	-18.69%	365,931	237,955	126,238	-	-
Total Tourism Funding	2,246,317	2,341,949	(95,632)	-4.08%	4,746,124	2,499,807	2,273,864	1,911,527	1,969,523
Surplus / Deficit	859,968	694,864	165,104	23.76%	343,536	(516,432)	876,462	1,120,426	57,958
Other Sources and Uses									
Transfer (To) From Other Funds	(92,152)	(86,214)	(5,938)	6.89%	(135,894)	(43,742)	(92,821)	(93,984)	(57,958)
Total Other Sources and Uses	(92,152)	(86,214)	(5,938)	6.89%	(135,894)	(43,742)	(92,821)	(93,984)	(57,958)
Surplus / Deficit	767,816	608,650	159,167		207,642	(560,174)	783,642	1,026,442	-
Beginning Fund Balance	1,247,645	1,099,041			1,099,041				
Ending Fund Balance	\$ 2,015,461	\$ 1,707,691			\$ 1,306,683				

June

		2024				2023	2022	2021	
Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD	
		(\$)	(%)						
Parking Services Fund									
Revenues									
EV Station Revenues	\$ 2,772	\$ 1,000	\$ 1,772	177.20%	\$ 2,500	\$ (272)	\$ 1,259	\$ -	\$ -
Fines and Forfeits	137,152	26,430	110,722	418.93%	62,000	(75,152)	36,130	34,775	26,554
Gondola Parking Garage	213,403	133,740	79,663	59.57%	358,700	145,297	72,325	69,731	54,903
Grant Revenues	-	-	-	NA	-	-	-	-	-
Heritage Parking Garage	186,426	154,427	31,999	20.72%	316,000	129,574	143,367	150,668	144,785
Meadows Parking Lot	-	-	-	NA	93,000	93,000	-	62,500	-
Parking in Lieu Buyouts	-	-	-	NA	-	-	-	-	-
Parking Meter Revenues	32,272	28,425	3,847	13.53%	57,800	25,528	14,854	20,309	16,535
Parking Permits	57,630	20,718	36,912	178.16%	79,900	22,270	24,840	6,705	7,475
Special Event Parking	43,000	40,000	3,000	7.50%	120,000	77,000	43,000	118,566	-
Total Revenues	672,655	404,740	267,915	66.19%	1,089,900	417,245	335,775	463,254	250,252
Operating Expenses									
Other Operating Expenses	27,226	51,245	(24,019)	-46.87%	124,999	97,773	1,143	723	429
Personnel Expenses	119,719	108,298	11,421	10.55%	267,070	147,351	76,802	10,119	6,062
Gondola Parking Garage	38,285	47,885	(9,600)	-20.05%	115,969	77,684	58,552	45,275	69,793
Surface Lots	47,013	53,203	(6,190)	-11.63%	110,900	63,887	38,643	27,480	34,124
Heritage Parking Garage	45,132	70,871	(25,739)	-36.32%	125,330	80,198	50,949	17,229	6,330
Meadows Parking	-	-	-	NA	61,000	61,000	59,411	46,693	66,077
Total Operating Expenses	277,375	331,502	(54,127)	-16.33%	805,268	527,893	285,500	147,519	182,815
Surplus / Deficit	395,280	73,238	322,042	439.72%	284,632	(110,648)	50,275	315,735	67,437
Capital									
Capital	24,006	108,501	(84,495)	-77.87%	872,500	848,494	55,069	68,490	14,961
Surplus / Deficit	371,274	(35,263)	406,537	-1152.87%	(587,868)	(959,142)	(4,794)	247,245	52,476
Other Sources and Uses									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Overhead Allocation	(60,496)	(60,496)	-	0.00%	(60,496)	-	(60,496)	(23,711)	(19,246)
Transfer (To) From General Fund	-	-	-	NA	648,364	648,364	-	-	-
Total Other Sources and Uses	(60,496)	(60,496)	-	0.00%	587,868	648,364	(60,496)	(23,711)	(19,246)
Surplus / Deficit	\$ 310,778	\$ (95,759)	\$ -	0.00%	\$ -	\$ (310,778)	\$ (65,290)	\$ 223,534	\$ 33,230
Beginning Fund Balance	\$ 520,783	\$ -	\$ 520,783						
Ending Fund Balance	\$ 831,561	\$ (95,759)	\$ 927,320						

Parking revenues are over budget by 66.2% due in part to the implementation of new parking rates and parking fine rates. HPG revenues are over budget 20.7% and over prior year 30%. Parking meter (surface lots) revenues are over budget 13.5% and over prior year 117.3%. GPG is over budget 59.6% and over prior year by 195%. Parking fines are over budget 419%, and over prior year 279.6%, a portion of that is due an increase in the amount charged for of a parking fine and additional fines issued. General operating expenses are under budget in signage and consulting. GPG expenses are over budget in credit card processing fees but under budget in elevator maintenance. Surface lots are under budget in lease expense and maintenance. HPG has budget savings in maintenance. Capital expenditures include Meadows Parking Lot design.

Town of Mountain Village Monthly Revenue and Expenditure Report
June

	2024					2023	2022	2021	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Gondola Fund									
Revenues									
Capital/MR&R Grant Funding	\$ -	\$ -	\$ -	NA	\$ 160,000	\$ 160,000	\$ -	\$ 6,460	\$ -
Event Operations Funding	4,233	-	4,233	NA	-	(4,233)	(1,599)	5,128	-
Event Operations Funding - TOT	-	-	-	NA	36,000	36,000	-	-	-
Miscellaneous Revenues	-	-	-	NA	-	-	-	-	-
Operations Grant Funding	137,355	133,000	4,355	3.27%	133,000	(4,355)	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Van Rider Revenues	1,950	2,218	(268)	-12.08%	4,300	2,350	2,450	1,996	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
TSG 1% Lift Sales	195,399	119,216	76,183	63.90%	244,899	49,500	201,114	208,487	179,491
TMVOA Operating Contributions	2,282,149	2,666,127	(383,978)	-14.40%	5,538,657	3,256,508	2,250,387	2,023,656	1,893,669
TMVOA Capital/MR&R Contributions	195,159	279,198	(84,039)	-30.10%	347,500	152,341	192,968	139,224	188,435
Total Revenues	2,816,245	3,199,759	(383,514)	-11.99%	6,464,356	3,648,111	2,645,320	2,384,951	2,261,595
Operating Expenses									
Overhead Allocation Transfer	26,298	20,000	6,298	31.49%	40,000	13,702	16,517	16,075	15,972
MAARS	40,112	41,236	(1,124)	-2.73%	87,417	47,305	30,856	30,911	30,949
Chondola	83,280	185,461	(102,181)	-55.10%	285,523	202,243	119,366	105,213	100,719
Operations	1,302,491	1,435,855	(133,364)	-9.29%	3,103,389	1,800,898	1,148,428	1,092,882	994,997
Maintenance	856,406	899,888	(43,482)	-4.83%	1,780,353	923,947	816,126	724,807	669,367
FGOA	312,499	338,121	(25,622)	-7.58%	540,174	227,675	321,059	269,379	261,156
Major Repairs and Replacements	83,291	80,448	2,843	3.53%	190,000	106,709	110,062	145,684	132,695
Contingency	-	-	-	NA	120,000	120,000	44,293	-	-
Total Operating Expenses	2,704,377	3,001,009	(296,632)	-9.88%	6,146,856	3,442,479	2,606,707	2,384,951	2,205,855
Surplus / Deficit	111,868	198,750	(86,882)	-43.71%	317,500	205,632	38,613	-	55,740
Capital									
Capital Outlay	111,868	198,750	(86,882)	-43.71%	317,500	205,632	38,613	-	55,740
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund expenditures are 12% under budget. MAARS is over budget in supplies but under in employee costs. Chondola is under budget in personnel expenses and Telski terminal rebuild and grip jaws purchase. Gondola ops is under budget in personnel costs and uniforms. Gondola Maintenance is under in employee expenses, but over in parts. FGOA is over budget in natural gas. There have been expenditures for bull wheel replacement, lightening detection, equipment replacement, two new vehicles, and station upgrades to date.

Town of Mountain Village Monthly Revenue and Expenditure Report

June

	2024						2023	2022	2021
	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	\$ 57,100	\$ 47,118	9,982	21.19%	\$ 125,528	\$ 68,428	\$ 31,844	\$ 26,416	\$ 31,306
Toddler Care Fees	73,042	68,829	4,213	6.12%	140,698	67,656	55,673	50,450	64,822
Preschool Fees	105,954	87,867	18,087	20.58%	232,739	126,785	60,418	69,386	71,962
Fundraising Revenues - Infant	695	24	671	2795.83%	3,550	2,855	20	-	-
Fundraising Revenues - Preschool	454	27	427	1581.48%	5,000	4,546	20	-	-
Fundraising Revenues - Toddler	450	50	400	800.00%	8,450	8,000	20	-	-
Grant Revenues - Infant	26,640	30,000	(3,360)	-11.20%	30,000	3,360	41,200	15,000	45,679
Grant Revenues - Preschool	27,592	20,600	6,992	33.94%	20,600	(6,992)	45,100	20,600	33,079
Grant Revenues - Toddler	25,768	36,600	(10,832)	-29.60%	36,600	10,832	48,700	35,600	53,906
Other Grant Funding	7,023	-	7,023	NA	-	(7,023)	72,874	160,186	-
Total Revenues	324,718	291,115	33,603	11.54%	603,165	278,447	355,869	377,638	300,754
Operating Expenses									
Toddler Care Other Expense	28,230	23,234	4,996	21.50%	46,898	18,668	32,272	21,637	20,867
Toddler Care Personnel Expense	100,743	121,066	(20,323)	-16.79%	255,867	155,124	91,042	97,477	108,958
Infant Care Other Expense	23,707	12,153	11,554	95.07%	23,281	(426)	14,618	9,018	10,408
Infant Care Personnel Expense	102,409	92,480	9,929	10.74%	202,840	100,431	85,238	53,804	52,724
Preschool Other Expense	28,449	20,250	8,199	40.49%	45,753	17,304	19,607	23,597	24,899
Preschool Personnel Expense	94,856	119,879	(25,023)	-20.87%	235,652	140,796	94,724	78,335	54,325
Total Operating Expenses	378,394	389,062	(10,668)	-2.74%	810,291	431,897	337,501	283,868	272,181
Surplus / Deficit	(53,676)	(97,947)	44,271	-45.20%	(207,126)	(153,450)	18,368	93,770	28,573
Capital									
Capital Outlay	10,610	10,000	610	6.10%	10,000	(610)	11,924	160,369	-
Total Capital	10,610	10,000	610	6.10%	10,000	(610)	11,924	160,369	-
Surplus / Deficit	(64,286)	(107,947)	43,661	-40.45%	(217,126)		6,444	(66,599)	28,573
Other Sources and Uses									
Grants/Contributions	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	64,286	107,947	43,661	40.45%	217,126	152,840	-	66,599	-
Total Other Sources and Uses	64,286	107,947	43,661	40.45%	217,126	152,840	-	66,599	-
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ 152,840	\$ 6,444	\$ -	\$ 28,573

Child Development revenues are over budget \$33,603. Operating grant revenues have been received as of the end of April. Operating expenses are \$10,668 under budget, due to Toddler and Preschool personnel costs coming in under budget offset by Infant care wages and increased operating costs across departments. The program has required \$64,286 in funding from the General Fund in 2024.

**Town of Mountain Village Monthly Revenue and Expenditure Report
June**

	2024						2023	2022	2021
	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	\$ 1,961,473	\$ 1,871,833	\$ 89,640	4.79%	\$ 4,081,318	\$ 2,119,845	\$ 1,801,190	\$ 1,718,985	\$ 1,481,855
Other Revenues	3,345	5,037	(1,692)	-33.59%	8,650	5,305	10,707	4,630	5,494
Ski Ranches Water	209,795	191,979	17,816	9.28%	396,070	186,275	186,069	176,176	140,256
Skyfield Water	20,244	17,990	2,254	12.53%	42,267	22,023	18,029	13,369	11,758
Total Revenues	2,194,857	2,086,839	108,018	5.18%	4,528,305	2,333,448	2,015,995	1,913,160	1,639,363
Operating Expenses									
Mountain Village Sewer	429,782	420,363	9,419	2.24%	1,152,120	722,338	253,976	344,654	330,257
Mountain Village Water	550,914	624,735	(73,821)	-11.82%	1,332,948	782,034	565,528	496,998	418,214
Ski Ranches Water	14,164	20,097	(5,933)	-29.52%	50,906	36,742	7,491	27,823	16,226
Contingency	-	-	-	NA	35,000	35,000	-	-	-
Total Operating Expenses	994,860	1,065,195	(70,335)	-6.60%	2,570,974	1,576,114	826,995	869,475	764,697
Surplus / Deficit	1,199,997	1,021,644	178,353	17.46%	1,957,331	757,334	1,189,000	1,043,685	874,666
Capital									
Capital Outlay	497,011	694,044	(197,033)	-28.39%	5,574,000	5,076,989	184,111	129,572	304,859
Surplus / Deficit	702,986	327,600	375,386	114.59%	(3,616,669)	(4,319,655)	1,004,889	914,113	569,807
Other Sources and Uses									
Grants	-	-	-	NA	-	-	-	-	-
Mountain Village Tap Fees	256,682	247,560	9,122	3.68%	380,000	123,318	358,524	45,500	82,968
Overhead Allocation Transfer	(217,971)	(217,971)	-	0.00%	(217,971)	-	(217,971)	(124,519)	(112,383)
Sale of Assets	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	500,000	500,000	6,706	-	-
Ski Ranches Tap Fees	10,825	-	10,825	NA	5,000	(5,825)	-	5,150	-
Skyfield Tap Fees	-	-	-	NA	2,000	2,000	-	-	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	49,536	29,589	19,947	67.41%	669,029	619,493	147,259	(73,869)	(29,415)
Surplus / Deficit	\$ 752,522	\$ 357,189	\$ 395,333	110.68%	\$ (2,947,640)	\$ (3,700,162)	\$ 1,152,148	\$ 840,244	\$ 540,392
Beginning (Working Capital) Fund Balance	\$ 10,816,863	\$ 8,415,090	\$ 2,401,773						
Ending (Working Capital) Fund Balance	\$ 11,569,385	\$ 8,772,279	\$ 2,797,106						

Mountain Village water revenues are over budget in base water/sewer fees and excess usage fees. Ski Ranch and Skyfield revenues are over budget in excess water charges. Other revenues are under budget in maintenance fees, inspections, and fines. TOT sewer expenditures are estimated and accrued and over budget, R&M and legal are running under budget. Mountain Village water expenses are under budget in personnel expenses, pump replacement, and legal. Ski Ranch operations are under budget in electricity, legal, and natural gas. Capital costs are for Ski Ranches, SCADA, infiltration remediation, regional sewer, and meter purchases.

Town of Mountain Village Monthly Revenue and Expenditure Report
June

	2024				Annual Budget	Budget Balance	2023	2022	2021
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Telluride Conference Center Fund									
Revenues									
Beverage Revenues	\$ 20,598	\$ -	\$ 20,598	NA	\$ -	\$ (20,598)	\$ -	\$ -	\$ -
Catering Revenues	28,435	-	28,435	NA	-	(28,435)	-	-	-
Cost of Good Sold	-	-	-	NA	-	-	-	-	-
Facility Rental	36,350	-	36,350	NA	-	(36,350)	-	-	-
Operating/Other Revenues	9,440	-	9,440	NA	-	(9,440)	14,551	-	-
Total Revenues	94,823	-	94,823	NA	-	(94,823)	14,551	-	-
Operating Expenses									
General Operations	100,946	-	100,946	NA	25,000	(75,946)	-	-	-
Administration	107,773	54,744	53,029	96.87%	105,668	(2,105)	77,061	73,583	65,691
Marketing	-	100,000	(100,000)	-100.00%	100,000	100,000	25,000	50,000	-
Contingency	-	-	-	NA	-	-	-	-	-
Total Operating Expenses	208,719	154,744	53,975	34.88%	230,668	21,949	102,061	123,583	65,691
Surplus / Deficit	(113,896)	(154,744)	40,848	-26.40%	(230,668)	(116,772)	(87,510)	(123,583)	(65,691)
Capital Outlay/ Major R&R	50,797	-	50,797	NA	900,000	849,203	4,453	260	-
Surplus / Deficit	(164,693)	(154,744)	(9,949)	6.43%	(1,130,668)	(965,975)	(91,963)	(123,843)	(65,691)
Other Sources and Uses									
Damage Receipts	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	164,693	154,744	9,949	6.43%	1,130,668	965,975	91,963	123,843	65,691
Overhead Allocation Transfer	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	164,693	154,744	9,949	6.43%	1,130,668	965,975	91,963	123,843	65,691
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

Other expenses for the year are HOA dues, legal expenses, and consulting. The amounts above reflect two months of operating the Telluride Conference Center. The revenues are shown net of the associated cost of goods sold. General operations include facility operating expenses and contract sales, management, and operations labor. Administration expenses include HOA dues, legal fees and consulting expenses.

Town of Mountain Village Monthly Revenue and Expenditure Report
June

	2024				2023	2022	2021		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Affordable Housing Development Fund									
Revenues									
Housing Application Fees	\$ 1,850	\$ 815	\$ 1,035	126.99%	\$ 2,900	\$ 1,050	\$ 2,000	\$ 2,520	\$ -
Contributions	-	-	-	NA	2,500,000	2,500,000	-	-	-
Grant Proceeds	-	100,000	(100,000)	-100.00%	200,000	200,000	-	-	-
Housing Mitigation Fees	120,240	-	120,240	NA	250,000	129,760	-	-	-
Meadowlark Admin Fees	-	-	-	NA	182,820	182,820	-	-	-
Rental Income	24,063	45,705	(21,642)	-47.35%	47,736	23,673	22,100	27,580	32,461
Meadowlark Priority Fees	450,000	450,000	-	0.00%	2,070,963	1,620,963	-	-	-
Total Revenues	596,153	596,520	(367)	-0.06%	5,254,419	4,658,266	24,100	30,100	32,461
Expenses									
Leased Properties	-	-	-	NA	-	-	-	3,780	11,340
Operating Expenses	161,139	171,537	(10,398)	-6.06%	376,782	215,643	44,843	-	-
Norwood Property	-	17,500	(17,500)	-100.00%	35,000	35,000	45	16,012	-
Meadowlark	3,027	8,989	(5,962)	-66.33%	15,000	11,973	1,924,846	2,240	-
Ilium Property expenses	11,683	250,000	(238,317)	-95.33%	500,000	488,317	29,457	-	-
Prospect Unit	6,700	12,635	(5,935)	-46.97%	19,030	12,330	96,251	9,433	11,611
Future Housing/Density Bank	-	500,000	(500,000)	-100.00%	500,000	500,000	38,061	40,096	16,086
RHA Funding	23,368	-	23,368	NA	-	(23,368)	-	-	46,625
Purchase/Resale Units	-	-	-	NA	-	-	591	8,860	2,549
Total Expenses	205,917	960,661	(754,744)	-78.57%	1,445,812	1,239,895	2,134,094	80,421	88,211
Debt Service									
Principal Payments	-	-	-	NA	200,000	200,000	-	-	-
Interest payments	218,167	293,000	(74,833)	-25.54%	386,000	167,833	-	-	-
Admin Fees	-	-	-	NA	1,500	1,500	-	-	-
Total Debt Service	218,167	293,000	(74,833)	-25.54%	587,500	369,333	-	-	-
Surplus / Deficit	172,069	(657,141)	829,210	-126.18%	3,221,107	3,049,038	(2,109,994)	(50,321)	(55,750)
Other Sources and Uses									
Transfer (To) From MAP	-	-	-	NA	(333,500)	(333,500)	-	-	-
Lease Financing Proceeds	-	-	-	NA	-	-	-	-	-
Gain or Loss on Sale of Assets	-	-	-	NA	-	-	-	-	(748)
Transfer (To) From General Fund - Sales Tax	678,359	553,340	125,019	22.59%	980,596	302,237	487,475	552,459	372,418
Transfer (To) From VCA	-	-	-	NA	(592,216)	(592,216)	-	-	-
Transfer (To) From General Fund (Other)	-	-	-	NA	(4,344,189)	(4,344,189)	-	-	-
Total Other Sources and Uses	678,359	553,340	125,019	22.59%	(4,289,309)	(4,967,668)	487,475	552,459	371,670
Surplus / Deficit	\$ 850,428	\$ (103,801)	\$ 704,191	-678.40%	\$ (1,068,202)	\$ (1,918,630)	\$ (1,622,519)	\$ 502,138	\$ 315,920

Expenses consist of HOA dues, Meadowlark expenses, Ilium property expenses, and general operating costs. Operating expenses are under budget in personnel expenses, training and travel, and professional services. Meadowlark, Prospect, Ilium, and future housing projects are under budget due to the timing of expenses.

Town of Mountain Village Monthly Revenue and Expenditure Report

June

	2024						2023	2022	2021
	Actual YTD	Budget YTD	Budget Var (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
Village Court Apartments									
Operating Revenues									
Rental Income	\$ 1,238,132	\$ 1,319,149	\$ (81,017)	-6.14%	\$ 3,206,167	\$ 1,968,035	\$ 1,162,857	\$ 1,133,865	\$ 1,039,816
Other Operating Income	64,754	50,440	14,314	28.38%	118,060	53,306	56,551	46,105	48,860
Total Operating Revenue	1,302,886	1,369,589	(66,703)	-4.87%	3,324,227	2,021,341	1,219,408	1,179,970	1,088,676
Operating Expenses									
Office Operations	79,298	174,574	(95,276)	-54.58%	308,478	229,180	102,005	92,590	97,334
General and Administrative	163,444	154,516	8,928	5.78%	168,963	5,519	145,985	122,224	117,346
Utilities	172,154	165,391	6,763	4.09%	330,923	158,769	195,793	169,819	157,832
Repair and Maintenance	266,526	372,286	(105,760)	-28.41%	711,604	445,078	244,613	257,721	279,947
Major Repairs and Replacement	69,375	86,000	(16,625)	-19.33%	290,000	220,625	48,562	37,982	33,040
Contingency	-	-	-	NA	14,500	14,500	-	-	-
Total Operating Expenses	750,797	952,767	(201,970)	-21.20%	1,824,468	1,073,671	736,958	680,336	685,499
Surplus / (Deficit) After Operations	552,089	416,822	135,267	32%	1,499,759	947,670	482,450	499,634	403,177
Non-Operating (Income) / Expense									
Investment Earning	-	-	-	NA	-	-	-	-	(14)
Debt Service, Interest	113,304	113,304	-	0.00%	981,329	868,025	137,123	140,765	177,200
Debt Service, Fees (Cost of Issuance)	-	-	-	NA	-	-	-	-	-
Debt Service, Principal	-	-	-	NA	883,448	883,448	-	-	-
Total Non-Operating (Income) / Expense	113,304	113,304	-	0.00%	1,864,777	1,751,473	137,123	140,765	177,186
Surplus / (Deficit) Before Capital	438,785	303,518	(803,803)	-264.83%	(365,018)	(803,803)	345,327	358,869	225,991
Capital Spending	4,920,784	3,630,095	(1,290,689)	-35.56%	7,446,189	2,525,405	3,801,875	61,898	-
Surplus / (Deficit)	(4,481,999)	(3,326,577)	(1,155,422)	34.73%	(7,811,207)	(3,329,208)	(3,456,548)	296,971	225,991
Other Sources / (Uses)									
Transfer (To)/From General Fund	(191,198)	(191,198)	-	0.00%	(191,198)	-	(191,198)	(106,804)	(87,280)
Town Contribution	-	-	-	NA	4,344,189	4,344,189	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Grant Revenues	-	-	-	NA	3,066,000	3,066,000	-	-	(2,162)
Transfer From AHDF	-	-	-	NA	592,216	592,216	-	-	-
Total Other Sources / (Uses)	(191,198)	(191,198)	-	0.00%	7,811,207	8,002,405	(191,198)	(106,804)	(89,442)
Surplus / (Deficit)	(4,673,197)	(3,517,775)	(1,155,422)	32.85%	-	4,673,197	(3,647,746)	190,167	136,549

Rent revenues are under budget by 6.1% the building were completed later than originally planned. Rent revenues exceed 2023 revenues by 6.5% due to the 2024 rent increase and the addition of new units. Other revenues are over budget 28.4% due mainly to interest income and miscellaneous revenues. Office operations are under budget 54.6% primarily due to employee costs due to vacancies in that department and outside consulting. General and administrative is over budget by 5.8% as a result of building 16 property insurance. Utilities are over budget by 4% primarily due to the timing of offset electricity receipts. Maintenance is under budget 28% due to employee costs (due to vacancies), landscaping, and fire system repair/inspection. MR&R expenses include painting/staining, carpet replacement, vinyl replacement, water heaters, and appliances. Capital expenditures consist of costs related to Phase IV, new washers and dryers, and the new bus stop.

Town of Mountain Village Monthly Revenue and Expenditure Report

June

	2024						2023	2022	2021
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Debt Service Fund									
Revenues									
Abatements	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	30,000	30,000	-	0.00%	205,000	175,000	32,700	35,400	38,000
Miscellaneous Revenue	-	-	-	NA	-	-	-	-	-
Property Taxes	457,681	408,291	49,390	12.10%	486,692	29,011	394,092	443,662	436,475
Reserve/Capital/Liquidity Interest	2,621	941	1,680	178.53%	2,000	(621)	2,195	271	201
Specific Ownership Taxes	8,248	10,042	(1,794)	-17.86%	25,000	16,752	8,788	10,193	9,676
Total Revenues	498,550	449,274	49,276	10.97%	718,692	220,142	437,775	489,526	484,352
Debt Service									
2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG									
2001/2011 Bond Issue - Interest	30,000	30,000	(30,000)	-100.00%	60,000	60,000	32,700	35,400	38,000
2001/2011 Bond Issue - Principal	-	-	-	NA	145,000	145,000	-	-	-
2006/2014/2020 Bonds - Heritage Parking									
2020 Bond Issue - Interest	40,240	40,240	-	0.00%	80,480	40,240	46,274	61,318	78,037
2020 Bond Issue - Principal	-	-	-	NA	385,000	385,000	-	-	-
Total Debt Service	70,240	70,240	(30,000)	-42.71%	670,480	630,240	78,974	96,718	116,037
Surplus / (Deficit)	428,310	379,034	49,276	13.00%	48,212	(410,098)	358,801	392,808	368,315
Operating Expenses									
Administrative Fees	-	2,123	(2,123)	-100.00%	8,048	8,048	4,733	681	495
County Treasurer Collection Fees	13,738	12,349	1,389	11.25%	14,788	1,050	11,759	13,246	13,101
Total Operating Expenses	13,738	14,472	(734)	-5.07%	22,836	9,098	16,492	13,927	13,596
Surplus / (Deficit)	414,572	364,562	50,010	13.72%	25,376	(419,196)	342,309	378,881	354,719
Other Sources and Uses									
Transfer (To) From General Fund	(8,248)	(10,042)	1,794	-17.86%	(25,000)	(16,752)	(8,788)	(10,193)	(9,676)
Transfer (To) From Other Funds	-	-	-	NA	-	-	-	-	-
Payment to Refunding Bonds Escrow	-	-	-	NA	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(8,248)	(10,042)	1,794	-17.86%	(25,000)	(16,752)	(8,788)	(10,193)	(9,676)
Surplus / (Deficit)	\$ 406,324	\$ 354,520	\$ 51,804		\$ 376	\$ (435,948)	\$ 333,521	\$ 368,688	\$ 345,043
Beginning Fund Balance	\$ 336,850	\$ 339,540	\$ (2,690)						
Ending Fund Balance	\$ 743,174	\$ 694,060	\$ 49,114						

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MEMORANDUM

TO: Mountain Village Town Council
FROM: David McConaughy
RE: **Charter Amendments – Proposed Ordinance**
DATE: July 18, 2024

SUMMARY

Council approved this ordinance on First Reading at the June meeting. An updated version is attached for consideration on Second Reading with changes summarized below.

First, the ballot questions are now proposed to be considered at the regular Town election in June 2025. The proposal to change the election date has been deleted. Because the June 2025 election qualifies as a TABOR election, an additional charter amendment has been added to remove the requirement for an election before issuing revenue bonds. Under the Colorado Constitution, revenue bonds that are paid out of fees (such as water or sewer service charges) and not taxes can generally be approved without an election. The new amendment would make the Charter consistent with the Constitution.

The proposed amendments now are:

- 1) Allowing property owners holding property in LLCs or trusts to designate human beings to vote like other non-resident property owners can do now. (Note there is an open question about whether to include partnerships discussed below).
- 2) Clarifying the effective dates of ordinances
- 3) Allowing publication of ordinances via the Town website rather than by newspaper
- 4) Authorizing the issuance of revenue bonds without an election
- 5) Reconciling a conflict between the Town Code and the Charter regarding DRB terms

PROPOSED CHARTER AMENDMENTS

1. Voting

This amendment has been discussed extensively in prior meetings. As now proposed, voting rights would be extended to owners of residential property held in LLCs or trusts. Council should consider whether to add partnerships, which could include general partnerships, LPs, LLPs, or LLLPS (each of which is defined

by statute). As a practical matter, there is little difference between an LLC and an LLP. LLCs are treated the same as partnerships for tax purposes. As of the most recent check, staff is unaware of any residential property in Mountain Village owned by a partnership, but this may occur in the future for similar reasons as would apply to trusts or LLCs. Council should consider whether this makes sense to treat similar forms of entities the same. If so, any motion to approve could simply include a directive to add “partnerships” to the eligible voter category in addition to trusts and LLCs.

2. Procedures for Ordinances

The Charter requires two readings of ordinances but is silent as to when ordinances become effective. The amendment would clarify that all ordinances must be republished after second reading and then take effect 14 days later, except for emergency ordinances which can take effect immediately as they do now. The deadline to challenge an ordinance by referendum would also be changed to coincide with the effective date.

3. Publication by Website

Publication via the Town’s official website would save time and money, provide more immediate notice to the citizens of the Town, and bring Mountain Village in line with other municipalities.

4. Revenue Bonds

The Charter would be amended to delete a requirement for an election before issuing revenue bonds, which is not otherwise required by Colorado law. This would give the town greater flexibility and potential savings when financing public improvements such as a new wastewater treatment plant.

5. Design Review Board

In 2022, the Town Council amended the Municipal Code to change the terms of DRB members from 2-year terms to 4-year terms to benefit from the experience and institutional knowledge of DRB members. That change conflicts with the Charter, which provides for 2-year terms. The proposed amendment would delete the 2-year term requirement in the Charter and provide that terms for DRB members shall be set by ordinance.

PROPOSED MOTION

I move to approve on second reading an ordinance of the Town Council of the Town of Mountain Village, Colorado, setting ballot questions for proposed charter amendments to be considered at the regular election in June 2025 [and adding “partnership” to the list of owners eligible to designate persons to vote].

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO ~~CALLING A SPECIAL ELECTION FOR _____, AND SUBMITTING~~
TO SUBMIT BALLOT QUESTIONS TO QUALIFIED ELECTORS
AT THE ~~SPECIAL~~REGULAR TOWN ELECTION ON JUNE 24, 2025
TO AMEND THE TOWN OF MOUNTAIN VILLAGE HOME RULE CHARTER

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (“Charter”); and

~~WHEREAS, pursuant to section 2.2(b) of the Charter, the Town Council may call a special election at least 60 days in advance of the election by ordinance, which sets forth the special purpose of such election; and~~

WHEREAS, pursuant to ~~section~~Section 11.8 of the Charter, the Charter may be amended at any time in the manner provided in C.R.S. § 31-2-210, as amended; and

WHEREAS, Section 2.1 of the Charter provides that elections shall be governed by the Colorado Municipal Election Code of 1965 (the “Municipal Election Code”); and

WHEREAS, the Town Council finds and determines that the Town was designed as a resort community and, as such, it was known that there would be a significant proportion of the homes therein owned as “second homes,” which is why the Charter provides that, in addition to residents of the Town, owners of property including second homes may vote in municipal elections; for various reasons since the Town’s founding it has become common to own a home through a limited liability company (“LLC”) or ~~similar entities~~trust; that said form of home ownership is very popular in the Town today, but this form of ownership precludes voting in municipal elections in the Town; and that it is the best interests of the Town, its residents, and owners of real property therein to establish voting rights to homeowners with indirect ownership; and

~~WHEREAS, the Town Council find and determines that because the Town is a resort community and there are a significant number of second homes, many eligible electors are not present for regular municipal elections occurring on the last Tuesday of June in odd-numbered years; and that to ensure as many eligible voters as possible are able to participate in municipal elections, it is in the best interests of the Town and all eligible electors to change the date of regular municipal elections to the last Tuesday in July in odd-numbered years; and~~

WHEREAS, the Charter is silent as to the effective date of an ordinance; under Colorado statutes applicable to statutory towns with only one reading of an ordinance the effective date depends on the date of publication; the Charter requires two readings of an ordinance, but the Charter’s requirements for publication differ based on whether or not changes are approved on second reading; as a result, there is potential for confusion concerning the effective dates of ordinances; and the Council finds that it is in the best interests of the Town and the public to clarify when ordinances become effective; and

WHEREAS, the Colorado Constitution and the Charter provide citizens with a right of referendum, and because the effective date of an ordinance may be suspended until the outcome of a referendum election, the Charter should be clear that the deadline for a referendum should fall before the effective date of any such ordinance; and

WHEREAS, the Town Council finds and determines that the internet has become a common and convenient source of information for the public and that Section 5.9 of the Charter, which requires publishing ordinances and notices in a newspaper, requires unnecessary costs and delay and should be ~~replaced~~revised to authorize publication via the Town's official website; and

WHEREAS, Section 8.5 of the Charter addresses municipal borrowing and authorizes the Town to issue revenue bonds and other like securities, but Section 8.5(d) requires an authorization for revenue bonds at a municipal election whereas Colorado law authorizes the issuance of revenue bonds without an election under appropriate circumstances such as revenue bonds issued by an "enterprise" as defined in Article X, Section 20 of the Colorado Constitution; and

WHEREAS, the Town Council finds and determines that it would be in the best interests of the Town and its citizens to remove the Charter's requirement of an election to authorize revenue bonds and eliminate the conflict between the Charter and general Colorado law so as to remove obstacles and expenses from municipal financing of public projects and public needs; and

WHEREAS, Article XII of the Charter provides for the establishment of the Design Review Board, and Section 12.1(b)(2) addresses the terms of Design Review Board Members; and

WHEREAS, the Town Council has previously determined in the enactment of Ordinance 2022-03 that the Town would benefit from the experience and institutional knowledge of members of the Design Review Board and that terms of Board Members should be four years, and the Council therefore finds that it would be in the best interests of the Town to amend Section 12.1(b)(2) to provide Council with the power and flexibility to establish and amend the length of terms by Ordinance; and

WHEREAS, the Town Council finds and determines that it is in the best interests of the Town and the public to ~~call a special election to~~ submit ballot questions to eligible electors to amend the Charter to address these issues as set forth herein at the regular Town election scheduled for June 24, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Election Call. The Town Council hereby calls ~~a special election of~~ for ballot questions to be submitted to the qualified electors ~~to be conducted on Tuesday, _____ of the Town at the~~ regular election on June 24, 2025, pursuant to the authority and requirements of the Charter and C.R.S. § 31-2-210.

Section 3. Proposed Amendments. At the _____, ~~special~~ June 24, 2025, regular election, questions shall be submitted to the qualified electors of the Town that will allow said electors to determine whether to: (1) amend Section 2.3 of the Charter to establish voting rights in municipal elections to homeowners with indirect ownership, ~~e.g., ownership~~ via an LLC or trust; (2) amend Section ~~2.2 of the Charter to change the date of the regular municipal election from the last Tuesday in June to the last Tuesday in July of odd-numbered years;~~ and (3) ~~amend Section~~ 5.2 of the Charter to establish that ordinances become effective 14 days after publication following second reading and amend Section 5.4 of the Charter to clarify when the referendum deadline would be based on that effective date.; (3) to amend Section 5.9 of the Charter to authorize publication of ordinances and public notices via the Town's official website; (4) to amend Section 8.5(d) of the Charter to eliminate the requirement for an election to authorize revenue bonds; and (5) to eliminate a conflict between Section 12.1 of the Charter and the Town's Municipal Code regarding terms of Design Review Board members These proposed amendments to the Charter are as follows (with ~~material to be amended~~ additions and changes shown in ~~redline~~ CAPITAL LETTERS and deletions shown in ~~strikeout~~):

Section 2.3. VOTER QUALIFICATIONS

c) **Qualifications of Non-resident Property Owners.** ~~NATURAL PERSONS OWNING~~ Owners ~~of~~ real property located within the boundaries of the Town who are not legal residents of the Town may become registered electors of the Town and as such shall be qualified to vote for a municipal candidate, and on any municipal issue at any Town election, so long as they:

- 1) register with the Town Clerk, or the San Miguel County Clerk if they are residents of San Miguel County, at least twenty-nine (29) days prior to any Town election;
- 2) have been owners of record of real property within the Town for at least thirty (30) consecutive days immediately prior to the date of the election;
- 3) have during that time owned a minimum of fifty percent (50%) of the fee title interest in the subject real property; ~~and~~ AND
- 4) will be at least eighteen (18) years of age at the time of the election; ~~;~~ and

~~Owners of residential real property located within the boundaries of the Town that are not natural persons, including partnerships, limited liability companies, and trusts, may designate at least one but no more than two natural persons, regardless of how many separate parcels may be owned by such owner, to act on behalf of such owner as registered electors of the Town and be qualified to vote for a municipal candidate and on any municipal issue at any Town election, so long as:~~

- ~~5) are natural persons.~~

OWNERS OF RESIDENTIAL REAL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE TOWN THAT ARE LIMITED LIABILITY COMPANIES OR TRUSTS MAY DESIGNATE AT LEAST ONE BUT NO MORE THAN TWO NATURAL PERSONS, REGARDLESS OF HOW MANY SEPARATE PARCELS MAY BE OWNED BY SUCH OWNER, TO ACT ON BEHALF OF SUCH OWNER AS REGISTERED ELECTORS OF THE TOWN AND BE QUALIFIED TO VOTE

FOR A MUNICIPAL CANDIDATE AND ON ANY MUNICIPAL ISSUE AT ANY TOWN ELECTION, SO LONG AS:

- 1) ~~The designated natural person(s) must register with the Town Clerk at least twenty nine (29) days prior to the date of the election; and~~THE DESIGNATED NATURAL PERSON(S) MUST REGISTER WITH THE TOWN CLERK AT LEAST TWENTY-NINE (29) DAYS PRIOR TO THE DATE OF THE ELECTION; AND

- 2) ~~The owner must be an owner of record of at least a 50% interest in the residential real property within the Town for at least thirty (30) consecutive days immediately prior to the date of the election, provided that if two entities meet this requirement for a single parcel then each may only designate one natural person to vote; and~~THE OWNER MUST BE AN OWNER OF RECORD OF AT LEAST A 50% INTEREST IN THE RESIDENTIAL REAL PROPERTY WITHIN THE TOWN FOR AT LEAST THIRTY (30) CONSECUTIVE DAYS IMMEDIATELY PRIOR TO THE DATE OF THE ELECTION, PROVIDED THAT IF TWO ENTITIES MEET THIS REQUIREMENT FOR A SINGLE PARCEL THEN EACH MAY ONLY DESIGNATE ONE NATURAL PERSON TO VOTE; AND

- 3) ~~Each natural person designated by such owner must have owned at least a 50% interest in the entity that is the owner for at least thirty (30) consecutive dates immediately prior to the date of the election, or if the owner is a trust then the trustee or trustees may designate only one natural person for each qualifying trust, and such designated person must be a trustee or beneficiary of the trust; and~~EACH NATURAL PERSON DESIGNATED BY SUCH OWNER MUST HAVE OWNED AT LEAST A 50% INTEREST IN THE ENTITY THAT IS THE OWNER FOR AT LEAST THIRTY (30) CONSECUTIVE DATES IMMEDIATELY PRIOR TO THE DATE OF THE ELECTION, OR IF THE OWNER IS A TRUST THEN THE TRUSTEE OR TRUSTEES MAY DESIGNATE ONLY ONE NATURAL PERSON FOR EACH QUALIFYING TRUST, AND SUCH DESIGNATED PERSON MUST BE A TRUSTEE OR BENEFICIARY OF THE TRUST; AND

- 4) ~~Each natural person so designated must be at least eighteen (18) years of age at the time of the election~~EACH NATURAL PERSON SO DESIGNATED MUST BE AT LEAST EIGHTEEN (18) YEARS OF AGE AT THE TIME OF THE ELECTION.

Any real property ~~owned by natural persons~~OWNED BY NATURAL PERSONS will qualify for the purposes described above regardless of whether it is intended for residential or commercial use, ~~but only residential property ownership will qualify LLCs or trusts for voting rights~~BUT ONLY RESIDENTIAL PROPERTY OWNERSHIP WILL QUALIFY LIMITED LIABILITY COMPANIES OR TRUSTS FOR VOTING RIGHTS. The fee ownership in such property shall include, without limitation, ownership interest in any platted parcel of land, or townhome, or condominium unit, as well as ground leasehold real estate interests. Such property interest shall not, however, include ~~Ownership~~ownership of parking spaces, religious or other charitable facilities, hotel units, roads, or common areas intended for non-profit use. In the case of condominium, townhome, and similar common interest ownership regimes, the commonly owned areas shall not be deemed property interests separate from the ownership interests to which they may be appurtenant, and no person owning, or belonging to, any association, partnership or other entity formed for the purposes of managing or owning such common areas shall, because of that fact alone, become a registered elector. To be an “owner of record” there must be a deed or other instrument recorded with the San Miguel Clerk and Recorder reflecting such ownership.

f) **Only One Vote Per Person.** No person shall be entitled to cast more than one vote in any election, regardless of whether or not he or she may be a qualified legal resident and/or own one or more parcels of qualified real property ~~and/or be designated by a property owner that is not a natural person~~AND/OR BE DESIGNATED BY A PROPERTY OWNER THAT IS NOT A NATURAL PERSON.

~~Section 2.2. DATES AND TIMES FOR ELECTION.~~

~~a) **Regular Municipal Elections** of the Town shall be held on the last Tuesday in July of odd-numbered years.~~

Section 5.2. PROCEDURE FOR ORDINANCES.

f) Any ordinance may be amended at any time before it is finally approved by the Town Council. If it is amended in substance, The Ordinance shall be published in full within seven (7) days after its final passage, unless otherwise provided in this Charter.

~~h) Except for emergency ordinances enacted pursuant to Section 5.8 below, ordinances shall become effective fourteen (14) days after publication following second reading.~~

H) EXCEPT FOR EMERGENCY ORDINANCES ENACTED PURSUANT TO SECTION 5.8 BELOW, ORDINANCES SHALL BECOME EFFECTIVE FOURTEEN (14) DAYS AFTER PUBLICATION FOLLOWING SECOND READING.

Section 5.4. PROCEDURE FOR REPEALING ORDINANCES BY REFERENDUM.

Repeal of an ordinance by referendum shall be initiated according to the procedures set forth in Sections 5.3(a) and (b), ~~except that the referendum petition must be filed with the Town Clerk prior to the date that the subject ordinance becomes effective pursuant to Section~~EXCEPT THAT THE REFERENDUM PETITION MUST BE FILED WITH THE TOWN CLERK PRIOR TO THE DATE THAT THE SUBJECT ORDINANCE BECOMES EFFECTIVE PURSUANT TO SECTION 5.2(~~h~~H). Any other matter recognized by state law as appropriate for referendum shall be initiated according to procedures set forth in Section 5.3(a) and (b).

Section 5.9. PUBLICATION OF ORDINANCES AND OTHER PUBLIC NOTICES.

Ordinances and other public notices as required in this Charter may be published ~~on the official website of a newspaper of general circulation in the Town~~ON THE OFFICIAL WEBSITE OF THE TOWN or posted in at least three (3) public places within the Town and at the office of the Town Clerk.

Section 8.5 MUNICIPAL BORROWING

d) **Revenue Securities.** The Town Council may, pursuant to an ordinance and duly authorized at a regular or applicable special municipal election, issue revenue bonds or like securities made payable solely from revenue derived from the operation of the project or capital improvements acquired with the securities' proceeds, or from other projects or improvements, or from the proceeds of any sales tax, use tax or other excise tax, or from any source or sources except ad valorem taxes of the Town, so long as

the full faith and credit of the Town is not pledged for the payment of such securities. Such revenue bonds or like securities shall not be deemed to be subject to any debt limitation.

Section 12.1 DESIGN REVIEW BOARD.

b) DRB Membership.

- 1) The DRB shall consist of seven (7) members, all appointed by the Town Council.
- 2) The ~~term~~termS for ~~a~~a members of the DRB shall be ~~as established by Ordinance of the Town Council~~AS ESTABLISHED BY ORDINANCE OF THE TOWN COUNCIL ~~two (2) years, with three (3) members appointed in odd numbered years and four (4) members appointed in even numbered years.~~

Section 4. Official Ballot Questions. At the _____ 2024, special election, there shall be submitted to the qualified electors the following ballot questions:

Ballot Question No. 1

Voter Qualification of Non-Natural Persons

Shall Section 2.3 of the Town of Mountain Village Home Rule Charter be amended to allow owners of residential real property within the Town that are ~~not natural persons, including~~ LLCs ~~and/or~~ trusts, to designate a natural person to act on behalf of such owner as a registered elector and be qualified to vote in municipal elections so long as:

the designated natural person registers with the Town Clerk at least 29 days prior to the date of the election;

the owner is an owner of record of at least a 50% interest in the residential real property for at least 30 consecutive days immediately prior to the date of the election, provided that if two entities meet this requirement for a single parcel then each may only designate one natural person to vote;

each designated natural person has owned at least a 50% interest in the entity that is the owner for at least 30 consecutive days immediately prior to the date of the election, or if the owner is a trust, then the trustee(s) may designate only one natural person for each qualifying trust; and

each designated natural person is at least 18 years of age at the time of the election?

YES/FOR _____

NO/AGAINST _____

Ballot Question No. 2

~~Change Regular Municipal Election to July~~

~~Shall Section 2.2 of the Town of Mountain Village Home Rule Charter be amended to change the date of regular municipal elections from the last Tuesday in June to the last Tuesday in July of odd-numbered years?~~

~~YES/FOR _____ NO/AGAINST _____~~

Ballot Question No. 3

~~Clarification of Ordinance Effective Date and Referendum Deadline~~

Shall Sections 5.2 and 5.4 of the Town of Mountain Village Home Rule Charter be amended to establish that, except for emergency ordinances enacted pursuant to Section 5.8, ordinances shall become effective 14 days after publication following second reading and that a referendum petition challenging any ordinance must be filed with the Town Clerk prior to the date that the subject ordinance becomes effective?

YES/FOR _____ NO/AGAINST _____

Ballot Question No. 43

Publication of Ordinances and Public Notices on the Town Website

Shall Section 5.9 of the Town of Mountain Village Home Rule Charter be amended to authorize publication of ordinances and public notices via the Town's official website rather than a newspaper?

YES/FOR _____ NO/AGAINST _____

Ballot Question No. 4

Issuance of Revenue Bonds

Shall Section 8.2 of the Town of Mountain Village Home Rule Charter be amended by deleting the requirement for an election to authorize the issuance of revenue bonds?

YES/FOR _____ NO/AGAINST _____

Ballot Question No. 5

Design Review Board

Shall Section 12.1(b)(2) of the Town of Mountain Village Home Rule Charter be amended to provide that the Town Council shall establish the terms of Design Review Board members by Ordinance?

YES/FOR _____

NO/AGAINST _____

Section 5. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 6. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 7. Effective Date. This Ordinance shall become effective on _____, 2024, and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 8. Public Hearing. A public hearing on this Ordinance was held on the ___ day of _____, 2024, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 9. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

DRAFT

INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the _____ 2024.

TOWN OF MOUNTAIN VILLAGE:

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

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this __ day of _____, 2024.

TOWN OF MOUNTAIN VILLAGE:

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

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved as to Form:

David McConaughy, 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. 2024-__ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 _____, 2024, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				

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 _____, 2024 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2024. At the public hearing, the Ordinance was considered, read by title, and approved ~~without~~with 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
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				

5. The Ordinance has been republished following second reading as required by the Charter, 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 _____, 2024.

Susan Johnston, Town Clerk
(SEAL)

Summary report:	
Litera Compare for Word 11.8.0.56 Document comparison done on 7/10/2024 2:06:29 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://cloudimanager.com/manager/2972781/6	
Modified DMS: iw://cloudimanager.com/IMANAGER/2972781/7	
Changes:	
<u>Add</u>	66
Delete	52
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	18
Embedded Excel	0
Format changes	0
Total Changes:	136



COMMUNITY DEVELOPMENT DEPARTMENT

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

Agenda Item No. 13

TO: Mountain Village Town Council

FROM: Amy Ward, Community Development Director
Drew Nelson, Senior Planner

FOR: Meeting of July 18, 2024

DATE: July 9, 2024

RE: Consideration of an Ordinance regarding a CDC Amendment of CDC Sections 17.4.3 Development Review Procedures, 17.4.11 Design Review Process, and 17.5.6 Building Design, regarding roofing materials and Design Review processes, First Reading

BACKGROUND

Through the Community Development Code (CDC), the Design Review Board (DRB) reviews building design features, including roof materials and colors. Specifically, the DRB is responsible for reviewing all roofing materials proposed within the Village Center. The CDC requires a Class 3 design review for roofing materials in the Village Center, as well as the same outside of the Village Center for certain materials listed in the CDC (solar roof tiles and earthen green roofs). Generally, the DRB has reviewed these applications as a one-session process; however, the CDC is silent on this process and there is a lack of clarity as to whether this meets the full two-session requirements of the CDC for Class 3 design reviews. Staff is proposing a small change to identify these reviews as Final Architecture Reviews, requiring only one hearing before the DRB and streamlining the application process for owners and contractors.

Also, as buildings and residences in the Town are seeing the need to repair or replace their roofs, certain materials previously used for roofing are either outdated (cedar shakes) or no longer available (certain tile roofs in the Village Center). As such, roofing contractors and homeowners have proposed (and been approved for) standing seam metal roofs that are required to meet the color standards of the CDC. Staff and the DRB have interpreted that the CDC's requirement for "gray" standing seam metal roofs does include very dark bronze, often described as "classic bronze". Staff is proposing another small change to include dark/classic bronze as an approved color for roofs throughout the Town, allowing permits to be processed more quickly to replace certain materials that are no longer modern or safe (in the case of cedar shake shingles).

Finally, staff is recommending a small change to the section of the CDC that relates to review process itself for Class 3 design reviews that will eliminate a conflict around the actions taken by the DRB. Two separate sections state that the DRB "shall review and approve" initial reviews but later states that "no action will be taken" at the initial review. This conflicting language is problematic for the Town and staff is recommending that the DRB be allowed to take action on these reviews.

STAFF RECOMMENDATION

Staff recommends approval to the Town Council of the proposed Community Development Code Amendments through the attached draft Ordinance.

DESIGN REVIEW BOARD RECOMMENDATION

The Design Review Board reviewed the recommended changes at their July 11, 2024 regular meeting and recommended approval to the Town Council by a vote of 7 to 0. The DRB requested to add the ability to allow for “metal fascia” to be added to the allowable roofing materials under the CDC.

PROPOSED MOTION

“I move to approve an Ordinance regarding the proposed changes to the Community Development Code to Sections 17.4.3 Development Review Procedures, 17.4.11 Design Review Process, and 17.5.6 Building Design as attached hereto as Exhibit A on first reading, and setting a second reading and public hearing for August 15, 2024.”

ATTACHMENT

- Exhibit A - Proposed Redline CDC Amendment. Deletions are shown in ~~striketrough~~ and additions are shown in **bold and underlined**.
- Exhibit B – Draft Ordinance

Exhibit A

17.4.3. Development Review Procedures

G. *Step 7: Schedule Review Authority Public Hearing*

2. *Class 3, 4 and 5 Applications.*

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

- i. The development application has addressed any required plan revisions;
- ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and
- iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.

iv. For Class 3 applications, an Initial Architecture and Site Review hearing has been scheduled prior to the scheduled date for the Final Review public hearing, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for ~~final~~ **Final Architecture Review** approval at a subsequent Design Review Board meeting, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

J. *Step 10: Review Authority Public Hearing or Meeting.*

2. *Class 3 Applications.* ~~Prior to taking any action on a class 3 development application~~ **Unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review,** the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public.

K. *Step 11: Review Authority Action on a Development Application.*

2. *Class 3 Applications.* The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.** However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public hearing shall be continued in

the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

17.4.11. Design Review Process

C. Review Process

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing ~~and no action will be taken.~~

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

17.5.6. Building Design.

C. Roof Form.

3. Roof Material.

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Metal roof material **and fascia** limited to the following: rusted, **dark/classic bronze**, black or gray standing seam, bonderized or corrugated metal (not reflective);

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. Copper;

(a) Copper shall only be considered when it is proposed with a brown patina finish.

(b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

(i) Durable;

(ii) High strength, both material and shape;

- (iii) Low absorption or permeability
 - (iv) High freeze/thaw damage resistance;
 - (v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
- d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a **Final Architecture Review of** a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:
 - i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - ii. Earthen/Landscaped Green Roofs
- e. Village Center roofing material will require a **Final Architecture Review** of a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:
 - i. Burnt sienna concrete tile.
 - ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
 - iii. Brown patina copper
 - iv. Metal roofing material **and fascia** limited to the following: **dark/classic bronze,** black or gray standing seam bonderized (not reflective)
 - v. Zinc
 - vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
- f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.
 - i. Permitted roof materials are listed in e.i-vii above.
 - ii. Rusted metal and/or corrugated metal may be approved so long as it is contextually compatible in design, color, theme and durability.
- g. The following requirements are applicable to all roofing:
 - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. All rusted metal roofing materials shall be pre-treated to produce rusting prior to the issuance of a certificate of occupancy.
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.

ORDINANCE NO. 2024-__

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AMENDING SECTIONS 17.4.3, 17.34.11, AND 17.5.6 OF THE MOUNTAIN VILLAGE MUNICIPAL CODE CONCERNING ROOFING MATERIALS AND DESIGN REVIEW PROCESSES

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (“Charter”); and

WHEREAS, section 17.5.6.C.3 of the Mountain Village Municipal Code (“Code”) sets forth the Town’s design standards (“Design Standards”), including roofing materials allowed in the Village Center and throughout the Town; and

WHEREAS, in order to better meet current design objectives of the Design Review Board and residents, the Town desires to update its Design Standards to allow for certain materials and to streamline the design review process as it relates to roofs in the Village Center; and

WHEREAS, the Town Council finds and determines that it is in the best interests of the Town and its residents to amend the Design Standards as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Amendment. The Town Council hereby amends Section 17.5.6.C.3 of the Code as set forth in Exhibit A, attached hereto and incorporated by reference herein, with added language in **bold** and underlined typefaces and removed language ~~stricken~~.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Effective Date. This Ordinance shall become effective 30 days after publication following second reading and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Town Clerk.

Section 6. Public Hearing. A public hearing on this Ordinance was held on the ___ day of _____, 2024, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 7. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18th day of July, 2024.

TOWN OF MOUNTAIN VILLAGE:

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

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this ___ day of _____, 2024.

TOWN OF MOUNTAIN VILLAGE:

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

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk
Approved as to Form:

David McConaughy, 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. 2024-__ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 _____, 2024, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				

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 _____, 2024 in accordance with Section 5.2(d) of the Town of Mountain Village Home Rule Charter.
4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2024. At the public hearing, the Ordinance was considered, read by title, and approved with 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
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				

5. The Ordinance has been republished as required by the Charter on _____, 2024, 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 _____, 2024.

Susan Johnston, Town Clerk
(SEAL)

Exhibit A

17.4.3. Development Review Procedures

G. *Step 7: Schedule Review Authority Public Hearing*

2. *Class 3, 4 and 5 Applications.*

a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

- i. The development application has addressed any required plan revisions;
- ii. The applicant has amended the development application to address any discretionary plan revisions or provided a written narrative why the development application does not need to be amended to address such discretionary requirements; and
- iii. The development application contains sufficient detail to allow a thorough review of the proposal by the review authority per the applicable requirements of this CDC and the applicable criteria for decision.

iv. For Class 3 applications, an Initial Architecture and Site Review hearing has been scheduled prior to the scheduled date for the Final Review public hearing, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

b. Certain class 5 applications are exempt from the need to conduct a public hearing as outlined in step 10 and the public hearing noticing requirements.

c. Class 3 applications will require a two-step process consisting of an Initial Architecture and Site Review hearing, followed by a public hearing for final **Final Architecture Review** approval at a subsequent Design Review Board meeting, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

J. *Step 10: Review Authority Public Hearing or Meeting.*

2. *Class 3 Applications.* ~~Prior to taking any action on a class 3 development application~~ **Unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review,** the DRB shall hold at least one (1) Initial Architecture and Site Review hearing and at least one (1) Final Review public hearing held at a subsequent DRB agenda for the purpose of considering recommendations from the Planning Division, the Design Review Board, other agencies and testimony from the applicant and the public.

K. *Step 11: Review Authority Action on a Development Application.*

2. *Class 3 Applications.* The following options are available to the review authority when acting on class 3 development applications:

a. *Initial Architecture and Site Review.* The Design Review Board shall review and approve an Initial Architecture and Site Review application before the application is allowed to proceed to a subsequent agenda for a public hearing and Final Review, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.** However, the public hearing and Final Review may be noticed concurrently with the Initial Architecture and Site Review application and such public hearing shall be continued in the event the Sketch Review application hearing is not approved before the noticed date for the Final Review public hearing

17.4.11. Design Review Process

C. Review Process

3. *Class 3 Development Applications.* All other Design Review Process development applications not listed above shall be processed as class 3 applications. Class 3 applications consist of two steps as outlined below, **unless otherwise authorized elsewhere in this CDC under Section 17.5.6 as a single Final Architecture Review.**

a. *Initial Architecture and Site Review.* The intent of the Initial Architecture and Site Review is to allow the DRB a preliminary review of the composition of the project to determine whether it is responsive to the Town Design Theme; fits within the context of the existing neighborhood and to identify potential variations. The review is not a public hearing ~~and no action will be taken.~~

i. *Initial Architecture and Site Review Disclaimer.* Any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. An Initial Architecture and Site Review shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the final review process.

b. *Final Review.* Held on a subsequent agenda after the Initial Architecture and Site Review, the Final Review is a public hearing to determine the project's consistency with the Town Design Theme and compliance with the CDC.

17.5.6. Building Design.

C. Roof Form.

3. Roof Material.

a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.

b. The review authority may require class A roofing materials as a fire mitigation measure.

c. Permitted roof material outside the Village Center include:

i. Metal roof material **and fascia** limited to the following: rusted, **dark/classic bronze**, black or gray standing seam, bonderized or corrugated metal (not reflective);

ii. Zinc;

iii. Minimum 1/2" slate; and

iv. Copper;

(a) Copper shall only be considered when it is proposed with a brown patina finish.

(b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.

v. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.

(a) Synthetic roofing material shall be:

(i) Durable;

(ii) High strength, both material and shape;

(iii) Low absorption or permeability

(iv) High freeze/thaw damage resistance;

- (v) Color throughout the tile (not surface applied); and high-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
- d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a **Final Architecture Review of** a class 3 development application if the DRB finds the roofing material is consistent with the Town design theme and the applicable Design Regulations:
 - i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - ii. Earthen/Landscaped Green Roofs
- e. Village Center roofing material will require a **Final Architecture Review** of a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing material is consistent with the Town design theme and applicable Design Regulations:
 - i. Burnt sienna concrete tile.
 - ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
 - iii. Brown patina copper
 - iv. Metal roofing material **and fascia** limited to the following: **dark/classic bronze**, black or gray standing seam bonderized (not reflective)
 - v. Zinc
 - vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (nonreflective).
 - vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
- f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.
 - i. Permitted roof materials are listed in e.i-vii above.
 - ii. Rusted metal and/or corrugated metal may be approved so long as it is contextually compatible in design, color, theme and durability.
- g. The following requirements are applicable to all roofing:
 - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. All rusted metal roofing materials shall be pre-treated to produce rusting prior to the issuance of a certificate of occupancy.
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.



AGENDA ITEM 14
COMMUNITY DEVELOPMENT DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: Drew Nelson, Senior Planner
FOR: Town Council Regular Meeting and Public Hearing – July 18, 2024
DATE: July 9, 2024
RE: Staff Memo – Conditional Use Permit Application, Town of Mountain Village Public Right-of-Way, pursuant to CDC Section 17.6.5

APPLICATION OVERVIEW: Conditional Use Permit for Telecommunications Facilities Throughout the Town of Mountain Village

PROJECT GEOGRAPHY

Legal Description: N/A – Public Right-of-Way

Address: 455 Mountain Village Boulevard

Applicant/Agent: Terry Cope, Toro Vertical, Inc.

Owner: Town of Mountain Village

Zoning: N/A – Right-of-Way

Existing Use: Right-of-Way

Proposed Use:

Telecommunications Facilities

Lot Size: N/A

Adjacent Land Uses:

- **North:** N/A
- **South:** N/A
- **East:** N/A
- **West:** N/A

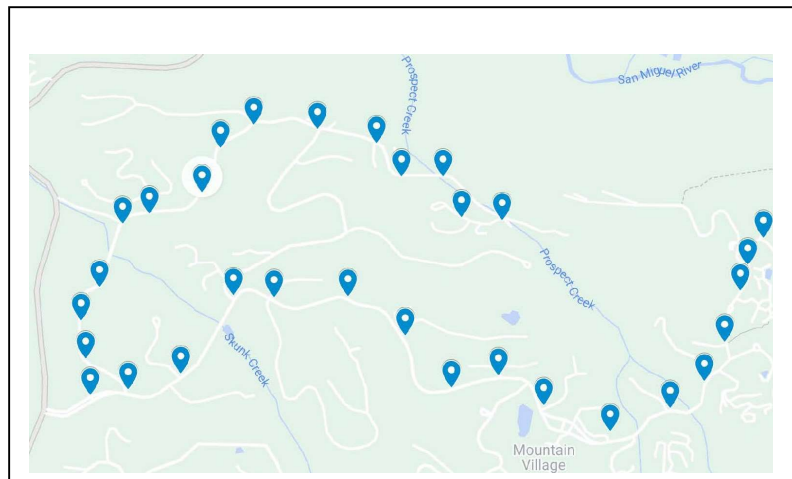


Figure 1: Vicinity Map, Potential Pole Locations

ATTACHMENTS

Exhibit A: Project Narrative/Pictures

Exhibit B: Staff/Public Comments

Case Summary: Terry Cope, on behalf of applicant Toro Vertical, Inc. dba/Toro Blanco Group, has submitted an application for a Conditional Use Permit to install telecommunications equipment within public right-of-way in the Town of Mountain Village for the purpose of deploying high-speed internet service, also known as “small cell” or 5G. The Town implemented certain design and siting regulations in 2021 to manage these installations, including a prohibition on poles being less than six hundred feet (600’) from one another and no more than twenty-five feet (25’) in height. State and federal regulations govern the installation of certain telecommunications devices, preempting local regulations that may otherwise limit the Town’s management of 5G equipment. Essentially, the infrastructure is permitted to be a use-by-right within the Town’s public right-of-way.

Due to the state and federal regulations mentioned above, the Town is in a unique situation as our ability to regulate these facilities is generally limited to location and design. In many ways, this makes a review by both the Town Council and staff a departure from normal review procedures where the Town has distinct and clear standards. This staff report will make relevant issues clearer for the Town Council’s consideration, but additional issues remain to be addressed with the Town Council with the approval of any final agreement between the Town and the applicant in a form acceptable to the Town Attorney.

The proposal, as indicated in the attached documentation, includes cut sheets and designs for light poles up to twenty-five feet (25’) in height along Mountain Village Boulevard and Adams Ranch Road. The project would replace some existing light poles, generally located at intersections, with a new light standard that includes additional pole height for the telecommunications antennas. All equipment related to the operations of the system is proposed to be located underground adjacent to the poles themselves, preserving the visual aesthetics of the existing pole locations.

The applicant is proposing to utilize three different designs, depending on the site conditions. The first would replace existing intersection lighting with a dual light standard found at most intersections in the Town. The second would be a replacement for existing parking lot lighting, such as that found in the Village Market parking lot. The last would be a simple stand-alone pole that does not include any lighting.

It is the applicant’s desire to have the pole designs approved by the Town Council, with each individual site to be determined through negotiations between the applicant and Town staff. Specifically, the applicant is proposing to work through the Community Development and Public Works Departments to identify the best application for each site. Staff concurs that this is a logical approach and would propose standards for decision-making at each site (see below).

As noted above, the Town is bound to review the application under the auspices of HB 17-1193, which governs the installation of small wireless service infrastructure within a local government’s jurisdiction and clarifies that an expedited permitting process applies to small cell facilities and networks. The statute requires a review within a short period of time, and explicitly preempts local rules for uses – making small cell facilities a use by right in any zone district. The DRB’s review of this Conditional Use Permit was limited to the design of the poles themselves, which are proposed to match existing light poles or signs currently located within Mountain Village. The Design Review Board reviewed this application at their July 11, 2024 regular meeting and recommended denial by a vote of 7 to 0. In their recommendation of denial, the DRB cited concerns over the diameter and dimensions of the poles, the location of a meter disconnect box on the poles, the lack of lightning protection, and a lack of specificity on lighting lumens for luminaires as their reasons for recommending denial.

Applicable CDC Requirement Analysis: The applicable requirements cited below follow CDC Sections 17.4.14.D Conditional Use Permits, Criteria for Decision, 17.4.14.E General Standards for Review, and 17.6.5 Telecommunications Antenna Regulations. ***Please note that Staff comments will be indicated by Blue Text.***

17.4.14.D. Criteria for Decision.

Section 17.4.14.D contains nine criteria which must be met for approval of a Conditional Use Permit. Staff has described the criteria in relation to the proposed development below.

Conformity with Policies, Principles, and Actions of the Comprehensive Plan

The Town's Comprehensive Plan is relatively silent on privately-held infrastructure, but does offer some insight on the Town's goals for this type of improvement. In particular, the following apply to the proposed CUP application:

3G: Transportation and Infrastructure

- I. Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan*
- II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.*

Access to high-speed internet and cell services are ubiquitous across communities that attract both knowledge workers and tourism. At times, internet access can be bogged down in Mountain Village due to high levels of usage. While locals and visitors alike may be in Mountain Village to escape being accessible to the trappings of the internet, it is highly convenient and desired to still remain connected to allow for business and social networking. Adding capacity for access would meet the standards of the Comprehensive Plan to meet the expectations of residents and visitors alike.

In addition, there are areas of the ski area that suffer from low signal levels. This proposal does not include additional pole locations on ski area property; however, there may be opportunities for expansion in the future. The applicant is also working with the Town of Telluride to build out a network there, creating a synergy of use that many residents and guests can take advantage of. While the Town cannot mandate additional expansion on private property in the future, it should be implied that the Town expects the applicant to expand its offerings on the ski area to meet the demands of the Town's constituents.

Compatibility and Impacts to Surrounding Land Uses

The proposed use is compatible with surrounding uses, as the project would primarily replace existing light poles or sign posts along Mountain Village Boulevard and Adams Ranch Road. The applicant has requested that once the designs of the three pole types are considered and approved, they will work with Community Development and Public Works staff to choose the exact fixture that would be deployed in each location to build out their network. Town staff proposes a hierarchy of design features to evaluate each site as follows:

1. Replacement of existing light poles rather than new poles, eliminating additional clutter.
2. Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.

3. In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.
4. To the greatest extent possible, all pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.
5. All ancillary equipment shall be located underground.
6. To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.
7. Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.

Physical Hazards to Neighborhood, Public Facilities, Infrastructure, or Open Space

The application does not constitute a physical hazard to the neighborhood, public facilities, the Town's infrastructure, or open space. Rather, the application would increase digital access and capacity in a rural community that has had struggles providing accessibility to digital services. Increased access provides better equity across all income levels, which creates personal and business opportunities for consumers regardless of status. Section 17.6.5.D.4 also states, "Consideration of Radio Frequency Emissions. The environmental effects of radio frequency emissions shall not be considered an appropriate concern of an adjacent lot owner provided the antenna complies with the regulations of the Federal Communications Commission regarding such concern." This mimics state law preempting local governance of radio frequencies.

Significant Adverse Effect to Surrounding Property Owners and Uses

As noted above, Town staff would utilize a hierarchy-based decision-making process for each location to attempt to limit any effects to surrounding property owners. The goal would be to keep any new freestanding poles as far away as possible from residences along both Mountain Village Boulevard as well as Adams Ranch Road. It should be noted that there are no single-family residences that have access directly onto Mountain Village Boulevard, further limiting any impacts to residences that are adjacent to the roadway.

Significant Adverse Effect on Open Space or the Purposes of Facilities Owned by the Town

The proposed application would have a beneficial effect on facilities owned by the Town, as it would increase internet access while also providing access for the Town to fiber optic services utilized by the provider. A separate form of agreement between the Town and the applicant (currently being drafted by the Town Attorney) will outline the access provided to the Town and community at-large. The Town does gain benefits from the installation of the infrastructure that would build out the 5G network.

Adverse Environmental and Visual Impacts

The application would include installation of light poles and signs that would be up to twenty-five feet (25') in height. This height is taller than most light poles in the Town of Mountain Village; however, the light fixtures themselves would maintain the average light height of existing light poles throughout Town. This reduces the impact of taller light poles but does not eliminate the visual impact of the structures. The applicant has agreed to work with Town staff on where to site the poles, with a sensitivity towards keeping visual clutter to a minimum and being sensitive to environmental concerns of each location (i.e. snow storage, wetlands, etc.).

Adequate Infrastructure

The proposed 5G infrastructure would increase accessibility for residents and guest and add to the Town's overall infrastructure. This includes a negotiated level of access to fiber-optic infrastructure for the Town's IT Department that would increase the organization's capacity for transmission of data.

Damage or Contamination to Public, Private, Residential, or Agricultural Water Supply

The proposed infrastructure would not impact any water supply within Mountain Village.

Applicable Town Regulations and Standards

Section 17.6.5 of the CDC specifically relates to telecommunications antennae proposed to be located within the Town of Mountain Village. The following criteria are established by the CDC for telecommunication antennas:

- a. Visual impacts shall be mitigated to the extent practicable;

Staff Comment: The applicant has proposed three (3) different designs of poles to replace existing light poles or sign poles that are in compliance with the Town's lighting plan. This includes a dual-light intersection standard and a parking lot light pole that would be in line with the Town's standards. The intent is to not increase any visual impacts but to install infrastructure where visual impacts already exist.

- b. Antenna height shall be minimized to the extent practical with the acceptable height permitted determined by the review authority as a part of the required conditional use permit process.

Staff Comment: The applicant has indicated that all light poles will be no greater than twenty-five feet (25') in height, meeting the requirements of the Town's small cell regulations.

- c. The antenna shall be made available for the collocation of other telecommunication providers as a condition of approval with the goal to reduce the number of antennas in the Town to the extent practical; and

Staff Comment: The applicant has stated that the infrastructure can accommodate up to four (4) telecommunications carriers (such as Verizon, AT&T, etc.), but there is not an existing carrier identified in the application that is immediately prepared to provide service to the community. The applicant has indicated that they can meet the standards of the CDC for collocation.

- d. There are no other alternative antenna sites currently in existence in the Telluride/town region that provide for collocation and the desired telecommunication service, service area and telecommunication service provider's technical needs.

Staff Comment: Due to the nature of the technology, the shorter wavelengths of the 5G signals requires smaller distances between pole locations (generally as low as 600 feet). With the Town of Telluride working with the applicant on a franchise agreement

to bring similar technology to the region, it is staff's belief that this standard is being met.

In 2021, the Town of Mountain Village adopted Interim Small Cell Infrastructure Design Guidelines (attached), which provide additional restrictions for consideration by the DRB and Town Council:

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.

Staff Comment: The Town has analyzed the locations of each proposed pole, identifying a few locations where poles may be within 600' of each other (see attached map). Staff is requesting that any approval of the Conditional Use Permit allow for slight variations to locations in order to best place each pole, depending on the site conditions in place. The intent is to minimize visual clutter by placing poles in locations where infrastructure already exists, which may be within the 600' range of other installations.

2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.

Staff Comment: The applicant's designs include a detail showing sub-surface vaults for equipment (Sheet EV-2).

3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.

Staff Comment: As noted previously, each location will be reviewed by Community Development and Public Works staff; at that time, should there need to be a waiver from the Public Works Director it can be determined at that time.

4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'

Staff Comment: The applicant has noted that all poles shall not exceed twenty-five feet (25') on the cover sheet of each cover sheet of their designs in the pole/luminaire details.

5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.

Staff Comment: The applicant is not proposing to have building-mounted antennas.

6. Concealment of all small cell equipment and appurtenances shall be required.

Staff Comment: The applicant has indicated that they will meet all requirements for screening and concealment of equipment.

7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.

Staff Comment: Town staff is suggesting a variation to this standard to allow for the replacement of existing street lights or sign poles rather than adding to visual clutter. Most intersections in Mountain Village have street lights that could be modified to meet the anti-clutter goals of the community. Staff will ensure that all proper sight triangles are maintained to provide for safe traffic movement.

8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.

Staff Comment: The applicant has provided drawings that include three separate designs: (1) a standard pole that signage could be hung on, (2) a dual luminaire street lamp that matches the poles the Town uses in parking lots, and (3) a dual luminaire street lamp that matches the Town's intersection poles.

9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.

Staff Comment: The applicant has provided drawings that would allow for banner arms or other signage to be hung on the poles they are requesting to install.

10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.

Staff Comment: This will be monitored on a case-by-case basis for each location, and the Town Forester will be consulted on any locations where trees may be impacted.

11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.

Staff Comment: This is identified as a condition for any potential approval and is listed in the staff memo of record.

12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.

Staff Comment: The applicant has provided a spec sheet (Sheet F-1) that includes foundation details; this note will be added as a condition.

13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.

Staff Comment: As noted, this is a primary goal of the Town's review of this application, and is identified as the first criteria for review of all locations.

14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.

Staff Comment: Most of the proposed general locations are within the Mountain Village Boulevard or Adams Ranch Road right-of-way, outside of the gondola haul rope corridors. However, this requirement shall be met for any locations within the Village Center where conflicts could occur. This is listed as a condition.

15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.

Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

Staff Comment: This item will be addressed as part of the agreement between the Town and the applicant, approved as to form by the Town Attorney.

17.4.14.E. General Standards for Review

The location of a conditional use shall best serve the proposed use while minimizing potential adverse impacts.

The applicant has indicated that the proposed infrastructure installation will provide greater access to digital data through service carriers that commonly serve the residents and guests of Mountain Village. The adverse impacts are being minimized by the use of new light poles and signage that mimics the existing infrastructure in Mountain Village. The applicant is willing to work with Town staff on each proposed location to best limit any potential visual impact. Town staff is committed to ensure that each location will be best sited to allow for snow storage, proper sight triangles for traffic purposes, and limits to impacts to existing vegetation so that the aesthetics of Mountain Village are maintained.

Staff Recommendation: Staff recommends the Design Review Board recommend Town Council approval of the Conditional Use Permit, with conditions as noted below.

DRB Recommendation: The Design Review Board reviewed this application at their July 11, 2024 regular meeting and recommended denial of the Conditional Use Permit by a vote of 7 to 0. The reasons provided by the DRB for denial include concerns over the diameter and dimensions of the poles, the location of a meter disconnect box on the poles, the lack of lightning protection, and a lack of specificity on lighting lumens for luminaires as their reasons for recommending denial.

Staff Note: *It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.*

Proposed Motion:

If the Town Council moves to approve the Conditional Use Permit, Staff requests said approval condition the items listed below in the suggested motion.

I move to approve a Resolution approving a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village, based on the evidence provided in the staff memo dated July 9, 2024, and the findings of this meeting with the following conditions:

- 1) *The Conditional Use Permit shall be valid for a period of three (3) years, expiring on July 1, 2027. The applicant shall be solely responsible for any reapplication in the future.*
- 2) *The Conditional Use Permit shall only be applicable to the three (3) designs for light or sign poles as provided for in the attached cut sheet drawings, matching existing Town of Mountain Village light and sign pole standards.*
- 3) *The applicant shall enter into an agreement for location of infrastructure, the form of which to be approved by the Town Attorney, for access to fiber optic line infrastructure and other infrastructure, as determined acceptable by the Town Council.*
- 4) *Prior to design of each potential location for replacing light poles, sign poles, or installation of new light, sign, or standalone poles, the applicant shall work with Community Development and Public Works staff to best meet the Town's desired design by the following criteria:*
 - a) *Replacement of existing light poles rather than new poles, eliminating additional clutter.*
 - b) *Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.*
 - c) *In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.*
 - d) *To the greatest extent possible, all new pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.*
 - e) *All ancillary equipment shall be located underground.*
 - f) *To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.*
 - g) *Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.*
 - h) *All poles/structures shall be at least thirty-five feet (35') from the outside edge of the designated haul rope corridors.*
- 5) *Prior to construction, the applicant shall add a note to Sheet F-1 stating, "Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado."*
- 6) *Should the technology become obsolete, or should the applicant abandon the infrastructure, the ownership of all light poles, sign poles, fiber optic conduit, and all other infrastructure comprising the system may become the property of the Town of Mountain Village at the Town's discretion.*
- 7) *The applicant shall be responsible for all maintenance of the system, including replacement of any infrastructure damaged by accident or act of god outside of the Town of Mountain Village's control.*

- 8) *Each individual site application shall include a visual mitigation plan to be submitted by the Applicant pursuant to CDC Section 17.6.5(D)(1)(a), which shall be subject to review and approval by Town Staff.*
- 9) *Pursuant to CDC Section 17.6.5(D)(7), any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the Applicant shall be required to remove the same within ninety (90) calendar days of the issue date of a notice from the Town to remove the antenna.*

If the Town Council moves to deny the Conditional Use Permit, Staff requests said approval condition the items listed below in the suggested motion.

I move to deny a Resolution approving a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village, based on the evidence provided in the staff memo dated July 9, 2024, and the findings of this meeting with the following reasons for said denial:

- _____
- _____
- _____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF
TELECOMMUNICATION FACILITIES IN TOWN RIGHTS OF WAY**

RESOLUTION NO. 2024-__

WHEREAS, Toro Vertical, Inc. d/b/a Toor Blanco Group (the “Applicant”) has applied for a Conditional Use Permit to authorize the installation and use of “small cell” or “5G” telecommunications equipment within several town public rights of way including Mountain Village Boulevard and Adams Ranch Road; and

WHEREAS, Section 17.6.5 of the Community Development Code (“CDC”) provides standards applicable to all telecommunications antennas within the Town, including such equipment within public rights of way, and Section 17.6.5(C) provides that such uses shall be subject to the Conditional Use Permit Process set forth in the CDC; and

WHEREAS, the Applicant has proposed three different designs of poles not to exceed twenty-five feet (25’) in height to replace existing light poles or sign poles and house the new equipment, not to exceed a total of thirty-one (31) new poles where such new equipment would be located; and

WHEREAS, the Design Review Board (“DRB”) reviewed the Applicant’s proposal and Town Staff’s recommendations at a public meeting held on July 11, 2024 and voted to recommend that the Town Council deny the Conditional Use Permit application; and

WHEREAS, for purposes of this Resolution the “Application” consists of the materials submitted to the Town and itemized on Exhibit A, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public meetings before the DRB and Town Council; and

WHEREAS, the Town Council held a public hearing to consider the Application on July 18, 2024, and considered the report and recommendations of Town Staff, the DRB, testimony and/or documentation from the Applicant, public comments, and such other information as may be included in the record of the hearing; and

WHEREAS, the public hearings and meetings to consider the Application were duly noticed and held in accordance with the Town’s Community Development Code (“CDC”); and

WHEREAS, the Town Council has considered the general standards for review set forth in Section 17.4.14.E of the CDC, as well as the specific criteria set forth in Section 17.6.5 of the CDC and finds that each of the following have been satisfied or will be satisfied upon compliance with the conditions of this Resolution as set forth below:

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source;
9. Visual impacts will be mitigated to the extent practical, subject to the conditions below;
10. Antenna height of twenty-five feet (25') maximum is the minimum practical height and is acceptable;
11. Antennas shall remain available for colocation of other equipment;
12. The proposed locations are appropriate and necessary to address the service provider's technical needs;
13. The proposed equipment will comply with applicable Federal Communications Commission regulations and other applicable state or federal regulations; and
14. The proposed conditional use permit meets all applicable Town regulations and standards.

WHEREAS, the Town Council has also considered the 2021 Interim Small Cell Infrastructure Design Guidelines and addressed them in the conditions below; and

WHEREAS, the Town Council now desires to approve the Application, subject to the terms and conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that:

Section 1. Recitals. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Resolution.

Section 2. Approval. The Town Council hereby approves a Conditional Use Permit for the construction of up to thirty-one (31) replacement towers and associated telecommunications equipment based on three designs as described in the Application to be located within the rights of way for Mountain Village Boulevard and Adams Ranch Road. Provided that each specific tower and facility is generally consistent with the Application, the Town Manager or his designee is authorized to approve each individual site and facility without further action by Council, provided that each such individual facility complies with the conditions of this Resolution and all other applicable regulations including the CDC. If the Town Manager denies any such individual site application(s), the Applicant may appeal to the Town Council for de novo review and consideration at a noticed public hearing, as allowed under CDC Section 17.2.2.A.11.

Section 3. Conditions. The Approval is subject to the following terms and conditions:

- 1) The Conditional Use Permit shall be valid for a period of three (3) years, expiring on July 1, 2027. The applicant shall be solely responsible for any reapplication in the future.
- 2) The Conditional Use Permit shall only be applicable to the three (3) designs for light or sign poles as provided for in the attached cut sheet drawings, matching existing Town of Mountain Village light and sign pole standards.
- 3) The applicant shall enter into an agreement for location of infrastructure, the form of which to be approved by the Town Attorney, for access to fiber optic line infrastructure and other infrastructure, as determined acceptable by the Town Council.
- 4) Prior to design of each potential location for replacing light poles, sign poles, or installation of new light, sign, or standalone poles, the applicant shall work with Community Development and Public Works staff to best meet the Town's desired design by the following criteria:
 - a) Replacement of existing light poles rather than new poles, eliminating additional clutter.
 - b) Locate poles to facilitate the ability to store snow or materials without impeding sight triangles at all intersections.
 - c) In the absence of light poles, replace traffic signs with slim poles to mimic existing infrastructure.
 - d) To the greatest extent possible, all new pole locations shall be as far away from residences as reasonably allowed while accounting for signal coverage.
 - e) All ancillary equipment shall be located underground.
 - f) To the greatest extent possible, locations shall limit impacts to the natural environment, including vegetation and natural grade.
 - g) Locations may be slightly less than six hundred feet (600') apart in order to replace existing light poles rather than creating a new pole location at the discretion of the Town.
 - h) All poles/structures shall be at least thirty-five feet (35') from the outside edge of the designated haul rope corridors.
- 5) Prior to construction, the applicant shall add a note to Sheet F-1 stating, "Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado."
- 6) Should the technology become obsolete, or should the applicant abandon the infrastructure, the ownership of all light poles, sign poles, fiber optic conduit, and all other infrastructure comprising the system may become the property of the Town of Mountain Village at the Town's discretion.
- 7) The applicant shall be responsible for all maintenance of the system, including replacement of any infrastructure damaged by accident or act of god outside of the Town of Mountain Village's control.
- 8) Each individual site application shall include a visual mitigation plan to be submitted by the Applicant pursuant to CDC Section 17.6.5(D)(1)(a), which shall be subject to review and approval by Town Staff.
- 9) Pursuant to CDC Section 17.6.5(D)(7), any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the Applicant shall be required to remove the same within ninety (90) calendar days of the issue date of a notice from the Town to remove the antenna.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and adoption.

ADOPTED AND APPROVED by the Town of Mountain Village Town Council at a regular public meeting held on July 18, 2024.

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: _____
Marti Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney

Exhibit A

[LIST OF APPLICATION MATERIALS]



PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

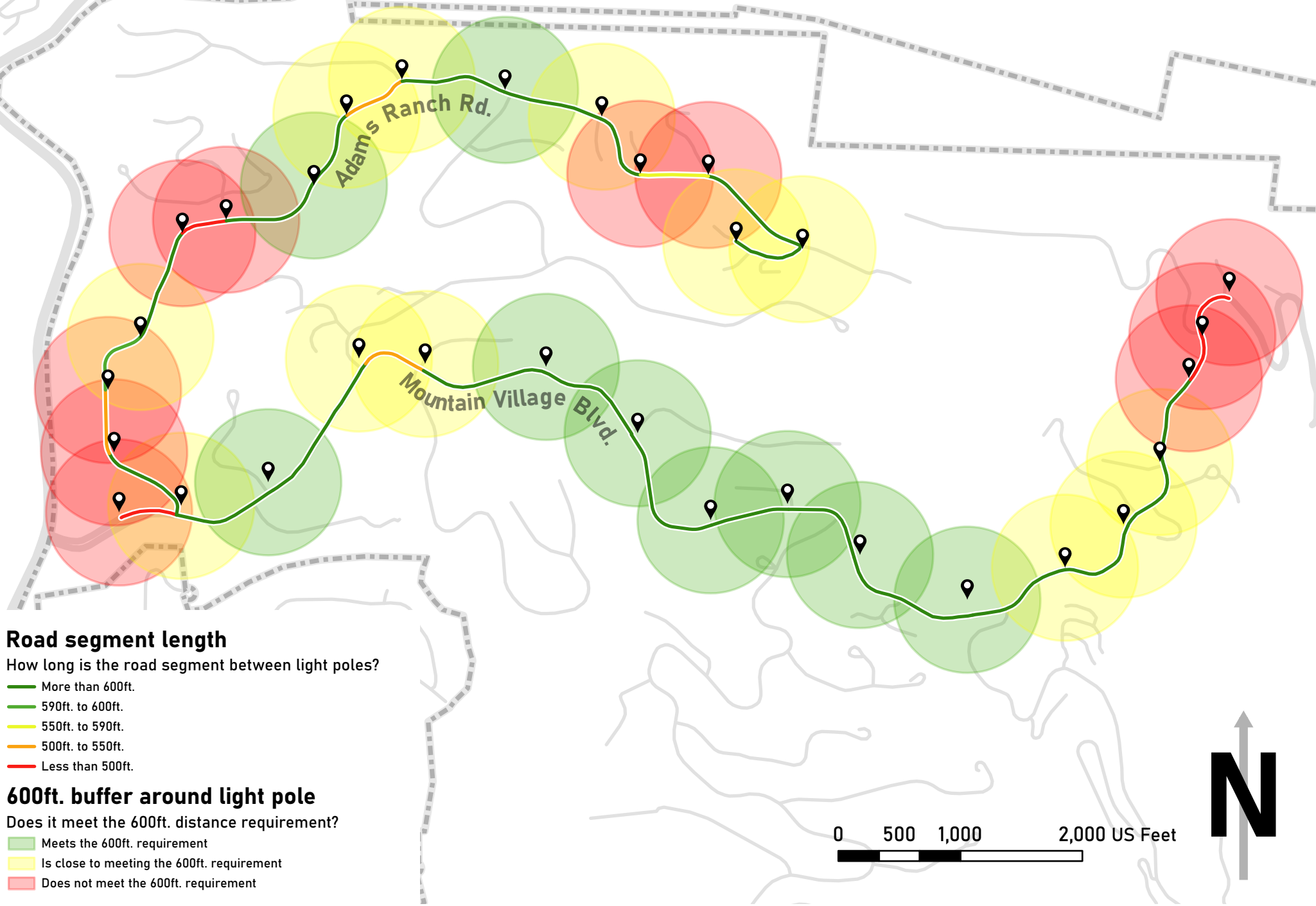
INTERIM SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES

Effective immediately, the following design guidelines shall apply to any new land use applications for the construction, reconfiguration, or addition to cell phone tower infrastructure, antennae, and transmission devices within the Town of Mountain Village, as defined by FCC Small Cell Order 18-133.

1. No towers or antennae will be permitted within 600' of any existing or proposed small cell tower or antennae equipment.
2. All small cell equipment and appurtenances shall be housed internally with regard to the pole or alternative tower structure which hosts the small cell antennas.
3. Electric metering structures and/or meters shall not be visible from the exterior of the pole or alternative tower structure which hosts the small cell antennas where the pole or alternative tower structure is located in Town right-of-way. This requirement may be wholly or partially waived by the Public Works Director where it is technically infeasible to place all or part of a meter internally.
4. Freestanding antennas, and/or any supporting equipment shall not exceed 25.'
5. Antennas mounted to a structure or building shall not be more than ten percent (10%) higher than the actual, as-built building or structure height to which such antenna is mounted.
6. Concealment of all small cell equipment and appurtenances shall be required.
7. Any stand-alone small cell facility shall not block windows or any building entrances. To the extent possible, poles shall be located at mid-blocks, away from intersections. All poles shall be located so as to ensure proper sight-triangles.
8. The pole design in the Town right-of-way shall match the color, aesthetics, spacing, and architectural characteristics of existing streetlights installed adjacent to the pole, or in the vicinity.
9. Poles and towers shall incorporate banner arms and luminaries to blend with the existing streetscape. A waiver of this requirement may be granted by the Public Works Director where it is deemed in the best interest of the public to do so.
10. Wireless communications facilities and equipment should not be installed within the dripline of any tree.
11. Any area disturbed during utility construction shall be revegetated and landscaped in accordance with the Landscaping Regulations.
12. Pole caissons should be circular in nature and designed to minimize impact of adjacent and future utilities. Concrete must follow the latest Colorado Department of Transportation (CDOT) Road & Bridge Specification for applicable design. All designs must be stamped and signed by a registered Professional Engineer in the State of Colorado.
13. The Town of Mountain Village encourages co-location of facilities and the location of facilities on existing infrastructure, such as Town-owned light poles, with the written approval of the Public Works Director.
14. Any pole/structure needs to be at least 35' from the outside edge of the designated gondola haul rope corridors.
15. The Town of Mountain Village reserves the right to remove and relocate infrastructure if necessary, or if alternative methods become available.
16. Reclamation and Abandonment. Notwithstanding the foregoing, any communication antenna that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of the antenna shall remove the same within ninety (90) calendar days of the issue date of the notice to remove the antenna.

Toro Blanco Light Pole Locations

Analysis of the 600ft. distance requirement



Road segment length

How long is the road segment between light poles?

- More than 600ft.
- 590ft. to 600ft.
- 550ft. to 590ft.
- 500ft. to 550ft.
- Less than 500ft.

600ft. buffer around light pole

Does it meet the 600ft. distance requirement?

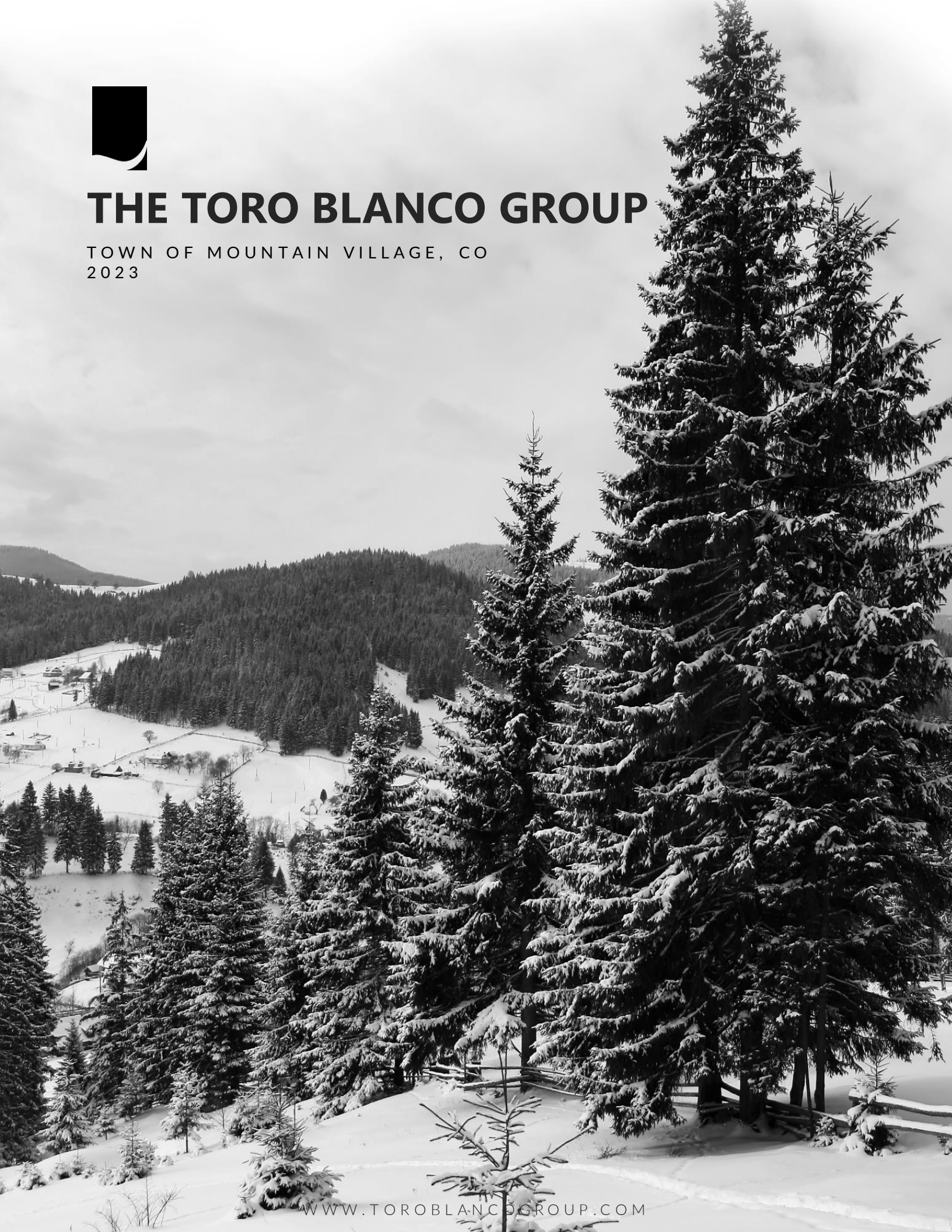
- Meets the 600ft. requirement
- Is close to meeting the 600ft. requirement
- Does not meet the 600ft. requirement





THE TORO BLANCO GROUP

TOWN OF MOUNTAIN VILLAGE, CO
2023





ABOUT US...

Toro Blanco designs and provides infrastructure for Smart Community solutions including 5G, Broadband, EV charging, and IoT applications.

We believe in a holistic, community first approach to infrastructure deployments, and that installations like Small Cells should be the backbone of a Smarter City, not cheapen your ROW.

Engagement on a detailed level is critical to Toro Blanco Group, and we've spent considerable time working on proposals for Telluride and many thoughtful hours with the planning community in town.

We hope you'll review us and our thoughts on the Town of Mountain Village as positively as we view your beautiful town.

Telluride Town of Mountain Village

Background

Toro Blanco has worked with Park City, UT and Telluride, CO to prepare for the latest deployments of 5G and modern technology with the least visible impact to the beautiful esthetics of these mountain towns.

We'd like to take this same approach to the Town of Mountain Village and based on our discussions propose the following for minimizing the impact of telecommunications.

Guiding Principles

Infrastructure for Town of Mountain Village:

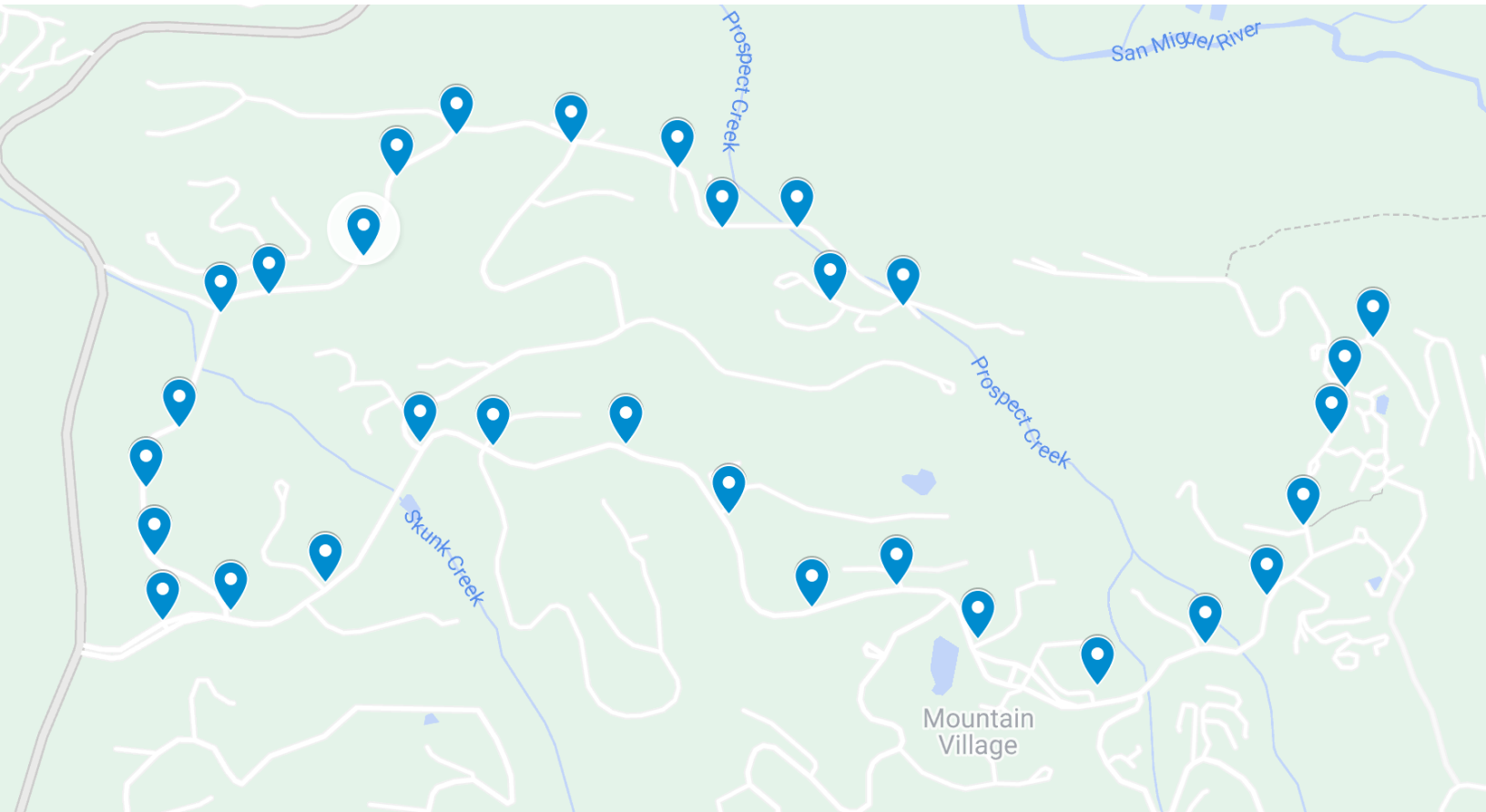
- Limit infrastructure to ROW
- Avoid Residential Areas
- Prioritize gathering areas, high visitor traffic and bus stops
- Install slimline structures similar to Telluride that will blend into existing surroundings
- Establish telecom backbone available for Town, Public Safety and future IT needs
 - Wayfinding, kiosk, security, SAR, Smart Community capabilities

Proposal

Two main lines of infrastructure development, placed in the ROW

- Mountain Village Blvd
- Adams Ranch to Meadows

We would ask permission to permit a collection of locations for a multi-carrier system using a unique design for the Town of Mountain Village that prioritizes the main thoroughfare, incorporates bus stops, and will facilitate coverage for key areas of the Town of Mountain Village with minimal impact to the viewshed.



OUTDOOR NETWORK

30 Nodes throughout town connected by a hybrid power/Fiber cable

A central location to house radio, either in existing facilities or in concealed outdoor furniture.

- Network will allow for Multi-carrier use
- Negate the need for separate poles for separate carriers
- Minimize construction and multiple telecom projects
- Incorporate Municipal network needs or future use

CAPABILITIES

Multi-Band Coverage

- Up to 8 (Eight) Bands of Coverage, Operating Frequencies from 380 – 2700MHz, 3.5GHz, 3.7GHz, and 28GHz or 39GHz.

Fiber Connectivity

- Connectivity throughout Main St and commercial areas also available for municipal use

DC Power Redundancy

- Cleaner power with built-in redundancies and battery backup for less network downtime.

INITIAL NODE SELECTION

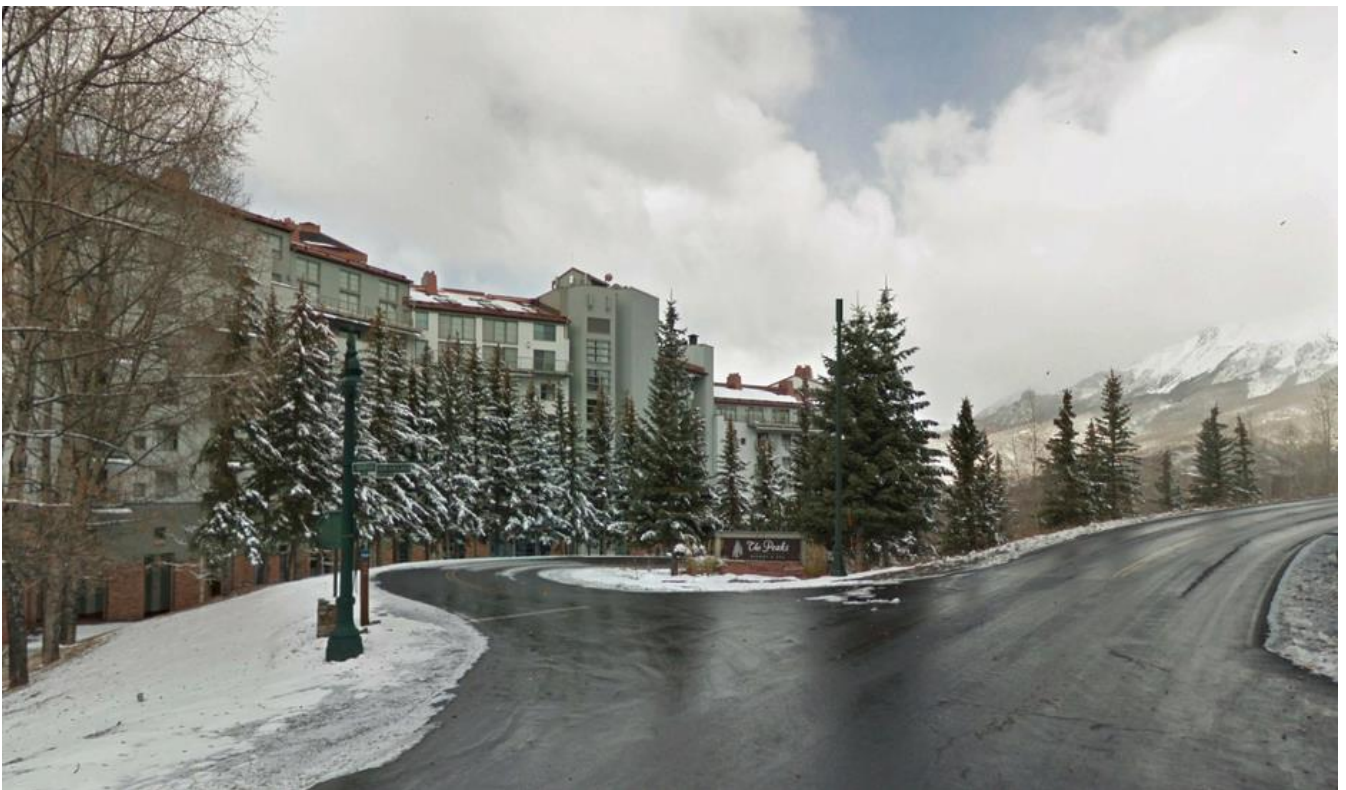
31 POTENTIAL LOCATIONS IDENTIFIED

These first locations selected based on suitability include some existing light poles. This is just an initial pass, and we would like your input on site selection and the viability of each location.

The recommended locations:

LAT	LON	CROSS-STREET	COMMENTS	SITE ID	NEW, REPLACEMENT, ATTACH TO EXISTING, OR LUMINAIRE
37.9393925	-107.84629	Mountain Valley Blvd & Sunny Ridge Pl			NEW POLE
37.9383817	-107.84702	Mountain Valley Blvd & Country Club Dr			NEW POLE
37.9374314	-107.84738	Mountain Valley Blvd & Madeline Hotel near Comm Boxes			NEW POLE
37.9355714	-107.84809	Mountain Valley Blvd & Aspen Ridge Dr	Replace wayfinding pole Bus Stop		NEW POLE
37.9341475	-107.84904	Mountain Valley Blvd & cross path near Vischer Dr			NEW POLE
37.933162	-107.85065	Mountain Valley Blvd & Prospect Creek near Comm Boxes			NEW POLE
37.9323008	-107.85341	Mountain Valley Blvd & Telluride Outfitters			NEW POLE
37.9332527	-107.85651	Mountain Valley Blvd & Fire Department	Bus Stop		NEW POLE
37.9343561	-107.85863	Mountain Valley Blvd & Lakespur Ln			NEW POLE
37.9339084	-107.8608	Mountain Valley Blvd & Lower Galloping Goose			NEW POLE
37.9357935	-107.86296	Mountain Valley Blvd & Victoria Dr			NEW POLE
37.9372343	-107.86562	Mountain Valley Blvd & Petra Domus			NEW POLE
37.9371926	-107.86903	Mountain Valley Blvd & Aj Dr			NEW POLE
37.9372484	-107.87096	Mountain Valley Blvd & Russell Dr near Comm boxes			NEW POLE
37.9344004	-107.87337	Mountain Valley Blvd & Pennington Pl			NEW POLE
37.933836	-107.87584	Mountain Valley Blvd & Adams Ranch Rd near Comm boxes			NEW POLE
37.9336327	-107.87757	Mountain Valley Blvd & Turnaround near entry			NEW POLE
37.9349532	-107.87779	Adams Ranch Rd near 130			NEW POLE
37.9363524	-107.878	Adams Ranch Rd near 140			NEW POLE
37.9375681	-107.87715	Adams Ranch Rd near 150			NEW POLE
37.939908	-107.87607	Adams Ranch Rd near 176 Skunks Creek			NEW POLE
37.9402786	-107.87483	Adams Ranch Rd near Adams Way Bus Stop			NEW POLE
37.9410662	-107.8724	Adams Ranch Rd near 214			NEW POLE
37.9426913	-107.87155	Adams Ranch Rd near 220			NEW POLE
37.9435195	-107.87	Adams Ranch Rd & Lawson Overlook	Bus Stop		NEW POLE
37.9433525	-107.86703	Adams Ranch Rd & Double Eagle	Bus Stop		NEW POLE
37.9428379	-107.8643	Adams Ranch Rd & Lupine Ln			NEW POLE
37.9416173	-107.86311	Adams Ranch Rd & Coyote Ct			NEW POLE
37.941624	-107.8612	Adams Ranch Rd & The Boulders	Bus Stop		NEW POLE
37.9400347	-107.85843	Adams Ranch Rd EV Charging Station			NEW POLE
37.9401326	-107.86033	Meadows Post Office			NEW POLE

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE

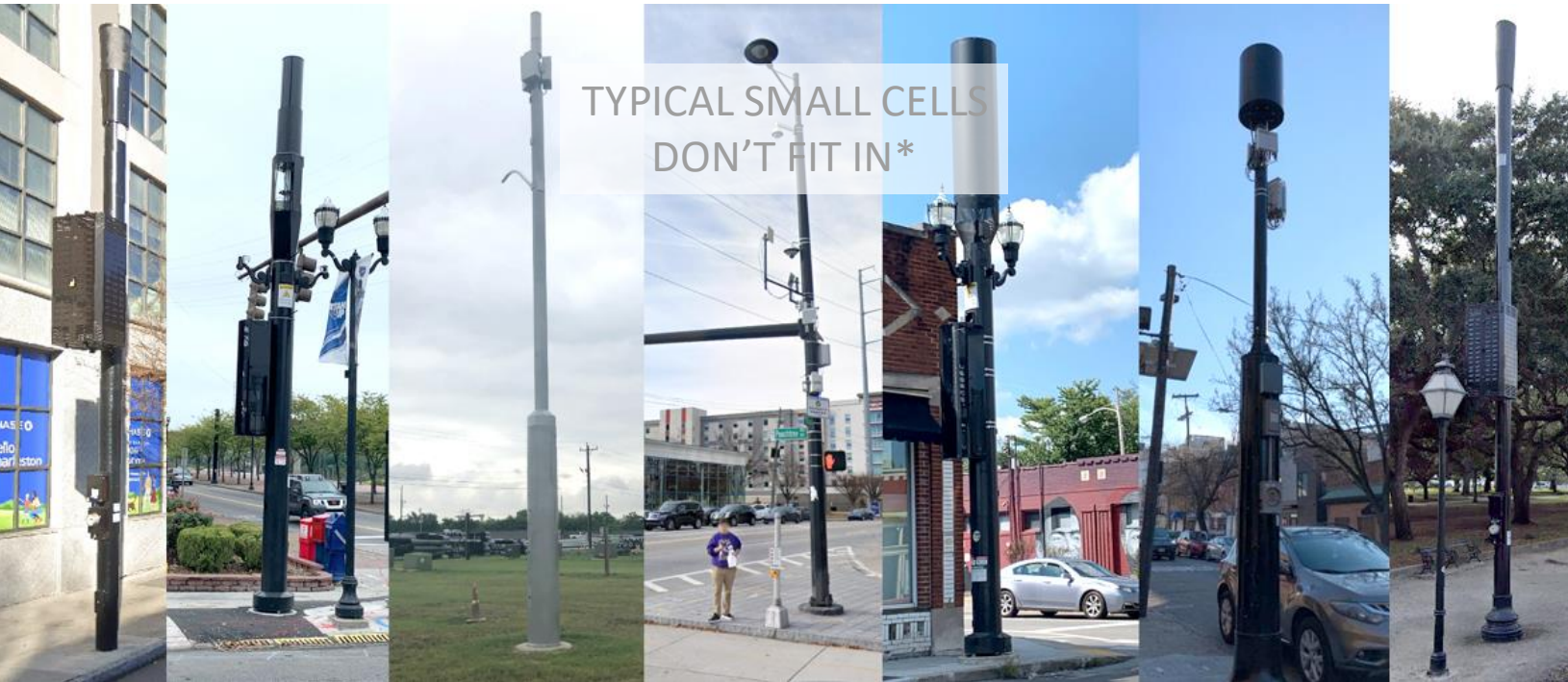


Location Example – final siting as determined by the city.

RENDERING OF STAND-ALONE POLE



Location Example – final siting as determined by the city.



**Small cells in Telluride don't have to look like this.*

CHALLENGES

of Traditional Small Cell Builds

1

Single Carrier Installations

Individual carrier nodes without the equipment sharing provided by a neutral host ODAS mean three to four times the overall amount of infrastructure, meaning more poles and more antennas cluttering the Telluride ROW.

2

Disjointed Build Out

Individual carrier build outs mean a piecemeal approach to connectivity in Telluride. Instead of one build that encompasses the whole town, like an ODAS, each carrier comes in separately to deploy their own equipment individually, meaning repeatedly tearing up streets and sidewalks.

3

Lack of Uniformity

By implementing one network across the entire town, we ensure uniformity across every antenna and pole installation. Individual carrier installations look different not only from carrier to carrier, but also from year to year, resulting in a myriad of installation types that clutter the Telluride ROW.

O-DAS BENEFITS

Minimize Net Growth of Poles
Multi-tenant Capability
Design Consistency

- Consistent, City-wide Solutions
- Multiple Carriers on every installation, sharing antennas, fiber, & power
- Custom Smart Poles & Concealments
- Smart City Infrastructure
- Open Access Network / Open Access Fiber
- 5G Readiness and Deployment
- Holistic, advanced system design
- Historical Accuracy, Aesthetic Integration
- Sustainable, climate resilient deployment
- DC micro grid - critical communications networks stay online, even during power outages



POLE DESIGN

MULTI-CARRIER STAND ALONE POLE



Design capable of accommodating 1-2 side mount lanterns for pedestrian lighting.



OUR ASK

Contact:

Terry Cope
Managing Partner
terry@toroblancogroup.com
M: 678.818.3797

Zack Hodgin
Managing Director
zack@toroblancogroup.com
M: 828.260.6238

Toro Blanco would like permission to apply for permits for these locations with the intent to build out the network within the next 12 - 24 months.

Advantages for The Town of Mountain Village include a multi-carrier network that minimizes the amount of infrastructure needed, prevents multiple project in town, and gives the town access to a network that can incorporate future IT and public safety projects.

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
COV-1	COVER / TITLE SHEET
LEG-1	LEGEND
SP-1	EXHIBIT PHOTO
SP-2	SITE PLAN
EV-1	PHOTO SIMULATION
EV-2	SUB-SURFACE VAULT DIAGRAM
EQ-1	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
EQ-2	EQUIPMENT DETAILS
F-1	FOUNDATION DETAILS
TC-1	VEHICULAR TRAFFIC CONTROL PLAN
TC-2	PEDESTRIAN SAFETY PLAN
GN-1	GENERAL NOTES
GN-2	GENERAL NOTES
GN-3	GENERAL NOTES

TBG MULTI-CARRIER WIRELESS NODE REPLACE WITH LIKE-FOR-LIKE 5G DECORATIVE STREET LIGHT

TORO BLANCO GROUP MULTI-CARRIER WIRELESS PROJECT SUMMARY

TORO BLANCO GROUP, LLC PROPOSES TO REPLACE AN EXISTING STREET LIGHT WITH A DECORATIVE STEEL LAMP POST CAPABLE OF ACCOMMODATING TELECOMMUNICATIONS EQUIPMENT WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. THE PROPOSED DESIGN IS CAPABLE OF ACCOMMODATING THE EQUIPMENT NECESSARY FOR UP TO FOUR (4) CARRIER SMALL CELLS. THE PROPOSED DESIGN IS TECHNOLOGICALLY CAPABLE OF ACCOMMODATING BOTH 4G AND 5G TECHNOLOGIES SIMULTANEOUSLY, AS WELL AS ANY NECESSARY CITY-OWNED SMART CITY DEVICES (SUCH AS, BUT NOT LIMITED TO, CAMERAS, WATER SENSORS, TRAFFIC SENSORS, POLLUTION MONITORS, ETC).

THE SCOPE OF THE INSTALLATION WILL CONSIST OF THE FOLLOWING:

- INSPECT EXISTING POLE AND FOUNDATION AND ESTABLISH STRUCTURAL FEASIBILITY FOR ANTENNA ATTACHMENTS, REPLACE IF NECESSARY
- INSTALL A NEW, FULLY CONCEALED SUB-SURFACE UTILITY ENCLOSURE WITH PROPOSED 5G TELECOMMUNICATIONS EQUIPMENT
- RESTORE SITE TO ORIGINAL OR BETTER CONDITION

TBG ID
US-CO-7117

CROSS STREETS:

Mountain Valley Blvd & Turnaround near entry

ADDRESS:

130 ADAMS RANCH RD

APPROXIMATE E911 ADDRESS, PENDING REVIEW

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OF EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PRIOR TO ANY CONSTRUCTION WORK, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. ALL UTILITIES SHALL BE MARKED.

THIS DESIGN IS SUBJECT TO ANY JURISDICTIONAL AND OWNER APPROVALS INCLUDING JURISDICTIONAL REQUIREMENTS, RF EQUIPMENT CONFIGURATION, AND FINAL UTILITY COORDINATION WITH PUBLIC POWER AND UTILITY PROVIDERS/CONTRACTOR TO CONFIRM FINAL REQUIREMENTS WITH OWNER.

CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS PRIOR TO STARTING CONSTRUCTION OR CLEARING OPERATIONS.

CONTRACTOR SHALL CALL "ONE CALL" AT 1-800-662-4111 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT OF WAYS.

NO PORTION OF THIS SITE IS LOCATED WITHIN PARKLAND OR LAND USED FOR PARK PURPOSES (IF SUCH LAND IS INCLUDED. DOCUMENTATION OF PARKS AND RECREATION DEPT APPROVAL IS REQUIRED AT THE TIME OF SUBMITTAL FOR GENERAL PERMIT PROGRAM APPROVAL).

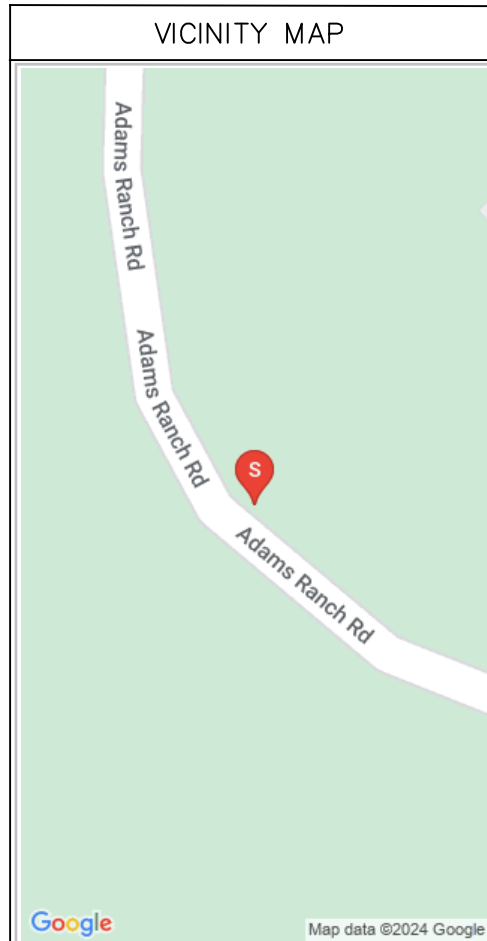
THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150' OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS NOT BEEN PERFORMED AS PART OF THIS PROJECT AND IS NOT REQUIRED.

APPROPRIATE EASEMENTS/APPROVALS MUST BE SECURED AND DOCUMENTED FOR PROJECT AREAS LOCATED OUTSIDE OF RIGHT OF WAYS. NO WORK SHALL BE PERFORMED WITHIN THESE AREAS UNTIL ASSOCIATED RIGHT OF ENTRY HAS BEEN SECURED. ADDITIONALLY, PROJECT PORTIONS IMPACTED BY LACK OF RECORDED DOCUMENT NUMBERS WILL NOT BE CONSIDERED FOR FORMAL REVIEW

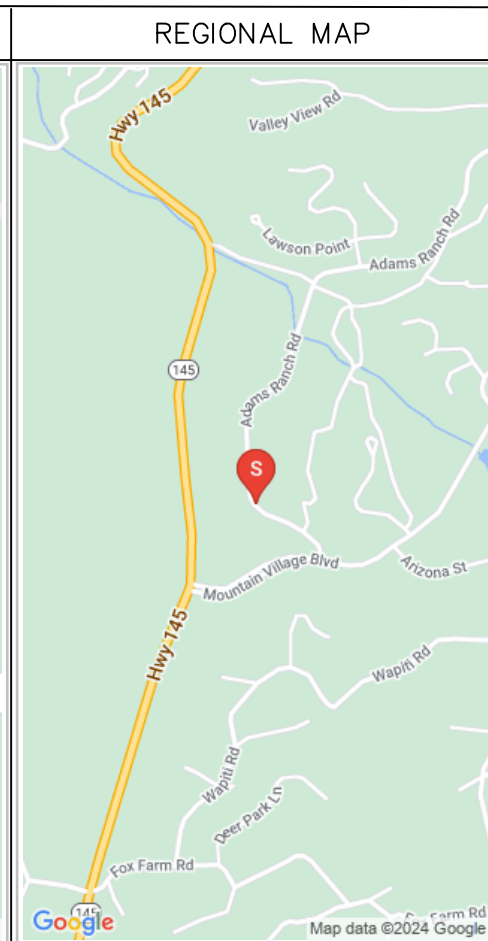
TRAFFIC CONTROL NOTE PRIOR TO INSTALLATION. OR THE START OF CONSTRUCTION. THE APPLICANT MUST SUBMIT TO THE RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. AND OBTAIN APPROVAL OF A TRAFFIC CONTROL PLAN UPDATED TO SHOW CURRENT CONDITIONS.

DO NOT SCALE DRAWINGS

CONTRACTORS SHALL VERIFY ALL PLANS, (E) DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



VICINITY MAP
PROJECT SITE
MAP DATA: © 2022 GOOGLE
SCALE: NTS



REGIONAL MAP
TBG SC SITE
MAP DATA: © 2022 GOOGLE
SCALE: NTS



PHOTO: POLE LOCATION (E)
REPLACE WITH LIKE-F
SCALE: NTS

PROJECT INFORMATION	
VB ID:	US-CO-7117
LATITUDE:	37.934953
LONGITUDE:	-107.87779
CROSS STREET:	Mountain Valley Blvd & Turnarot
E911 ADDRESS:	130 ADAMS RANCH I (APPROX)
FEMA FLOOD MAP	
CITY, STATE, ZIP:	TELLURIDE, CO 81435
COUNTY:	SAN MIGUEL COUNTY
JURISDICTION:	MOUNTAIN VILLAGE
PROPERTY OWNER:	PUBLIC RIGHT-OF-WAY
APPLICANT:	TORO BLANCO GROUP, LLC ATLANTA, GA 30360 PHONE: 678-818-3797

POLE/LUMINAIRE DETAILS	
EXISTING OVERALL POLE HEIGHT:	
EXISTING LUMINAIRE HEIGHT (T/):	
EXISTING POLE COLOR:	
EXISTING SIGNAGE HEIGHT (B/):	
EXISTING POLE MATERIAL:	
PROPOSED OVERALL STRUCTURE HEIGHT:	25.00'
*ALL HEIGHTS LISTED ARE FROM GROUND LEVEL (AGL) UNLESS OTHERWISE NOTED.	

NOTE

RESTORATION OF SITE AND ANY AFFECTED AREAS WILL BE TO ORIGINAL CONDITION OR BETTER. ADJUSTMENTS IN THE FIELD OR MODIFICATIONS TO THE PLAN SET MAY BE NECESSARY TO ACCOMMODATE FOR EXISTING UTILITIES OR OTHER FACILITIES.

DISCLAIMER

ANY INFORMATION AND ALL DESIGNS WITHIN THIS DOCUMENT ARE PROPRIETARY IN NATURE AND SHALL NOT BE REPRODUCED, USED, DISCLOSED, OR COPIED IN PART OR WHOLE WITHOUT WRITTEN CONSENT FROM TORO BLANCO GROUP, LLC.

CODE COMPLIANCE

ALL FEDERAL AND STATE REGULATORY REQUIREMENTS WILL BE FOLLOWED THROUGHOUT THE PERMITTING AND CONSTRUCTION OF THE FACILITIES PROPOSED WITHIN THESE PLANS. PLEASE NOTE THAT ALL INSTALLATIONS, MATERIALS, AND ANY WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND STANDARDS AS ADOPTED BY THE GOVERNING AUTHORITIES OF MOUNTAIN VILL, SAN MIGUEL COUNTY AND THE STATE OF CO. IN NO WAY IS ANYTHING WITHIN THESE PLANS INTENDED TO PERMIT WORK WHICH DOES NOT CONFORM TO THE MOST CURRENT EDITIONS OF THE RELEVANT CODES AND STANDARDS.

- INTERNATIONAL BUILDING CODE
- NATIONAL ELECTRICAL SAFETY CODE AND/OR SMPA
- STANDARDS
- TIA/EIA-222-G-2 OR LATEST EDITION
- LOCAL CITY OF MOUNTAIN / SAN MIGUEL COUNTY BUILDING / PLANNING CODE

Toro Blanco
Group
PHONE: 678-818-3797

TBG ID	US-CO-7117	I
DRAWN BY:	Z. HODGIN	
CHECKED BY:	B. KAUFFMAN	

B	7/2/2024	FOR NODE PERMIT
A	3/10/2024	FOR NODE PERMIT

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
BOCA RATON, FL 33487

PREPARED BY
TORO BLANCO GROUP, LLC
WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM

811 CONTACT BY BEFORE YOU DIG
SAFE DIGGING PARTNER

IF YOU DIG DIAL 811 FOR THE "ONE CALL CENTER" IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

**TITLE SHEET
COV-1**

UTILITY JOB #: UTILITY-JOB-NUMBER

PRELIMINARY PLANS - SUBMITTAL 02: 7/2/2024

MASTER LEGEND

EXISTING

ELECTRIC LINETYPES

— E — E —	ELECTRIC
— E-ABD — E-ABD —	ELECTRIC - ABANDONED
— E-UNK — E-UNK —	ELECTRIC - UNKNOWN
— OE — OE —	ELECTRIC - OVERHEAD
— UE — UE —	ELECTRIC - UNDERGROUND

ENVIRONMENTAL LINETYPES

— 10 YR —	FLOODPLAIN - 10 YEAR
— 25 YR —	FLOODPLAIN - 25 YEAR
— 50 YR —	FLOODPLAIN - 50 YEAR
— 100 YR —	FLOODPLAIN - 100 YEAR
— CEF — CEF —	CRITICAL ENVIRONMENTAL FEATURE
— CWQZ — CWQZ —	CRITICAL WATER QUALITY ZONE
— WQTZ — WQTZ —	WATER QUALITY TRANSITION ZONE

FORCE MAIN LINETYPES

— FM — FM —	FORCE MAIN
— FM-ABD — FM-ABD —	FORCE MAIN - ABANDONED
— FM-TBA — FM-TBA —	FORCE MAIN - TO BE ABANDONED
— FM-PVT — FM-PVT —	FORCE MAIN - PRIVATE
— FM-UNK — FM-UNK —	FORCE MAIN - UNK
— FM-08 — FM-08 —	FORCE MAIN - (SIZE)

GAS LINETYPES

— G — G —	GAS
— G-ABD — G-ABD —	GAS - ABANDONED
— G-TBA — G-TBA —	GAS - TO BE ABANDONED
— G-PVT — G-PVT —	GAS - PRIVATE
— G-UNK — G-UNK —	GAS - UNKNOWN
— G-08 — G-08 —	GAS - (SIZE)

MISC. / UNKNOWN LINETYPES

— M-UNK — M-UNK —	MISC. - UNKNOWN
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SANITARY SEWER (WASTEWATER) LINETYPES

— WW — WW —	WASTEWATER
— WW-ABD — WW-ABD —	WASTEWATER - ABANDONED
— WW-TBA — WW-TBA —	WASTEWATER - TO BE ABANDONED
— WW-PVT — WW-PVT —	WASTEWATER - PRIVATE
— WW-UNK — WW-UNK —	WASTEWATER - UNKNOWN
— WW-08 — WW-08 —	WASTEWATER - (SIZE)
— WW-08-PVC — WW-08-PVC —	WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

— STM — STM —	STORM SEWER
— STM-ABD — STM-ABD —	STORM SEWER - ABANDONED
— STM-TBA — STM-TBA —	STORM SEWER - TO BE ABANDONED
— STM-PVT — STM-PVT —	STORM SEWER - PRIVATE
— STM-UNK — STM-UNK —	STORM SEWER - UNKNOWN
— STM-08 — STM-08 —	STORM SEWER - (SIZE - UP TO 12")
— STM-36 — STM-36 —	STORM SEWER - (SIZE - 12" AND UP)

TELECOMMUNICATION LINETYPES

— T — T —	TELECOM
— T-ABD — T-ABD —	TELECOM - ABANDONED
— T-TBA — T-TBA —	TELECOM - TO BE ABANDONED
— T-PVT — T-PVT —	TELECOM - PRIVATE
— T-UNK — T-UNK —	TELECOM - UNKNOWN
— OT — OT —	TELECOM - OVERHEAD
— UT — UT —	TELECOM - UNDERGROUND
— FO — FO —	TELECOM - FIBER OPTIC
— AT&T — AT&T —	TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

— TC — TC —	TRAFFIC CONDUIT
-------------	-----------------

WATER LINETYPES

— W — W —	WATER
— W-ABD — W-ABD —	WATER - ABANDONED
— W-TBA — W-TBA —	WATER - TO BE ABANDONED
— W-PVT — W-PVT —	WATER - PRIVATE
— W-UNK — W-UNK —	WATER - UNKNOWN
— W-08 — W-08 —	WATER - (SIZE)
— W-08-PVC — W-08-PVC —	WATER - (SIZE) - (MATERIAL)

SYMBOLS

	ELECTRIC - VAULT
	ELECTRIC - PULLBOX
	ELECTRIC - PULLBOX - TRAFFIC TYPE
	ELECTRIC - LIGHT POLE
	ELECTRIC - PED XING SIGNAL
	ELECTRIC - TRAFFIC MAST
	ELECTRIC - AERIAL POLE
	ELECTRIC - SIGNAL CABINET
	TELECOMMUNICATION - MANHOLE / VAULT
	WATER - METER
	WATER - VALVE
	SANITARY SEWER - MANHOLE
	STORM DRAIN - MANHOLE
	STORM DRAIN - CURB INLET
	MANHOLE - UNKNOWN
	SITE - PARKING METER / PAY TO PARK KIOSK
	SITE - TRASH CAN
	SITE - BENCH
	SITE - VEGETATION - TREE

HATCHES

	CONCRETE
	ASPHALT
	GRASS
	PAVERS
	STONWORK

PROPOSED

ELECTRIC LINETYPES

— E — E —	ELECTRIC
— E-ABD — E-ABD —	ELECTRIC - ABANDONED
— E-UNK — E-UNK —	ELECTRIC - UNKNOWN
— OE — OE —	ELECTRIC - OVERHEAD
— UE — UE —	ELECTRIC - UNDERGROUND - TRENCH
— UE- — UE- —	ELECTRIC - UNDERGROUND - BORE

ENVIRONMENTAL LINETYPES

— SF — SF —	E&SC - SILT FENCE
— IP — IP —	E&SC - INLET PROTECTION
— RB — RB —	E&SC - ROCK BERM
— MS — MS —	E&SC - MULCH SOCK
— TP — TP —	E&SC - TREE PROTECTION FENCING
— TFD — TFD —	E&SC - TRIANGULAR FILTER DIKE
— LOC — LOC —	E&SC - LIMIT OF CONSTRUCTION
— CF — CF —	E&SC - CONSTRUCTION FENCING

FORCE MAIN LINETYPES

— FM — FM —	FORCE MAIN
— FM-ABD — FM-ABD —	FORCE MAIN - ABANDONED
— FM-TBA — FM-TBA —	FORCE MAIN - TO BE ABANDONED
— FM-PVT — FM-PVT —	FORCE MAIN - PRIVATE
— FM-UNK — FM-UNK —	FORCE MAIN - UNK
— FM-08 — FM-08 —	FORCE MAIN - (SIZE)

GAS LINETYPES

— G — G —	GAS
— G-ABD — G-ABD —	GAS - ABANDONED
— G-TBA — G-TBA —	GAS - TO BE ABANDONED
— G-PVT — G-PVT —	GAS - PRIVATE
— G-UNK — G-UNK —	GAS - UNKNOWN
— G-08 — G-08 —	GAS - (SIZE)

MISC. / UNKNOWN LINETYPES

— M-UNK — M-UNK —	MISC. - UNKNOWN
-------------------	-----------------

SANITARY SEWER (WASTEWATER) LINETYPES

— WW — WW —	WASTEWATER
— WW-ABD — WW-ABD —	WASTEWATER - ABANDONED
— WW-TBA — WW-TBA —	WASTEWATER - TO BE ABANDONED
— WW-PVT — WW-PVT —	WASTEWATER - PRIVATE
— WW-UNK — WW-UNK —	WASTEWATER - UNKNOWN
— WW-08 — WW-08 —	WASTEWATER - (SIZE)
— WW-08-CONC — WW-08-CONC —	WASTEWATER - (SIZE) - (MATERIAL)

STORM SEWER LINETYPES

— STM — STM —	STORM SEWER
— STM-ABD — STM-ABD —	STORM SEWER - ABANDONED
— STM-TBA — STM-TBA —	STORM SEWER - TO BE ABANDONED
— STM-PVT — STM-PVT —	STORM SEWER - PRIVATE
— STM-UNK — STM-UNK —	STORM SEWER - UNKNOWN
— STM-08 — STM-08 —	STORM SEWER - (SIZE - UP TO 12")
— STM-36 — STM-36 —	STORM SEWER - (SIZE - 12" AND UP)

TELECOMMUNICATION LINETYPES

— T — T —	TELECOM
— T-ABD — T-ABD —	TELECOM - ABANDONED
— T-TBA — T-TBA —	TELECOM - TO BE ABANDONED
— T-PVT — T-PVT —	TELECOM - PRIVATE
— T-UNK — T-UNK —	TELECOM - UNKNOWN
— OT — OT —	TELECOM - OVERHEAD
— UT — UT —	TELECOM - UNDERGROUND - TRENCH
— UT- — UT- —	TELECOM - UNDERGROUND - BORE
— FO — FO —	TELECOM - FIBER OPTIC
— AT&T — AT&T —	TELECOM - (OWNER)

TRAFFIC CONDUIT LINETYPES

— TC — TC —	TRAFFIC CONDUIT
-------------	-----------------

TRAFFIC CONTROL LINETYPES

	TRAFFIC CONTROL - BARRELS/CONES
	TRAFFIC CONTROL - BARRICADES

WATER LINETYPES

— W — W —	WATER
— W-ABD — W-ABD —	WATER - ABANDONED
— W-TBA — W-TBA —	WATER - TO BE ABANDONED
— W-PVT — W-PVT —	WATER - PRIVATE
— W-UNK — W-UNK —	WATER - UNKNOWN
— W-08 — W-08 —	WATER - (SIZE)
— W-08-PVC — W-08-PVC —	WATER - (SIZE) - (MATERIAL)

SYMBOLS

	ELECTRIC - VAULT / MANHOLE
	ELECTRIC - PULLBOX
	ELECTRIC - SMALL CELL LOWER SHROUD
	ELECTRIC - AERIAL POLE
	BORE PIT

Toro Blanco
Group

PHONE: 678-818-3797

TBG ID US-CO-7117 I

DRAWN BY: Z. HODGIN

CHECKED BY: B. KAUFFMAN

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verticalbridge
VERTICAL BRIDGE REIT, LLC
750 PARK OF COMMERCE DR, SUITE 200
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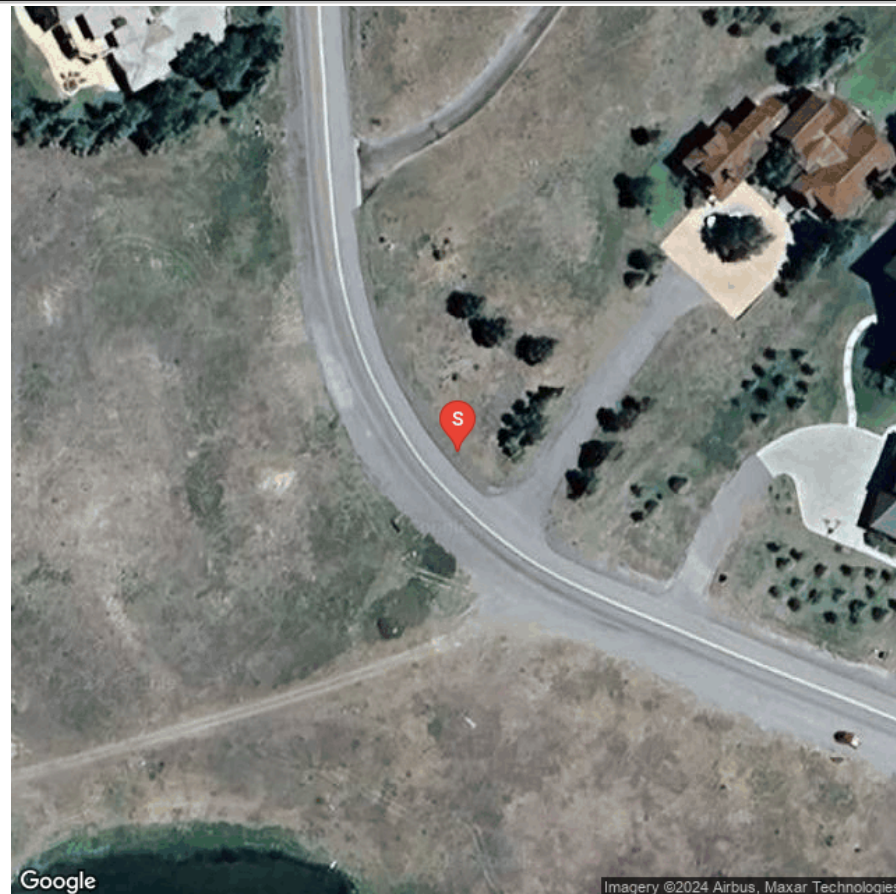
US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

LEGEND
LEG-1

UTILITY JOB #: UTILITY-JOB-NUMBER



1 PHOTO: EX.LAMP POST
SCALE: N.T.S.



2 MAP: AERIAL SITE LOCATION
SCALE: N.T.S.

UTILITY JOB #: UTILITY-JOB-NUMBER

SMPA NOTE:
FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES, AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OPERATIONS SHOWN ON PLANS.

!!! WARNING - UTILITIES CROSSINGS !!!
CONTRACTOR TO FIELD VERIFY ALL UTILITIES CROSSINGS TO AVOID CONFLICT (TYP.)

!!! WARNING !!!
OVERHEAD ELECTRIC LINES IN PROJECT AREA.

!!! WARNING !!!
GAS LINES IN PROJECT AREA.

!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.

GENERAL NOTES

1. EXISTING UTILITY LOCATIONS SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGES BY CONTRACTOR'S ACTIVITIES. DIFFERENCE IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL DETERMINE LOCATIONS AND DIMENSIONS OF STAGING AREAS AND BORE PITS PRIOR TO CONSTRUCTION. INFORMATION SHOWN ON PLANS IS FOR REFERENCE ONLY.
3. FOR INSTALLATIONS BY BORE, CONTRACTOR SHALL HAVE ALL BORING EQUIPMENT, BORE PITS AND NEW CONDUIT INSTALLATION TO BE A MINIMUM OF 60-INCH HORIZONTAL DISTANCE FROM EXISTING SMPA MANHOLES, PULL BOXES AND EXISTING DUCT BANK INFRASTRUCTURE DURING THE COURSE OF BORING OR EXCAVATING OPERATIONS SHOWN ON PLANS.
4. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE CITY OF MOUNTAIN VILLA WATER INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
5. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING OR EXCAVATING BORE PITS AND LOCATE ANY GAS INFRASTRUCTURE WITHIN 100' PRIOR TO BORING OR EXCAVATING.
6. ANY DISCREPANCIES FROM WHAT IS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
7. IF THERE ARE TREES WITHIN THE PROJECT LIMITS REFER TO/REQUEST FROM TORO BLANCO GROUP, LLC TREE PROTECTION AND ENVIRONMENTAL PROCEDURES.
8. REFER TO PARK CITY REQUIREMENTS REGARDING EXCAVATION SPOILS IN THE R.O.W. (REQUEST FROM TORO BLANCO GROUP, LLC IF NEEDED).
9. CONTRACTOR MUST MAINTAIN A MINIMUM 2 FT VERTICAL AND 3 FT HORIZONTAL CLEARANCE FROM OD TO OD ON ALL PARK CITY WATER INFRASTRUCTURE AND ANY GAS INFRASTRUCTURE. CONTRACTOR TO POT-HOLE ALL CROSSINGS PRIOR TO BORING, EXCAVATING, OR DIGGING BORE PITS. ANY DAMAGE TO CURBS & GUTTERS SHALL BE RESTORED AS PER CITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD. ANY DAMAGED SIDEWALKS SHALL BE RESTORED AS PER CITY OF MOUNTAIN VILLA DEPARTMENT OF PUBLIC WORKS STANDARD. ALL RESTORATION SHALL BE EQUIVARIANT OREXCEED LOCATION STATUS PRIOR TO CONSTRUCTION.
13. CAUTION! CONTRACTOR SHALL NOT DAMAGE EXISTING CURB INLET STRUCTURE.
14. CONTRACTOR SHALL PROVIDE APPROPRIATE SUPPORT BRACING WHEN EXCAVATING WITHIN 2FT OF POLES.
15. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO FENCES, LANDSCAPING, AND SPRINKLER SYSTEMS ON PRIVATE PROPERTIES, INCLUDING ANY ON CITY OF MOUNTAIN VILLA PROPERTY NOT DEEMED PART OF THE R.O.W. CONTRACTOR SHALL REPAIR TO EXISTING CONDITION OR BETTER.
16. CONTRACTOR SHALL COMPLY WITH CURRENT OSHA REGULATIONS PER STATE OF CO AND MOUNTAIN VILLAGE ORDINANCES AND APPROPRIATE SECTIONS OF SPECIFICATIONS CONCERNING EXCAVATION, TRENCHING, SHORING, AND BORING.
17. CONTRACTOR MUST OBTAIN PERMISSION FROM AFFECTED PROPERTY OWNERS FOR ANY CONSTRUCTION RELATED ACTIVITY THAT MAY ENCROACH ON ADJACENT PRIVATE PROPERTY.
18. APPROPRIATE EASEMENT/APPROVAL MUST BE SECURED FOR PROJECT AREAS OUTSIDE THE RIGHT OF WAY. NO WORK SHALL BE PERFORMED ON PRIVATE PROPERTY UNTIL RIGHT OF ENTRY AND EASEMENT HAS BEEN OBTAINED.
19. FOR TRENCHES GREATER THAN 4FT IN DEPTH, CONTRACTOR SHALL PROVIDE TRENCH SAFETY PLANS BY ENGINEER PRIOR TO BEGINNING CONSTRUCTION FOR APPROVAL. CONTRACTOR MUST COMPLY WITH OSHA STANDARDS FOR TRENCHING, BACKFILLING, EXCAVATION, AND SHORING REQUIREMENTS.
20. THE EXISTING GROUND SURFACE IS BASED ON CITY OF MOUNTAIN VILLA GIS DATA PROVIDED PRIOR TO THIS PLAN'S DATE.
21. CONTACT CITY OF MOUNTAIN VILLA TRANSPORTATION DEPARTMENT PRIOR TO CONNECTING TO ANY TRAFFIC SIGNAL EQUIPMENT, DEPARTMENT OF PUBLIC WORKS PRIOR TO CONNECTING TO ANY LIGHT POLE EQUIPMENT, REAL TIME CRIME CENTER PRIOR TO DISCONNECTING OR CONNECTING TO ANY EXISTING CAMERA EQUIPMENT, AND SMPA PRIOR TO CONNECTING TO ANY ELECTRICAL EQUIPMENT.

Toro Blanco
Group
PHONE: 678-818-3797

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CHECKED BY:	B. KAUFFMAN	

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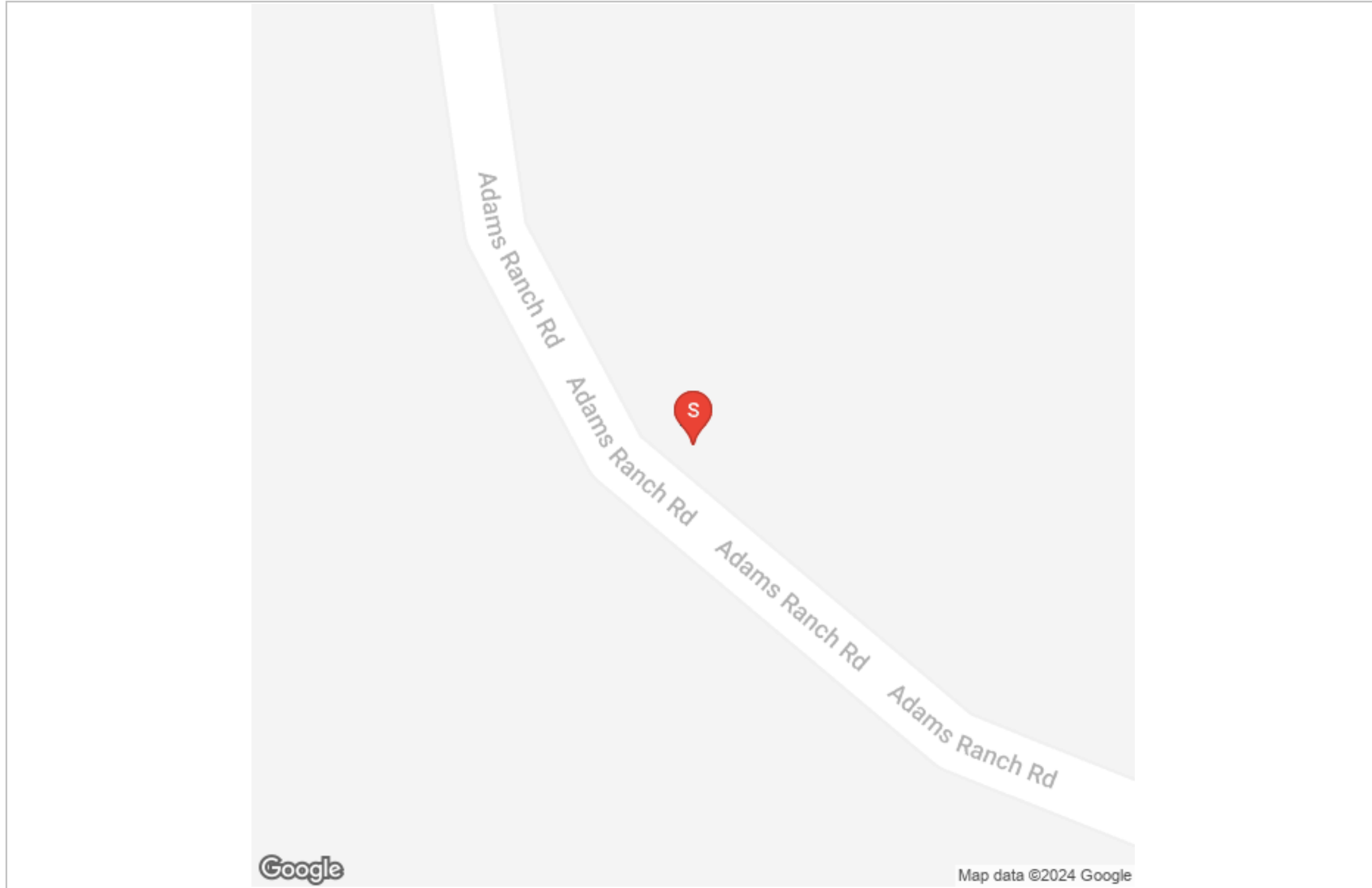
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US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

EXHIBIT SP-1

TBG ID	US-CO-7117	I
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CHECKED BY:	B. KAUFFMAN	

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LEGEND		
— W —	— W —	W-TER LINE
— STORM —	— DR-IN —	DR-IN LINE
— S — S — S —		SEWER LINE
— GAS —	— GAS —	G-S LINE
— ROW —	— RIGHT OF W-Y —	RIGHT OF W-Y
— P — P — P —		NEW OVHD POWER
— O/H —	— O/H —	EXISTING OVHD POWER
— P —	— P —	EXISTING UNGD POWER
— SC —		STREETCAR GUY WIRE

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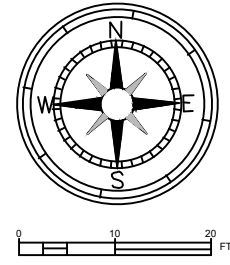
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UTILITY ENCLOSURE:
POTENTIAL FUTURE SUBSURFACE CLIMATE CONTROLLED ENCLOSURE TO BE INSTALLED WITHIN 20' OF THE PROPOSED POLE SITE FOR ADDITIONAL FUTURE EQUIPMENT STORAGE.



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1 ENLARGED SITE PLAN
SCALE: 1" = 15'

UTILITY JOB #: UTILITY-JOB-NUMBER

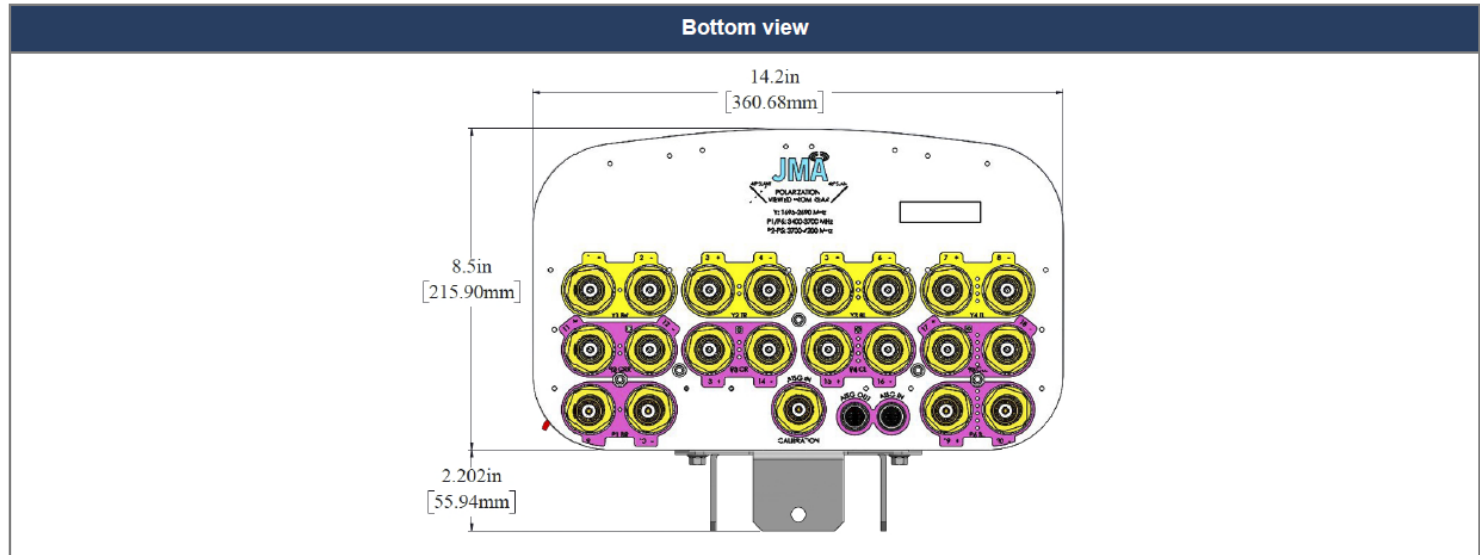
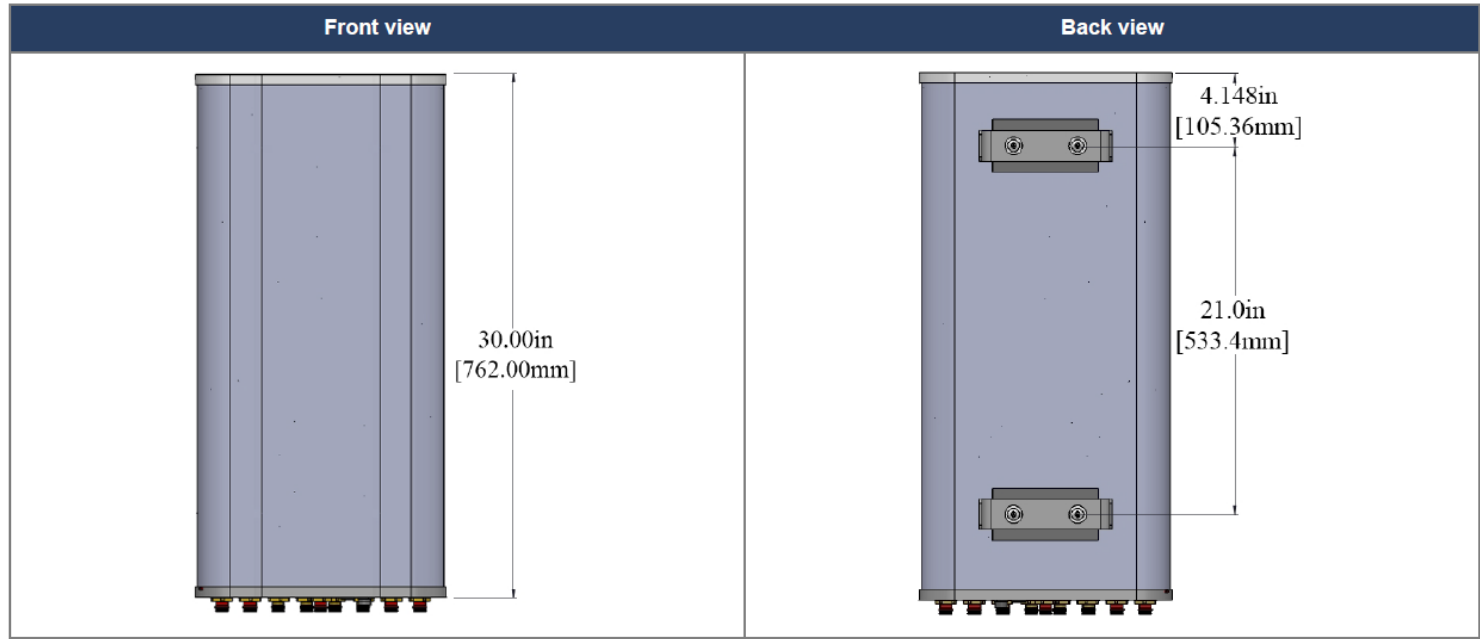
SITE PLAN SP-2



DX20FRO265-01

NWAV™ 2F Panel Antenna

Mechanical specifications	
Dimensions height/width/depth, inches (mm)	30/ 14.2/ 8.5 (762/ 360.7/ 215.9)
No. of RF input ports, connector type, and location	20 x 4.3-10 female, bottom & 1 cal x 4.3-10 female, bottom
RF connector torque	96 lbf-in (10.85 N·m or 8 lbf-ft)
Net antenna weight, lb (kg)	33 (15.0)
Weight with supplied pipe mount bracket, lb (kg)	38.1 (17.3)
Shipping weight, lb (kg)	43 (19.5)
Rated wind survival speed, mph (km/h)	150 (241)
Frontal wind loading @ 150 km/h, lbf (N)	22.3 (99.4)



Ordering information	
Antenna model	Description
DX20FRO265-01	2F panel antenna, 20 ports, (8) 1695-2690 zero degrees EDT, (4) 3400-3700 zero degrees EDT, (8) 3700-4200 with 2-12° RET, 4.3-10 & SBT
Mounting kit (included)	91900318 BRACKET KIT, range of mechanical up/down tilt -2° to 12°

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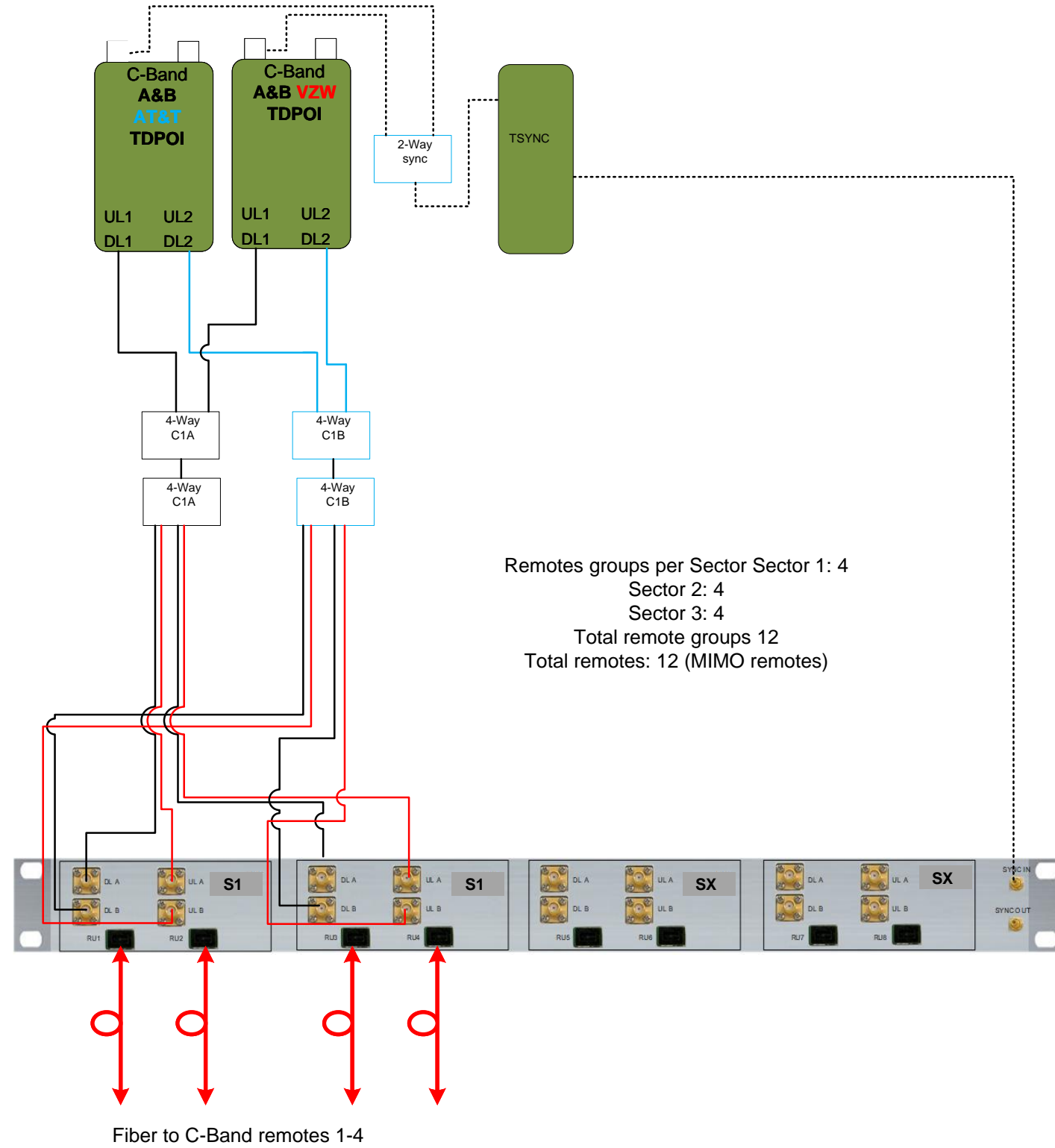
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EQUIPMENT DETAILS
EQ-1

40W C-Band Block Diagram (Sector 1 Shown)



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REPLACE

EQUIPMENT DETAILS
EQ-5

GENERAL FOUNDATION & EMBEDMENT NOTES

REINFORCED CONCRETE NOTES

- 1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.
- 2. BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER.
- 3. TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL AND LEVEL WITH GRADE.
- 4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN & CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- 5. ALL SITECAST CONCRETIE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WITHIN 28 DAYS. CONTINUOUS INSPECTION AND TESTING IS NOT REQUIRED, THE CONTRACTOR MAY SUBSTITUTIE 5000 PSIFOR HIGH EARLY STRENGTH.

SLUMP - 4" MIN. / 6" MAX.
 AIR ENTRAINMENT - 2% TO 3% BY VOLUME

CLASSES OF CONCRETE

CLASS	STRENGTH (PSI)	28 DAY	MAX. WATER/CEMENT RATIO
TYPE 1	4000		0.55

- 6. CONDUIT SIZES AND LOCATIONS SHALL BE AS SHOWN ON THE PLANS. MINIMUM BENDING RADIUS OF CONDUIT IS EQUAL TO 6 X THE DIAMETER. CONDUIT HEIGHT ABOVE CONCRETIE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETIE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18-INCHES UNLESS PRIOR APPROVAL FROM THE ENGINEER IS GRANTED. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36-INCHES, (GREATER THAN 36 INCHES IF INSTALLED IN BREAKER RUN), EXCEPT WITH WRITTEN APPROVAL BY THE ENGINEER.
- 7. ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NONMETAWC IMMEDIATELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.
- 8. BELL ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETIE BASES BEFORE INSTALLATION OF CABLE OR WIRE. ENDS OF CONDUIT INSTALLED BELOW GRADE FOR FUTURE USE SHALL BE CAPPED IF METTALIC OR PLUGGED IF NONMETALLIC. WHEN REQUIRED TO CONNECT NONMETAWC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTIER FITTINGS , U.L LISTIED FOR ELECTRICAL USE, SHALL BE USED.

10. REINFORCING STEEL SHALL CONFORM TO ASTM A515, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL FABRIC UNLESS NOTED OTHERWISE, SPLICES FOR REBAR SHALL BE CLASS 'B' AND ALL HOOKS SHALL BE STANDARD, UNO. STAGGER SPLICES UNO. LAPS FOR WELDED WIRE FABRIC SHALL BE AT LEAST TWO FULL MESHES , UNO.

11. THE FOLLOWING MINIMUM CONCRETIE COVER SHALL BE PROVIDED FOR REINFORCING STIEEL UNLESS OTHERWISE NOTIED ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
{16 AND LARGER.....	2"
{15 AND SMALLER & W.W.F.....	1-1/2"

12. MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4"

13. IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETIE BASE IN LAYERS OF 1 FOOT OR LESS.

14. INSTALLATION OF CONCRETE ANCHORS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS, THE ANCHOR BOLTS, DOWEL, OR RODS SHALL CONFORM TO THE ANCHOR MANUFACTURER'S SPECIFICATIONS FOR MATERIAL STRENGTH, EMBEDMENT DEPTH, SPACING AND EDGE DISTANCE OR AS DETAILED ON THE DRAWINGS, NO REBAR SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL WHEN DRILLING HOLES IN CONCRETIE. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD, HILTI OR APPROVED EQUAL. IF THE MANUFACTURERS SPECIFICATIONS AND DETAILS ARE FOUND TO CONFLICT WITH THAT SHOWN HEREIN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

15. WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4" "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND END SHALL NOT BE THREADED.

16. WELDING OF THE ANCHOR RODS TO THE CAGE IS UNACCEPTABLE, THE WIRES SHALL BE USED.

17. ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1:40 FROM VERTICAL.

18. MECHANICAL VIBRATION IS REQUIRED ON ALL SLABS TO REDUCE THE HONEYCOMB EFFECT UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

19. THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONDUIT SIZES AND PENETRATION LOCATION PRIOR TO POURING THE SLAB, REFER TO SHELTER MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION



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FOUNDATION DETAILS
F-1

PL-N NOTES:

1. PL-NS DEPICTED -RE GENER-L GUIDELINES FOR TEMPOR-RY VEHICUL-R TR-FFIC CONTROL PL-NS (TCP) TO INCLUDE PEDESTRI-N -ND WORKER S-FETY. CONTR-CTOR IS REQUIRED TO H- E PREP-RED - SITE-SPECIFIC TCP FOR REVIEW -ND -PPROV-L BY THE HIGHW-Y -UTHORITY H- ING JURISDICTION. IF REQUIRED, THE FIRM PREP-RING THE TCP SH-LL BE -UTHORIZED OR CERTIFIED BY THE -UTHORITY H- ING JURISDICTION.
2. EXTEND CH-NNELIZ-TION DEVICES INTO SHOULDER WHERE -PPLIC-BLE.
3. DIST-NCES -S INDIC-TED IN T-BLE 1 SHOULD BE INCRE-SED FOR CONDITIONS TH-T WOULD -FFECT STOPPING. DIST-NCE SUCH -S DOWNGR-DES OR LIMITED SIGHT DIST-NCES. DIST-NCES C-N BE DECRE-SED FOR LOW-SPEED (RESIDENTI-L) -RE-S WITH -PPROV-L BY THE -UTHORITY H- ING JURISDICTION. NIGHT-TIME WORK IS PROHIBITED UNLESS IT IS REQUIRED -S - CONDITION OF -PPROV-L BY THE HIGHW-Y -ND LOC-L -UTHORITY H- ING JURISDICTION.
4. SHOULDER T-PERS SHOULD BE 1/3 OF THE ON-STREET T-PER LENGTH.
5. M-INT-IN - MINIMUM L-NE WIDTH OF 10'.

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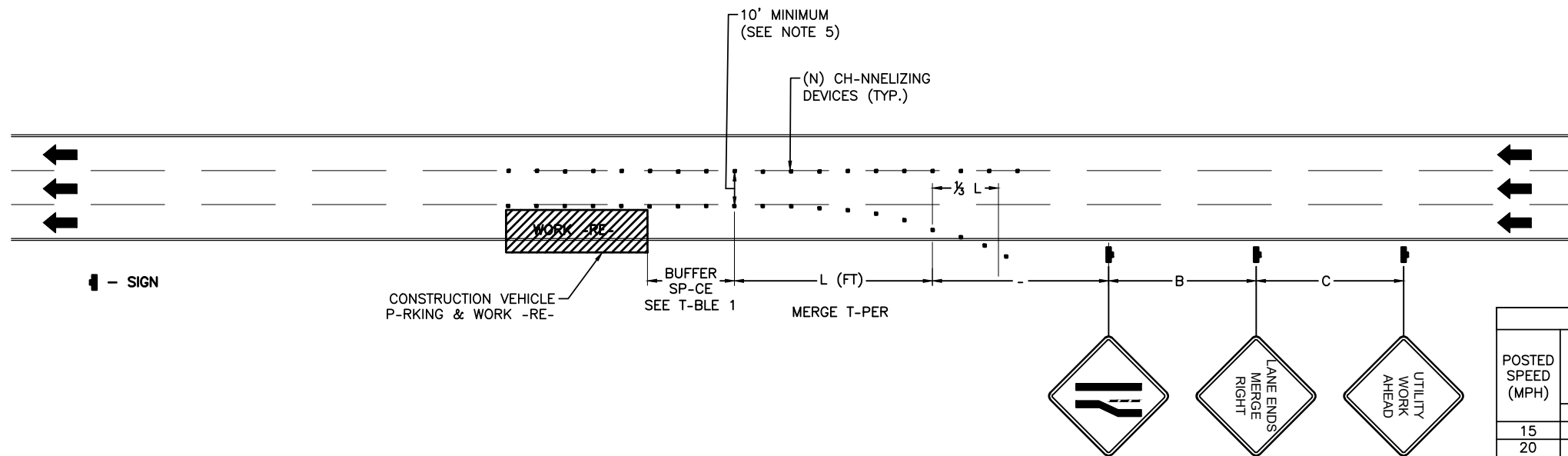
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US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

VEHICULAR TCP
TCP-1



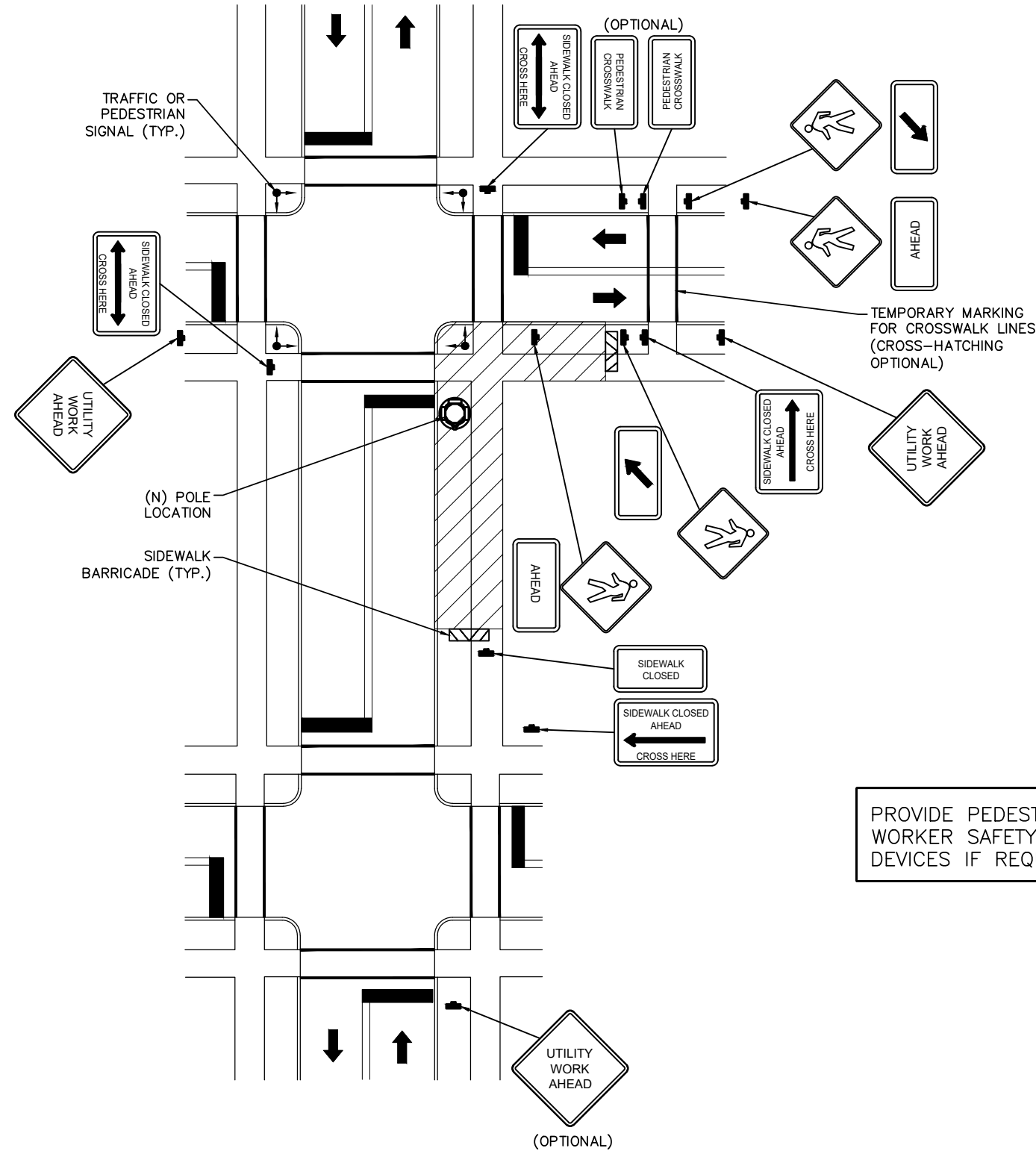
POSTED SPEED (MPH)	DIST-NCE BETWEEN SIGNS			T-PER L (SEE NOTE)	BUFFER
	-	B	C		
15	100'	100'	100'	45'	100'
20	100'	100'	100'	80'	115'
25	100'	100'	100'	125'	155'
30	200'	200'	200'	180'	200'
35	200'	200'	200'	245'	250'
40	350'	350'	350'	320'	305'
45	350'	350'	350'	540'	360'
50	500'	500'	500'	600'	425'
55	500'	500'	500'	660'	495'
60	500'	500'	500'	720'	570'
65	500'	500'	500'	780'	645'

- NOTES:
-) DIST-NCES IN FEET UNLESS OTHERWISE NOTED.
 - B) CONTR-CTOR TO VERIFY (E) SPEED LIMIT.
 - C) DIST-NCES SHOWN -RE NOT V-LID FOR LIMITED -CCESS HIGHW-Y-S. CONSULT ST-TE DOT M-NU-L FOR DIST-NCES.
 - D) -DJUST DIST-NCES TO COMPLY WITH REQUIREMENT OF THE ST-TE OR LOC-L HIGHW-Y -UTHORITY H- ING JURISDICTION. SEE NOTE 1, SHEET TC-2.
 - E) T-PER LENGTHS SHOWN B-SED ON 12' L-NE WIDTH. SEE NOTE 18, SHEET TC-2.

VEHICULAR TRAFFIC CONTROL PLAN - LANE MERGE
SCALE: NOT TO SCALE

TRAFFIC CONTROL GENERAL NOTES

1. ALL TEMPORARY TRAFFIC CONTROL SIGNAGE, LAYOUTS AND PROCEDURES SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, WHICHEVER IS MORE STRINGENT.
2. PRIOR TO ANY ROAD CONSTRUCTION, TRAFFIC CONTROL SIGNS AND DEVICES SHALL BE IN PLACE.
3. TRAFFIC CONTROL DEVICES FOR LANE CLOSURES INCLUDING SIGNS, CONES, BARRICADES, ETC. SHALL BE PLACED AS SHOWN ON PLANS. SIGNS SHALL NOT BE PLACED WITHOUT ACTUAL LANE CLOSURES AND SHALL BE IMMEDIATELY REMOVED UPON REMOVAL OF THE CLOSURES.
4. SELECTION, PLACEMENT, MAINTENANCE, AND PROTECTION OF TRAFFIC, PEDESTRIANS, AND WORKERS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) – PART VI "TEMPORARY TRAFFIC CONTROL", AND LOCAL JURISDICTIONAL REQUIREMENTS UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS, AND SHALL BE APPROVED BY THE APPROPRIATE HIGHWAY AUTHORITY HAVING JURISDICTION.
5. ADVANCE WARNING SIGNS, DISTANCES, AND TAPER LENGTHS MAY BE EXTENDED TO ADJUST FOR REDUCED VISIBILITY DUE TO HORIZONTAL AND VERTICAL CURVATURE OF THE ROADWAY AND FOR ACTUAL TRAFFIC SPEEDS IF IN EXCESS OF POSTED SPEED LIMITS.
6. TAPERS SHALL BE LOCATED TO MAXIMIZE THE VISIBILITY OF THEIR TOTAL LENGTH.
7. CONFLICTING OR NON-OPERATING SIGNAL INDICATIONS ON THE (E) TRAFFIC SIGNAL SYSTEMS SHALL BE BAGGED OR COVERED.
8. ALL (E) ROAD SIGNS, PAVEMENT MARKINGS AND/OR PLOWABLE PAVEMENT REFLECTORS WHICH CONFLICT WITH THE (N) TRAFFIC CONTROL PLAN SHALL BE COVERED, REMOVED, OR RELOCATED. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO MATCH PRE-CONSTRUCTION CONDITION AFTER COMPLETION OF WORK.
9. CONTRACTOR SHALL CONTACT LOCAL AUTHORITY HAVING HIGHWAY JURISDICTION AND PROVIDE ADDITIONAL "FLAGMEN" OR POLICE SUPERVISION, IF REQUIRED.
10. ALL EXCAVATED AREAS WITHIN OR ADJACENT TO THE ROADWAY SHALL BE BACKFILLED AND PLACED ON A MINIMUM 6H:1V SLOPE PRIOR TO END OF EACH WORK DAY. OTHER EXCAVATED AREAS WITHIN THE CLEAR ZONE ARE TO BE EITHER BACKFILLED OR PRECAST CONCRETE CURB BARRIER CONSTRUCTION BARRIER SET TEMPORARILY IN PLACE TO SHIELD VEHICULAR AND PEDESTRIAN TRAFFIC.
11. WHERE DICTATED BY LOCAL CONDITIONS, THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING PEDESTRIAN AND WORKER CROSSING LOCATIONS IN ACCORDANCE WITH ALL APPLICABLE CODES AND OSHA REQUIREMENTS.
12. CONSTRUCTION ZONE SPEED LIMIT IF REDUCED FROM POSTED LIMITS SHALL BE IN ACCORDANCE WITH MUTCD AND WILL BE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
13. THERE SHALL BE NO WORKERS, EQUIPMENT, OR OTHER VEHICLES IN THE BUFFER SPACE OR THE ROLL AHEAD SPACE.
14. DRIVEWAYS AND/OR SIDE STREETS ENTERING THE ROADWAY AFTER THE FIRST ADVANCE WARNING SIGN SHALL BE PROVIDED WITH AT LEAST ONE W20-1 SIGN (ROAD WORK AHEAD) AS A MINIMUM.
15. CONES MAY BE SUBSTITUTED FOR DRUMS AND INSTALLED UPON THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION PROVIDED THEY COMPLY WITH MUTCD.
16. THE SPACING BETWEEN CONES, TUBULAR MARKERS, VERTICAL PANELS, DRUMS, AND BARRICADES SHOULD NOT EXCEED A DISTANCE IN FEET EQUAL TO 1.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TAPER CHANNELIZATION, AND A DISTANCE IN FEET EQUAL TO 2.0 TIMES THE SPEED LIMIT IN MPH WHEN USED FOR TANGENT CHANNELIZATION.
17. WHEN CHANNELIZATION DEVICES HAVE THE POTENTIAL OF LEADING VEHICULAR TRAFFIC OUT OF THE INTENDED VEHICULAR TRAFFIC SPACE, THE CHANNELIZATION DEVICES SHOULD BE EXTENDED A DISTANCE IN FEET OF 2.0 TIMES THE SPEED LIMIT IN MPH BEYOND THE DOWNSTREAM END OF THE TRANSITION AREA.
18. TAPER LENGTHS ARE CALCULATED AS FOLLOWS:
 $L = WS^2/60$ (40 MPH AND HIGHER) OR $L2 = WS$ (OVER 40 MPH),
 WHERE W= OFFSET WIDTH (FT), S= TRAFFIC SPEED (MPH).



Toro Blanco
 Group
 PHONE: 678-818-3797

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DRAWN BY:	Z. HODGIN
CHECKED BY:	B. KAUFFMAN

B	REV DATE	REVISION REASON
A	3/10/2024	FOR SMALL CELL PERMIT

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811 CONTACT BY BEFORE YOU DIG
 SAFE DIGGING PARTNER

IF YOU DIG DIAL 811 FOR THE "ONE CALL CENTER" IT'S THE LAW

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STANDARD SITE PLANS NOTES:

ORDINANCE REQUIREMENTS

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- ALL SIGNS MUST COMPLY WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR ALL COSTS OF RELOCATION OF, OR DAMAGE TO UTILITIES.
- RECLAIMED WATER SERVICE WILL BE PROVIDED BY THE CITY OF MOUNTAIN VIL
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

COMPATIBILITY

- HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.

FIRE DEPARTMENT

- THE CITY OF MOUNTAIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER DRIVING SURFACE." ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED/RE-INSTALLED FOR 80,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13 FEET, 6 INCHES FOR FULL WIDTH OF ACCESS DRIVE.

CONSTRUCTION NOTES

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MOUNTAIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 - CONTRACTOR SHALL CALL THE ONE CALL CENTER FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
 - ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
- AMERICANS WITH DISABILITIES ACT
- THE CITY OF MOUNTAIN HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR MUST OBTAIN UTILITY EXCAVATION PERMITS, FOR EACH RIGHT-OF-WAY EXCAVATION, FROM THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL PROVIDE A ONE CALL CENTER CONFIRMATION NUMBER.
- PRIOR TO ANY DIRECTIONAL DRILLING OR BORING, CONTRACTOR MUST CONTACT THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
- CITY OF MOUNTAIN UTILITIES REQUIRE A MINIMUM 2" (FOOT) VERTICAL AND 3' (FOOT) HORIZONTAL SEPARATION DISTANCE, MEASURED FROM OUTER DIAMETER TO OUTER DIAMETER. ANY VARIANCE FROM CITY UTILITIES MUST BE OBTAINED IN WRITING AND SUBMITTED TO THE CITY OF MOUNTAIN DEPARTMENT OF PUBLIC WORKS.
- ALL STREET TRENCH REPAIRS ARE TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
- UNLESS OTHERWISE SPECIFIED ON PLANS, ALL TRENCH REPAIR IN UNFINISHED SURFACES TO BE DONE IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.
- VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100' (FEET) IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN FIVE FEET OF EXISTING FACILITIES.

- CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE INSTALLATION OF ANY FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHODS OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO START OF THE BACKFILL OPERATION.
- FOR SLOPES OR TRENCHES MORE THAN FIVE (5) FEET IN DEPTH: ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE CITY OF MOUNTAIN STANDARD SPECIFICATIONS AND APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF THE OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE, INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA.
- CONTRACTOR MUST OBTAIN ALL LOCATES PRIOR TO CONSTRUCTION. VERIFY THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 100FT IN ADVANCE OF ALL PROPOSED UTILITY CROSSINGS, AND ALSO AT LOCATIONS WHERE THE PROPOSED FACILITIES ARE DEPICTED TO RUN PARALLEL TO AND WITHIN 5FT OF EXISTING FACILITIES.
- ALL LABOR TO BE PERFORMED IN ACCORDANCE WITH THE LATEST OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO TRENCH SAFETY.
- TRENCH BACKFILL TO BE ADEQUATELY COMPACTED. CONTRACTOR IS RESPONSIBLE FOR TRENCH BACKFILL STABILITY. ANY AND ALL SETTLEMENT OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE UNTIL FULL STABILITY IS ACHIEVED.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO EXISTING UTILITIES, STREET, SIDEWALK, CURB AND GUTTER AND GRADE.
- CONTRACTOR SHALL USE STANDARD DETAIL FOR TRENCH REPAIR IN UNFINISHED SURFACES.
- TRENCH & STREET RESTORATION TO BE DONE AS FOLLOWS: ALL STREET RESTORATION TO BE DONE IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS AND/OR AS APPROVED BY THE DIRECTOR.
- ANY DAMAGE TO SIDEWALK OR CURB AND GUTTER TO BE REPAIRED WITH STANDARD DETAIL.
- ANY DAMAGE TO DRIVEWAY TO BE REPAIRED WITH STANDARD DETAILS.
- WATER, WASTE WATER & STORM UTILITIES REQUIRE A MINIMUM HORIZONTAL SEPARATION OF 3FT, AND MINIMUM VERTICAL SEPARATION BY 2FT, MEASURED FROM EDGE TO EDGE INVOLVED FACILITIES. ALL OTHER UTILITIES REQUIRE 2 FOOT SEPARATION HORIZONTALLY AND VERTICALLY.
- ANY DAMAGE TO PRIVATE UTILITIES, INCLUDING BUT NOT LIMITED TO IRRIGATION LINES SHALL BE REPAIRED IN A TIMELY MANNER AT CONTRACTOR'S EXPENSE.
- CONTRACTOR MUST NOT CHANGE THE CONSTRUCTION METHOD WITHOUT OBTAINING PRIOR APPROVAL FROM DESIGN ENGINEER, AND ROW MANAGEMENT.
- IN ROW: CONTRACTOR IS NOT ALLOWED TO MOVE THE PROPOSED ALIGNMENT BY A MEASUREMENT OF 2FT OR GREATER. ANY MOVEMENT OF PROPOSED ALIGNMENT BY A MEASUREMENT GREATER THAN 2FT MUST BE APPROVED THROUGH MAYOR'S OFFICE OF UTILITIES.
- CONTRACTOR IS URGED TO CONTACT THE ENGINEER FOR ANY CLARIFICATION THAT MAY BE NECESSARY. ALL CONSTRUCTION AND INSTALLATION TO BE IN ACCORDANCE WITH STANDARDS.
- EXISTING INFRASTRUCTURE LAYOUT WAS OBTAINED FROM RECORDS RESEARCH & GEOPHYSICAL FEATURES IN THE FIELD, & MAY OR MAY NOT BE ACCURATE NOR COMPLETE. CONTRACTOR IS RESPONSIBLE TO VERIFY & LOCATE ALL UTILITIES & OTHER OBSTRUCTIONS PRIOR TO COMMENCING WORK.
- CONTRACTOR MUST CONTACT ROW MANAGEMENT TO SCHEDULE A PRE-BORE INSPECTION PRIOR TO ANY BORING IN ROW. ADDITIONALLY, CONTRACTOR MUST CONTACT ROW MANAGEMENT FOR BACKFILL INSPECTION PRIOR TO ANY BORE PIT AND/OR TRENCH BACKFILL THAT COMES WITHIN PRIVATE PROPERTY, MUST BE PREAPPROVED BY ASSOCIATED PROPERTY OWNER AND DOCUMENTED IN WRITING.
- CONTRACTOR SHALL CONTACT GENERAL PERMIT OFFICE TO SCHEDULE FINAL INSPECTION FOR UNFINISHED SURFACE RESTORATION.

DEVELOPER INFORMATION

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NAME: ZACK HODGIN | PHONE: 828-260-6238
 OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS

NAME CONTRACTOR TBD _____ PHONE _____
 PERSON OR FIRM RESPONSIBLE FOR
 EROSION/SEDIMENTATION CONTROL MAINTENANCE.

NAME CONTRACTOR TBD _____ PHONE _____
 PERSON OR FIRM RESPONSIBLE FOR
 TREE/NATURAL AREA PROTECTION MAINTENANCE.

RIGHT OF WAY MANAGEMENT STANDARD NOTES

- CONTRACTORS AND THEIR SUBCONTRACTORS MUST BE LICENSED BY THE CITY OF MOUNTAIN FOR CONDUCTING WORK WITHIN THE RIGHT OF WAY.
- CONTRACTOR MUST OBTAIN RIGHT OF WAY EXCAVATION PERMITS FROM RIGHT OF WAY MANAGEMENT DIVISION, FOR EACH STREET PRIOR TO COMMENCEMENT OF WORK. PLEASE CALL FOR ADDITIONAL INFORMATION REGARDING PERMITTING PROCESS AND THE MOST CURRENT RIGHT OF WAY PERMITTING FEE SCHEDULE.
- FOR WORK AT SIGNALIZED INTERSECTIONS CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR THE TRAFFIC SIGNALS GROUP; TO COORDINATE AND GAIN APPROVAL A MINIMUM OF 1 WEEK PRIOR TO CHANGE OF PROJECT LOCATION OF PHASE.
- CONTRACTOR SHALL HAVE AN APPROVED RIGHT OF WAY PERMIT ON SITE AT ALL TIMES WHEN WORKING IN THE ROW.
- CONTRACTOR MUST DIAL 311 TO INITIATE A CITIZENS SERVICE REQUEST (CSR) FOR RIGHT OF WAY MANAGEMENT A MINIMUM OF 1 WEEK PRIOR TO THE START OF WORK.
- CONTRACTOR MUST PROVIDE TRAINING CERTIFICATION OF A COMPETENT PERSON THAT WILL BE RESPONSIBLE FOR THE TRAFFIC CONTROL PLACEMENT, TO RIGHT OF WAY INSPECTOR, PRIOR TO START OF WORK
- STORAGE OF EQUIPMENT AND/OR MATERIAL WITHIN THE ROW.
 - STORAGE OF EQUIPMENT IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO THE EQUIPMENT REQUIRED FOR THE CURRENT WORK ACTIVITY. THIS EQUIPMENT SHALL BE PROTECTED BEHIND BARRICADES.
 - STORAGE OF MATERIAL IN THE ROW IS PERMISSIBLE ONLY WITHIN THE CURRENT LIMITS OF THE LONG-TERM OR INTERMEDIATE-TERM CLOSURES AND SHALL BE LIMITED TO NO MORE THAN THE MATERIAL REQUIRED FOR THREE DAYS OF PRODUCTION. THIS MATERIAL SHALL BE PROTECTED BEHIND WATER-FILLED BARRIERS.
 - EQUIPMENT OR MATERIAL STORED IN THE ROW SHALL NOT CREATE A VISUAL BARRIER TO TRAFFIC.
- NO MORE THAN ONE WORK ZONE LOCATION MAY BE SET AT ONE TIME. PEAK HOURS FOR ARTERIAL AND COLLECTOR STREETS ARE 6AM TO 9AM AND 4PM TO 6 PM, MONDAY THROUGH FRIDAY. NO DISRUPTION OR REDUCTION OF ACTIVE ROADWAY OR PEDESTRIAN ROUTE CAPACITY SHALL OCCUR DURING THESE TIMES, UNLESS ALLOWED BY TRAFFIC CONTROL PLAN.
- EXCAVATIONS SHALL BE BACKFILLED OR PLATED WHEN REQUIRED TO OPEN IMPACTED TRAFFIC LANES. FOR EXCAVATIONS EXCEEDING A TRANSVERSE WIDTH OF 6 FEET, THE CONTRACTOR SHALL PROVIDE AN ENGINEERED PLAN TO THE OWNER'S REPRESENTATIVE FOR REVIEW BY RIGHT OF WAY MANAGEMENT DIVISION.
- EXISTING SIDEWALKS AND BEATEN PATHS SHALL BE MAINTAINED AS ADA COMPLIANT THROUGHOUT THE PROJECT DURATION WITH THE EXCEPTION OF FINAL FLATWORK AND UTILITY TIE-INS. ANY WORK OVERHEAD WITHIN 25 FEET OF EXISTING PEDESTRIAN PATHWAYS WILL REQUIRE PEDESTRIAN COVERED WALKWAYS. SIDEWALK CLOSURES FOR MAJOR SIDEWALK IMPROVEMENTS HAVE A 14-DAY MAXIMUM PERIOD AND SHALL BE COMPLETED IN PHASES AS TO NOT CLOSE MORE THAN ONE BLOCK AT A TIME.
- "ROAD WORK AHEAD" AND "CONSTRUCTION ENTRANCE AHEAD" SIGNS MUST BE PLACED AT ALL APPROACHES TO STABILIZED CONSTRUCTION ENTRANCE. SEE THE CITY OF MOUNTAIN STANDARD DETAILS FOR SIGN SPACING.
- DRIVEWAYS SHALL NOT BE CLOSED FOR MORE THAN 3 CONSECUTIVE CALENDAR DAYS.
- ADA COMPLIANCE SHALL BE MAINTAINED THROUGH STABILIZED CONSTRUCTION ENTRANCE.
- BARRIER SHALL BE PLACED WITHIN GUIDELINES SET FORTH BY THE TMUTCD CRASH TESTING REQUIREMENTS (NCHRP REPORT 350) FOR THAT PARTICULAR BARRIER USED. ANY MODIFICATIONS TO THAT TESTING APPLICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.
- FOR OVERNIGHT PROTECTION OF WORK ZONES WITHIN THE ROW, REFER TO CITY OF MOUNTAIN STANDARD SERIES DETAILS.
- ALL TEMPORARY PAVING SHALL CONFORM TO CITY OF MOUNTAIN STANDARD DETAILS.
- INITIAL AND PHASE CHANGE TRAFFIC CONTROL CHANGES SHALL BE INSTALLED ON THE WEEKENDS.
- THE NAME AND TELEPHONE NUMBER OF THE CONTRACTOR OR SUPPLIER SHALL BE SHOWN ON THE NON-REFLECTIVE SURFACE OF ALL CHANNELIZING DEVICES IN ACCORDANCE WITH CITY OF MOUNTAIN STANDARD DETAILS.

STREET REPAIR NOTES:

- TRENCH REPAIR: USE THE APPROPRIATE 1100S SERIES DETAILS FOR TRENCH REPAIRS: 1100S-2 (FLEXIBLE BASE AND AN ASPHALT SURFACE), 1100S-3 (CONCRETE OR ASPHALT OVERLAD CONCRETE), 1100S-5 (FULL DEPTH ASPHALT STREETS). CLSM SHALL BE SUBSTITUTED FOR BACKFILL AND FLEXIBLE BASE REPLACEMENT PER THE DETAIL NOTES.
- SURFACE RESTORATION: WHEN CUTS ARE OVER 300 LINEAR FEET IN LENGTH, OCCUR WITHIN THE DAPCZ AREA, OR WITHIN PROTECTED STREET SEGMENTS, SURFACE PAVEMENT RESTORATION IS REQUIRED. THIS INVOLVES THE REMOVAL AND REPLACEMENT OF SURFACE ASPHALT IN AREAS AFFECTED BY THE STREET CUTS AS DETERMINED BY 1100S-7. THE REPLACEMENT ASPHALTIC CONCRETE SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON THE STREET'S FUNCTIONAL CLASSIFICATION. FOR LOCAL OR RESIDENTIAL STREETS, REPLACE A MINIMUM 2 INCHES HMAC TYPE C. FOR COLLECTOR OR ARTERIAL STREETS, REPLACE A MINIMUM OF 3 INCHES HMAC TYPE D. (SEE ITEM 340S, SECTION 340S.4).
- CONCRETE PAVEMENTS: ACTUAL RESTORATION LIMITS ARE DETERMINED BY JOINT LOCATIONS. FOR COMPOSITE PAVEMENTS (CONCRETE PAVEMENT WITH AN ASPHALTIC CONCRETE OVERLAY) USE 1100S-3 FOR TRENCH REPAIR AND USE 1100S-7 FOR DETERMINATION OF ASPHALT SURFACE RESTORATION.

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TRANSPORTATION DEPARTMENT			
WATER			
DEPT OF PUBLIC WORKS			
WATERSHED PROTECTION			

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**SITE PLAN NOTES
 GN-1**

SMPA

GENERAL NOTES:

SAFETY & RELIABILITY:

- CONTRACTOR SHALL ASSUME ALL SMPA POLES ARE PART OF AN OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM, AND POWER LINES ATTACHED TO THESE POLES ARE PRESUMED ENERGIZED AT ALL TIMES.
- ALL WORKERS SHALL BE QUALIFIED TO WORK ON OR NEAR ELECTRIC DISTRIBUTION LINES.
- ALL WORK ABOVE COMMUNICATIONS SPACE ON POLES SHALL ONLY BE PERFORMED BY CONTRACTORS PRE-APPROVED BY SMPA TO PERFORM SUCH WORK.
- UNOBSTRUCTED CLIMBING SPACE MUST BE MAINTAINED AT ALL TIMES.
- RF AND EMF COMPLIANCE MUST BE MAINTAINED WITH ALL APPLICABLE STANDARDS.
- SMPA OR CITY PERSONNEL MAY HALT ANY WORK, AT ANY TIME, IF A SAFETY VIOLATION IS OBSERVED.
- SERVICE PROVIDERS SHALL MAKE AND MAINTAIN ITS ATTACHEMENTS IN A SAFE CONDITION IN ACCORDANCE WITH ALL APPLICABLE STANDARDS
- SERVICE PROVIDERS SHALL BE RESPONSIBLE FOR ALL TREE TRIMMING NECESSARY FOR THE SAFE AND RELIABLE INSTALLATION, USE AND MAINTENANCE OF ITS ATTACHEMENTS
- SERVICE PROVIDERS SHALL NOT CAUSE DAMAGE TO SMPA FACILITIES OR OPERATIONS. SERVICE PROVIDERS SHALL IMMEDIATELY INFORM SMPA OF ANY DAMAGE TO ITS FACILITIES

SMPA

CLEARANCE AND SPACING REQUIREMENTS:

- THE CLEARANCE AT THE POLE IS 40-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
- 12-INCH SPACING BETWEEN ATTACHMENTS AT THE POLE IS REQUIRED
- THE MID-SPAN VERTICAL CLEARANCE IS 30-INCH BETWEEN THE LOWEST ELECTRICAL CONDUCTOR AND THE HIGHEST COMMUNICATION CABLE
- 6-INCH MID SPAN BETWEEN ATTACHEMENTS IS REQUIRED
- THE LOWEST ALLOWABLE CLEARANCE FROM THE GROUND TO LOWEST ATTACHEMENT IS 15'-6" IF WITHIN THE CITY OF SMPA RIGHT-OF-WAY
- CLEARANCE FOR CITY AND COUNTY ROADS MUST BE MAINTAINED BY THEIR REQUIREMENTS
- THE LOWEST ALLOWABLE CLEARANCE FOR RAILROAD TRACKS CROSSINGS IS 24 FEET FROM LOWEST ATTACHEMENT TO THE TOP OF RAILROAD TRACKS

POLE ATTACHEMENT STANDARDS:

- WIRELINE ATTACHEMENTS MUST BE PLACED AND REMAIN IN THE COMMUNICATION SPACE AT ALL TIMES
- ATTACHEMENTS TO STEEL, CONCRETE, OR FIBERGLASS DISTRIBUTION POLES MUST BE CLAMPED OR BANDED TO THE POLES WITH STAINLESS STEEL STRAPS
- SERVICE PROVIDERS SHALL PROVIDE ALL ANCHORS AND GUYING NECESSARY TO ACCOMODATE THE ADDITIONAL STRESS AND LOAD PLACED UPON A POLE BY ITS ATTACHEMENTS
- A LICENSEE MAY NEVER ATTACH ITS GUY TO AN SMPA ANCHOR
- SIDEWALK GUYS ARE PROHIBITED UNLESS SPECIFICALLY AGREED TO IN WRITING BY LICENSEE AND SMPA, ON A CASE BY CASE BASIS
- COMMUNICATIONS SERVICE DROPS SHALL BE CONNECTED 15-INCHES FROM THE POLE TO THE ATTACHER'S CABLE MAIN SUPPORTING MESSENGER
- RISERS MAXIMUM OF 3 RISERS PER POLE INCLUDING SMPA RISERS
- ALL POLE LOADING ANALYSIS AND OTHER ENGINEERING DOCUMENTS MUST BE SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CO
- ATTACHEMENTS TO TRANSMISSION POLE IS PROHIBITED UNLESS THE TRANSMISSION POLE HAS DISTRIBUTION UNDER BUILD.

WIRELESS ATTACHEMENTS STANDARDS

- NETWORK NODES AND RELATED EQUIPMENT INSTALLED ON POLES SHALL NOT EXCEED DIMENSIONS AND SPECIFICATIONS DESCRIBED IN CO LOCAL GOVERNEMNT CODE UNLESS OTHERWISE APPROVED IN WRITING BY SMPA
- LICENSEE SHALL POST ITS NAME, LOCATION IDENTIFYING INFORMATION, AND EMERGENCY TELEPHONE NUMBER IN AN AREA ON THE CABINET OF THE NETWORK NODE THAT IS VISIBLE TO THE PUBLIC.
- LICENSEE SHALL NOT PLACE COMMERCIAL ADVERTISING ON ANY OF ITS FACILITIES OR INFRASTRUCTURE
- NETWORK NODES MAY ONLY BE INSTALLED ON POLES LOCATED IN THE PUBLIC RIGHT OF WAY AND THAT ARE BUCKET TRUCK ACCESSIBLE. EXCEPTIONS MUST BE EVALUATED ON A CASE BY CASE BASIS AND APPROVED BY SMPA
- NETWORK NODES MAY BE INSTALLED ONLY ON IN LINE TANGENT POLES OR SERVICE POLES THAT DO NOT HAVE SUPPLY EQUIPMENT INSTALLED
- POWER SUPPLIES MAY NOT BE MOUNTED ON A POLE OR CONNECTED DIRECTLY TO SMPA DISTRIBUTION SYSTEM. ALL BATTERIES, POWER SOURCES, RADIO HEADS, OR OTHER QUIPMENT REQUIRED TO SUPPORT A NETWORK NODE MUST BE INSTALLED AS GROUND FURNITURE
- SMPA MAY REQUIRE A LICENSEE TO INSTALL A NEW POLE TO PROVIDE A FIVE FOOT CLEARANCE ABOVE SMPA FACILITIES TO ACCOMMODATE A NETWORK NODE TO BE INSTALLED ON THE TOP OF SMPA POLES. THE USE OF POLE-TOP EXTENSIONS IS PROHIBITED. THE INSTALLATION OF POLES TALLER THAN SIXTY FEET (60') OR LARGER THAN CLASS 2 WILL BE CONSIDERED.
- SERVICE PROVIDERS MAY NOT INSTALL OVERHEAD CABLES ON A STREET LIGHT POLE. ALL CABLES, INCLUDING POWER AND FIVER OPTIC, CONNECTING TO THE NETWORK NODE SHALL BE PLACED IN CONDUIT THAT IS TO BE BURIED BELOW GROUND.
- LICENSEE'S INSTALLATION SHALL NOT BLOCK OR HINDER ACCESS TO HANDHOLD COVERS.
- DISCONNECTS SHALL BE LOCKED WITH DUAL ACCESS LOCK BAR WITH A CARRIERS LOCK AND SMPA LOCK
- RISERS ON STREET LIGHT AND STEEL POLES SHALL USE BOLT-A-BRANDS AND ATTACHE CONDUIT TO BANDS
- THROUGH BOLTS SHALL BE USED TO ATTACH SERVICE PROVIDERS WIRELESS ATTACHEMENTS

ELECTRICAL GENERAL NOTES:

- CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE TORO CONSTRUCTION MANAGER AND SCHEDULE THEIR ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE WITH A WEEK IN ADVANCE FOR THE PROPOSED WORK. WILL PERFORM ALL WORK ASSOCIATED TO THEIR OWNED AND MAINTAINED PROPOSED ELECTRICAL LINE, MANHOLE AND PULL BOX, EXCEPT FOR INSTALLING THE 3-INCH CONDUIT PER DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OF REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACES, EQUIPMENT, IMPROVEMENTS, PIPING ETX. AND IMMEDIATE REPAIR, TO NEW CONDITION, ANY DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE SOLE COST OF THE CONTRACTOR.
- IN DRILLING HOLES, OR CORING, INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE LOCATED BY THE CONTRACTOR USING APPROPRIATE METHODS AND EQUIPMENT PRIOR TO ANY DRILLING OR CORING OPERATIONS IN EXISTING CONCRETE.
- CONTRACTOR SHALL REPAIR, TO NEW CONDITION, ALL EXISTING WALL SURFACES DAMAGED DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACES.
- CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIR RATED ASSEMBLIES OR MATERIALS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS AND SYSTEMS THAT MEET OR EXCEED THE RATING OF THE ASSEMBLY IN WHICH THE NEW PENETRATION IS PLACED.
- CONTRACTOR SHALL KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAIN SPOTS, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITMES UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLES SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERES RECOMMENDATIONS.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE PER STATE BUILDING STANDARDS CODE AND STATE CODE OF REGULATIONS SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY PER STATE CODE OF REGULATIONS, A SCOPE OF WORK DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK. A CHANGE ORDER REQUEST FOR THAT SCOPE SHALL BE SUBMITTED TO THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE. ANY CORRECTIVE WORK SHALL BE COMPLETED AT THE SOLE COST OF THE CONTRACTOR.
- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE W/DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY COMPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AS SOON AS POSSIBLE. AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF THEIR BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC, ALL CODES AND ORDINANCES OF THE LOCAL JURISDICTION, AND POWER & TELEPHONE COMPANIES HAVING JURISDICTION AND SHALL INCLUDE BUT ARE NOT BE LIMITED TO:
 - UL - UNDERWRITERS LABORATORIES
 - NEC - NATIONAL ELECTRICAL CODE
 - NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOC.
 - OSHA - OCCUPATIONAL SAFETY AND HEALTH ACT
 - SBC - STANDARD BUILDING CODE
 - SFPA - NATIONAL FIRE PROTECTION AGENCY
 - ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE
 - IEEE - INSTITUTE OF ENETRICAL AND ELECTRONICS ENGINEERS
 - ASTM - AMERICAN SOCIETY FOR TESTING MATERIALS
- REFER TO THE CITY APPROVED SITE PLANS AND ELEVATIONS FOR EXACT LACATIONS OF ALL EQUIPMENT AND CONFIRM WITH TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTEERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS

SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC... ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.

- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION, UNLESS OTHERWISE NOTED.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THERADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLUSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY APPLICANT.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY FUNCTIONAL AND SHALL BE APPROVED BY THE TORO BLANCO GROUP, LLC CONSTRUCTION AND LOCAL JURISDICTION. ANY DEFICIENCIES SHALL BE CORRECTED BY AN ELECTRICAL CONTRACTOR AT THE SOLE COST OF THE CONTRACTOR.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADE TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED BY THE CONTRACTOR WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THERIEN.
- CONTRACTOR SHALL PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES AND DEVICES FOR ALL OUTLETS AS INDICATED.
- REFER TO LOCAL JURISDICTION STANDARDS AND DETAILS FOR TRENCHING AND EXCAVATION REQUIREMENTS.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS TEROF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IECE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL EQUIPMNET AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMED TO THE SATISFACTION OF THE TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPE WRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
- DISCONNECT SWITCHES SHALL BE UL-RATED, H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF AN ANTI-OXIDE COMPOUND KNOWN AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUND BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 80 PVC MEETING OR EXCEEDING NEMA TX2 -1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS - 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 2 FT. RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID COUDUIT. COAT ALL THREADS WITH 'BRITE ZINC' OR 'COLD GALV'.
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY NEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, UNLESS OTHERWISE NOTED, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TYPE INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: AS SPECIFIED ON THE DRAWINGS. OWNER OF OWNER'S AGENT WILL APPLY FOR POWER. ALL PROVISIONS FOR TEMPORARY POWER WILL BE OBTAINED BY THE CONTRACTOR.
- TELEPHONE OR FIBER SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONUITUS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO/FIBER RACEWAYS TO BE BURIED A MINIMUM DEPTH OF 30", UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PALCE 6" WIDE DETECTABLE WARNING TAPE AT A DEPTH OF 6" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTIONS TAPE TO READ "CAUTION BURIED ELECTRC" OR "BURIED TELECOM".
- ALL BOLTS SHALL BE 3-16 STAINLESS STEEL

Toro Blanco
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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

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811 BEFORE YOU DIG
SAFE DIGGING PARTNER

IF YOU DIG DIAL 811 FOR THE "ONE CALL CENTER" IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

ELEC NOTES
GN-2

GROUNDING NOTES:

- ALL HARDWARE SHALL BE 3-16 STAINLESS STEEL, INCLUDING LOCK WASHERS. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND, AS SPECIFIED, BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR SIZED TO MATCH COMPONENTS OR LOG SIZE.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.
- ALL ELECTRICAL AND GROUNDING AT THE POLE SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER.
- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING #6 GROUND WIRES. FOLLOW ANTENNA AND BTS MANUFACTURER'S PRACTICES FOR GROUNDING REQUIREMENTS.
- ALL GROUND CONNECTIONS SHALL BE #6 AWG, UNLESS OTHERWISE NOTED. USE SOLID COPPER, BLACK JACKETED WIRE ON NON WOOD POLES AND SOLID TINNED COPPER, BARE (NO JACKET) WIRES ON WOOD POLES. BLACK WIRES WILL USE A SINGLE STRIPE OF GREEN ELECTRICAL TAPE WITHIN 12" OF THE CONNECTION POINTS TO IDENTIFY AS GROUNDING WIRE.
- NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- ALL HORIZONTALLY RUN GROUNDING CONDUCTORS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE/ 6" BELOW FROST-LINE IN TRENCH, UNLESS OTHERWISE NOTED. BACK FILL SHALL BE COMPACTED AS REQUIRED BY JURISDICTION STANDARDS AND DETAILS.
- ALL GROUND CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHORT AS POSSIBLE, WITH A MINIMUM 12" BENDING RADIUS NOT LESS THAN 90 DEGREES.
- ACCEPTABLE CONNECTIONS FOR GROUNDING SYSTEM SHALL BE:
 - BURNDY, HY-GRADE U.L. LISTED CONNECTORS FOR OUTDOOR USE OR AS APPROVED BY APPLICANT PROJECT MANAGER.
 - CADWELD, EXOTHERMIC WELDS (WELDED CONNECTIONS).
 - ONE (1) OR (2) HOLES TINNED COPPER COMPRESSION (LONG BARRELE) FITTINGS.
- ALL CRIMPED CONNECTIONS SHALL HAVE EMBOSSES MANUFACTURER'S DIEMARK VISIBLE AT THE CRIMP (RESULTING FROM USE OF PROPER CRIMPING DEVICES) AND WEATHER-PROOFED WITH HEAT SHRINK.
- ALL CONNECTION HARDWARE SHALL BE TYPE 3-16 STAINLESS STEEL (NOT ATTRACTED TO MAGNETS).
- ELECTRICAL SERVICE EQUIPMENT GROUNDING SHALL COMPLY WITH NEC, ARTICLE 250-82 AND SHALL BOND ALL EXISTING AND NEW GROUNDING ELECTRODES. NEW GROUNDING ELECTRODE SHALL INCLUDE BUT NOT LIMITED TO GROUND RODS.

TESTING AND EQUIPMENT TURN UP REQUIREMENTS:

- RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT TESTING WILL COMPLY WITH CURRENT INDUSTRY STANDARDS AND OR THOSE STANDARDS OF THE EQUIPMENT MANUFACTURER OR PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- CONTRACTOR WILL USE THE APPROPRIATE CALIBRATED TESTING EQUIPMENT IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT THAT MEET INDUSTRY STANDARDS OR THE MANUFACTURER OR THOSE STANDARDS PROVIDED TO THE CONTRACTOR PRIOR TO TESTING.
- CONTRACTOR TO VERIFY AND RECORD ALL TEST RESULTS AND PROVIDE THESE RESULTS WITHIN THE FINAL CLOSE OUT PACKAGE.
- ALL PERSONNEL INVOLVED IN THE TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENT AND BACK HAUL EQUIPMENT WILL BE REQUIRED TO HAVE BEEN TRAINED AND OR CERTIFIED IN THE PROPER TESTING OF RF CABLE, DATA CABLE, RADIO EQUIPMENTS AND BACK HAUL EQUIPMENT.
- ALL TEST RESULTS SHALL BE TIME STAMPED, RECORDED AND PRESENTED PRIOR TO ENERGIZING AND TURN UP OF ANY EQUIPMENT.
- GPS EQUIPMENT (WHEN REQUIRED) IS NOT TO BE TESTED OR ATTACHED TO ANY CABLING DURING TESTING, DOING SO WILL DAMAGE THE GPS UNIT.
- PRIOR TO TESTING IF THE CONTRACTOR HAS ANY QUESTIONS ABOUT THE TESTING PROCEDURES THEY ARE TO CALL AND OBTAIN ASSISTANCE FROM A QUALIFIED DESIGNED TESTING REPRESENTATIVE.
- EQUIPMENT IS NOT TO BE ENERGIZED UNTIL ALL TESTING HAS BEEN COMPLETED, APPROVED AND THE APPROPRIATE AUTHORITY HAS BEEN NOTIFIED AND GIVES APPROVAL TO ENERGIZE THE EQUIPMENT.

ADDITIONAL SITE WORK NOTES:

- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER AT COMPLETION OF PROJECT.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL (E) UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER OR TORO BLANCO GROUP, LLC CONSTRUCTION MANAGER FOR RESOLUTION AND INSTRUCTIONS, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATE HOT LINE. SUCH AS 811, FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK. ANY COST RELATED TO ADJUSTING EXISTING STRUCTURES SHALL BE BORNE SOLELY BY THE CONTRACTOR.
- GRADING OF THE SITE WORK AREA IS TO BE SMOOTH AND CONTINUOUS IN SLOPE AND IS TO FEATHER INTO EXISTING GRADES AT THE GRADING LIMITS.

- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- REFER TO LOCAL JURISDICTIONS STANDARDS, SPECIFICATIONS AND DETAILS FOR BACKFILL AND PAVEMENT REPLACEMENTS.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO DEBRIS, PAPER, TRASH, WEEDS, BRUSH, EXCESS FILL, OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- REFER TO LOCAL JURISDICTION'S STANDARDS AND DETAILS FOR TREE PROTECTION REQUIREMENTS.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

ADDITIONAL ENVIRONMENTAL NOTES:

- ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH ISSUED APPROVED PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FINES AND PROPER CLEAN UP FOR AREAS IN VIOLATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS AND WATERWAYS. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED IN PLACE THROUGH FINAL JURISDICTIONAL INSPECTION & RELEASE OF SITE.
- CONTRACTOR SHALL INSTALL/CONSTRUCT ALL NECESSARY SEDIMENT/SILT CONTROL FENCING AND PROTECTIVE MEASURES AS REQUIRED BY THE LOCAL JURISDICTION WITHIN THE LIMITS OF SITE DISTURBANCE PRIOR TO CONSTRUCTION.
- NO SEDIMENT SHALL BE ALLOWED TO EXIT THE PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ADEQUATE MEASURES FOR CONTROLLING EROSION. ADDITIONAL SEDIMENT CONTROL FENCING MAY BE REQUIRED IN ANY AREAS SUBJECT TO EROSION.
- THE CONTRACTION IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES WITH SILT AND EROSION CONTROL MEASURES MAINTAINED ON THE DOWNSTREAM SIDE OF SITE DRAINAGE. ANY DAMAGE TO ADJACENT PROPERTY AS A RESULT OF EROSION WILL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY INSPECTIONS AND ANY REPAIRS OF ALL SEDIMENT CONTROL MEASURES INCLUDING SEDIMENT REMOVAL AS NECESSARY.
- CLEARING OF VEGETATION AND TREE REMOVAL SHALL BE ONLY AS PERMITTED AND BE HELD TO A MINIMUM. ONLY TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED.
- SEEDING AND MULCHING AND/OR SODDING OF THE SITE SHALL BE IN ACCORDANCE WITH LOCAL JURISDICTION AND WILL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE PROJECT FACILITIES AFFECTION LAND DISTURBANCE.
- CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE BUT IS NOT LIMITED TO SUCH MEASURES AS SILT FENCES, STRAW BALE SEDIMENT BARRIERS, AND CHECK DAMS.
- RIP RAP OF SIZES INDICATED SHALL CONSIST OF CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY STONE FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCES.
- CONTRACTOR TO PLACE FILTER MATERIAL AT ALL CATCH BASINS ADJACENT TO CONSTRUCTION SITE TO PREVENT SOLID WASTE CONTAMINATION FROM ENTERING SEWER SYSTEM.
- CONTRACTOR TO INSTALL INLET PROTECTIONS TO ALL IMPACTED INLETS WITHIN 300 FT OF PROJECT AREA PER LOCAL JURISDICTIONS STANDARDS AND DETAILS.

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WWW.TOROBLANCOGROUP.COM
POC: ZACK HODGIN
TEL: 828-260-6238
E: ZACK@TOROBLANCOGROUP.COM



IF YOU DIG DIAL 811 FOR THE 'ONE CALL CENTER' IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE (E) UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

**GROUNDING NOTES
GN-3**

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the “**License Agreement**”) is made and entered into as of the ___ day of _____, 2024 (the “**Effective Date**”), by and between Toro Vertical, Inc. d/b/a Toro Blanco Group (“**Licensee**”) and the Town of Mountain Village, a Colorado home rule municipality (the “**Town**”). Licensee and the Town may be collectively referred to herein as the “**Parties**” or individually referred to herein as “**Party**.”

RECITALS

1. Pursuant to Resolution No. 2024-_____, the Town approved a Conditional Use Permit to authorize Licensee to install and use “small cell” or “5G” telecommunications equipment within several Town public rights of way (“**ROW**”), including Mountain Village Boulevard and Adams Ranch Road, as depicted on Exhibit A attached hereto (collectively, the “**Site Area**”).
2. The Town desires to grant, and Licensee desires to accept, the license described below for purposes of allowing Licensee to replace existing light poles or sign poles and house the new equipment in, on, and under the Site Area, pursuant to Conditional Use Permit held by Licensee, as further set forth below.

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged and accepted, Licensee and the Town hereby agree as follows:

1. RECITALS. The foregoing Recitals are incorporated herein by reference as affirmative and material representations and acknowledgments of the Parties.
2. GRANT OF LICENSE. The Town hereby grants Licensee a license in, on, and under the Site Area as follows (“**License**”):
 - a. Licensee shall be permitted to install and maintain replacement light poles or sign poles and small cell or 5G telecommunications equipment within the Site Area subject to the terms of the Conditional Use Permit and this Agreement.
3. TERM. This License Agreement shall commence on the Effective Date and shall terminate on July 1, 2025 (the “**Term**”), unless terminated earlier pursuant to Section 11. In accordance with applicable provisions of the Town’s Community Development Code, this License Agreement shall automatically renew for subsequent one-year periods, unless either Party provides written notice to the other at least ninety (90) days prior to the then-current Term.
4. LOCATION.
 - a. Licensee shall have the obligation to prevent encroachment of any other personal property onto areas outside of the designated Site Area.
 - b. In order to ensure adequate public access to all areas outside of the Site Area, Licensee shall arrange any equipment or materials placed on the Site Area in such a manner as to ensure that public ROW and pedestrian pathways are maintained in the general approximate locations and approximate average widths set forth on the attached Exhibit A.
 - c. During any construction, repairs, or maintenance to Licensee’s property within the Site Area, Licensee shall use signage, fencing, and/or other physical markers/landmarks to designate the boundaries of the Site Area.

5. ACCESS AND STORAGE. The License granted herein shall include the right of access over, through, and across the other portions of the ROW in order to access the Site Area. Licensee acknowledges that it is familiar with the Conditional Use Permit process and Town's laws and regulations and agrees to abide by such laws and any other regulations governing vehicular access to the Site Area.
6. USE.
 - a. Licensee's use of the Site Area is limited to those purposes set forth in the Conditional Use Permit.
 - b. Licensee shall use and maintain the Site Area in accordance with all applicable health and safety laws, ordinances, and/or regulations for the protection of the public.
7. MAINTENANCE.
 - a. Licensee agrees to repair and/or replace any damage to any portion of the ROW and/or Site Area only to the extent any damages shall be caused by or in connection with use of the Site Area by Licensee or its employees, representatives, or subcontractors. All costs for such repair or replacement, and all work performed in connection therewith, shall be the responsibility of the Licensee. The Town, in its sole but reasonable discretion, shall determine when the Site Area is in need of repair or replacement due to the activities of Licensee and/or its employees, representatives, or subcontractors in the Site Area.
 - b. Licensee shall clean the Site Area by removing debris, dust, and trash, as needed to prevent debris, dust, or trash from being blown or scattered around or outside of the Site Area.
 - c. Licensee shall remove snow as needed from the Site Area to an area that does not block public access to the ROW.
8. INDEMNIFICATION. Licensee agrees to indemnify, defend, and hold harmless the Town and its elected and appointed officials, agents, representatives, lawyers, and employees from and against all actual claims, actions, causes of action, demands, judgments, reasonable costs and expenses, and all damages of every kind and nature, including injury to or death of any person or loss of or damage to property, incurred by and on behalf of any person or other legal entity whatsoever, including the parties to this License Agreement and their agents, representatives, lawyers, and employees, arising out of or connected with, in any manner, directly or indirectly, Licensee's operation and/or use of the Site Area, except to the extent caused by the negligent acts or omissions of the Town, its agents, representatives, and/or employees.
9. INSURANCE REQUIREMENTS.
 - a. Licensee shall carry commercial general liability insurance covering all operations permitted pursuant to the License in an amount no less than the limitations set forth in the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended from time to time, with the Town as a named insured on such policy. Licensee shall be required to provide to the Town a "*Certificate of Insurance*" evidencing such coverage for the Term of this License Agreement.
 - b. The commercial general liability insurance policy and the "*Certificate of Insurance*" must be effective for the Term of the License Agreement, commencing as of the Effective Date.
 - c. The Licensee shall cease all operations on the Site Area immediately upon cancellation the insurance coverage required pursuant to this Paragraph 10, in accordance with any notice of cancellation received by Licensee.

10. TERMINATION.

- a. Should any Party to this License Agreement fail to perform its obligations hereunder in strict compliance with the terms, covenants, and conditions of this License Agreement, or otherwise default in the performance of any obligations contained in this License Agreement, the non-defaulting Party shall provide written notice to the defaulting Party of such default or breach (“**Notice of Default**”). If, in the sole judgment of the non-defaulting party, the defaulting Party has failed to cure or reasonably commence curing said default or breach within thirty (30) business days after such Notice of Default is provided (an “**Uncured Default**”), the non-defaulting Party thereafter shall have the right to terminate this License Agreement, effective immediately upon providing the defaulting Party with written notice of such termination. In addition, in the event of an Uncured Default on behalf of Licensee, the Town shall have the right to partially terminate this License Agreement (in lieu of full termination) by revoking any specific right granted to Licensee pursuant to Section 1 above including, without limitation, removing any portion of the **Site Area** from the License.
- b. This License Agreement may also be terminated as follows:
 - i. In the event that Licensee’s Conditional Use Permit is revoked, the Town thereafter shall have the right, but not the obligation, to terminate this License Agreement, effective immediately upon providing Licensee with written notice of such termination.
 - ii. In the event that the Conditional Use Permit is not renewed by the Town due to an administrative error or other similar lapse on behalf of Licensee and/or the Town, the Town shall provide written notice of such error or lapse to Licensee. Licensee shall have 45 days after receipt of such notice to cure the deficiencies that led to such non-renewal and reinstate and/or renew the Conditional Use Permit. If Licensee is unable to reinstate and/or renew the Conditional Use Permit by the end of such 45-day period, the Town thereafter shall have the right, but not the obligation, to terminate this License Agreement, effective immediately upon providing Licensee with written notice of such termination.
 - iii. In the event the technology utilized, installed, and maintained by Licensee pursuant the Conditional Use Permit becomes obsolete, or if Licensee abandons the infrastructure, the Town shall have the right, but not the obligation, to terminate this License Agreement, effective immediately upon providing Licensee with written notice of such termination.
- c. Upon termination of this License Agreement, Licensee shall restore the Site Area to its original condition existing prior to the Effective Date, less normal wear and tear, as determined by the Town. Any personal property of Licensee placed temporarily on the Site Area pursuant to the License shall be removed at the end of the Term at Licensee’s sole cost and expense.
- d. The Town shall have the right to temporarily suspend Licensee’s use of all or part of the Site Area in order to make necessary repairs and/or maintain the Site Area or the ROW by giving the Licensee thirty (30) days’ written notice. In such case, Licensee shall be responsible for removing any movable materials or other personal property from the Site Area, if possible and as necessary for the Town to complete its repairs or maintenance.
- e. **Notwithstanding any other provision contained herein, the Town reserves the right to terminate this License Agreement should the Town determine the Site Area or surrounding area is no longer compatible with the activities allowed pursuant to this License Agreement, by giving Licensee six (6) months’ written notice.**

11. LICENSE FEES.

- a. To be paid by Licensee:

- i. During the Term of this License Agreement, Licensee shall post a \$500.00 cash performance bond for each pole/unit to be installed to assure full compliance with the terms hereof (the “**Performance Bond**”). The Performance Bond may be applied to any unpaid fines or charges outstanding for more than forty-five (45) days at any time during the Term. The Performance Bond shall be refunded thirty (30) days after the expiration and/or termination of this License Agreement; provided, however, that the Town shall be entitled to retain the Performance Bond for an additional three hundred sixty-five (365) days to secure the obligations of any unresolved pending action remaining at the end of said thirty (30) day period.
 - ii. Licensee shall bear all costs and expenses related to the construction and/or maintenance of any utility and other amenities needed by Licensee in connection with the exercise of its rights pursuant to the License.
 - iii. Licensee shall bear all costs for any and all improvements to the Site Area, which are reasonably required by the Town, pursuant to applicable health and safety laws, ordinances, and/or regulations, to limit hazards or dangers and provide for the safe operation of the Site Area.
- b. By the Town:
 - i. The Town shall not be required to make any improvements to the Site Area or expend any money for the benefit of Licensee.

12. ADDITIONAL TERMS AND CONDITIONS.

- a. Licensee shall comply with all applicable local, state, and federal rules, regulations, and laws.
 - b. In the event the Licensee sells, leases, or relinquishes control of the Conditional Use Permit, Licensee shall immediately notify the office of the Town Manager.
 - c. In the event of any legal action between the Parties with respect to this License Agreement and the License herein granted, the prevailing party in any such action shall be entitled to recover their costs incurred therein, including reasonable attorney’s fees. Jurisdiction and venue for any such action shall be in the state courts located in San Miguel County, Colorado.
 - d. Licensee may not assign, sublet, or transfer this License Agreement, or any portion thereof, without the Town’s prior written approval.
 - e. This License Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.
 - f. The Town and its officers, attorneys, and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.
 - g. No provision of this Agreement shall be construed or interpreted: (a) to directly or indirectly obligate the Town to make any payment in any year in excess of amounts appropriated for such year; (b) as creating a debt or multiple fiscal year direct or indirect debt or other financial obligation whatsoever within the meaning of Article X, Section 20 of the Colorado Constitution or any other constitutional or statutory limitation or provision; or (c) as a donation or grant to or in aid of any person, company, or corporation within the meaning of Article XI, Section 2 of the Colorado Constitution.
13. NOTICE. All notices, demands, or writings required or permitted to be given hereunder, shall be deemed to have been fully given or made or sent when made in writing and delivered either by (i) hand delivery; (ii) facsimile transmission; (iii) electronic mail; or (iv) commercial overnight courier that guarantees next day delivery and provides a receipt, so long as these are addressed and/or delivered to the Party as follows

(with the understanding that the mailing addresses, email addresses or fax numbers below may be changed by sending written notice to each Party notifying the Party of the change).

If to Licensee:

Attn: _____
Toro Vertical, Inc. d/b/a Toro Blanco Group

Email: _____

Phone: _____

If to the Town:

Attn: Paul Wisor, Town Manager
Town of Mountain Village
455 Mountain Village Blvd., Suite A
Mountain Village, CO 81435
Email: pwisor@mtnvillage.org
Phone: (970) 729-2654

IN WITNESS WHEREOF, the Parties hereto have executed this License Agreement as of the Effective Date.

TOWN:

Town of Mountain Village, a Colorado home rule municipality

By: _____
Paul Wisor, Town Manager

LICENSEE:

Toro Vertical, Inc. d/b/a Toro Blanco Group

By: _____
[Name, Title]

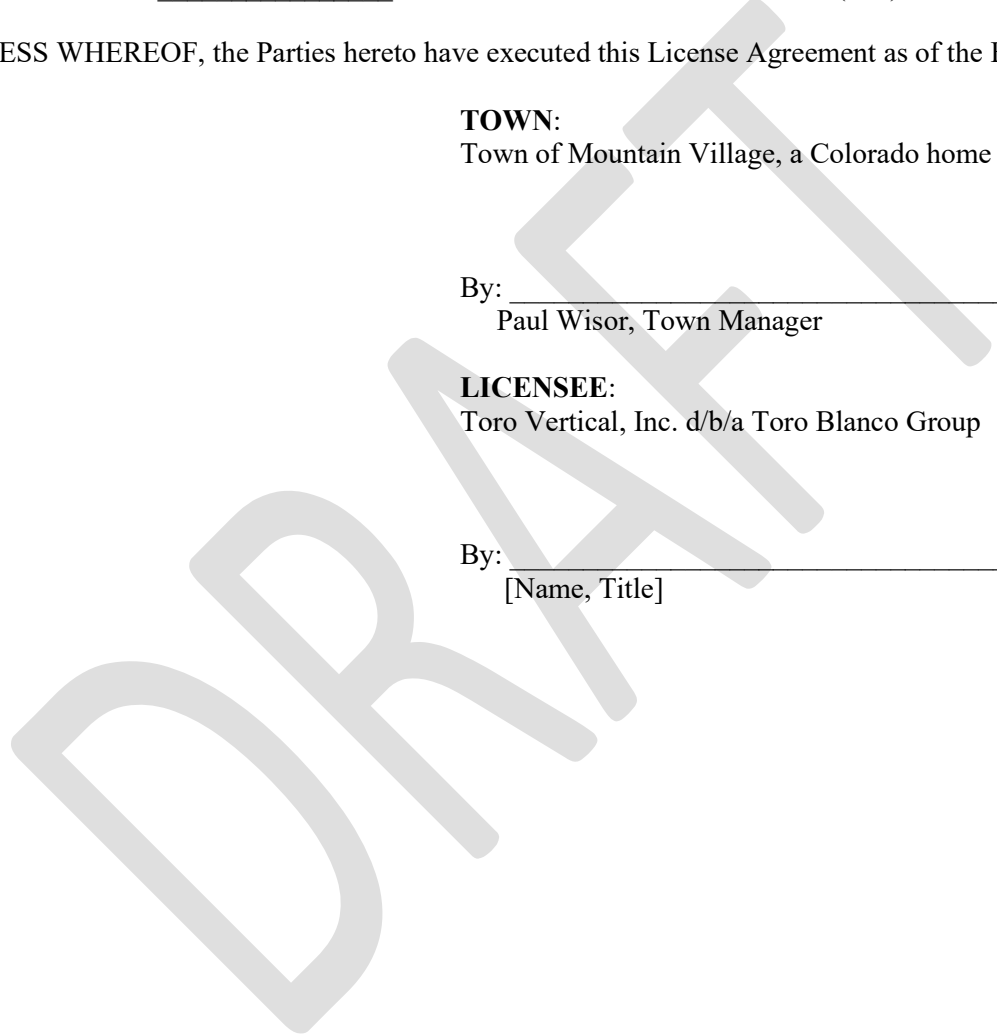


Exhibit A

[MAP OF SITE AREA]

DRAFT

From: [Kristen Munroe](#)
To: [cd](#)
Subject: Regarding Toro Blanco installation of telecommunications poles
Date: Wednesday, June 12, 2024 10:40:18 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

To whom it may concern:

We have a house close to Mountain Village Blvd and Victoria Drive . I am curious if this is a location you are considering? The reason I ask is the section of land from Victoria to the first knoll towards the village has no trees lining the street. The noise pollution is quite high from the street to the houses close to the road. And the town is growing so much with lots more traffic on that street now and in the future that noise pollution will just keep growing. I was wondering if you put a pole there would you consider 'landscaping' that area also. We would be happy to support! This is probably not in your original scope but I wanted to write to see if it could be considered as part of this.

Thank you,

Kristen Munroe

From: [Marsden, Paul D](#)
To: [cd](#)
Cc: [Keith Hampton](#); [Elicia Moses](#); [elkridgemanor@gmail.com](#)
Subject: Toro Blanco Group, LLC
Date: Monday, June 3, 2024 5:23:41 PM
Attachments: [preview.png](#)

Caution: External Message - Please be cautious when opening links or attachments in email.

To whom it may concern:

As a member of Eldridge Management, LLC, I am writing representing the owners of 225 Ridgeline Drive, as we have been invited to comment on this development application for locating a new 5G communications tower within 400 feet of this property in Mountain Village.

We are extremely concerned about this matter and strongly object. While it is imperative that the cellular communication infrastructure around Mountain Village is improved, this solution and the proposed locations need to have further engineering, health and economic evaluation.

While there are wide ranging opinions around the short and long term health implications of close proximity to these higher energy communications towers, there is nothing conclusive around there being no health risk. This is our fundamental objection.

The British Medical Journal cited such lack of certainty back in 2021.

<https://www.bmj.com/company/newsroom/stop-global-roll-out-of-5g-networks-until-safety-is-confirmed-urges-expert/>

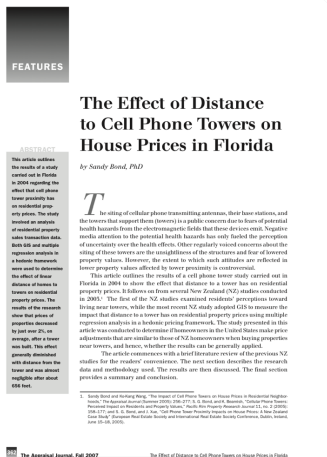
This is further expanded upon here in the United States, by the Environmental Health Trust, who's independent mission is rich on scientific basis, and largely immune to bias of the cellular communications companies who are responsible for the implementation. It is most interesting to note that there are no commercial reasonable paths to insurance for the consequences and long term liabilities for exposure, which certainly supports reasonable doubt as to the ultimate safety.

<https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

There are multiple sources that cite, consistently, that the range of a 5G tower is 1.5-1.6 miles; and that the safe distance is 400m or more (1300 feet). Given the reasonably dispersed accommodation in and around Mountain Village, these and other such criteria should be taken heed of, where the service can be provided and health concerns taken into consideration.

Second to the health concerns is the well proven impact to property values, with some 15-20% impact to property prices frequently cited. While some other sources cite increases to property values, this is in the context of urban environments where demands and demographics are fundamentally different to Mountain Village.

<https://ehtrust.org/cell-phone-towers-lower-property-values-documentation-research/#:~:text=Research%20finds%2C%20cell%20towers%2C%205G,property%20values%20up%20to%2020%25.>



hunter-exhibit-a-attachment-1

As such, we strongly object to this development and plan on joining the meeting to express these views and require that this be fundamentally re-evaluated.

Regards,
Paul Marsden

Eldridge Management, LLC.

From: [Peter Yates](#)
To: [cd](#)
Subject: 5G poles
Date: Thursday, June 13, 2024 11:14:59 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

Hi,

I am a homeowner at 260 Double Eagle Drive and recently received notification of the proposed 5G tower installation.

Having reviewed the proposal on the website I do have some questions:

- 1) Am I correct in determining each pole is 32' high above ground level? If they are, I do not believe the renderings quite reflect that.
- 2) Can you provide details of the exact location of the Adams/Double eagle bus stop tower please? I am assuming that location is closest to my home.

Thank you for your assistance.

Regards,

Peter

From: [Julie Zahniser](#)
To: [cd](#)
Cc: [Julie Zahniser](#)
Subject: Proposed Development for New Telecommunications Smart Pole
Date: Thursday, July 11, 2024 11:29:05 AM

Caution: External Message - Please be cautious when opening links or attachments in email.

I want to express my opposition to the proposal for 5G Smart Poles in Mountain Village.

5G smart poles have not been adequately tested for safety and I have grave concerns about a pole being located close to my home at Bear Creek Lodge or near the homes of other people in Mountain Village. 5G is a lot like asbestos – it's harms are undetectable and in voting for this you will not know until years later what harm you have done.

The deployment of the 800,000 5G “small” cell antennas on poles near every few homes has begun and is progressing quickly. Most of these antennas are 4G and some will utilize millimeter wave frequencies. Studies show profound bio-effects from millimeter waves as well. Federal laws and FCC regulations enabled this forced deployment by removing any barriers, preempting municipal authority, and giving the wireless industry almost unlimited access to our public rights of ways.

These antennas are being forced on residents within a few feet of their homes without their informed consent, and they are being prevented from effectively objecting from their installation on any grounds, including health. These antennas may be smaller but because of their proximity, they increase the levels of radiation on our streets by thousands of times. Families who have had these “small” antennas installed near their homes are becoming sick, sometimes within days after they are installed. There is a reason why insurance companies refuse to insure the wireless industry for health effects.

The following are some resources you should consider before approving:

["The 5G Trojan Horse" Documentary • Children's Health Defense \(childrenshealthdefense.org\)](#)

[CHD Gives Notice to FCC Against 5G Cell Towers on Homes—Ex-Parte Letter Receives Over 15,000 Signatures! • Children's Health Defense \(childrenshealthdefense.org\)](#)

PLEASE DO NOT VOTE TO APPROVE THIS!!

Julie Zahniser

135 San Joaquin Rd #304

Telluride, CO 81435

772-332-9706

JulieZahniser@gmail.com



**AGENDA ITEM 15
COMMUNITY DEVELOPMENT DEPARTMENT**

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

TO: Mountain Village Town Council
FROM: Amy Ward, Community Development Director
FOR: Town Council Meeting; July 18, 2024
DATE: July 8, 2024
RE: Staff Memo – Work Session Regarding Conceptual Discussion of Potential Additional Employee Housing at Lot 640A, Mountain View Apartments

APPLICATION OVERVIEW: Work session to discuss the addition of up to 15 employee apartments to the Mountain View Apartment complex, including a density transfer and major subdivision

PROJECT GEOGRAPHY

Legal Description: Lot 640A
TELLURIDE MOUNTAIN VILLAGE CONT
2.56AC ACC TO PLAT BK 1 PG 1013
and

A TRACT OF LAND LYING IN THE E
HALF OF THE SE QUARTER OF
SECTION 33 T43N R9W NMPM SAN
MIGUEL COUNTY COLORADO
DESCRIBED AS FOLLOWS TRACT OSP
35A ACTIVE OPEN SPACE TOWN OF
MOUNTAIN VILLAGE PLAT BK 1 PG 1693
CONT 3.522 ACRES MOL

Address: 306 Adams Ranch Rd.

Applicant/Agent: John Miller, Telluride Ski
and Golf

Owner: TSG Ski & Golf LLC

Zoning: Multi-family

Existing Use: Multi-family, 30 employee
apartments

Proposed Use: Multi-family, 45 employee apartments

Lot Size: 2.56 Acres

Adjacent Land Uses:

- **North:** Active Open Space and Multi-family (Coyote Court)
- **South:** Active Open Space (golf course)
- **East:** Active Open Space and Multi-family (Northstar)
- **West:** Active Open Space and Multi-family (Timberview)



ATTACHMENTS

Exhibit A: Applicant Materials

Case Summary: John Miller of Telluride Ski and Golf is requesting feedback from Town Council regarding the potential expansion of the Mountain View Apartments. Before submitting any formal applications, they are requesting feedback on the additional density proposed, the site plan (including park changes/improvements), the lot line adjustment (major subdivision) with the adjacent open space parcel, and the general conformance of these plans to the adopted Comprehensive Plan.

The lot is approximately 0.256 acres and is zoned multi-family. The existing development is comprised of 30 employee apartments in one building. The property also has surface parking serving the development, a paved basketball court area, and an accessory trash building. The northeast side of the property is currently used as a park.

The applicant proposes to add 15 additional employee apartment units in a unique new building on the northeast corner of the lot. It also proposes a subdivision to redraw the lot lines between Lot 640A and OSP35A. The current park area would be re-configured, with additional manicured space proposed to the east. The applicant's provided materials utilize drawings from an expired 2019 approval and are included to provide context. Revised drawings incorporating Council feedback from this work session will be provided with any formal review application.



History:

The project was originally constructed as Telluride Apartments, under San Miguel County sometime around 1990. Various proposals for additional development have been contemplated in the past with some proposing greater density, which ended in a citizen led initiative (Ordinance 2015-8A) to limit the allowable density on the property to a total of 45 employee apartments, or 15 more than currently exists. The most recent re-development proposal, approved in 2019, was not built, and since expired, allowed for the addition of 12 new apartments.

Future Application Processes and Review Criteria:

From the conceptual plans presented staff believes this future application would require three separate applications:

- Class 3 Design Review (DRB review)
- Minor Subdivision
- Density Transfer and Rezone

The Design Review would finalize architectural design, landscaping, materials etc. and is the purview of the Design Review Board.

The Minor Subdivision would cause a lot line adjustment between Lot 640A and the adjacent OSP 35A to accommodate the siting of the new building and associated parking. Criteria for review for a minor subdivision is as follows:

Minor Subdivisions. The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation or similar subdivision:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;*
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;*
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC;*
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and*
- e. The proposed subdivision meets all applicable Town regulations and standards.*

The Density Transfer would cause 15 units of employee apartment density to be transferred onto the site. The applicant is requesting that the Town create this density as it is allowed per code 17.3.7.B.3. Density transfer criteria is as follows:

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

The Rezone would swap the zoning between multi-family and active open space for the parcels affected by the lot lone adjustment proposed per the subdivision. Rezone criteria is as follows:

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

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

Staff: Given that this is an already developed property many of the criteria for review have already been met. Council should consider how an increase in density and changes to lot configurations could further impact any of the criteria above and give feedback to the applicant during the work session as to the nature of these concerns so they can be addressed with any formal application. Under the subdivision regulations, staff would defer discussion of any easement conflict until a formal application has been filed and final siting of the new building, parking, and park amenities can be confirmed. As it relates to the rezone application, staff believes that the discussion should center around criteria d, f and g but believes that with feedback from Council these criteria can be met.

Both the subdivision and rezone criteria reference conformance with the Comprehensive Plan, both general conformance and comprehensive plan project standards. Since this is a work session and not a formal application, this isn't a full review, however some things that stand out based on the information provided so far by the applicant are discussed below.

Site Specific Policies (Parcel G in the Comprehensive Plan)

7. PARCEL G MOUNTAIN VIEW APARTMENTS (LOT 640A)

- A. Pursue opportunities to either convey/purchase a subdivided portion of the property or a Town easement for a publicly owned or publicly accessible, well-maintained park on the northern portion of Parcel G Mountain View Apartments.*
- B. In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.*
- C. Prioritize park equipment desired by Meadows residents.*
- D. Any additional development of Parcel G is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).*
- E. Pursue public-private partnership opportunities to maximize deed restricted housing units in any new residential development.*

Staff: The applicant addresses all of the site-specific policies in its narrative. Policies A and B relate to the park and the applicant states that they are open discussions related to long-term management strategies, but doesn't discuss their preferred plan. In speaking with the applicant during a pre-application meeting staff understands that the applicant does not intend to convey any land to the Town, therefore a permanent easement or license agreement would be contemplated. More details regarding the guarantee of future public use, installation of improvements and maintenance should be discussed. Policy C is understanding park equipment desired by Meadows residents - it would be helpful to understand what type of community engagement the applicant plans to undertake to make this determination. Policy D requires low to medium residential and a project cohesive in architectural character – the density proposed meets this requirement and the architecture will be approved as part of the design review process. Policy E does not apply due the citizen-initiated Ordinance 2015-8A capping the density on this parcel.

Meadows Subarea Wide Principles and Policies

Staff has only identified policies within the subarea plan that seem to apply to these two parcels or this development type. Policies that staff believes are being met are shown in **green**. Other policies that could be discussed for implementation or need to be addressed with more details in a final application are in **blue**. Staff comments regarding certain policies are in **black**. Conformance with some subarea policies can't be determined at this time due to the conceptual nature of the plans and work session format and will be better determined with the details provided within a formal application.

I.A. The primary land use within the Meadows Subarea should be residential with priority for employee housing.

I.B. Deed-restricted housing should be provided, primarily through the free market without a town housing subsidy

I.C. Carefully consider specific deed restriction types for all new residential development for the purpose of maintaining affordability over time as well as to prevent the loss of any units through foreclosure. An updated deed restriction should be placed on the new units.

III.A. Preserve, maintain, and support open spaces and natural areas within the Meadows.

III.B. Continue to require the conservation and preservation of the Prospect Creek wetland area.

III.C. Explore strategies to support local ecology and wildlife while balancing impact on surrounding neighborhood. Consider options to mitigate beaver damage to trees near the Prospect Creek wetland.

III.D. Expand the tree canopy in the Meadows through public investment and incentivizing private investment into tree planting. This will be further flushed out at design review with a landscape plan, however some consideration should be given to the desire for open space vs. the desire for additional tree plantings

III.F. Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan map. The trails master plan contemplates a pedestrian trail on the southwest side of Lot 640A that eventually connects to Lupine Lane.

III.J. Explore opportunities to partner with private owners of recreation amenities, such as the play areas at The Boulders and Mountain View Apartments to facilitate public access and provide Town support for their continued use and maintenance

III.K. Explore a public-private partnership with the owner of Parcel G 640-A and the owner of OSP 35-A to facilitate public access and provide Town support to maintain and add appropriate amenities to the private park space and ball field at the Mountain View Apartments.

IV.J. Provide additional landscaping and beautification improvements throughout the Meadows Subarea

IV. F. Explore opportunities to provide additional goods and services within the Meadows Subarea, such as a public restrooms, neighborhood serving retail, and public gathering or event space.

V.A. Ensure any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strives to reach the site-specific policies and does not exceed the target density outlined in the Meadows development table (development table). As proposed this meets the target density listed in the development table.

V.D. Require new development within the Meadows to provide the necessary parking per Town requirements with any development approval, and variances which allow reduced parking provisions should not be permitted. This will be required through the DRB review, otherwise would have to come back to Council for a Variance. The applicant has indicated they plan on meeting parking requirements as outlined in the CDC.

V.F. Ensure new development provides attainable community housing opportunities per the Town's Community Housing Mitigation Methodology. This will be 100% deed restricted housing.

V.H. Encourage new development to preserve existing trees as feasible or, if necessary, require developers to plant new native trees to offset any tree canopy loss as much as possible pursuant to fire mitigation regulations This needs to be flushed out with final application and landscape plans, some direction from Council regarding the desire for new trees vs. preserving open space would be appropriate.

V.I. Public Benefits per the public benefits table are discussed below in the Public Benefits section of the memo.

V.J. Ensure the necessary wildfire risk and disaster mitigation assessments and techniques are completed for new development within the Meadows, as identified in other policy documents. Proactively educate residents on communication protocols, evacuation routes, and other emergency resources. Wildfire mitigation would be required with design review approval. The applicant should address resident education.

V.K. Consider cohesivity and appropriate transitions in density, height, and architectural character between any new development and neighboring existing development(s). Building heights for new development are regulated by the CDC and Town Council, but are envisioned in the Meadows to be cohesive with nearby parcels subject to the 35 foot building height limit of the Ridgeline Development regulations. Heights will be better understood with design review application,

however staff understands that the applicant intends to match heights within the pre-existing structures on the lot (up to 48')

Public Benefits

The Comp plan states, "Public benefits should be required with a PUD and requirement should be considered for other Town applications." It also states, "It is envisioned that provisions will be made for the proposed public benefits with a rezoning, PUD, subdivision or other application requiring general conformance with the Comprehensive Plan for a Subarea Plan parcel listed in the public benefits table." Based on these statements, the assumed application type and the nature of the application (to provide employee housing, not hotbed or other commercial development) it is at the discretion of Council to decide to apply any of these public benefits.

Below are the Public Benefits related to Parcel G (lot 640A), OSP 35A and generic public benefits that apply to certain application types in the Meadows Subarea listed in the Comprehensive Plan, the trigger for each public benefit listed is shown in *italic*:

Public Benefit 3

TSG conveys perpetual trail easements or land conveyance to the TOMV for TOMV maintained existing and proposed trails as shown in the Trails Master Plan that are located on TSG open space or TSG lots. *Concurrent with any redevelopment by TSG within the associated subarea the trails are located.*

Public Benefit 6

Permanently eliminate any TSG parking agreements related to the Gondola Parking Garage, Meadows Run Parking lot, and any other parking location in the town to allow the TOMV to manage these public parking areas. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG within the associated subarea.*

Public Benefit 10

TSG conveys public easements (or similar legal instrument agreed to by both parties) to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea redevelopment, or land conveyance or transfer of land currently owned by TSG within the associated subarea.*

Public Benefit 12

TSG conveys the amount of land necessary for the envisioned community park adjacent to Parcel G Mountain View Apartments. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea.*

Staff: There is only one public benefit that is specific to the parcels being discussed in the upcoming work session – Public Benefit 12, conveyance of park land to the Town. Otherwise, the public benefits listed may apply to any project that proposes rezoning, PUD, subdivision or other application requiring general conformance with the

Comprehensive Plan within the Meadows Subarea. Council should discuss the benefits of the project as proposed, and whether any additional public benefits should be required.

RECOMMENDATION

A conceptual work session is a process that allows for Town Council to provide an informal, non-binding review of a conceptual development proposal. Council shall evaluate the concept based on the applicable criteria for decision in the future. Any comments or general direction given by the Council shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by Council on conceptual work sessions.

Staff recommends the Council review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide nonbinding feedback and direction to the applicant regarding the proposal.

Specifically, staff proposes the following bullets for consideration, in addition to anything additional that Council wants to discuss with the applicant:

- Any comments/concerns on the overall site plan as was approved in 2019?
- Any comments/concerns about Rezone criteria **d, f, g** -

***d.** The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources **f.** Adequate public facilities and services are available to serve the intended land uses; **g.** The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion*

- Site Specific Policies A&B – Thoughts regarding conveyance of property vs. easements or license agreement. This question also pertains to Public Benefit 12
- Is a proposed height of 48' reasonable for that neighborhood and proposed use?
- Comments/concerns on general Meadows Subarea Wide Principles and Policies
- Public Benefits – should any public benefits be required with this application?



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-369-1392
970-728-4342 Fax
cd@mtnvillage.org

WORKSESSION SUBMISSION PROCESS

APPLICANT INFORMATION

Name: John Miller, Telluride Ski and Golf LLC		E-mail Address: johnmiller@tellurideskiresort.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-708-2366	
City: Mountain Village	State: Colorado	Zip Code: 81435	
Mountain Village Business License Number:			

PROPERTY INFORMATION

Physical Address: 306 Adams Ranch Road		Acreage: 2.56
Zone District: Multi-Family	Zoning Designations: Employee Apartment	Density Assigned to the Lot or Site: 30
Legal Description: Lot 640A TELLURIDE MOUNTAIN VILLAGE CONT 2.56AC ACC TO PLAT BK 1 PG 1013		
Existing Land Uses: Employee Apartment		
Proposed Land Uses: No Change		

OWNER INFORMATION

Property Owner: TSG Ski & Golf LLC		E-mail Address: johnmiller@tellurideskiresort.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-708-2366	
City: Mountain Village	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST

Work Session to discuss future employee apartment expansion proposing 15 additional units for a total of 45 employee apartment units.



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

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TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

1. Fee Schedule. The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

John Miller

5/14/2024

(signature required)

(date)



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, ~~John Miller~~ TSG SKI & GOLF LLC, the owner of Lot 640A (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development submission request. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

DocuSigned by:
Sherril Reader Authorized Signer 5/17/2024
0FDB8604E24D4D1...

Signature of Owner Date

John Miller 5/14/2024

Signature of /Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the development submission request and hereby authorize John Miller and/or Steve Swenson of Telluride Ski and Golf to be and to act as my designated representative and represent the development request through all aspects of the development review process with the Town of Mountain Village.

DocuSigned by:

Sherrí Reeder

5/17/2024

9EDB6504624D4D1...
(Signature)

(Date)

Sherrí Reeder

(Printed name)



May 13, 2024

To: Town of Mountain Village Town Council and Staff

From: John Miller; Telluride Ski and Golf, Mountain Planning and Development

Subject: Work Session – Mountain View Apartments Expansion

TSG Ski & Golf LLC (“TSG”) is seeking Town Council feedback on a potential expansion of Mountain View Apartments (Lot 640A), with a project goal of adding 15 additional employee apartment units to the existing 30 units - which would bring the total employee apartment count to 45 units on Lot 640A. We believe that the site configuration would allow for sufficient parking to meet the needs of the development, along with ample undeveloped land for open space uses in the future.

Background: In 2019, TSG received approval to construct 12 additional employee apartment units. Due to the pandemic these units were never constructed and the approval has since lapsed. Based on the increased housing need in 2024, TSG is now proposing a similar but modified proposal for 15 units in alignment with the 2015 citizen-initiated ordinance which capped the maximum number of units at 45, a decision ratified by Town ordinance (see attached ORDINANCE NO. 2015-8A). TSG's proposal for 45 total units adheres to this ordinance, which was approved by the registered electors of the Town of Mountain Village in the regular municipal election held on June 30, 2015, and went into effect on July 30, 2015. It should also be noted that Lot 640A is also referred to as Parcel G in the Comp Plan Meadows Subarea.

TSG believes that the proposal to add 15 units of employee apartment density to Lot 640A aligns with the Principles, Policies, and Actions outlined in the Meadows Subarea Plan chapter of the Mountain Village Comprehensive Plan. The Meadows Subarea is designated as the primary location for deed-restricted housing and will continue to serve as the focal point for year-round residents.

The proposed apartment building would be designed to match the existing architectural style and exterior materials of the current apartment complex, aiming for a visually subdued development that fits well within the Meadows neighborhood while providing much-needed employee housing.

As part of the lapsed 2019 approval, site plans were conceptually approved by Town Council. This request does not substantially modify the previous approval with the exception of adding up to three additional units in order to meet the target density listed in the Comprehensive Plan. This would ultimately require updated site plans and architectural plans to be reviewed at a future public hearing.

The goal of this work session is to understand Council’s position and comfort level as it relates to the overall density of the project.

Analysis of the 2022 Comprehensive Plan and Community Development Code provided on the following pages.

Alignment with Mountain Village Comprehensive Plan

The site-specific policies for Parcel G listed in the 2022 Comprehensive Plan are listed to the right.

It is the full intention of TSG to adhere to the site-specific policies listed as part of a future density transfer and rezone process which requires general conformance with the Comprehensive Plan.

Policies A-C largely address provision of a park/open space area which we hope can be addressed conceptually as part of this Work-Session. Additionally, we believe that we are meeting policies D & E as we are seeking to maximize density on the site pursuant to the citizen-initiated ordinance.

- A&B: TSG is open to discussions on these policies as it relates to the best long-term management strategy for the open space adjacent to Mountain View Apartments.
- C: As part of the future entitlement process, we would aim to understand the park / open space programming desired by residents.
- D: This development is medium density and allowable per the Citizen initiated ordinance. The architectural character will blend with existing.
- E. Not applicable. The property is limited by Ordinance NO. 2015-8A and 12-15 units is the maximum allowed regardless of ownership.

7. PARCEL G MOUNTAIN VIEW APARTMENTS (LOT 640A)

- A. Pursue opportunities to either convey/purchase a subdivided portion of the property or a Town easement for a publicly owned or publicly accessible, well-maintained park on the northern portion of Parcel G Mountain View Apartments.
- B. In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.
- C. Prioritize park equipment desired by Meadows residents.
- D. Any additional development of Parcel G is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- E. Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.

As shown on Table 8, the additional 15 units fit within the target unit counts listed for parcel G.

Table 8. Meadows Development Table

Parcel Designation	Existing Units (total)	Platted Units (total)	Target Units (total)
Parcel A Prospect Plaza (Lot 648)	7	7 (deed restricted condominiums)	20
Parcel B Town Shops (Lot 650)	0	0	15*
Parcel C (Lot 644)	0	41 (deed restricted condominiums)	41
Parcel D (Lot 651-A)	0	15 (free market condominiums)	15*
Parcel E Big Billie's Apartments (Lot OS35B)	150	150 (149 employee dormitories and one employee apartment)	150
Parcel G Mountain View Apartments (Lot 640 A)	30	45 (deed restricted condominiums)	45
Total Units	187	258	286
Total Additional Units (beyond plat)			28
Total Additional Units (beyond existing)			99

*These could be rezoned to deed restricted units.

Consistency with Community Development Code (CDC)

As part of a future application, the specific criteria for a Density Transfer and Rezone will be addressed but as part of the Work Session materials, the CDC has been discussed at a very high level.

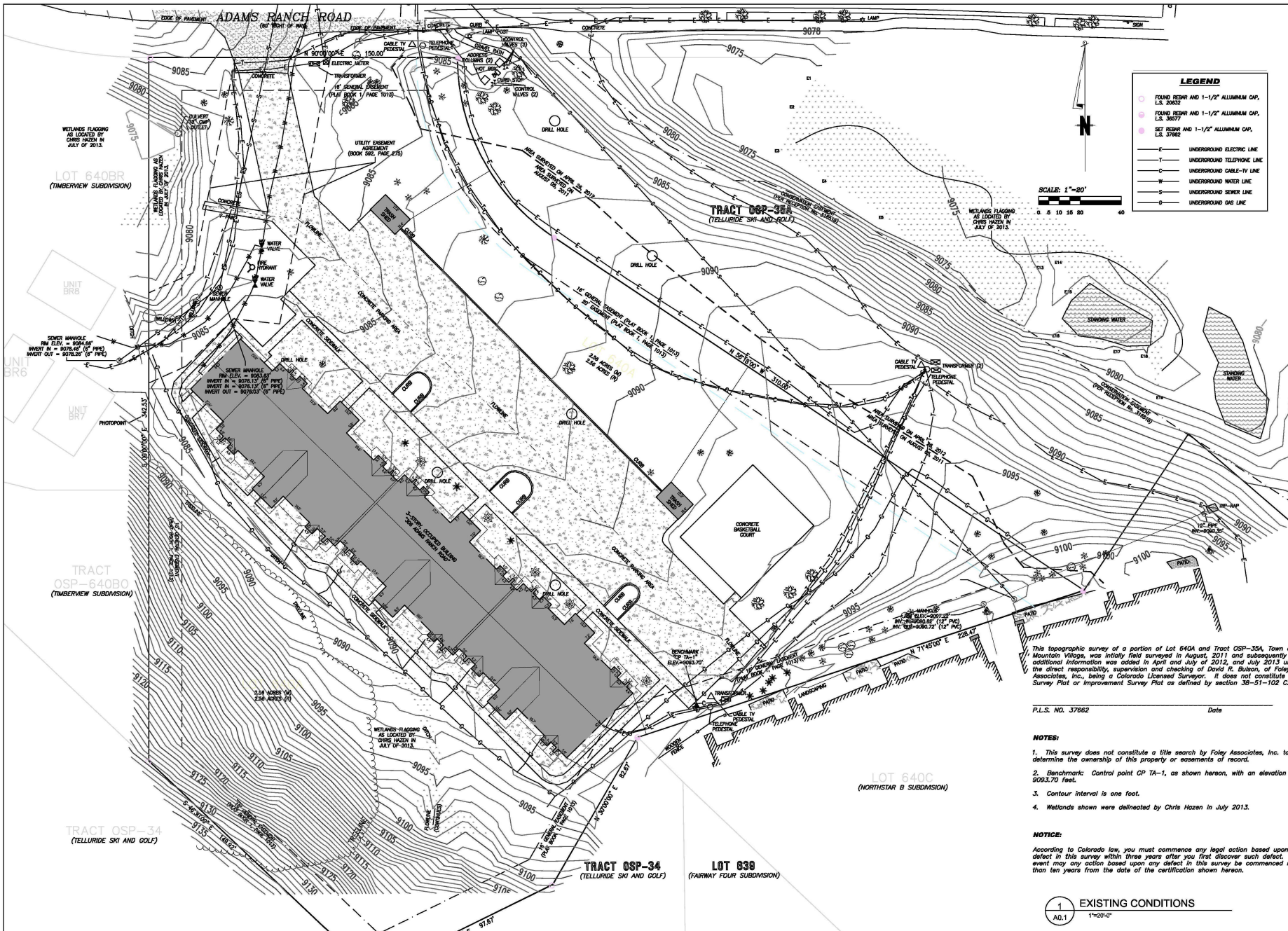
TSG's application complies with the CDC for the following reasons:

- Multi-Family Zone District: Lot 640A falls under the multi-family zone district, allowing for higher density, multi-family uses, including workforce housing, in accordance with CDC Section 17.3.2. B.4.
- Creation of Workforce Housing Density: CDC Section 17.3.7 permits density transfers for the creation of new workforce housing, exempt from the Town's Density Limitation calculation. TSG is requesting the creation of fifteen (15) units of employee apartment density.
- Workforce Housing Restrictions: TSG acknowledges the requirement to enter into a perpetual workforce housing deed-restriction with the Town, exclusively for occupancy by individuals employed within the Telluride R-1 District and their families. This restriction will be executed and recorded before the issuance of any Certificate of Occupancy.
- Workforce Housing Requirements: TSG's application adheres to CDC Section 17.3.9, ensuring compliance with Comp Plan policies and workforce housing restrictions during the development of workforce housing units.

Thank you for your time and consideration.

Sincerely,

John Miller Mountain Planning and Development Telluride Ski and Golf



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, I.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, I.S. 20657
- SET REBAR AND 1-1/2" ALLUMINUM CAP, I.S. 37662
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE-TV LINE
- W UNDERGROUND WATER LINE
- S UNDERGROUND SEWER LINE
- G UNDERGROUND GAS LINE

TELLURIDE
SKI & GOLF RESORT

565 Mountain Village Blvd
Telluride, CO 81435
Tel: (970) 728-7418
fax: (970) 728-7582
www.tellurideskiandgolf.com

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	8.12.19	CONCEPTUAL SITE ALTS
3	8.30.19	DENSITY TRANSFER
4		
5		
6		
7		
8		
9		

This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially field surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 and the direct responsibility, supervision and checking of David T. Baker, of Foley Associates, Inc., being a Colorado Licensed Surveyor, it does not constitute a Survey Plot or Improvement Survey Plot as defined by section 38-51-102 C.R.

P.L.S. NO. 37662 Date

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 - Benchmark: Control point CP TA-1, as shown hereon, with an elevation of 9083.70 feet.
 - Contour interval is one foot.
 - Wetlands shown were delineated by Chris Hazen in July 2013.

NOTICE:

According to Colorado law, you must commence any legal action based upon defect in this survey within three years after you first discover such defect, or event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

1 EXISTING CONDITIONS
A0.1 1"=20'-0"

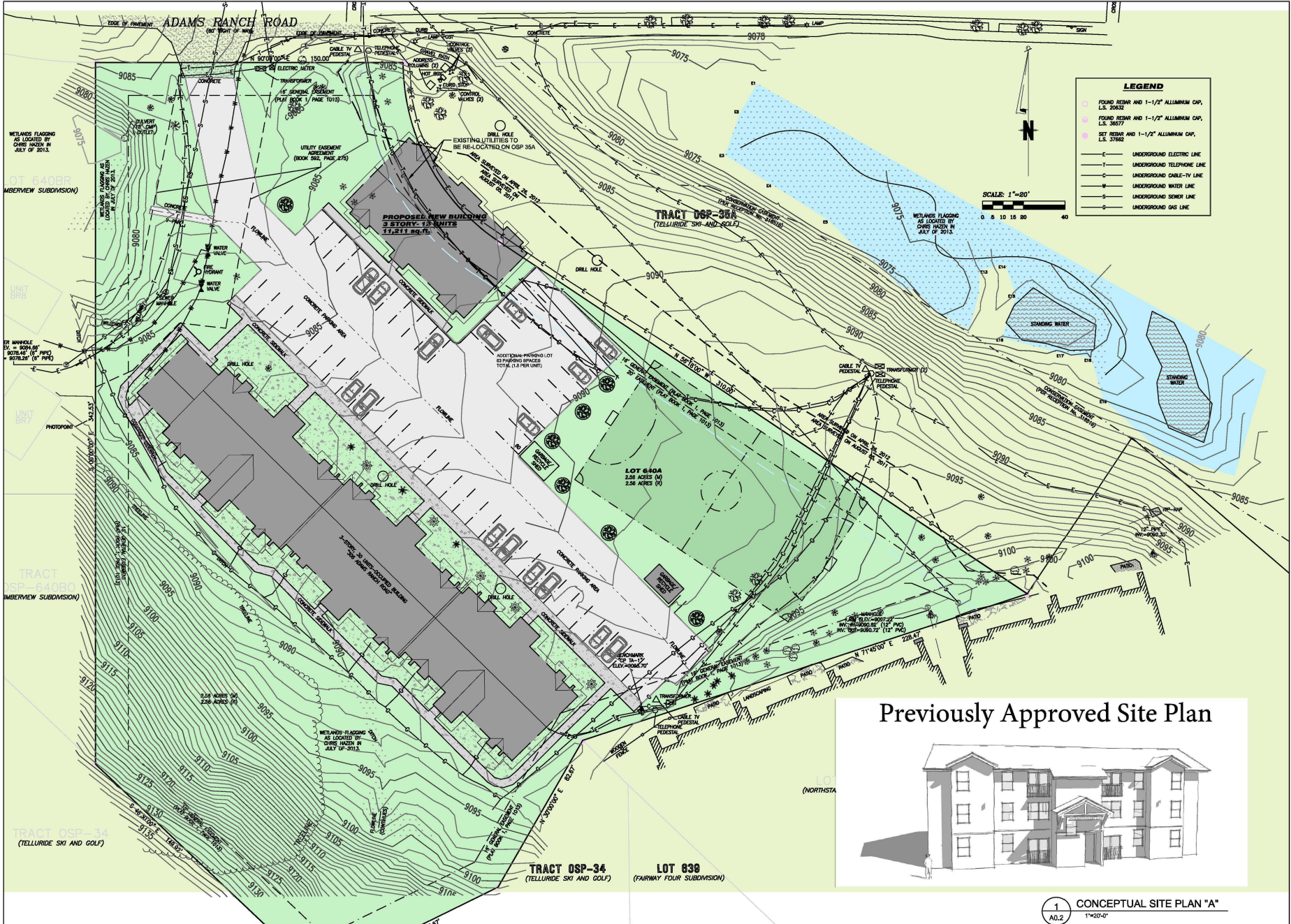
EXISTING CONDITIONS

A0.1

Telluride Ski and Golf
LOT 640 A

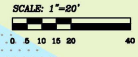


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LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 30577
- SET REBAR AND 1-1/2" ALLUMINUM CAP, L.S. 37862
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE-TV LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND GAS LINE



**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

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4		
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CONCEPTUAL
SITE PLAN "A"

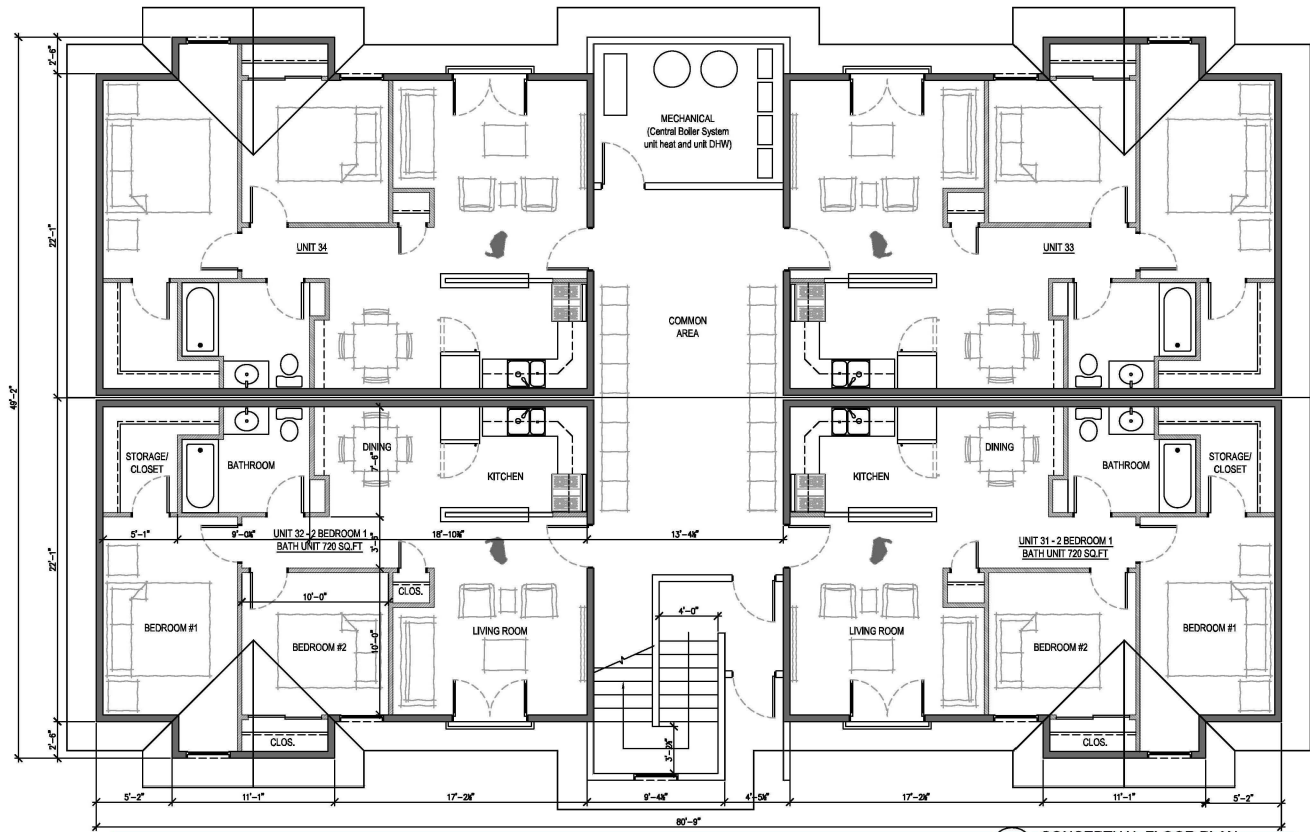
Previously Approved Site Plan



1
A0.2 CONCEPTUAL SITE PLAN "A"
1"=20'-0"

A0.2

Previous 12 Unit Approval
 - for demonstrating
 architectural character only



1 CONCEPTUAL FLOOR PLAN
 A0.6 1/4" = 1'-0"



2 CONCEPTUAL ELEVATION
 A0.6 NTS



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TSG - LOT 640 A MOUNTAIN VIEW
 APTS - PHASE 2

Telluride Ski and Golf
 LOT 640 A

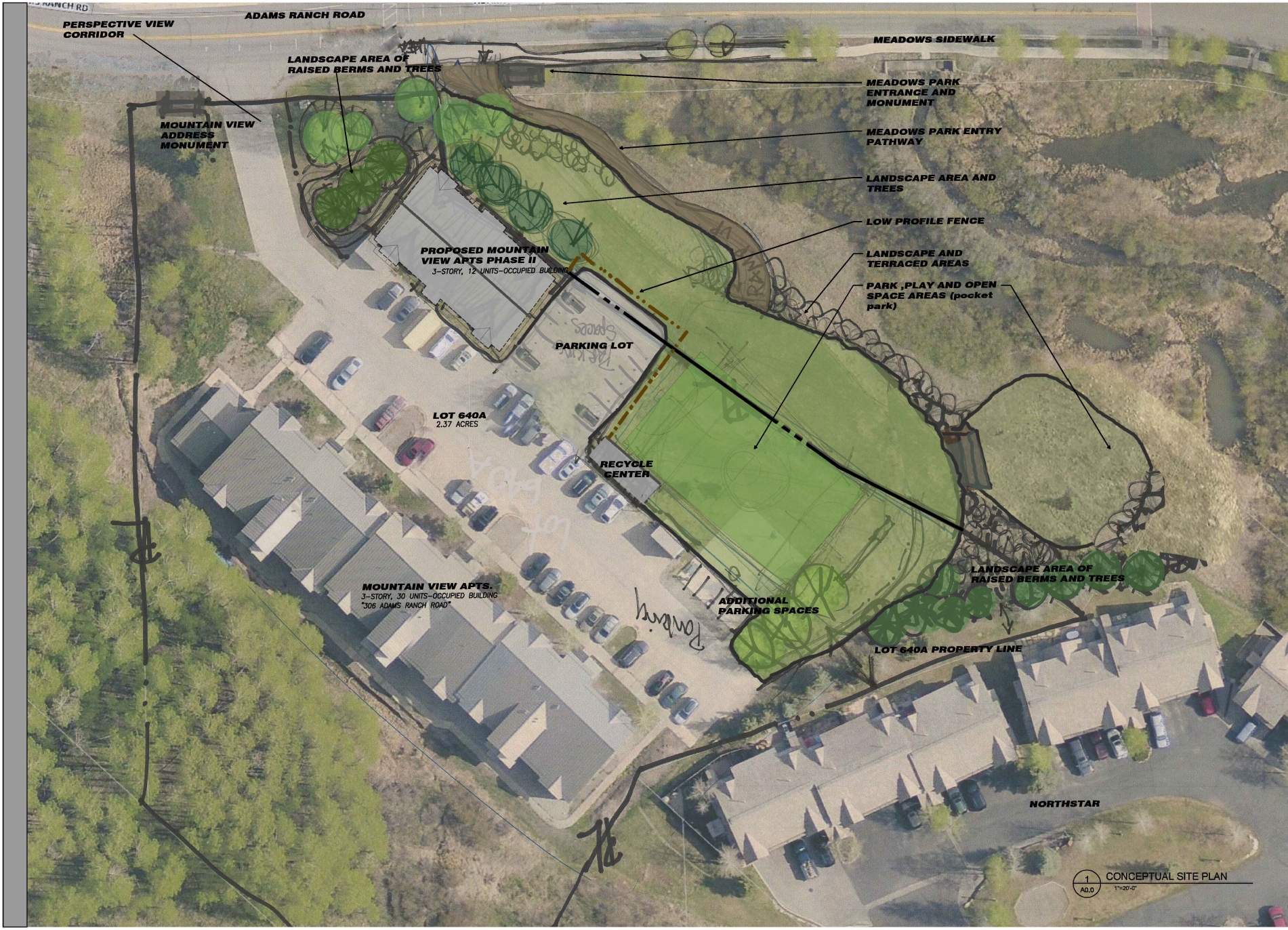
Document Date:
 Sept. 30, 2019

Document Phase:
 Schematic Design

REV.	DATE	REMARK
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2	8.12.19	CONCEPTUAL SITE ALTS
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CONCEPTUAL
 FLOOR PLAN
 and ELEVATION

A0.6



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**TSG - LOT 640 A MOUNTAIN VIEW
 APTS - PHASE 2**

Telluride Ski and Golf
 LOT 640 A

Document Date:
 JAN 7, 2020

Document Phase:
 Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	8.12.19	CONCEPTUAL SITE ALTS
3	1.4.20	CONCEPTUAL DEVELOPMENT
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CONCEPTUAL
 SITE PLAN

A0.1

1
 A0.0
 CONCEPTUAL SITE PLAN
 1"=20'-0"



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**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

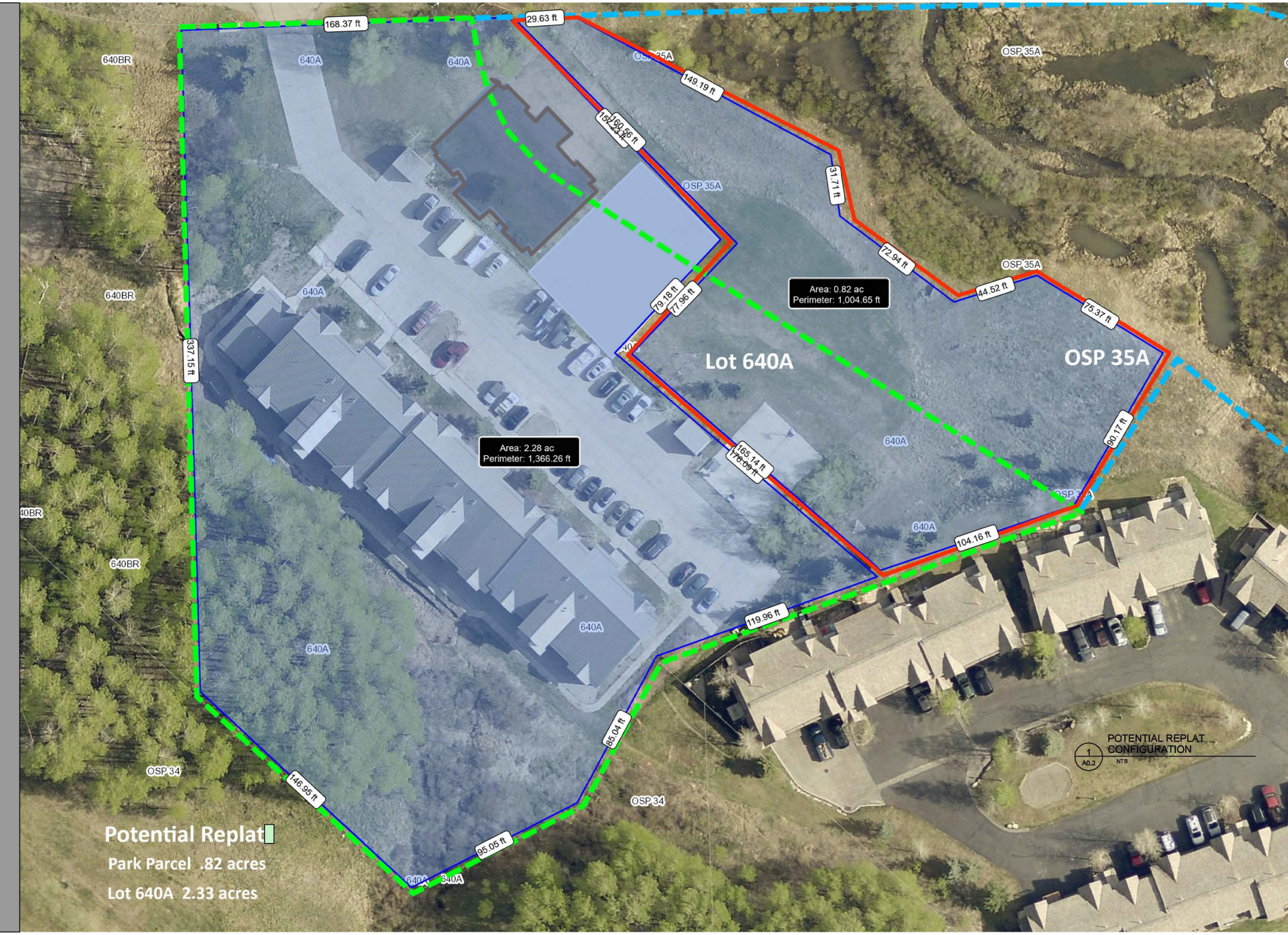
Document Date:
JAN 7, 2020

Document Phase:
Schematic Design

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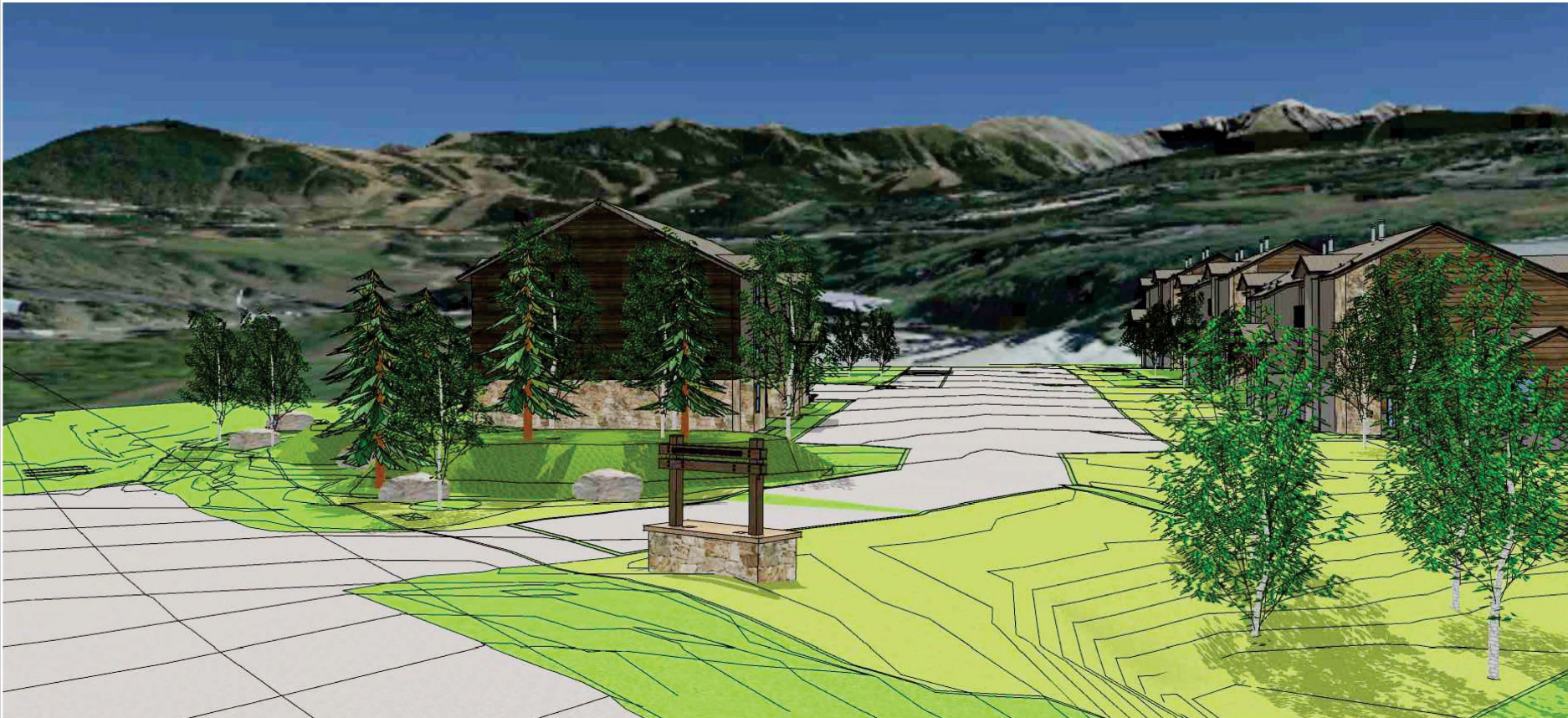
POTENTIAL REPLAT

A0.2





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**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

Document Date:
JAN 7, 2020

Document Phase:
Schematic Design

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1 CONCEPTUAL PERSPECTIVE
A0.3 NTS

CONCEPTUAL
PERSPECTIVE

A0.3

**TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. 2015 -8A**

**A CITIZEN INITIATED ORDINANCE TO ALLOW AN INCREASE IN DENSITY ON LOT 640A
FROM ITS CURRENT ALLOWED DENSITY BUT LIMITING DENSITY TO 45**

RECITALS

Section 1. Increase of Density:

The density on Lot 640A may be increased from its current allowed density, but shall be limited to 45 units.

*This Ordinance 2015-8A was initiated by the citizens of the Town of Mountain Village and voted on and approved by the registered electors of the Town of Mountain Village at the regular municipal election held on June 30, 2015, to become effective on July 30, 2015. The format of this Ordinance was, by legal requirement, accepted as presented by the citizens, and therefore is not consistent with the formatting used for other Town of Mountain Village ordinances.



San Miguel County Early Childhood Education Report

April 2024

Bright Futures

www.brightfuturesforchildren.org

admin@brightfuturesforchildren.org

(970) 728-5613

EXECUTIVE SUMMARY

Early Childhood Education (ECE) is vital for healthy child development and economic stability, yet in San Miguel County (SMC) it operates at just 70% of full capacity. This deficit is due to a significant shortage of early childhood teachers (ECTs) and an insufficient and complex funding landscape. This report outlines the critical gaps in funding and staffing that hinder the ECE sector's ability to meet community needs, particularly within infant care. The sustainability of ECE in SMC is compromised of a financial model that inadequately compensates ECTs, contributing to a high turnover rate and limiting access to quality care. Addressing this requires a comprehensive funding increase to offer livable salaries and necessary benefits to ECTs, thereby enhancing service quality and availability. The economic implications of underfunded ECE are profound, with nearly \$3 million lost annually in SMC due to inadequate child care solutions. By closing the funding gap, SMC can significantly improve child development outcomes and economic productivity, contributing to a thriving county.

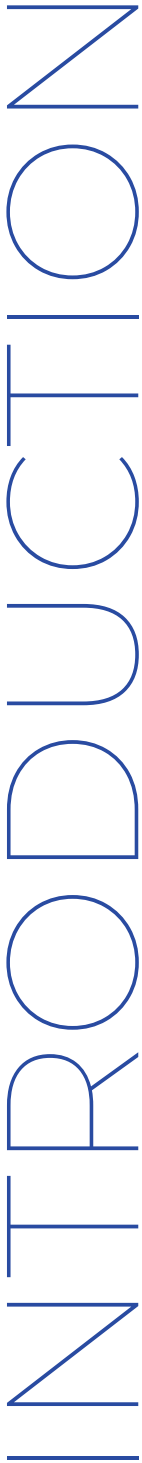
“Early childhood educators not only educate and nurture children, they also support society more generally by allowing parents to attend school, work, and pay taxes.”

- Noreen Yazejian.

Bright Futures is a nonprofit dedicated to improving the lives of children and families. We serve the community through two state-appointed designations: as an Early Childhood Council and as a Family Resource Center. Through our role as an Early Childhood Council, Bright Futures enhances the access, availability, and quality of early childhood care and education. In our work as a Family Resource Center, we provide support services and targeted resources to foster parenting skills, working to empower families to achieve resilience and self-sufficiency. These two designations working in tandem foster healthy child development by positively impacting all aspects of a child's environment, from child care settings to home life. In 2017, San Miguel County voters approved a mill levy property tax increase, ballot issue 1A, to support early childhood education in Telluride, Mountain Village and Norwood communities. As a result, the Strong Start program was formed to implement grants, tuition assistance, outreach and support to the early childhood providers. Bright Futures oversees the Strong Start program. **Strong Start augments existing private and public funds to strengthen early childhood systems in San Miguel County.** This report reflects Bright Futures' near two decades of experience promoting access, affordability and availability to quality early childhood education paired with Strong Start's impact in San Miguel County.

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Early childhood education (ECE) is the professional education and care for children before they enter kindergarten.

This report serves to provide a comprehensive picture of the state of child care in San Miguel County (SMC). Founded in 2006, Bright Futures has built a thorough repository of data on the topic. Weaving together parent perspectives with educator concerns, an overview of funding streams, ECE center director viewpoints, an analysis of economic impact, and more, this paper seeks to translate organizational findings into a comprehensive spotlight on ECE in SMC.

Early childhood education is a critical service that promotes school readiness, healthy child development, supports families, and bolsters the workforce. It is a unique industry with roots in both the public and private sectors, and with costs unevenly borne by parents, public subsidies, and employees in the form of low wages. It is widely recognized as an underfunded industry, with parents unable to afford care while teachers are simultaneously unable to sustain themselves and their own families on notoriously low wages.

Crucially, ECE is an economic necessity for many parents: not a choice. Financial demands often necessitate two-income households, making care - particularly for infants - not a luxury, but a prerequisite for financially stable households and communities.

The benefits ECE brings to the broader economy - even for households without dependants - cannot be understated. ECE promotes workforce participation and higher productivity for parents, resulting in an estimated benefit of \$10 million annually across San Miguel County. Further, safe and enriching early childhood experiences foster healthy development for our future workforce and parents. The nationwide underinvestment in ECE poses risks to child development; inadequate resources can create suboptimal care and impact cognitive and social growth during critical formative years with lifelong negative impact.

THE CURRENT STATE OF EARLY CHILDHOOD EDUCATION

In San Miguel County

In the current state, early childhood education in San Miguel County is operating below capacity and not meeting the full need expressed by parents. As of early 2024, there are 197 children enrolled in ECE across the county. This figure stands in contrast with 269 - the total number of children all ECE centers across the county would be able to serve if they were fully staffed. ECE is notoriously short-staffed due to low wages, long hours, unsustainable workloads, and affordable housing shortages. This deficit restricts access to

essential care and undermines educational quality, which negatively affects children's development and spreads far-reaching consequences across the broader economy.

SAN MIGUEL COUNTY HAS:

A population of **8,003**.*

280 children under the age of 5.*

197 children are enrolled in child care.

11 child care centers.**

San Miguel County's ECE sector is operating at just 73% of full capacity.

There are two ways in which parents and families encounter barriers when seeking ECE:

1. They lack access to any care, either because they cannot afford it or because there are no centers able to accept new children, or
2. They are able to access some care, but not as much as they need.

This report focuses on the gaps in care experienced by families with traditional working hours. The deepened challenges faced by parents who require evening and weekend care are significant, and no-doubt require extensive discussion. At the time of writing, however, Bright Futures has insufficient data to offer such an analysis.

The capacity gap of ECE centers across the county represents a deficit of 85 'slots'. Each slot represents one day of care for one child. This deficit is largely on account of the significant trend whereby centers have been forced to drop from 5 days of care available to just 4, a pattern that began in the pandemic and has unfortunately continued.

Simultaneously, parent surveys have highlighted changing trends in the amount of care parents require. Prior to the pandemic, families predominantly sought part-time care, generally only needing 2 or 3 days of ECE. However, as a result of the pandemic and the extreme spike in cost of living expenses, families find themselves working an increased amount, and are now regularly in need of 4 or 5 days of care.

FUNDING SOURCES

To alleviate the financial burden parents face, ECE funding is supported by a mixture of public and private sources. There are five primary funding streams in San Miguel County, all of which work to reduce the high fees parents must pay to access care.

“In many states... child care now costs more than college tuition.”
 Senator Patty Murray

<p>Colorado Universal Preschool</p>	<p>Formerly known as Universal Pre-Kindergarten, this program offers 15 hours per week of pre-kindergarten education to all children in the state during the school year. This significant funding source is currently supporting more than 73 SMC children, as of March 2024.</p>
<p>CCCAP</p>	<p>The Colorado Child Care Assistance Program is a state program that provides financial assistance to eligible families to access child care. Funding is allocated in accordance with household income, and does not cover the full cost of care.</p>
<p>Local Governments</p>	<p>San Miguel County, the Town of Telluride, and the Town of Mountain Village provide ECE funding to local centers.</p>
<p>Philanathropy</p>	<p>Generous support from the following philanthropic sources are crucial resources for SMC ECE: The Buell Foundation, Community Assistance Art and Special Events from the Town of Telluride, Just for Kids Foundation, and the Telluride Foundation. Privatized funding is vital, but unfortunately unable to fully meet the funding gaps faced by ECE centers and child care-seeking families. The funding amount varies significantly year-to-year, providing inconsistent support.</p>
<p>Strong Start</p>	<p>Strong Start is a program to elevate early childhood education in San Miguel County. It is funded through a mill levy; the annual funding the program oversees is roughly \$600,000, but varies with property value. See page 11 for more details.</p>

ECE TEACHERS

San Miguel County does not currently have the capacity or funding to make ECE available to all households that need it. This deficit has multiple causes; the most significant - by a considerable margin - is a lack of early childhood teachers (ECTs). This workforce shortage is largely due to low pay and a severe lack of affordable housing; the majority of teachers earn hourly wages, at an annual average of less than \$45,000.

To reach full capacity, San Miguel County needs a total of 60 ECE teachers. The need isn't distributed evenly across the sector. The following chart indicates the age-specific deficits in available slots and the consequent number of teachers needed to reach full capacity:

Four Key Challenges in Recruiting and Retaining ECE Workers:

- Low Wages & Lack of Benefits
- Unsustainable Workloads
- Perception as a Low Status Profession
- Access to Affordable Housing

ECE does not function as a traditional business; ECE centers are unable to charge parents the full cost of care. A range of alternate funding sources partially fill the funding gap. The most significant subsidy is the low wages ECTs earn.

	Current Capacity	Full Capacity	Teachers Needed
Infant	12	17	8
Toddler	38	55	19
Preschool	147	197	33
Total	197	269	60

These figures don't include the overtime that ECTs are already working. On average, ECTs in SMC work 46.95 hours a week, often without earning overtime pay. Despite the current deficits in care, the current early childhood workforce is already averaging the equivalent of a 6 day work week.

According to the National Association for the Education of Young Children, the average annual turnover rate for ECTs in the US is over 30%. In comparison, data from the 2023 US Mercer Turnover Survey indicates the average US turnover rate is only 17.3%.

In addition to short staffing, low pay is also implicated in **high turnover rates**. As the The Organization for Economic Cooperation and Development (OECD) Research Brief on ECE Working Conditions discusses, a variety of studies have found that ECT turnover negatively impacts children, with potential **long term consequences** on their development. Turnover disrupts the continuity of care, negatively impacting children's ability to form stable relationships with their caregivers. Turnover also disrupts the quality of care and reduces the amount of attentive interactions ECTs are able to give each child. These impacts touch **every industry** in the county, as disrupted care impacts parents' ability to work.

*Calculated using 2022 U.S. Census data

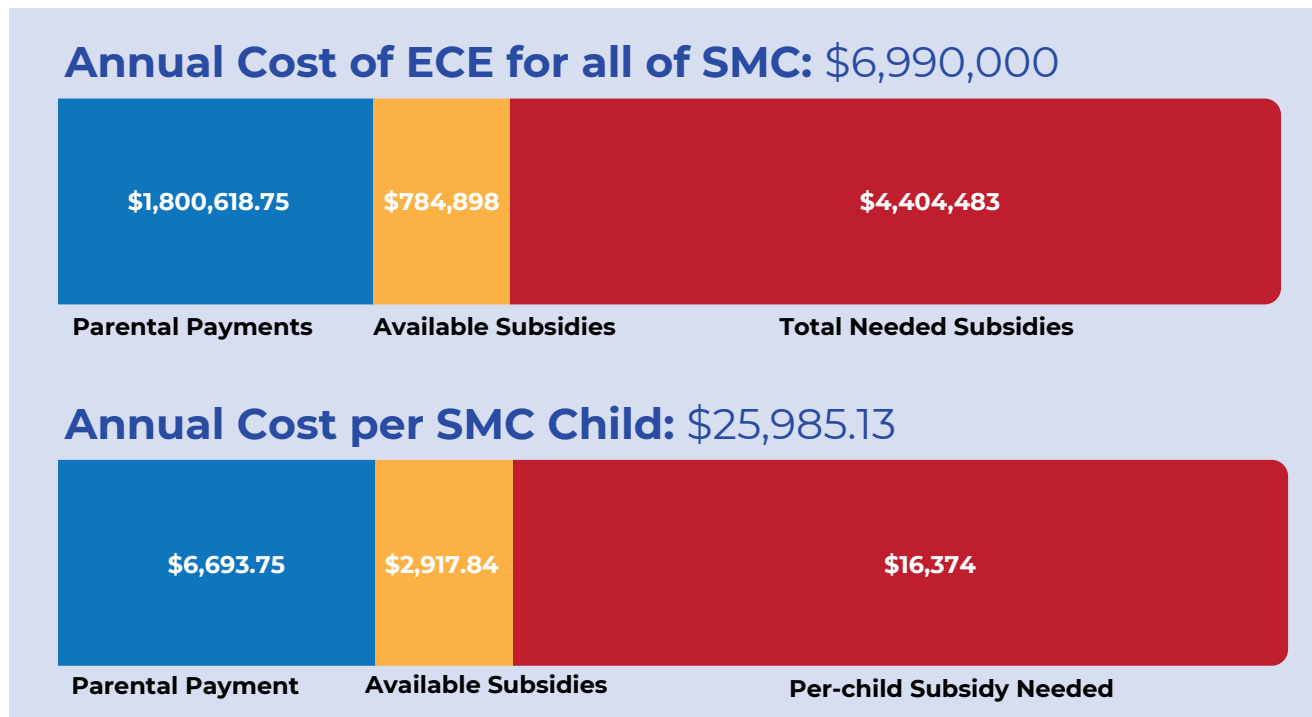
THE TRUE COST OF CARE

The Federal Department of Health and Human Services calculates that child care is only sustainable and accessible when the annual cost **does not exceed 7%** of a family's total income. However, parents in SMC currently pay **as much as 20%** of their income on child care. Simultaneously, staffing shortages, high turnover rates, and ECT feedback make it clear that **educator wages are insufficient**. The child care workforce is already subsidizing the cost of care by way of working for low wages; further reductions would render the sector entirely inoperable. Without increased federal, state, and local investments, parents will continue paying unaffordable tuition rates, while ECE centers are nonetheless unable to properly compensate their workforce.

What would it take to have sufficient child care for the community? Investments in child care must focus on both lowering tuition for families and ensuring adequate pay for all ECTs. At both the county-wide and family level, there are significant funding gaps in ECE.

The following chart demonstrates the total cost of an affordable ECE sector that is fully-staffed by properly-compensated ECTs.*

For more information on ECT compensation recommendations to make a living wage , see Appendix 2.



ECONOMIC IMPACT

Contributions to ECE simultaneously invest in two generations by providing children with a strong foundation for future success while also supporting parents' immediate ability to participate in the workforce. Financial impacts reach far beyond the families receiving care, touching every aspect of the economy. Interpreting ECE as a for profit business fails to recognize its role as a vital social service for all taxpayers, even those without children.

Loss

Based on a 2024 study by ReadyNation in Colorado, the annual **cost of insufficient child care in Colorado is estimated at \$2.7 billion**. This figure - while significant - is an underestimate; it only accounts for infant and toddler care, not preschool. The total costs are due to lost earnings, productivity, and tax revenue, all of which are attributable to the difficulty parents - particularly mothers - face in securing the necessary child care for full workforce participation. These costs extend well beyond households with children, also impacting employers and all taxpayers.

Comparing Ready Nation's statewide \$2.17 billion figure with the SMC population, we can see that the **annual losses** due to inadequate child care in the county amount to **\$3.73 million**.

"Failing to shore up our child care industry that holds up nearly every sector of our economy in the midst of a workforce shortage that is hitting small businesses and big firms alike will cost us a lot more than the investment in child care we're asking for."

Senator Patty Murray

High-quality birth-to-five ECE can deliver a 13% annual return on investment, according to James J. Heckman.

Gain

A Ready Nation Report outlines three key economic impacts that child care contributes to the statewide economy: 1) contributions to employment and economic output (\$619 million in earnings and \$1.4 billion in sales/services), 2) enabling effects allowing parents to participate in the workforce (\$4.4 billion), and 3) investment effects generating individual and community returns (\$832 million annually in Colorado). In total, child care brings a total contribution of \$7.251 billion to Colorado's economy on an annual basis. Comparing the SMC and statewide populations, we can see an astonishing

Child care brings an annual benefit of \$10 million to San Miguel County.

CASE STUDY: SMC FAMILY



Born and raised in San Miguel County, Alison met her future husband, David, during his internship at a local hotel. When David moved to the county permanently, the two reconnected, ultimately getting married five years ago. Alison's job as an essential worker, alongside the turbulence David faced in the hotel industry, kept them occupied during the COVID 19 pandemic. Nonetheless, they were elated to discover that they would become parents towards the end of 2021. Their 21 week ultrasound revealed that they would have a daughter. The two originally planned for Alison to take a few years off of work, until their daughter could attend kindergarten. However, the increasing cost of living post COVID made the loss of her income more difficult to manage.

After depleting their savings, they made the joint decision to apply for a waitlist for a child care center, hoping space would become available when Alison needed to return to work. When discussing her situation with a friend, Alison learned about the Strong Start tuition assistance program. She filled out the application, curious if her and David would even qualify. Happily, the program has been able to cut their child care costs in half. They originally expected 20% of their income to go towards child care, but Strong Start has been able to reduce it to just 10%. Alison has been excited to continue growing her career, and the couple is glad they can give their daughter the care she needs.

"Child care is not only important to the developmental health of children, but also to the well-being of their parents. When parents know that their children have a place to go where they will be safe and where they will learn, then the parents have more opportunity to earn a living to support their family."

Senator Susan Collins

STRONG START

Bright Futures oversees Strong Start, a program launched in 2017 thanks to the successful introduction of a mill levy. Strong Start bolsters the current ECE sector by providing 'last-dollar' support to programs, families, and educators when prior funding streams fail to meet the full need. Strong Start has already invested over **\$3 million** to the following three needs:

A Mill Levy is an annual tax based on assessed property value. Voters in San Miguel County approved the Mill Levy that funds Strong Start in 2017.

Recruiting, training, and retaining ECTs through programs such as LIFT-EC, APEX, First Aid/CPR certification, and Medication Administration.

Developing the capacity and quality of ECE programs and facilities through grants.

Tuition Assistance that directly enables working families to access licensed child care. Strong Start is currently supporting one third of the SMC families enrolled in child care.

“Being a teacher can be so hard sometimes but knowing that Strong Start supports us is a really good feeling and making me feel safe and valued in the community of teachers.”

ECE Teacher

“Too many working parents must choose between a steady paycheck and caring for their kids. That’s unacceptable.”

Governor Doug Ducey

Recommendations and Considerations

Early childhood education and care is a unique sector that brings a range of lasting benefits to children, parents, communities, and the broader economy. Despite its promise, it continues to face immense funding gaps across the nation. Without a systemic effort, such as the investment initially proposed but ultimately abandoned in President Biden’s Build Back Better package, the problems will persist. Nonetheless, smaller-scale solutions continue to provide vital care to millions of children each year.

Alongside national efforts to promote ECE, Bright Futures has identified the following tangible steps as critical in our work to benefit children, families, and the economy across San Miguel County:

01

Identify and Expand ECE Funding

In blending governmental, philanthropic, and parental financial resources, Bright Futures hopes to enable child care centers to properly compensate their employees. A fully-equipped ECE sector in the county will improve the quality of care, thereby enabling Strong Start tuition subsidies to focus on expanding access to care.

02

Elevate the ECE Profession

Child care as a profession is devalued both socially and economically. This is deeply rooted in gendered perceptions that fail to recognize caregiving as labor, as well as the societal tendency to overlook the expertise required for high-quality ECE. To attract and retain qualified professionals, we need a cultural shift that recognizes and respects the true value of early childhood professionals.

03

Increase Participation in Tuition Assistance

Bright Futures has many services, including tuition assistance, available for families in SMC. [For more information on the program and application, please visit our website.](#)

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APPENDIX 1: ACRONYMS & DEFINITIONS

Acronym	Meaning	Description
CCCAP	Colorado Child Care Assistance Program	A state program that provides financial assistance to eligible families to access child care.
ECE	Early Childhood Education	Refers to the educational programs and strategies geared towards children from birth to eight years old.
ECTs	Early Childhood Teachers	Professionals specializing in early childhood education.
FCCH	Family Child Care Home	A type of child care service provided in the caregiver's home.
LIFT-EC	Lifting Incomes For Teachers in Early Childhood	A teacher grant program designed to bolster the early childhood education workforce by providing teachers with increased recognition, financial stability, and incentives to stay in the early childhood education field.
SS	Strong Start	A tax-funded program that bolsters child care quality and accessibility across SMC.
UPK	Colorado Universal Preschool	A program that offers free pre-kindergarten education to all children regardless of family income or other factors.

APPENDIX 2: ECT COMPENSATION RECOMMENDATIONS

Note: This does not reflect current industry compensation, but recommendations determined through the Colorado Department of Early Childhood Compensation & Benefits Task Force

Position	Credential	Hourly	Annualized Salary	Rate of Increase
Large Center Director	Level VI	\$50.00	\$102,500.00	\$2.00/hr increase for each credential level
	Level V	\$48.00	\$98,400.00	
	Level IV	\$46.00	\$94,300.00	
	Level III	\$44.00	\$90,200.00	
Small Center Director	Level VI	\$43.00	\$89,440.00	\$1.50/hr increase for each credential level
	Level V	\$41.50	\$86,320.00	
	Level IV	\$40.00	\$83,200.00	
	Level III	\$38.50	\$80,080.00	
	Level II	\$37.00	\$76,960.00	
Infant Program Supervisor	Level VI	\$35.00	\$72,800.00	\$1.00/hr increase for each credential level
	Level V	\$34.00	\$70,720.00	
	Level IV	\$33.00	\$68,640.00	
	Level III	\$32.00	\$66,560.00	
	Level II	\$31.00	\$64,480.00	
Early Childhood Teacher & Toddler Program Staff	Level VI	\$27.25	\$56,680.00	\$0.75/hr increase for each credential level
	Level V	\$26.50	\$55,120.00	
	Level IV	\$25.75	\$53,560.00	
	Level III	\$25.00	\$52,000.00	
	Level II	\$24.25	\$50,440.00	
Assistant Early Childhood Teacher	Level VI	\$24.00	\$49,920.00	\$0.50/hr increase for each credential level
	Level V	\$23.50	\$48,880.00	
	Level IV	\$23.00	\$47,840.00	
	Level III	\$22.50	\$46,800.00	
	Level II	\$22.00	\$45,760.00	
	Level I	\$21.50	\$44,720.00	

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Bright Futures

For Early Childhood and Families



Agenda

Welcome

Big Picture: The Early Childhood Education System

Broken system nationally
Status in San Miguel County

Strong Start Activities

What is Strong Start?
Goal Detail
Strategic Response

Discussion



Early Childhood Education: A Broken System Nationally

Other Businesses



- ✓ Incorporated as business
- ✓ Regulations vary by industry
- ✓ Pay market rates to qualified staff
- ✓ Customers pay full cost of service/product
- ✓ Profit is a key goal and often achieved by the successful businesses



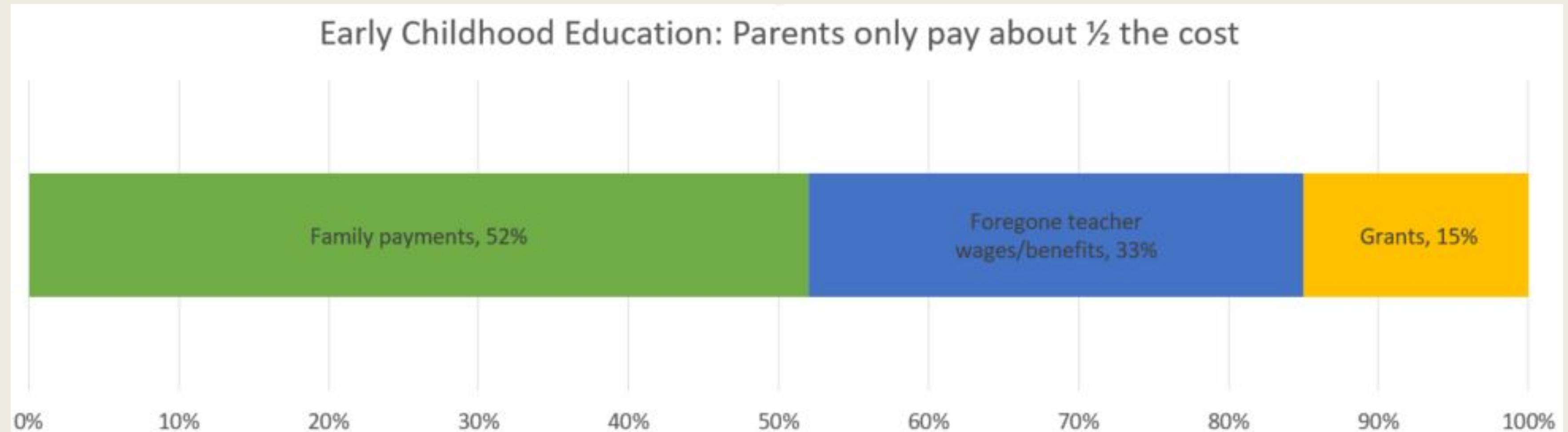
Early Child Education Centers



- × Incorporated as business or non-profit
- × Regulations are complex, frequently change
- × **Unable to pay market rates to qualified staff**
- × **Customers pay only part the cost of quality care**
- × **Quality care is the key goal and even the most successful just break even**



Early Childhood Education: A Broken System Nationally

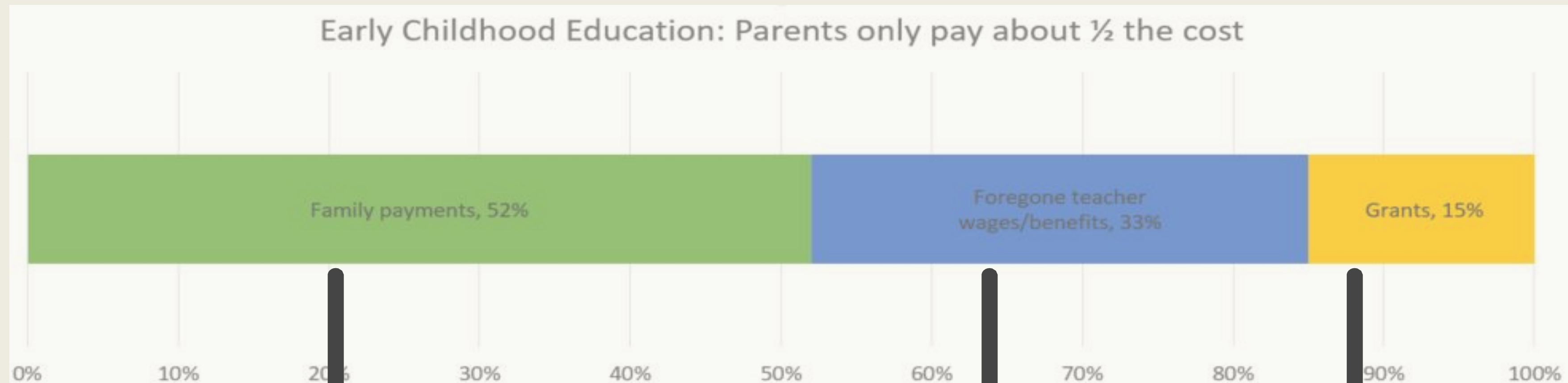


Recognized as an underfunded industry, with parents unable to afford care while teachers are simultaneously unable to sustain themselves and their own families on notoriously low wages.

The child care workforce is subsidizing the cost of care by way of low wages.



Early Childhood Education: A Broken System Nationally



Parents still cannot afford care

SS: Tuition Assistance

Teachers are not paid enough

SS: Recruit / Retain / Train

No profits or margin

SS: Capacity Building and
Quality Improvement Grants



What is Strong Start?

Strong Start is a taxpayer funded program from a mill levy passed in 2017.

It was created to elevate Early Childhood Education in San Miguel County.

Strong Start connects Parents, Teachers, & Early Childhood Programs with critical resources.



Early Childhood Education:

Status in San Miguel County

San Miguel County: 2023 Data

ENROLLMENT IS
31% BELOW
CAPACITY DUE
TO STAFFING
SHORTAGES

NEED
47% MORE
FULL TIME
TEACHERS TO MEET
CURRENT LICENSED
CAPACITY

Current ECE Teachers in SMC are working the equivalent of a 6-day work week.



Early Childhood Education: Status in San Miguel County

San Miguel County: 2023 Data

2023 Teacher Survey Question:

HOW LONG do you feel you will be able to continue as an Early Childhood Education teacher?

64%

of teachers in San Miguel County do not see job as a long-term option.



Early Childhood Education: Status in San Miguel County

San Miguel County: 2023 Data

Four Key Challenges in Recruiting and Retaining ECE Professionals

**Low Wages &
Lack of Benefits**

Unsustainable Workloads

**Lack of Access to
Affordable Housing**

**Perception as a
Low-Status Profession**



Strong Start Activities:

2024 Goal Detail

Goal 1: Recruit and Retain

Average Retention Rate of 82% (compared to National average of 70%)

Provided \$77,423 professional awards to 33 ECE teachers

*We anticipate doubling this total in 2024

Provided \$4,250 to 5 teachers who attended RMECC

CUMULATIVE TOTAL: \$942,000



Strong Start Activities:

2024 Goal Detail

Goal 2: Capacity Building

\$410,950 distributed to programs

\$280,950 from mill levy funding and \$130,000 from the Telluride Foundation

Goal 3: Quality Improvement

This funding was directed toward helping 2 programs maintaining their Colorado Shines rating- which otherwise would have expired

CUMULATIVE TOTAL: \$1.5 MILLION



Strong Start Activities:

2024 Goal Detail

Goal 4: Tuition Assistance for Families

We anticipate covering over \$280,000 of tuition costs by the end of this cycle

Currently reviewing nearly 100 applications for the 24/25 year with an increased budget of nearly \$300,000

CUMULATIVE TOTAL: \$782,000



Strong Start Activities: Strategic Engagement

Serving as a hub for all centers in SMC to maximize (e.g., advocate and streamline) additional funding sources (e.g., CCCAP, UPK, etc.)

Good to see new funding, but fragmentation between systems requires significant time / expertise

Providing centralized early childhood workforce support and technical assistance services

Exploring other 'shared service' options

Advocacy within Telluride and other local municipalities to include home child care and affordable housing in development plans

Assistance with town of Telluride with the acquiring of Elaine's Place

Maximizing Existing Support: Helping eligible families secure Colorado Child Care Assistance (CCCAP) and Universal Pre Kindergarten (UPK) funding



Bottom Line

Strong Start has provided

\$3.3 Million

in direct support to address current needs
and ongoing strategic engagement to
contribute toward needed system change
for San Miguel County



Questions?

Cathy Barber

970.729.8018

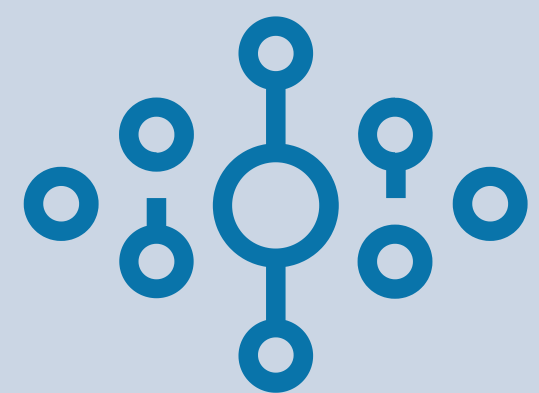
Coordinator@StrongStartStrongCommunity.org



Strong Start

What's happening in 2024

Strong Start is a tax-payer funded program from a mill levy passed in 2017, created to elevate Early Childhood Education in San Miguel County. Strong Start connects Parents, Teachers, & Early Childhood Programs with critical resources.



Recruit, Retain, & Train

APEX: \$4,250 covered 5 teachers attending RMECC

LIFT-EC: \$77,423 to 33 ECE professional awards

Budgeted \$165,000

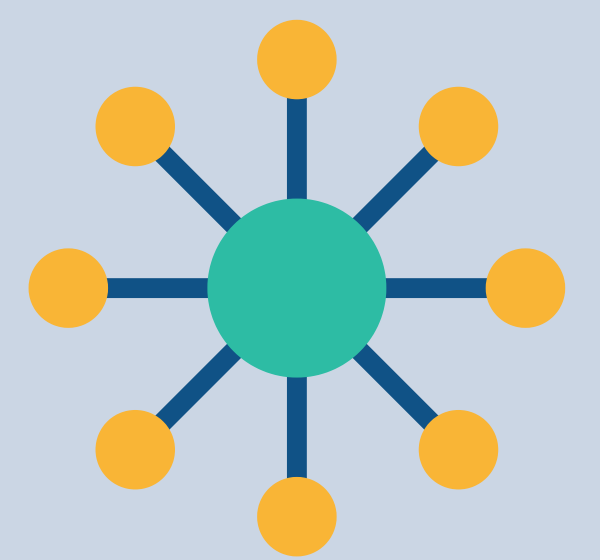
CUMULATIVE TOTAL
\$942,000

Capacity Building & Quality Improvement Grants

\$410,950 to programs

\$280,950 from mill levy funding and \$130,000 from the Telluride Foundation

CUMULATIVE TOTAL
\$1.5 Million



Tuition Assistance

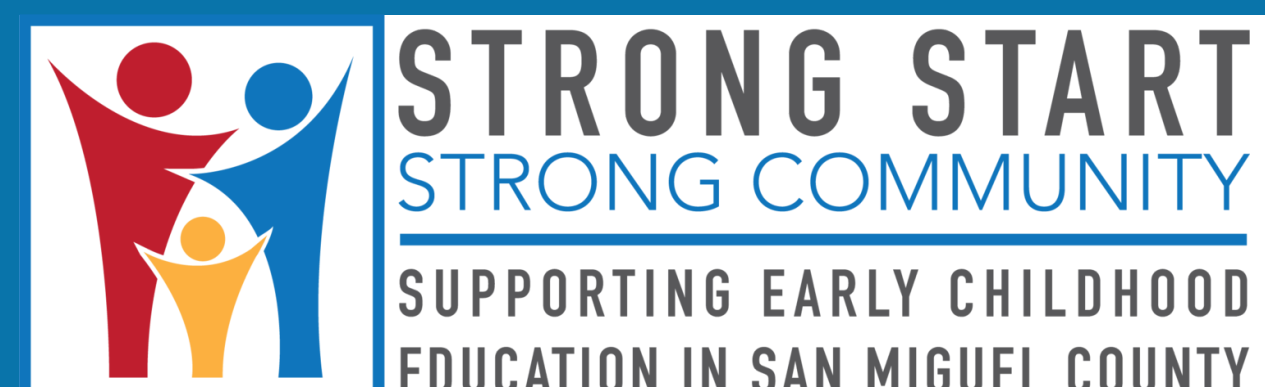
Scholarships Anticipated: \$280,000

Currently reviewing 85 applications for the 24/25 year

CUMULATIVE TOTAL
\$782,000

Bottom Line

Strong Start has provided
\$3.3 MILLION
in direct support to address current needs and ongoing strategic engagement to contribute toward needed system change for San Miguel County



For more information, visit
BrightFuturesForChildren.org
or call 970-729-8018



Toward a Healthy System
2022-2023 Evaluation Report
Early Childhood Education in San
Miguel County

May 2024

Prepared by
Kurt Wilson, Ph.D.

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All photos in this report were provided by Effect X and early childhood centers in San Miguel County and are used with permission.

EXECUTIVE SUMMARY

Early childhood education advocates in San Miguel County have worked for years to improve care for local children, and in 2017 county voters invested in this key sector by passing the Early Childhood Care and Education Fund mill levy. Strong Start was formed as a steward of this investment to promote a healthy early childhood education system in San Miguel County. The first full year of operation was 2019 – just before the upheaval of the COVID-19 pandemic. In the 2022/23 school year, Strong Start worked to contribute to the slow transition away from ‘survival mode’ of the pandemic by responding to the evolving needs of centers and families across the County.

This report uses the term ‘early childhood center’ as a general term for licensed infant, toddler, and preschool programs. Similarly, ‘early childhood teacher’ is the broad term used for anyone working in an early childhood center. The goal of this report is to provide an overview of the contributions Strong Start made to the early childhood system of San Miguel County. The report is structured to address the four primary organization goals:

Goal 1: Capacity Building

Eight early childhood centers serving 161 children across San Miguel County received capacity building grants totaling \$343,500 (\$213,500 from Mill Levy funding and \$130,000 from the Telluride Foundation). The centers were encouraged to utilize this funding to support their workforce since the COVID-19 American Rescue Plan funding is no longer available.

Goal 2: Quality Improvement

This program was directed toward helping two programs (Sprouts and Rainbow) maintain their Colorado Shines Ratings – which otherwise would have expired. As centers recover from survival mode it is hoped that they will have the capacity to utilize the quality improvement funding to reach higher Colorado Shines ratings, because anticipated future State funding access and amounts are likely to be dependent on Shines rating levels.

Goal 3: Recruit and Retain

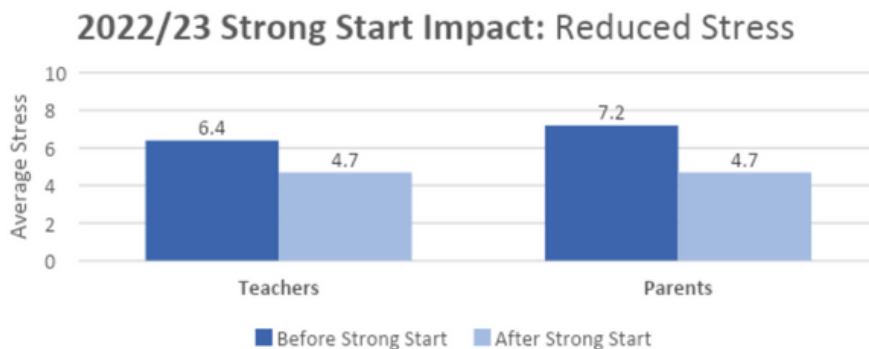
The Lifting Incomes for Teachers in Early Childhood (LIFT – EC) program provided a total of \$150,380 professional awards in 2022/23 to a total of 39 early childhood teachers. The program is structured to provide greater amounts of professional awards for each level of the PDIS (Colorado's Professional Development and Improvement System) credential level. Because of this incentive, early childhood teachers reported an increase of over 100% in their motivation to increase their PDIS credentials – which will ultimately increase the quality of care for students. The A Path to Excellence (APEX) Program provided scholarships totaling \$2,760 to help three early childhood teachers advance their careers.

Goal 4: Family Tuition Assistance

In the 2022/23 school year Strong Start distributed tuition assistance totaling \$157,897 to 54 families from communities across San Miguel County – providing an average of \$2,924 of support for each family. In the 2023/24 school year this budget has been increased to \$304,899 for approximately 67 families to receive a substantially increased average of \$4,550, addressing the increasing need expressed by families.

OVERALL IMPACT

One high-level indicator of Strong Start’s impact is in the reported reduction in stress levels felt by both parents and early childhood teachers. As shown in the figure below, there was a significant decrease (i.e., 15% - 34%) in the stress felt by both parents and teachers after receiving the support from Strong Start:



“Being a teacher can be so hard sometimes but knowing that Strong Start supports us is a really good feeling and making me feel safe and valued in the community of teachers.”
ECE Teacher

A sample of quotes from early childhood teachers related to the reduction in stress from the LIFT-EC professional awards program include:

- “Owning a business is hard and not receiving a normal monthly paycheck is daunting. This stipend always helped me get through burnout and was an awesome bonus every 6 months.”
- “While the stipend helps with personal fiscal stress, my teaching role is unaffected by payment.”
- “Being the director and Lead teacher at a nonprofit preschool is a stressful job. Strong Start helps with so much, especially the extra grant money. We would be struggling as an organization without it. As ECE is an ever-changing landscape, especially since COVID, it continues to be stressful even though Strong Start helps immensely...”

Parents also noted reduced stress due to the Cathy James Tuition Assistance program:

- “Kids are already tough, and financial issues intensify those feelings.”
- “Stress about cost is lower because every penny helps!”
- “Last year we always “just” covered our bills, but this year because of financial help...we’ve been able to work on paying off debts.”

These reports of impact—as parents and educators recover from the extraordinary challenges of COVID—point to the value of the County wide effort to address this critical need.

OVERVIEW OF EARLY CHILDHOOD EDUCATION

The benefits of early childhood education are both extensive and well established. One study(1) found that individuals who were enrolled in a quality early childhood center ultimately earned up to \$2,000 more per month as an adult than those who were not. Another study(2) added additional perspective, reporting how children in quality early childhood centers are less likely to repeat grades, need special education, or get into future trouble with the law. These benefits were calculated(3) to provide a remarkable return on investment for high-quality, birth-to-five early education at 13%.

Early childhood teachers are 6.3 X more likely to be living at the Federal poverty level than other teachers.

The barriers to providing this care are unfortunately just as clear and well established as the benefits. The national average annual turnover rate for early childhood staff is 30%(4). A known factor contributing to this high turnover is the large wage gap between early childhood teachers and other teachers; the national median annual wage for early childhood teachers is \$28,570. This is only 55% of wages earned by kindergarten teachers (\$51,640) and 52% of elementary school teachers (\$54,890)(5). The median salary for a public-school teacher with just a bachelor's degree in Telluride is \$57,696/year(6). To bring sharp focus to the implications of these differences, early childhood teachers are "6.3 times more likely to be living at the Federal poverty level than other teachers.(7)"

This gap is difficult in any context, but especially so in San Miguel County where the cost of living is 61.5% higher than the national average. Housing scarcity and associated costs are the primary contribution to that high cost(8). Like other early childhood centers across the country,(9) local centers struggle to fund operations solely with parental pay and rely on assistance from private and public funders to sustain their operations and maintain high quality care. Across the United States, early childhood costs are cited as the first or second largest household expense,(10) a trend clearly demonstrated in San Miguel County.

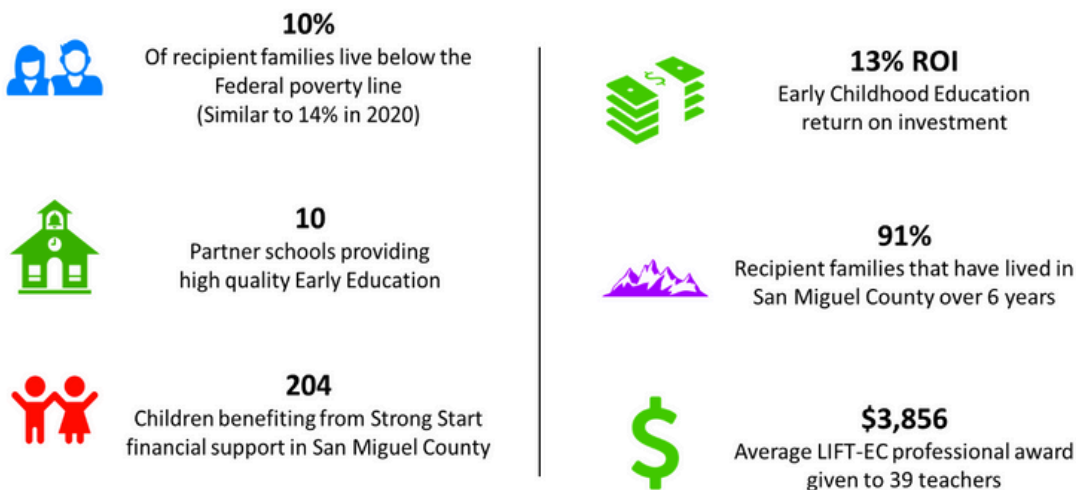
OVERVIEW OF STRONG START

Early childhood education advocates in San Miguel County worked for years to address these needs, and in 2017 county voters passed the Early Childhood Care and Education Fund mill levy. This fund is known as the Strong Start Program. Strong Start receives approximately \$600,000 annually from the mill levy – with the specific amount varying each year based on the assessed value of properties. These funds are used to supplement existing private and public funds and strengthen early childhood systems in the County by addressing four main goals:

1. Increasing the number of children that early childhood centers can serve simultaneously through capacity building efforts.
2. Increasing total amount of early childhood professionals, as well as their education level, through recruitment, training, and retention efforts.
3. Improving the quality of early childhood care and education programs through quality improvement grants.
4. Ensuring that all children can receive early childhood care and education by providing tuition assistance to families to supplement the cost.

The funding and strategic support priorities pursued by Strong Start focus on addressing local needs despite the continued struggles of life in a rural mountain county and the deepening challenges faced across the country by all providers of early childhood education.

Strong Start Overview: Key 2022/23 Numbers and Figures

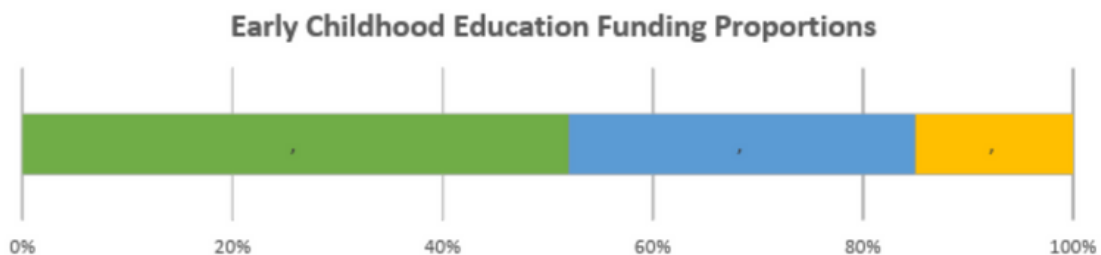


EARLY CHILDHOOD EDUCATION: NOT A REGULAR BUSINESS

While many early childhood centers are legally classified as businesses and charge a fee for their services, many factors combine to make them stand out significantly to traditional businesses, such as:



While the cost of early childhood education is very high for families, the reality is that on average, "families pay approximately 52 percent of the total cost of early care and education.(11)" The largest share of the remaining need is covered by foregone teacher wages/benefits, with one report saying, "early educators are expected to underwrite the cost of the broken system with their low wages.(12)" Grant funding from donors such as Strong Start help to make up the balance. An illustration of the primary sources funding Early Childhood Education is shown below:



2022/23: TOWARDS A HEALTHY SYSTEM

2019 was the first full year of Strong Start operations, and the COVID-19 pandemic accelerated and highlighted underlying systemic problems to address. Within that context, the launch timing was good for the families in San Miguel County because early childhood education across the country is now facing deeper threats than at any time before – with 40,000 fewer early childhood educators in comparison to pre-pandemic levels.⁽¹³⁾

As of October 2023, the early childhood education sector is short 40,000 workers compared to pre pandemic levels.

U.S. Bureau of Labor Statistics

In addition to pursuing the overall goals that Strong Start was founded to address, the work in 2022/23 was also marked by ongoing adaptation to the challenges highlighted by the COVID-19 pandemic. This page summarizes both the critical and unanticipated additional initiatives related to the work toward health of the early childhood education system in San Miguel County. The remainder of this report provides an overview of the contributions to the health of the early childhood education system within the four primary goals established for Strong Start.

Initiatives Providing Strategic Leverage

Guidance to Blend and Braid Funding

Strong Start is increasingly serving as a hub for all centers in San Miguel County to provide advocacy and guidance on streamlining the increasingly complex range of funding sources, such as Federal COVID funds, and State CCCAP and UPK funding. While it is encouraging to see new government funding for early childhood education, the ongoing fragmentation between the programs requires significant time and expertise to effectively access. Strong Start is providing this service to local centers with a centralized and cost-effective approach that reduces the burden on all center directors.

Expanding Capacity

Strong Start continued work with the Town of Telluride and other municipalities to secure home child care and new housing options for early childhood teachers. Additionally, Strong Start has been working with the Town of Telluride to absorb and administer Elaine's Place center into their operations. This ongoing work to increase local capacity by forging creative partnerships addresses a primary need identified by families and community leaders when Strong Start was founded.

Maximizing Existing Support

Families who were eligible for the Colorado Child Care Assistance Program (CCCAP) but were not aware of this program were identified and supported throughout the Strong Start application process. In 2022/23, this strategic assistance helped several families complete their enrollment and receive CCCAP tuition assistance that would have otherwise been unused.

The Strong Start staff time used in this effort is highly efficient. The small investment of staff time generates substantial and long-term value for the eligible families while simultaneously freeing Strong Start funding to provide tuition assistance for other families who do not meet CCCAP eligibility criteria. Strong Start leaders continue to strengthen their relationships with Social Services and are increasingly engaged in helping families navigate the State and Federal systems to receive as much assistance as possible.

Leveraging Expertise

Strong Start continued to implement the successful collaboration launched in 2020 between Bright Futures and the Telluride Foundation. This effort harnesses the deep expertise of Bright Futures and Strong Start in order to administer the Telluride Foundation's funding for early childhood centers within San Miguel County. In the 2022/2023 academic year, this funding totaled \$150,000 - \$130,000 to capacity building and \$20,000 to tuition assistance for families.

GOAL 1: CAPACITY BUILDING

Goal

Increase the capacity of early childhood centers to ensure that all families are able to access this vital care.

Strong Start Strategy

In 2022/23 Strong Start funding helped sustain the workforce of early childhood centers so that existing capacity in the county is sustained.



Scope of Impact

Eight centers across San Miguel County serving 161 children received funding to supplement early childhood teacher salaries and other workforce expenses. These centers include:

Elaine's Place

Mountain Munchkins

Mountain Sprouts

Prime Time Early Learning Center

Rainbow Preschool

Rascals Toddler Program

Telluride District Preschool

Telluride Preschool

Additionally, Bright Futures received support for the Pyramid Coaching Program and Strong Start administration. This combined funding totaled \$343,500 and was given with broad flexibility to primarily address workforce needs.

The funding for capacity building was drawn from two sources, whereby \$213,500 of Strong Start funding was blended and braided with \$130,000 Telluride Foundation funding to maximize overall impact. The total funds given towards ECE center capacity building increased because of this collaboration, and center directors continue to report positive feedback on this collaboration.

GOAL 2: QUALITY IMPROVEMENT

Goal

Support the quality of early childhood care and education programs and facilities.

Strong Start Strategy

\$6,500 was provided to two centers (Sprouts and Rainbow) to maintain their Colorado Shines rating levels. By helping these centers maintain their rating levels, this funding both helped sustain the near term quality of the programs and is anticipated to contribute to future funding levels as State of Colorado funding will likely be given based on Shines ratings. This strategy is based on the fact that funding streams such as CCCAP currently tier their reimbursement based on Colorado Shines rating, and additional funding streams are likely to follow this lead.



I feel motivated to continue my education to be a more educated teacher and director. Also, to build a stronger resume and possibly continue to a masters program.

APEX Recipient

GOAL 3: RECRUIT, TRAIN AND RETAIN

Goal

Recruit, train and retain early childhood care and education professionals.

Strong Start Strategy

Recruiting, training, and retaining the early childhood workforce has been a known weakness of the Early Childhood education system across the country for decades. Sadly, the upheaval of the pandemic has made a bad situation considerably worse with an estimated 40,000 early childhood education jobs being lost nationally since before the pandemic. While Strong Start cannot fix this national problem, it has focused the resources it does have through two key workforce support initiatives:

1. Lifting Incomes For Teachers in Early Childhood (LIFT-EC) provides professional awards to early childhood teachers to address the primary expressed need of teachers.
2. APEX (A Path to Excellence) reimburses early childhood teachers for training and professional development expenses. This assistance promotes skill development, enhances quality, and strengthens career paths for teachers.

EARLY CHILDHOOD WORKFORCE CHALLENGES

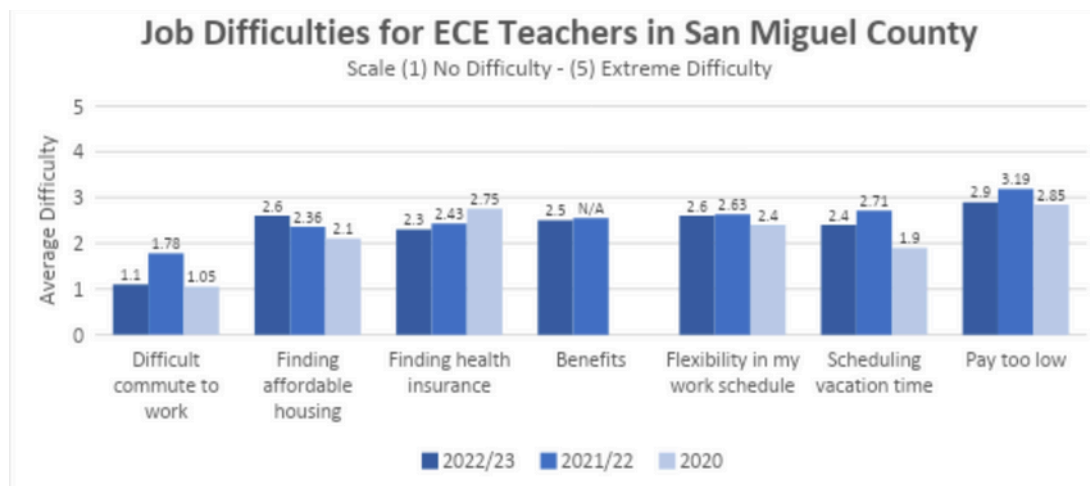
The pressures faced by local early childhood teachers were assessed directly in the 2022/23 survey which asked teachers “HOW LONG do you feel you will be able to continue as an Early Childhood Education (ECE) teacher?” Unfortunately, 64% of current teachers in San Miguel County do not see their position as long-term. A detailed breakdown of responses is illustrated to the right.

Predicted Duration as an Early Childhood Education Teacher:

Long term (more than 2 years)	36%
Mid term (about 1-2 years)	43%
Short term (less than 1 year)	21%

A comparison of the gap between licensed center capacity and actual current enrollment enabled by the staffing level confirms this key need. Currently San Miguel County needs 47% more teachers to meet licensed capacity, and enrollment is 31% below capacity because of staffing shortages. Additionally, recent analysis of the average hours worked by Early Childhood Education teachers in San Miguel County found that they are working the equivalent of a 6-day work week – filling the gaps in the system with stress producing sacrifice.

To monitor the needs of early childhood teachers, an annual teacher survey has asked teachers to rate the difficulties they face while working in San Miguel County. As shown below, low pay remains the highest concern – but in contrast to previous years it is now only slightly greater than finding affordable housing. This finding confirms that the professional award provided meets the highest expressed need, with the hope that it will also contribute to increased recruitment and retention in the long term. A question asking teachers about benefits was added in 2021/22, and which has highlighted that this is a midrange concern. The average ratings related to job difficulties that were reported by early childhood teachers in 2022/23 and previous years are shown in the graph below:



Note that job flexibility (i.e., both ‘flexibility in my work schedule’ and ‘scheduling vacation time’) were also rated very high, so Strong Start has begun exploring options to address this need.

LIFT – EC PROFESSIONAL AWARD RECIPIENT PROFILE

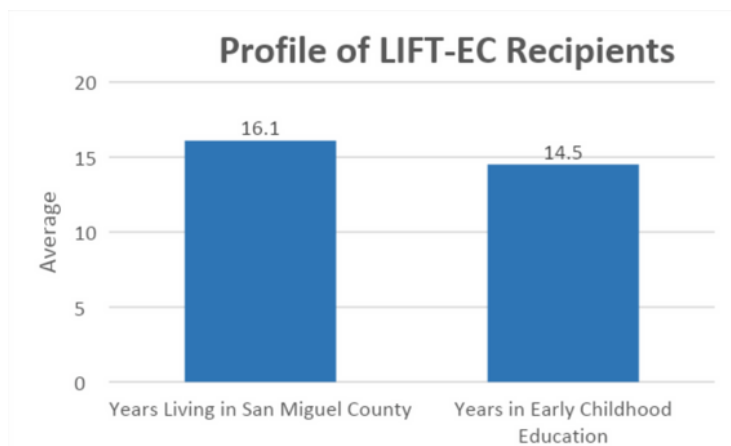
The LIFT-EC professional awards program provided a total of \$150,380 in increased income in 2022/23 to a total of 39 early childhood teachers. The average professional award was \$3,856, but the amount provided to each teacher varied based on their PDIS credential in order to incentivize continued education. The LIFT-EC professional awards provided an overall income increase ranging from 5.8% - 15% to each teacher. Note that this amount was enough to provide a needed reduction in the stress associated with the six-day work week and foregone wages and benefits - but not enough to address the deeper systemic needs.

The early childhood teachers receiving LIFT-EC support all have a high level of responsibility, a deep history in San Miguel County, and extensive experience within the field. While the averages are shown in the graph below, the range tells a more nuanced story:

“I always feel a relief when I know I will receive this support.”

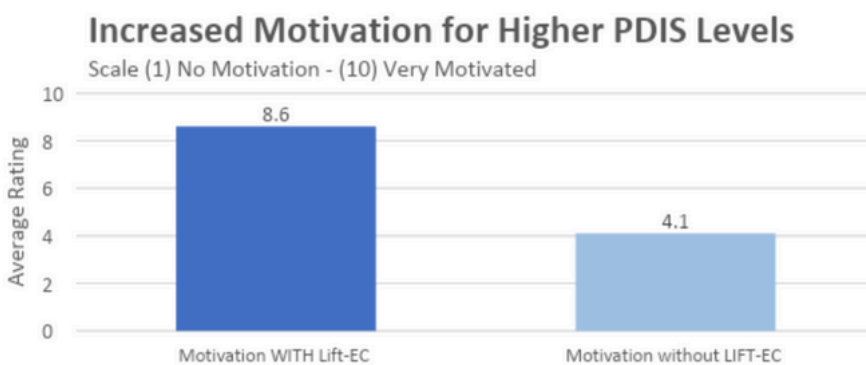
ECE Teacher

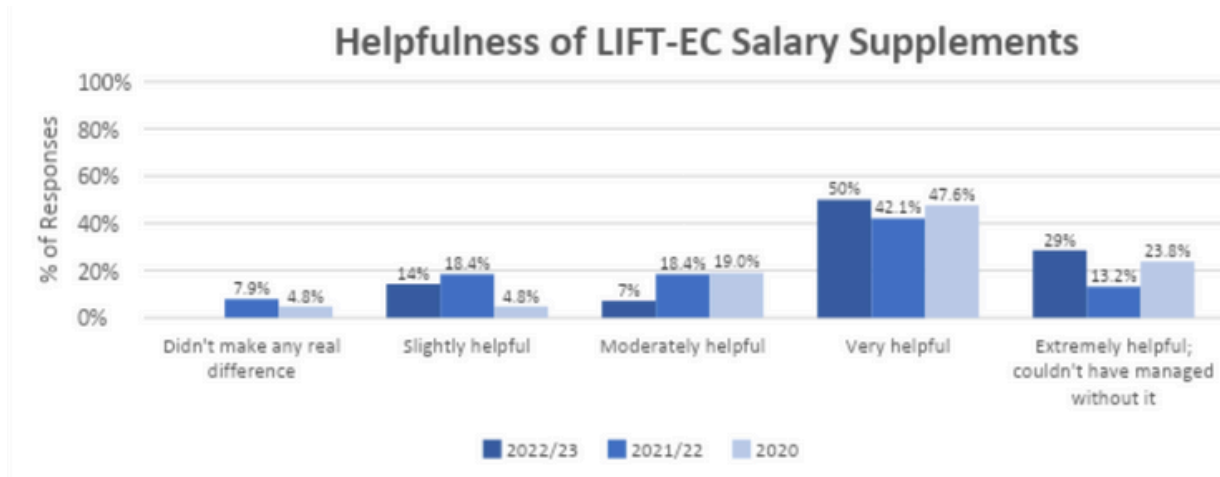
1. The lowest number of years living in San Miguel County is 0 (they live in neighboring counties and commute) and the highest is 27.
2. The lowest number of years working in the field is 2 and the highest is 27.



In addition to providing an important increase to teacher income, the structure of the LIFT-EC program (providing higher levels of professional awards to those with higher PDIS credentials) had a clear impact on teacher motivation to secure higher credential levels.

As shown in the chart to the right, teachers reported an increase in their motivation of over 100% – and that motivation influences interest in continued education and ultimately strengthens the quality of care for students.





A primary indicator of the impact of the LIFT-EC funding comes directly from the early childhood teachers themselves. As shown in the figure above, the perceived level of helpfulness from the LIFT-EC professional awards has shifted substantially since 2020, with a higher percentage reporting higher levels of help received and decreases in those reporting smaller levels of helpfulness. This shift indicates that teachers are struggling to adjust to the ‘new normal’ and that the assistance provided by Strong Start is increasingly critical.

PROFESSIONAL DEVELOPMENT AND CONTINUING EDUCATION

In 2022/23, the APEX Program provided scholarships to three teachers totaling \$2,760. These teachers completed a total of five courses to advance their careers and the quality of their classroom instruction.

“The assistance was a critical factor in my getting training; I wouldn't have gotten training without it.”

ECE Teacher, APEX recipient

The APEX program funding has increased significantly from the \$984 provided in 2020. This increase is a positive sign that early childhood teachers in the county are dedicated and motivated to continue their education and advance their careers.

GOAL 4: HELP LOCAL FAMILIES

Goal

Provide tuition assistance so all children can receive early childhood care and education.

Strong Start Strategy

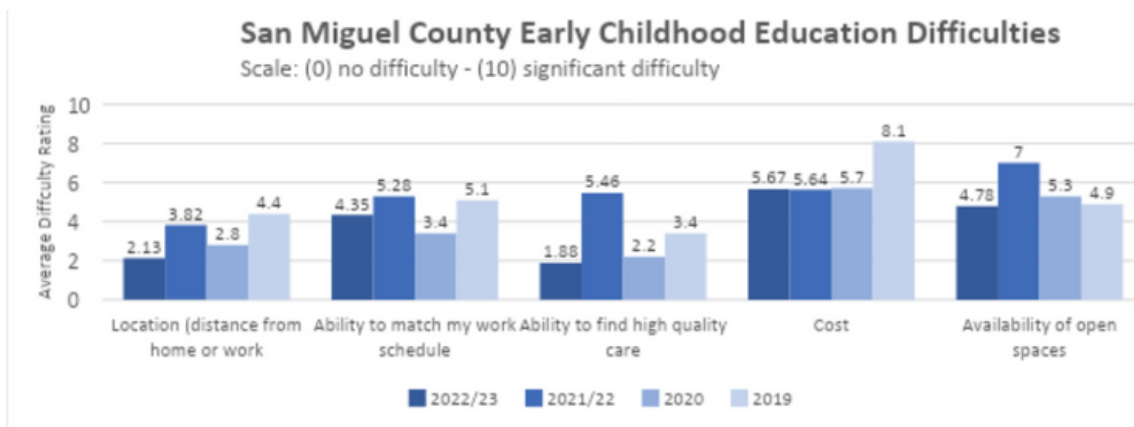
Despite the fact that tuition fees only cover about half of the true cost of early childhood education, families still struggle to afford them. These difficulties are heightened in San Miguel County, where the nationwide trends are compounded by high housing costs, expensive transportation, and limited options. To address this need, Strong Start provides need-based tuition assistance to families through the Cathy James Tuition Assistance program.

FAMILY NEEDS

One survey question asked families to rate the difficulties they face in securing early childhood education in San Miguel County. This question has been asked since 2019, providing an interesting view of changing needs over time.

As shown in the graph below, the level of reported difficulties for families is either similar (i.e., for cost) or lower than previous years. The main change is that cost and the availability of open spaces have reversed positions, as the top and second greatest difficulties. The ability to find high-quality care (related to overall availability) dropped substantially, and ability to 'match my work schedule' also dropped from the 2021/22 school year - but remains fairly high.

The increasing trend related to the availability of open spaces has dropped for the first time, and costs are at a stable level after the initial drop in 2020. Overall, these trends suggest that the overall difficulties faced by families are decreasing and that the tuition assistance provided by Strong Start is addressing the primary difficulty expressed by families.



CATHY JAMES TUITION ASSISTANCE RECIPIENT PROFILE

A total of \$157,897 supported 54 families (with 61 children) from communities across San Miguel County, providing an average of \$2,924 per family. (Note that in 2024, Strong Start has increased the number of children assisted by 35%.)

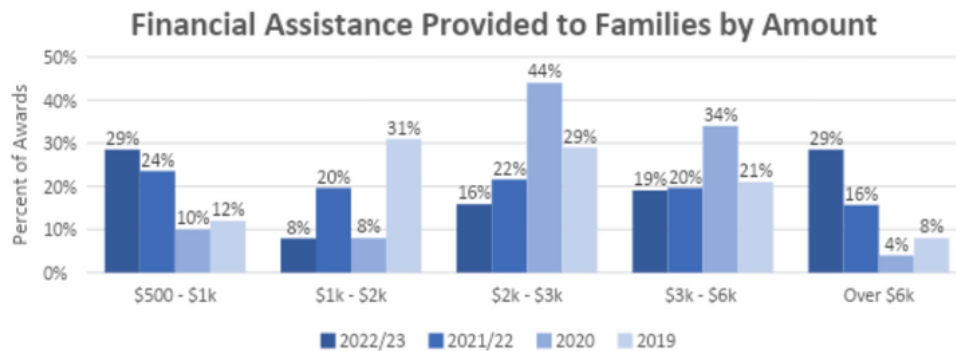
“I can focus more on being present with my child and less time stressing out about getting by.”

San Miguel County Parent

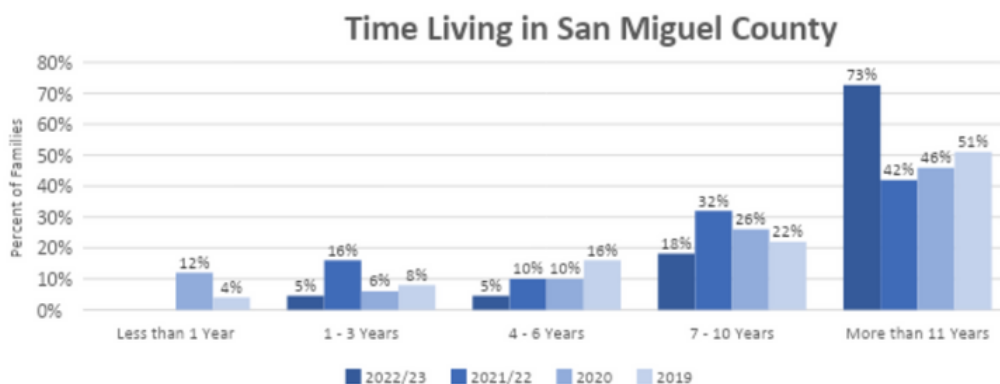
The amount of tuition assistance provided is based on the percent of total household income spent on tuition, but the Federal Poverty Level provides a helpful reference for income need:

1. 10% of recipients live at or below the Federal Poverty Level (i.e., \$25,000/year for a family of four).
2. For reference, the percentage of recipients under the Federal Poverty Level in 2021/22 was 44% and in 2020/21 school it was 14%, so overall need levels relative to this line fluctuate substantially.

The proportion of tuition assistance distributed at each level in 2022/23 was changed from previous years to help a larger number of families. The goal for 2022/23 was to balance both helping as many as possible (which contributed to the slightly higher percentage in the \$500-\$1k range) while providing substantial support to those that need it most. As a result, the 2022/23 allocation involved a substantial increase in the percent of grants at the highest level with declines in the midrange, as shown in the graph below:

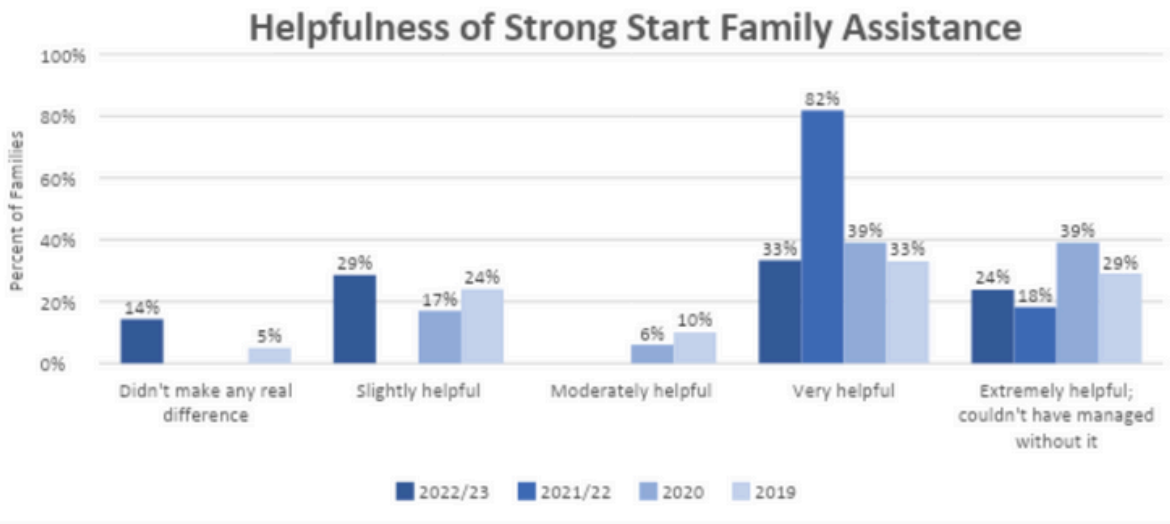


The amount of time families report having lived in San Miguel County shifted in the 2022/23 year. As with the previous year, no families report living here less than 1 year and there was a very large jump in families in the more than 11-year category. While these trends will continue to be monitored, the important point is that a very strong majority of the recipient families have lived in San Miguel County for 7 years or more, so most of the support is directed towards helping those with a demonstrated commitment to the community:



2023 INDICATORS OF IMPACT

A primary indicator of the impact of tuition assistance is the shift in the reported helpfulness of Strong Start tuition assistance. In 2022/23 the reported helpfulness follows the amount of money provided very closely. Just under half of families reported that the assistance didn't make any real difference or was only slightly helpful. 57% reported the assistance as either very helpful or extremely helpful. The changing perception of the help is shown in the graph below:



A sample of quotes provided by parents expressing the extent of the help includes:

“Our child could attend more days as opposed to being cared for by a grandparent. I am much more pleased with the quality of care and education at preschool.”

“We’re no longer consistently (monthly) spending more than we make, now that’s reserved for when house projects, medical bills, etc. come up that we were not anticipating.”

“I really appreciate being considered for financial help!! We didn't qualify for much, but it definitely takes the edge off.”

“The extreme stress I was feeling before is simply because I knew we couldn't afford the daycare we're in now. The mid-stress level I feel now is just the thought of what happens when this goes away? What happens over the next couple years as the spending shifts from daycare to extracurriculars? Can we afford this lifestyle generally?”

CITATIONS

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APPENDIX 1: REPORT METHODOLOGY AND DATA

The goal of this report is to consolidate the diverse activities of Strong Start and summarize the feedback regarding the impact and ongoing needs provided by key stakeholders. Toward this end, the evaluation utilized a mixed-methods design drawing on several sources of data, including:

Applications: Applications for Strong Start support were submitted by parents, early childhood teachers, and early childhood centers. They included substantial amounts of detailed financial and demographic data as well as qualitative statements about needs.

Interviews: Interviews with key stakeholders were conducted throughout the year to collect more nuanced qualitative data. The notes from these interviews were recorded in a spreadsheet to facilitate coding and highlighting key quotes which were cited in the Indicators of Impact sections.

Surveys: Web-based surveys were distributed to both early childhood teachers and parents to collect both quantitative data (i.e., ratings, select all that apply, etc.) and qualitative data to be analyzed and visualized for this report.

A summary of the data sources utilized for each section of this report includes:

Strong Start Program	Recipient Profile Data	Impact Data
Capacity Development	Program application data	Interviews were conducted by the Strong Start coordinator with directors and teachers.
Quality Improvement	Program application data	Interviews with directors of early childhood centers were conducted in two rounds to understand the evolving need for Strong Start support.
Recruit and Retain	Program application data	A survey was distributed to all recipient early childhood teachers and completed by 14 – 36% of the LIFT-EC recipients.
Family Tuition Assistance	Program application data	A survey was distributed to all recipient parents and completed by 22 (41% response rate).

APPENDIX 2: STRONG START FUNDING DECISION FRAMEWORK BACKGROUND

The broad goal of Strong Start is to make data-driven decisions that supplement, not supplant, existing resources to sustain and maximize early childhood education in San Miguel County.

Strong Start meetings are open to the public, meeting minutes are available online, and the application forms and processes are available publicly. Strong Start welcomes any feedback that will provide greater benefit to the early childhood system in San Miguel County.

The broad framework for the funding allocation flows from the structure of the mill levy and program design around four broad goals:

1. Capacity Building
2. Quality Improvement
3. Recruiting and retaining quality early childhood teachers
4. Family tuition assistance

Strong Start has developed processes and criteria within these categories to inform decision making, but it is important to note that these are not able to be reduced to a simple formula or algorithm. The nature of early childhood requires responsiveness and adaptability to changing needs, such as COVID-19 and changes in Federal and State funding. The following page lists the criteria for financial allocation as well as the categories of funding distributed via these criteria.

APPENDIX 2: STRONG START FUNDING DECISION FRAMEWORK DETAIL

The decision-making framework for the financial allocation is currently guided by the following primary criteria:

- 1. Geographic distribution:** Funding is generated by a mill levy across the whole of San Miguel County, so the allocation process ensures that the benefit is also felt across the County.
- 2. Urgency of need:** In the event a request cannot be fully funded, while it would be ideal to fully fund all requests, the scope of need often outweighs available funds. Given those limitations, priority is given based on urgency of need (e.g., child safety, staffing or equipment needs that threaten to close centers, etc.)
- 3. Community identified need:** Community feedback was gathered in the process of securing the mill levy and forming Strong Start. Further feedback continues to be gathered on an ongoing basis through monitoring and evaluation efforts. This initial feedback informed the prioritization of early childhood centers serving infants and toddlers. This focus is anticipated to remain prominent for the foreseeable future but could potentially change over time based on new community feedback and the development of new infant/toddler capacity.
- 4. Low-income families:** Priority is given to low-income families and the early childhood centers that serve them. This is informed by both the financial position reported by families on their applications and the proportion of children receiving CCCAP and CPP funding.

Funding priorities and criteria related to the various programs within the Strong Start work include:

- LIFT-EC professional awards:** Lifting Incomes for Teachers in Early Childhood. Individual early childhood teachers apply. Funding amounts depend on individual early childhood Professional Credential issued through Colorado Department of Education.
- APEX: A Path to Excellence.** Professional Development/Higher Education Scholarships – Individual early childhood teachers apply. Reimbursed after successful completion of course in the field of early childhood education. Must pass the course with a B or better.
- Tuition Assistance:** The amount of assistance provided is determined based on families' Federal Poverty Level and financial circumstances outlined in the application. Stated employment and income levels are confirmed by Strong Start staff.
- Quality Improvement and Capacity Building for Early Childhood Centers:** When grant requests exceed available funding Strong Start allocates budgeted assistance by weighing the nature of the request, number of at-risk children enrolled as determined by CCCAP, SPED enrollment, the age groups of children, and the size of program.



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 T 303.305.9342



Mountain Munchkins Addition

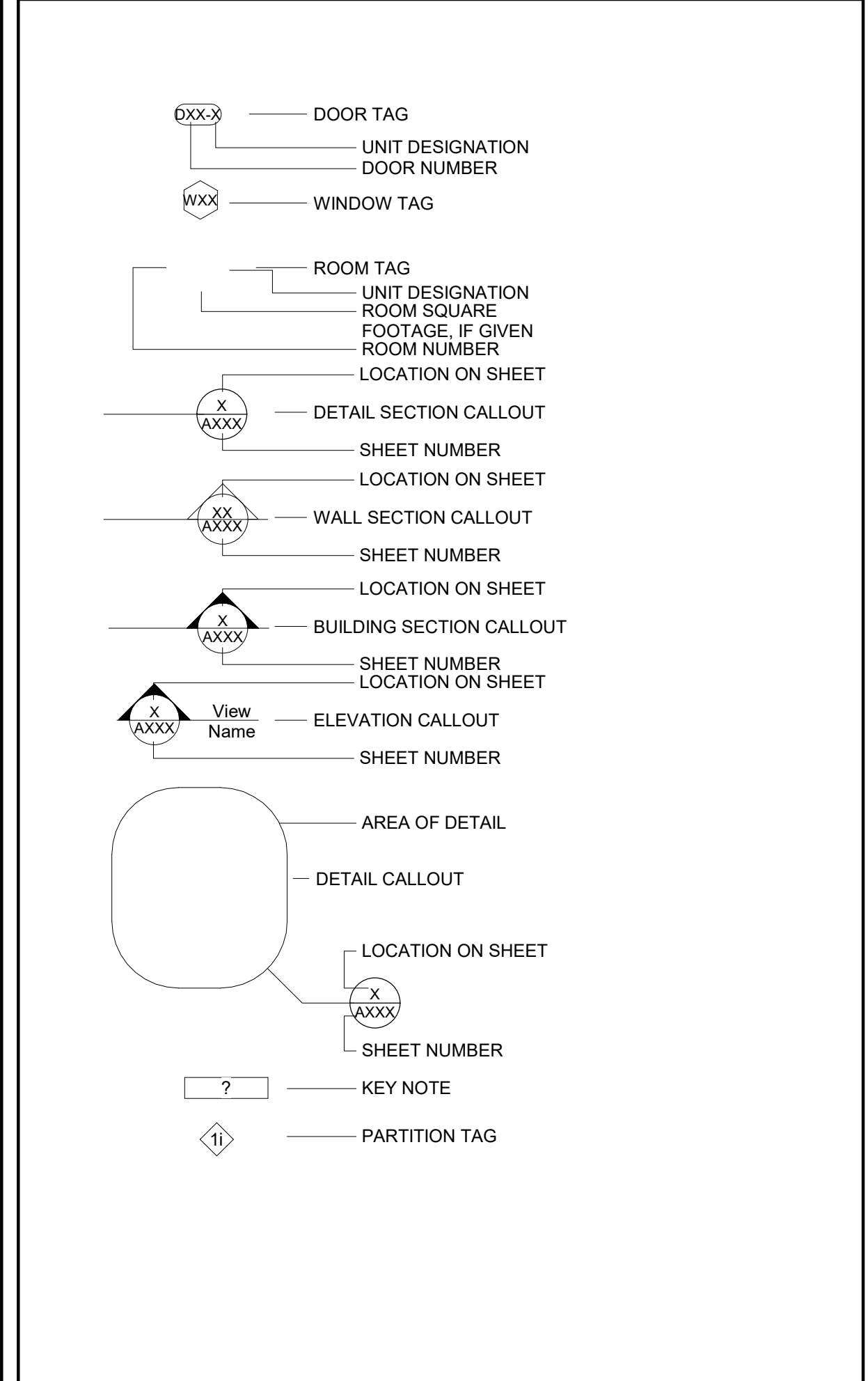
Mountain Village, Colorado



ABBREVIATION LIST

A.A.	ADHESIVE ANCHOR	FRMG	FRAMING
A.B.	ANCHOR BOLT	FTG	FOOTING
ABC	AGGREGATE BASE COURSE	GA	GALVE
ABV	ABOVE	GALV	GALVANIZED
ADJ	ADJACENT	G.B.	GRADE BEAM
AFF	ABOVE FINISHED FLOOR	G.L.B.	GLULAM BEAM
AGG	AGGREGATE	HDR	HEADER
ARCHT	ARCHITECT	H.F.	HEM FIR
ASBO	AS SELECTED BY OWNER	HORIZ	HORIZONTAL
B.B.	BOND BEAM	H.S.	HIGH STRENGTH
BD	BOARD	H.T.	HEAVY TIMBER
B.F.	BOTTOM OF FOOTING OR BACKFILL	INFO	INFORMATION
BLDG	BUILDING	INT.	INTERIOR
BLK	BLOCK	JST.	JOIST
BLKG	BLOCKING	JT.	JOINT
BM	BEAM	L.L.	LIVE LOAD
BOD	BASE OF DESIGN	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LVL	LAMINATED VENEER LUMBER
B.U.	BUILT-UP	MAS	MASONRY
CJ	CONTROL JOINT	MAT	MATERIAL
CLG	CEILING	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
COL	COLUMN	MIN	MINIMUM
CONC.	CONCRETE	NA	NOT APPLICABLE
CONN.	CONNECTION	NLG	NAILING
CONT	CONTINUOUS	NTS	NOT TO SCALE
CONTR	CONTRACTOR	O.C.	ON CENTER
CTR	CENTER	O.H.	OVERHANG
CTR'D.	CENTERED	OPNG.	OPENING
DBL	DOUBLE	OSB	ORIENTED STRAND BOARD
D.F.	DOUGLAS FIR	PC	PRE-CAST
DIA	DIAMETER	PL	PLATE
DL	DEAD LOAD	PLYWD	PLYWOOD
DTL	DETAIL	PNL	PANEL
DWG	DRAWING	P.T.	PRESSURE TREATED
DWL	DOWEL	REINF.	REINFORCEMENT
EA	EACH	R.J.	ROOF JOIST
E.E.	EACH END	SH	SIMPSON HARDWARE
E.F.	EACH FACE	SHT.	SHEET
E.G.	EXISTING GATE	SHTG.	SHEATHING
E.J.	EXPANSION JOINT	SIM	SIMILAR
ENGR.	ENGINEER	SL	SNOW LOAD
EQ	EQUAL	S.S.	STEEL STUD
E.S.	EACH SIDE	STL	STEEL
E.W.	EACH WAY	S.W.	SHEAR WALL
EXP	EXPANSION	T.B.	TOP OF BEAM
EXT	EXTERIOR	T.J.	TOP OF JOIST
FFE	FINISH SUB-FLOOR ELEVATION	T.M.	TOP OF MASONRY
F.G.	FINISH GRADE	T.O.	TOP OF
F.J.	FLOOR JOINT	T.O.C.	TOP OF CONCRETE
FND	FOUNDATION	T.O.W.	TOP OF WALL
F.O.	FACE OF	T.P.	TOP OF PARAPET
F.O.C.	FACE OF CONCRETE	T.PL.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	TS	TRIM STUD OR TUBE STEEL
F.O.S.	FACE OF STUD	TYP	TYPICAL

DRAWING LEGEND

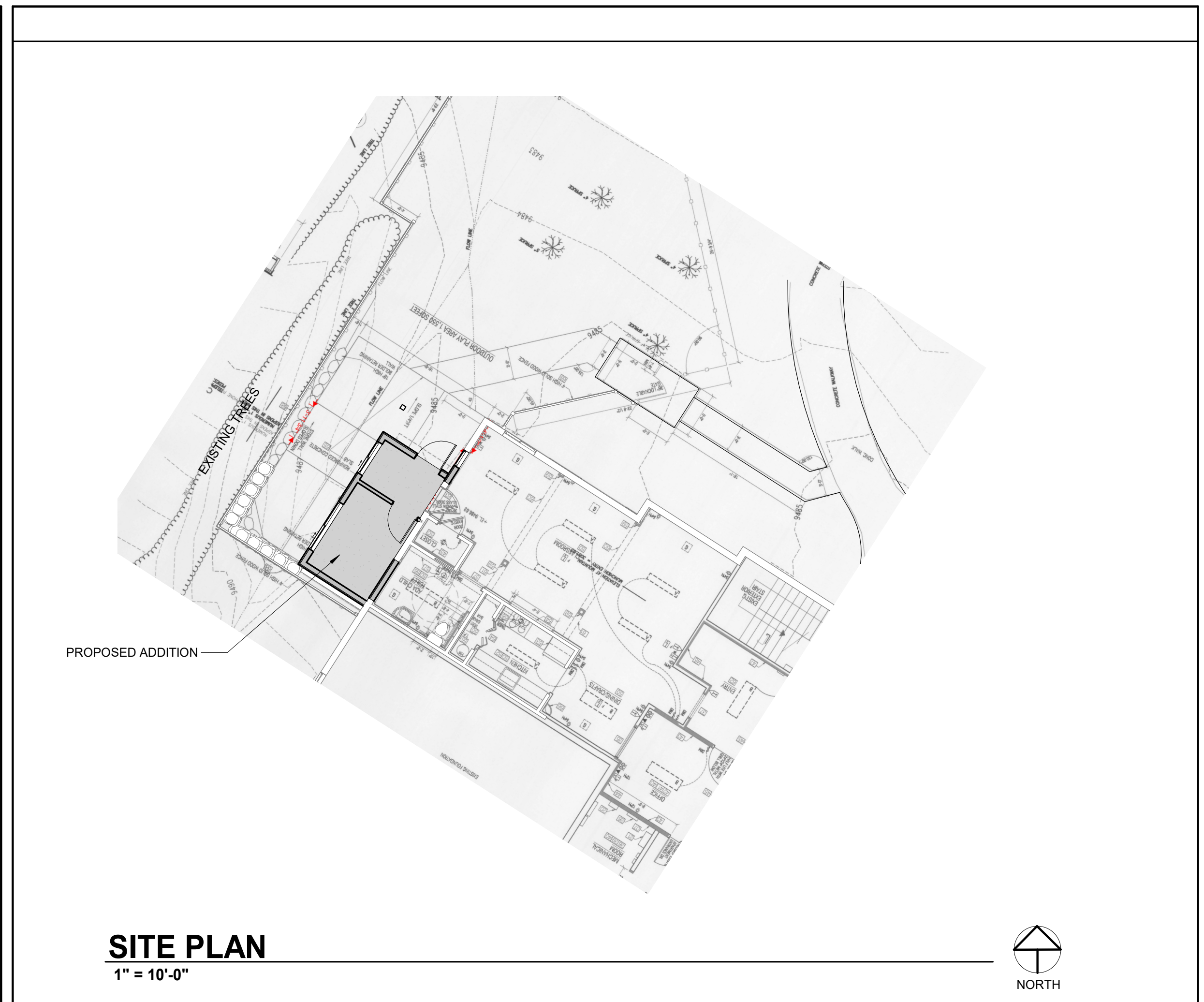


GENERAL NOTES

1. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL OR SECTIONS ARE GIVEN.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.
3. ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES WHERE REQUIRED IS ACCOMPLISHED.
4. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS AND DETAILS. ALL LAYOUT WORK SHALL BE CHECKED FROM BOTH DIRECTIONS. DIMENSION STRINGS SHALL BE CLOSED.
5. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS.
6. VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH HEATING AND VENTILATION CONTRACTOR, PLUMBING CONTRACTOR AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION. NOTIFY ARCHITECT OF ANY DEVIATIONS FROM THE DRAWINGS.
7. SEE ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS. LOCATIONS OF ALL NON BEARING PARTITIONS, CONCRETE SLABS, FLOOR AND ROOF SLOPES, DRAINS, ELEVATION. (LOCATION OF ALL STAIRWAYS, IF ANY) MISC. HANDRAILS, LADDERS, HANGERS, STEEL GRATINGS, LOCATION OF ALL CONCRETE INSERTS, GROOVES, CLIPS, GROUNDS, AND VENEER ANCHORS. LOCATION AND DETAIL OF MISC. YARD WORK INCLUDING WALKS, CURBS, DRIVEWAYS, TUNNELS, AND FINISHED GRADING PLAN.
8. FRAMING CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE FRAMED SIMILAR TO OTHER DETAILS FOR THE RESPECTIVE MATERIAL.
9. EACH TRADE SHALL INSPECT THE WORK UPON WHICH THEY WILL BE WORKING PRIOR TO THE START OF WORK. COMMENCEMENT OF THEIR WORK SHALL BE CONSIDERED AS ACCEPTANCE OF PRIOR WORK.
10. IN THE EVENT OF DISCREPANCIES OF CONTRACT DRAWING SPECIFICATIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH WORK.
11. ALL WORK SHALL BE CONSTRUCTED/INSTALLED/PLACED/ETC. PLUMB/SQUARE/LEVEL/ETC. UNLESS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS MANUAL. ALL EQUIPMENT/ACCESSORIES/ETC. SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS OR IN THE SPECIFICATION MANUAL.
12. THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF REINFORCING STEEL, EMBEDS, AND PROVISIONS FOR OTHER TRADES.
13. PRODUCTS WHICH ARE SPECIFIED BUT ENGINEERED BY OTHERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND IN A MANNER CONSISTENT WITH THE QUALITY AND INTEGRITY OF INTENDED USE OF THE STRUCTURE.
14. OPENINGS, POCKETS, ETC. SHALL NOT BE PLACED IN SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.

GRADING & SITE WORK NOTES

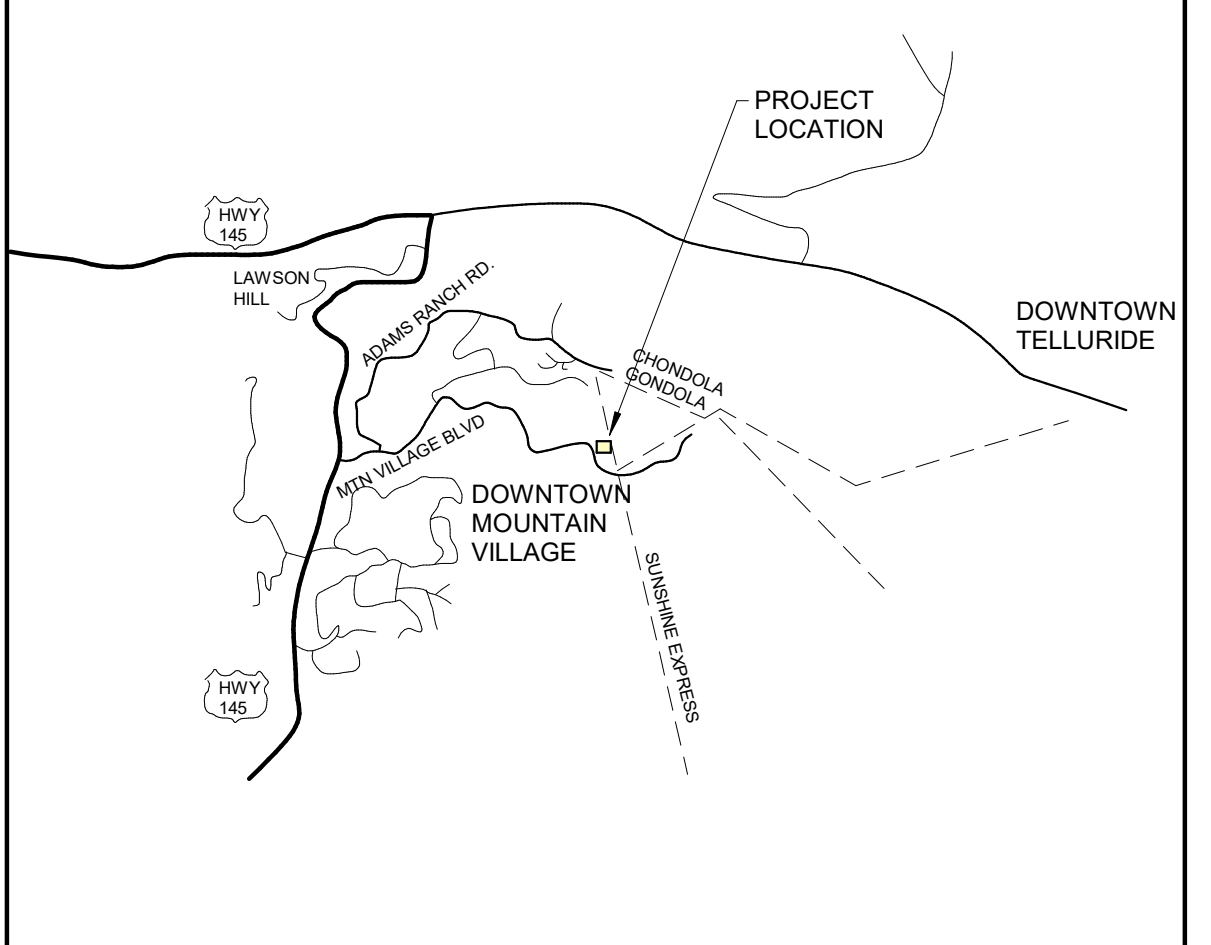
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AND LOCATE ALL EXISTING UTILITY LINES PRIOR TO STARTING EXCAVATION. CONTRACTOR TO ESTABLISH A BENCHMARK TO BE USED AT A FUTURE DATE AND BE USED TO REFERENCE ELEVATIONS.
2. ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS, OR ANY CONDITIONS DIFFERENT FROM THOSE INDICATED ON PLANS, SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN TRADES, WHERE REQUIRED, IS ACCOMPLISHED.
3. IN THE EVENT OF DISCREPANCIES OF CONTRACT DRAWINGS OR SPECIFICATIONS TO ACTUAL FIELD CONDITIONS, CLARIFICATION SHALL BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY WORK CONSTRUCTED WHERE A DISCREPANCY WAS DISCOVERED IN THE FIELD AND CONSTRUCTION WAS PERFORMED WITHOUT CLARIFICATION OR CORRECTION BY THE ARCHITECT.
4. THE GENERAL CONTRACTOR SHALL PROVIDE DIRECT SUPERVISION OF ALL SUBCONTRACTORS TO ASSURE ACCURATE PLACEMENT OF ANY NEW UTILITY TRENCHES AND UTILITY LINES ACCORDING TO THE GRADING AND SITE PLAN AND PER UTILITY COMPANY'S SPECIFICATIONS FOR CORRECT SEPARATION AND EMBEDMENT OF UTILITY LINES IN SAND, GRAVEL, OR OTHER SPECIFIED MATERIALS. ALL UTILITY LINES SHALL BE BACKFILLED AND COMPACTED AND ALL LINES TO BE MARKED WITH THE APPROPRIATE UTILITY TAPE BURIED IN THE TRENCH.
5. THE OWNER/CONTRACTOR SHALL TAKE ALL RESPONSIBILITY FOR COMPACTION, FILL SPECIFICATIONS AND TESTING. ANY SETTLEMENT PROBLEMS SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER/CONTRACTOR.
6. ALL FINISH GRADE (F.G.) ELEVATIONS ARE APPROXIMATE.
7. A GEO-TECHNICAL SOILS REPORT WAS NOT PROVIDED FOR THIS PROJECT. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ALL SUB-SURFACE SOIL PREPARATIONS.



PROJECT DATA

PROJECT NAME	MOUNTAIN MUNCHKINS ADDITION
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, COLORADO 81435
PROJECT DESCRIPTION	OFFICE ADDITION TO EXISTING BUILDING.
ARCHITECT	OLSON ARCHITECTS, LLC RACHEL M. OLSON - AIA P.O. BOX 4241 DURANGO, CO 81302
BUILDING REVIEW CRITERIA	2018 IBC
BUILDING AREA SUMMARY	ADDITION = 140 SQ FT

VICINITY MAP



#	NAME
GENERAL	
G1.01	COVER SHEET
ARCHITECTURAL	
A1.01	PROPOSED PLANS
A2.01	BUILDING ELEVATIONS
A5.01	DETAILS

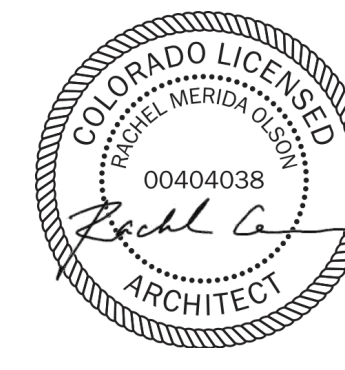
APPROVALS	
PROJ MGR	RMO
PRINCIPAL	RMO
DRAWING TITLE	COVER SHEET
SHEET NO.	G1.01

MOUNTAIN MUNCHKINS ADDITION
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 003-2022
 ASSESSORS PARCEL NO: 477903205001
PERMIT SET 03.15.22

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



OLSON ARCHITECTS, LLC
 Rachel M. Olson, AIA
 P.O. Box 4241
 Durango, Colorado 81302
 T 303.305.9342



MOUNTAIN MUNCHKINS ADDITION
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APPROVALS
 PROJ MGR
RMQ
 PRINCIPAL
RMQ
 DRAWING TITLE

PROPOSED PLANS

SHEET NO.

A1.01

Page 2 of 4

WINDOW SCHEDULE

WIN #	SIZE		#	ROOM NAME	OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT					
W01	4'-0"	4'-0"	101	FOYER	SL	7'-0"	
W02	6'-0"	2'-0"	102	OFFICE	SL	7'-0"	
W03	2'-0"	4'-0"			CS	MATCH EXISTING	VERIFY FINAL SIZE IN FIELD

- NOTES:
1. VERIFY ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.
 2. PROVIDE HIGH ALTITUDE INSULATED GLASS.
 3. PROVIDE INSECT SCREENS FOR ALL OPERATING WINDOWS.
 4. CONTRACTOR TO VERIFY REQUIRED QUANTITIES OF WINDOWS.
 5. ALL DIMENSIONS ARE NOMINAL. FIELD VERIFY ALL DIMENSIONS PRIOR TO PLACING ORDER FOR WINDOWS.
 6. CONTRACTOR SHALL VERIFY AND PROVIDE TEMPERED GLAZING IN ALL REQUIRED LOCATIONS PER SECTION 2406 OF THE 2018 IBC / R308 OF 2018 IRC.
 7. U.N.O. - WINDOW FRAMING TO MATCH EXISTING
 8. ALL WINDOWS TO BE INSTALLED USING 'EBBA' WATER MANAGEMENT STRATEGIES.

DOOR SCHEDULE

DR #	STYLE	SIZE		#	ROOM NAME	FINISH		HARDWARE	COMMENTS
		WIDTH	HEIGHT			INT	EXT		
D101	HINGED	3'-0"	6'-8"	101	FOYER	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	
D102	HINGED	3'-0"	6'-8"	102	OFFICE	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	

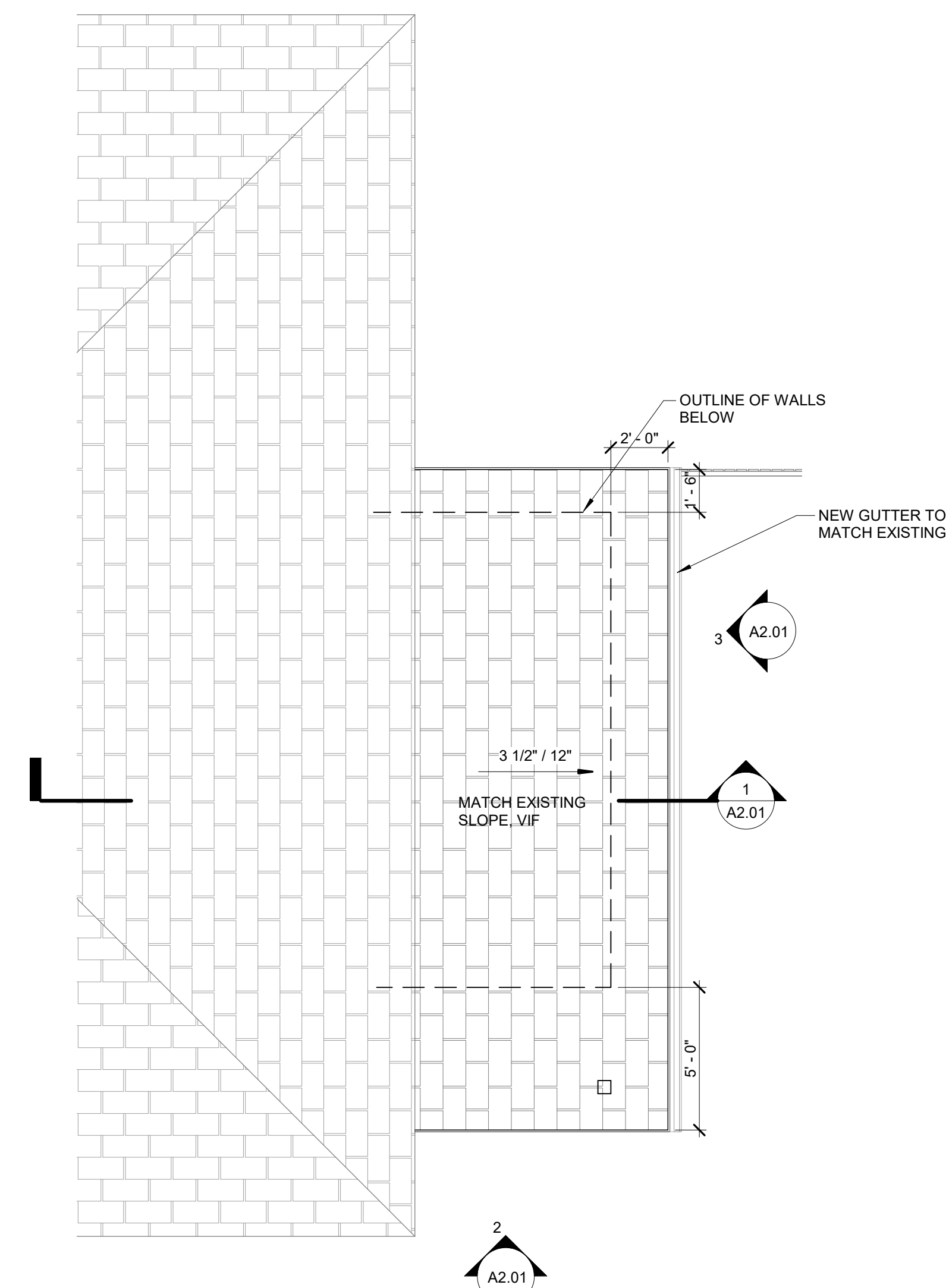
- NOTES:
1. VERIFY ALL ROUGH OPENING SIZES WITH DOOR MANUFACTURER PRIOR TO FRAMING.
 2. DOOR STYLE TO BE SELECTED BY OWNER.
 3. CONTRACTOR TO LOCATE/VERIFY ALL TEMPERED GLAZING AS MAY BE REQUIRED BY OWNER AND PROVIDE AS PER SECTION 2406 OF THE 2018 IBC.

FLOOR PLAN NOTES

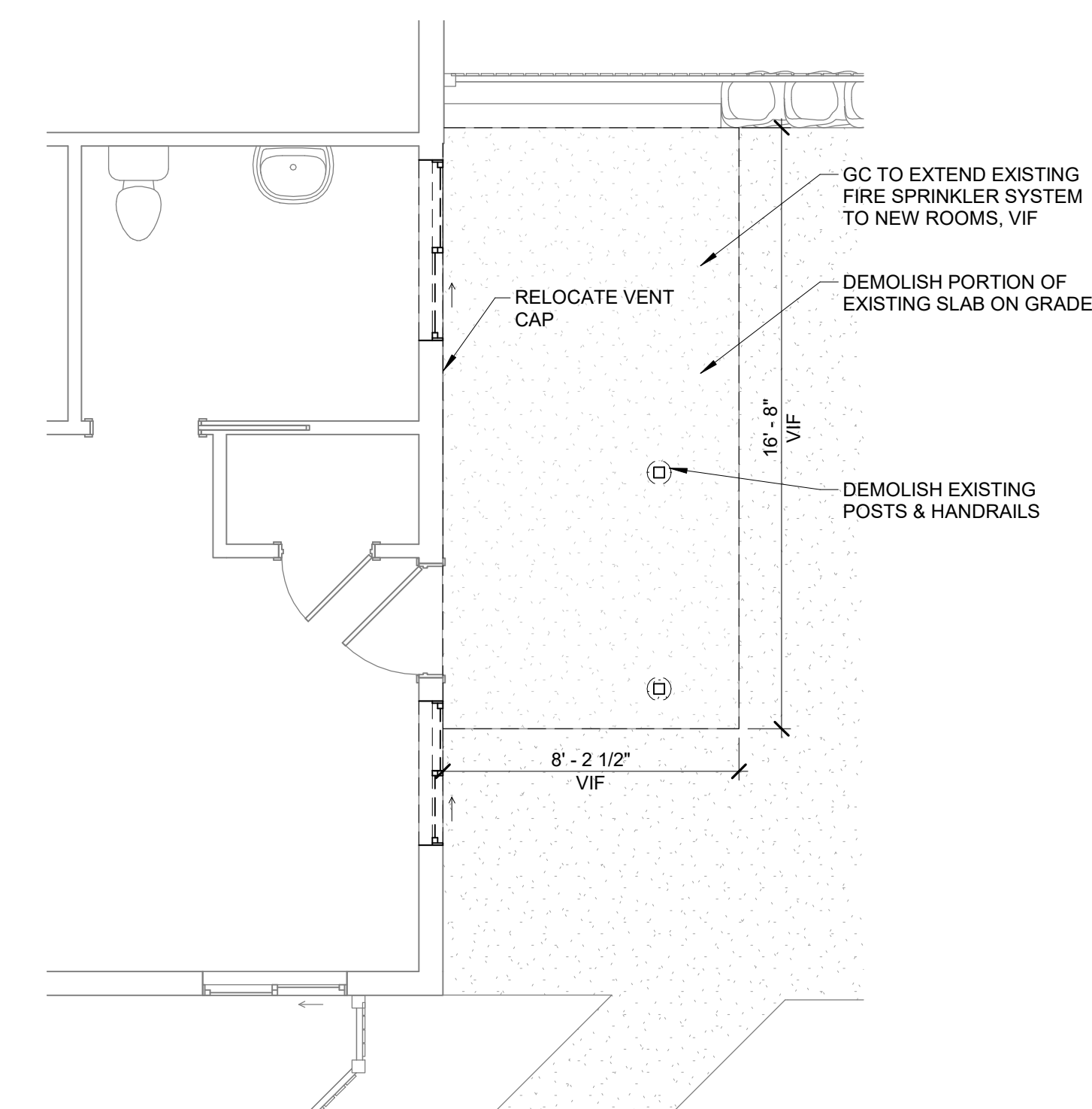
1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. GENERAL CONTRACTOR TO COORDINATE WITH OWNER FOR ALL INTERIOR FINISHES.
3. INTERIOR TRIM PACKAGE (i.e. BASE, CASE, ETC.) TO BE DETERMINED.
4. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
5. PROVIDE MINIMUM INSULATION AT BUILDING ENVELOPE AS FOLLOWS: WALLS - R20 MIN + R3.8 CONTINUOUS INSULATION, ROOFS - R49 MIN. (OR AS NOTED ON DRAWINGS.), STEMWALL - R13 MIN.
6. DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.

ROOF PLAN NOTES

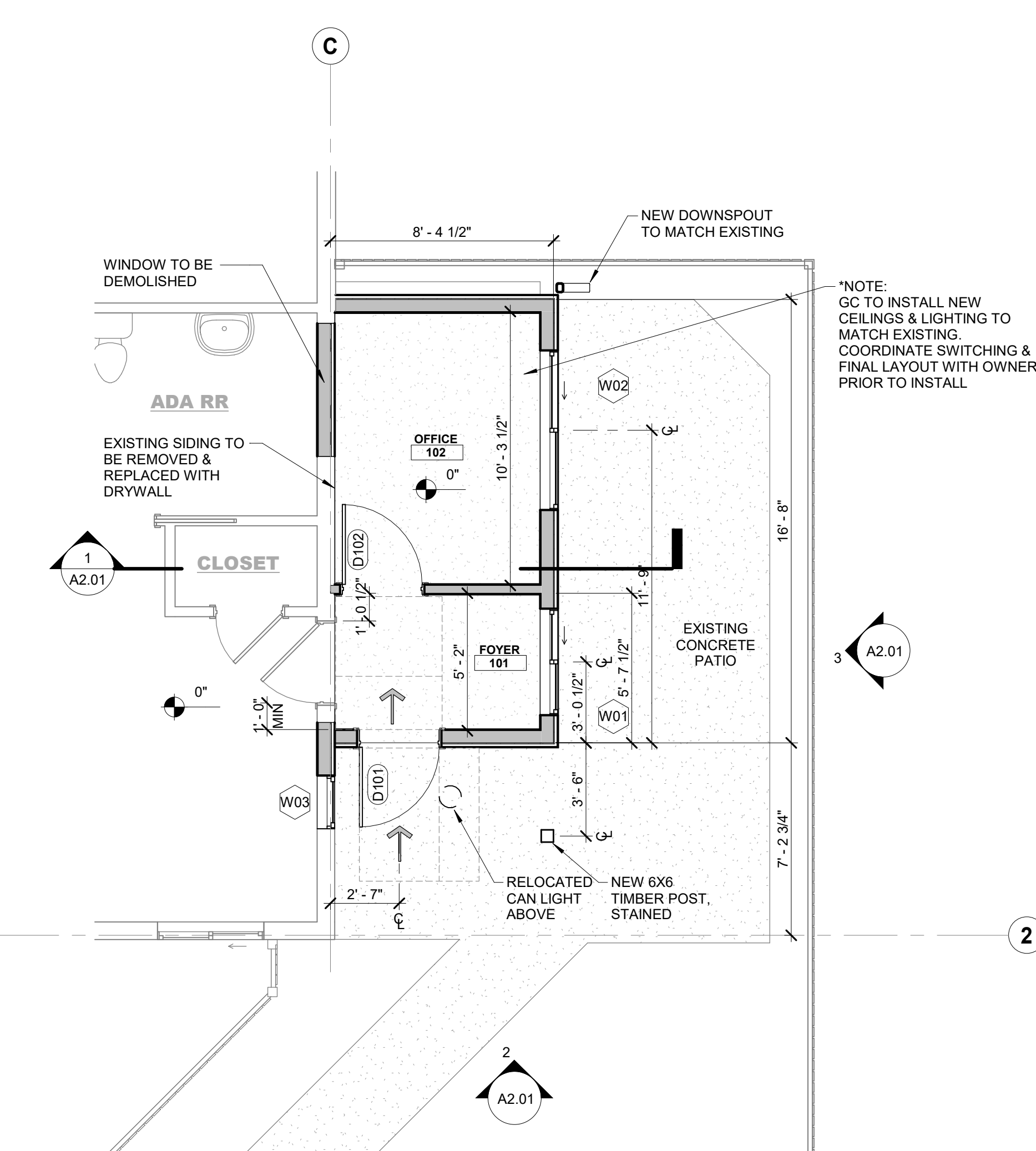
1. ROOF SLOPE SHALL MATCH EXISTING ROOF SLOPE.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.



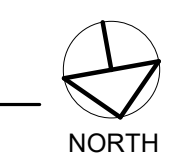
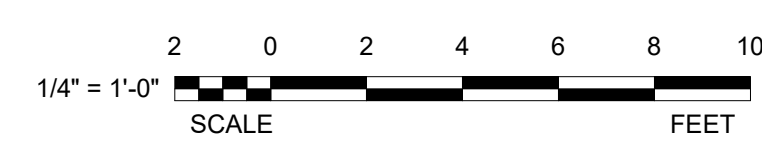
ROOF PLAN
 1/4" = 1'-0"

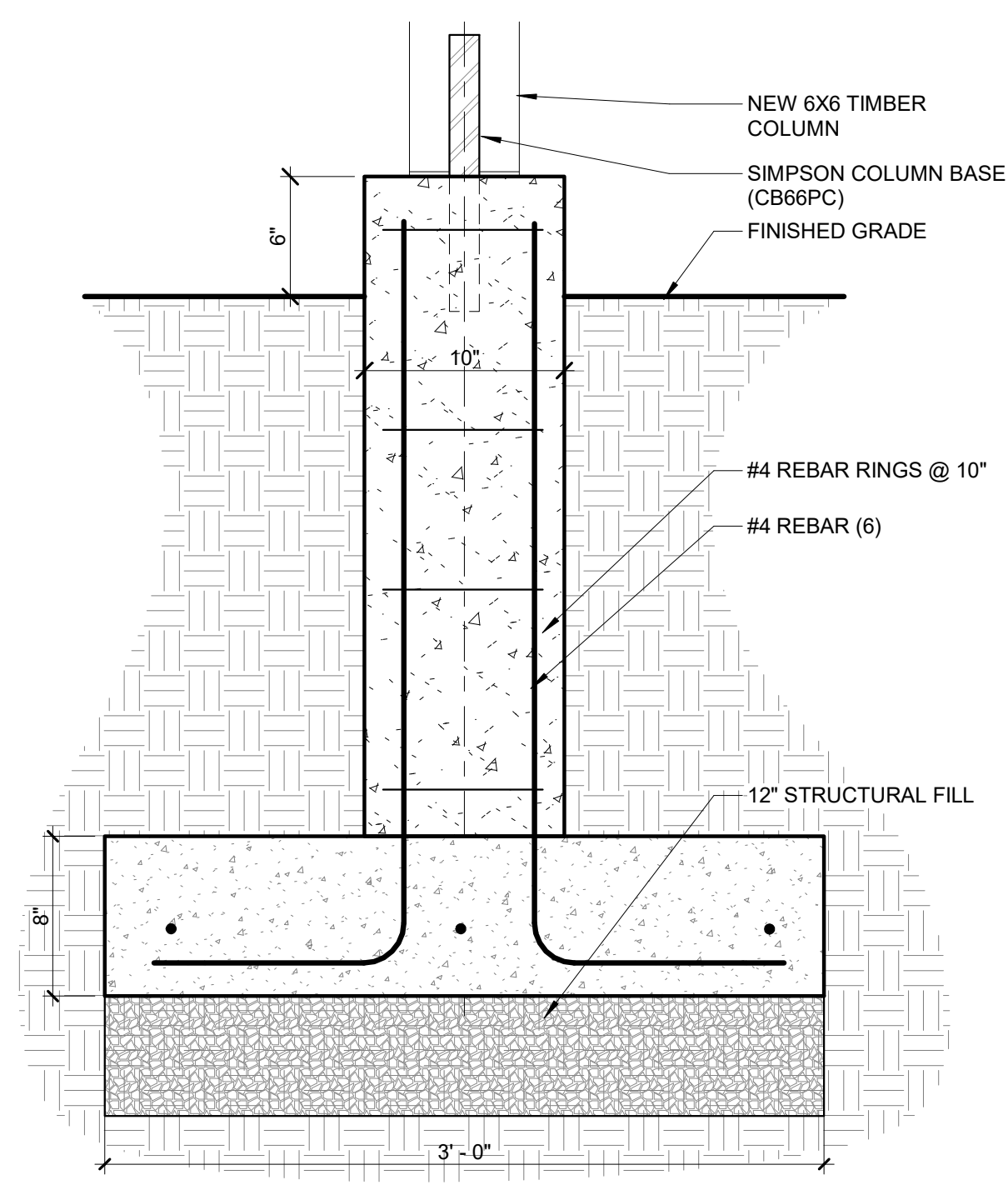


DEMOLITION PLAN
 1/4" = 1'-0"

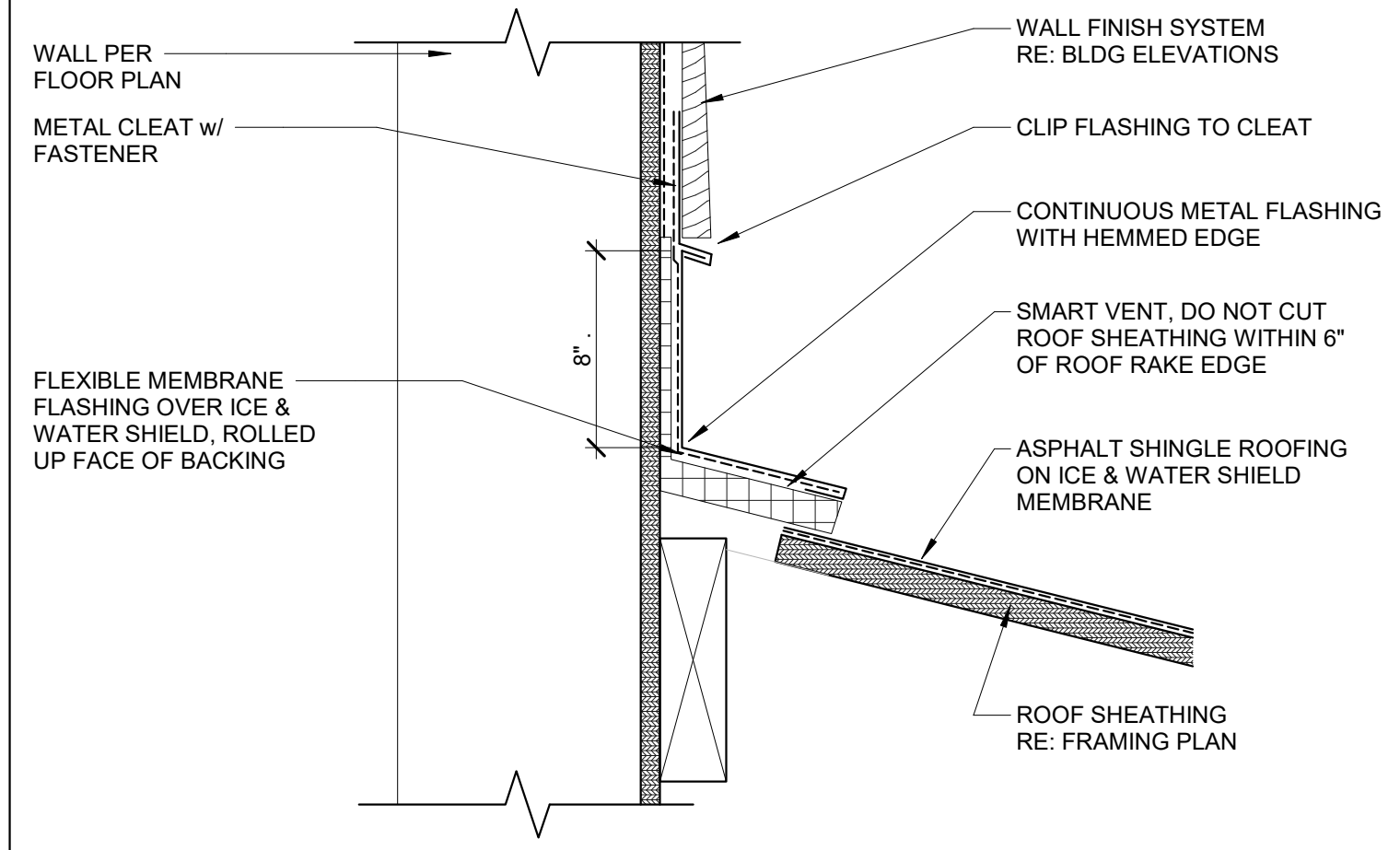


PROPOSED FLOOR PLAN
 1/4" = 1'-0"

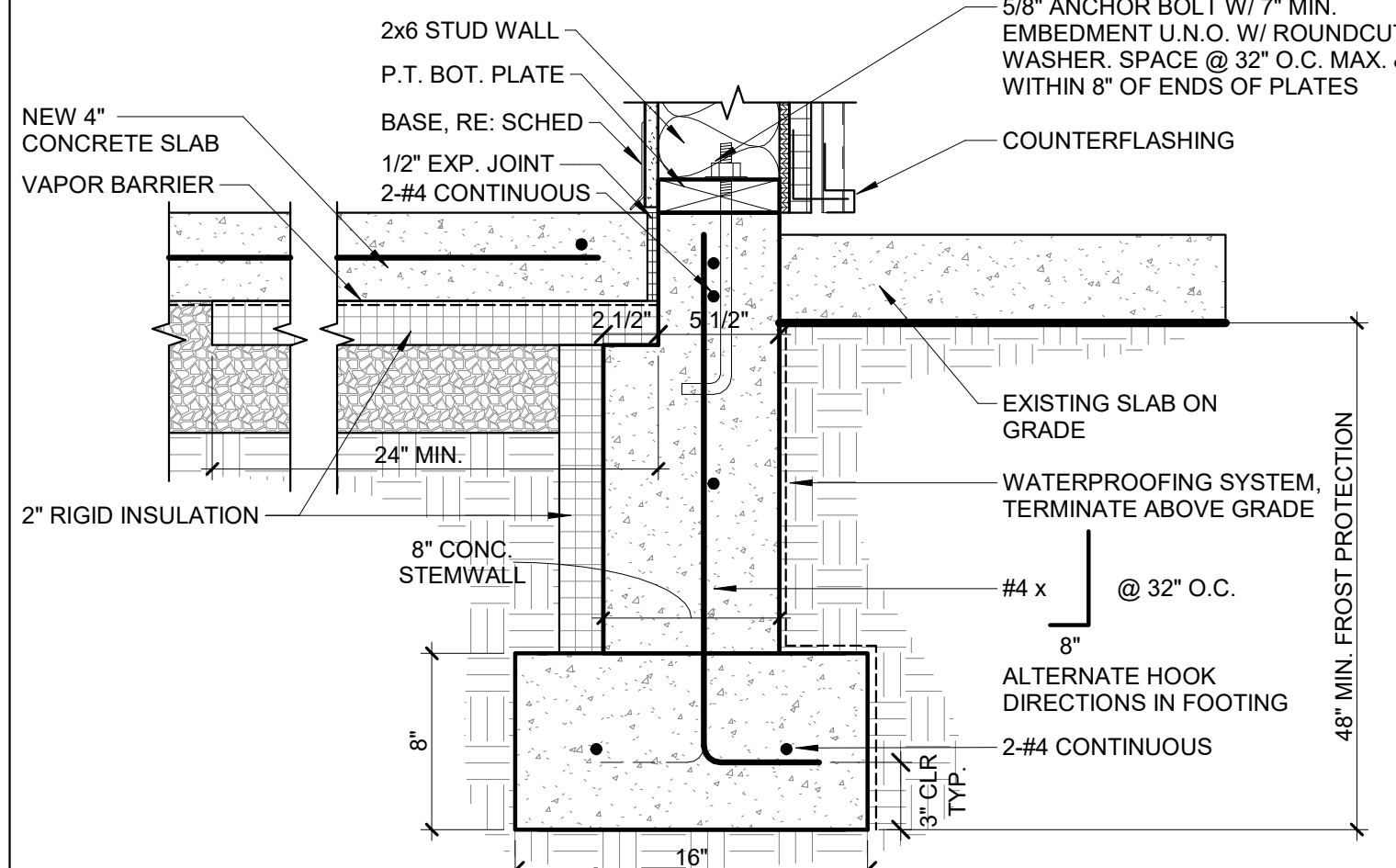




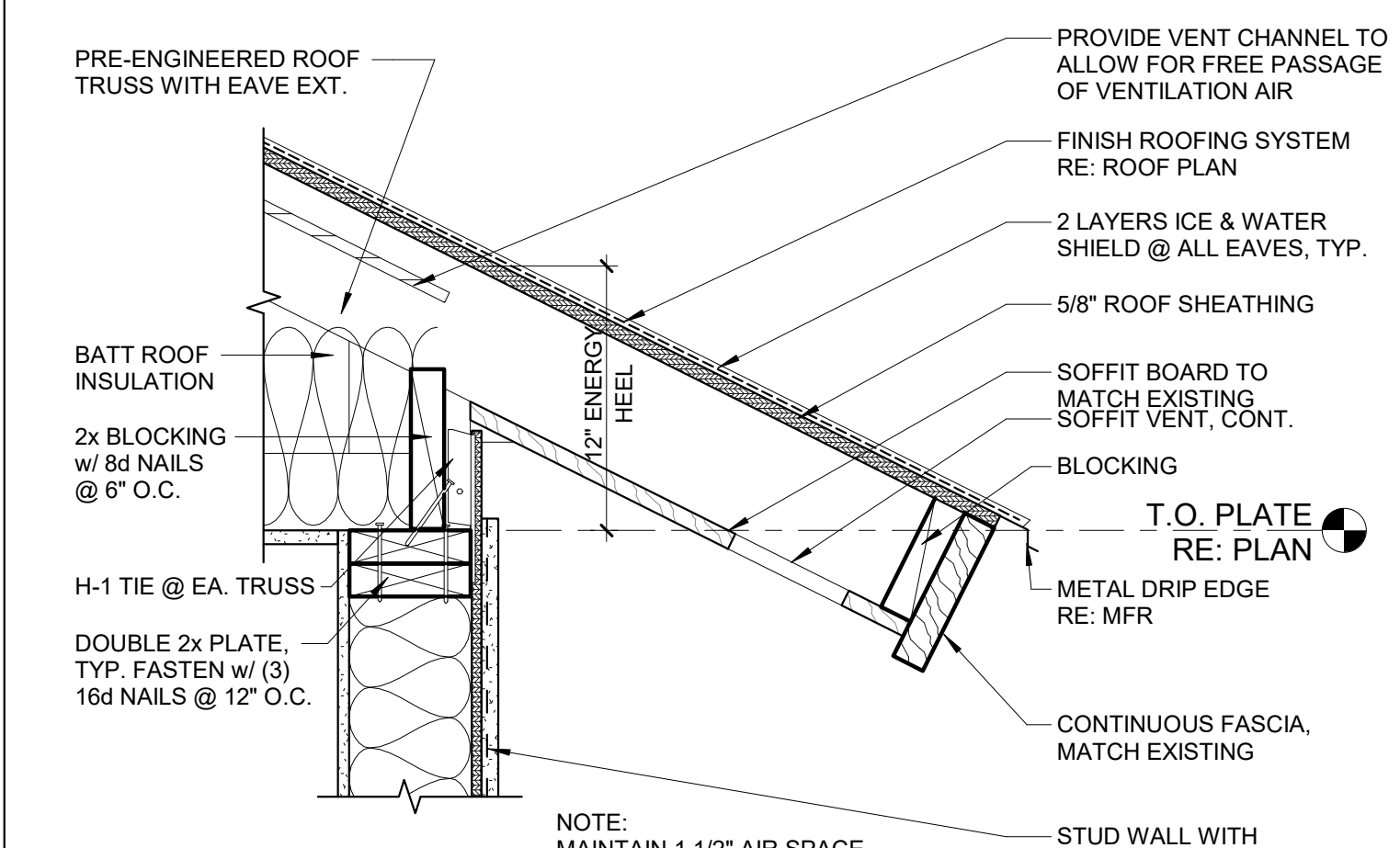
8 FOUNDATION @ WOOD COLUMN
1 1/2" = 1'-0"



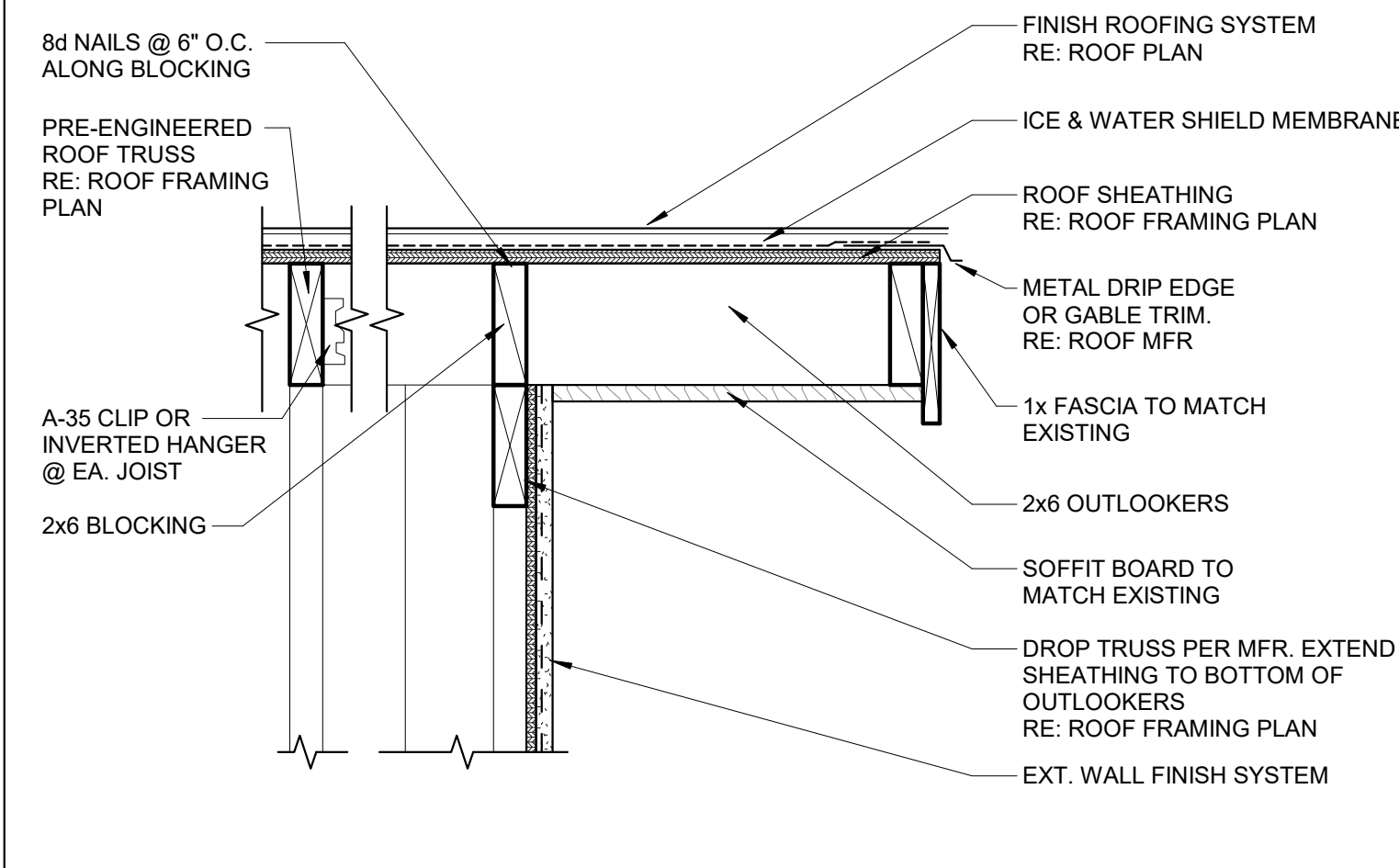
7 ENDWALL FLASHING - SHINGLE
3" = 1'-0"



6 TYP. FOUNDATION @ WALL w/ MTL SIDING
1 1/2" = 1'-0"



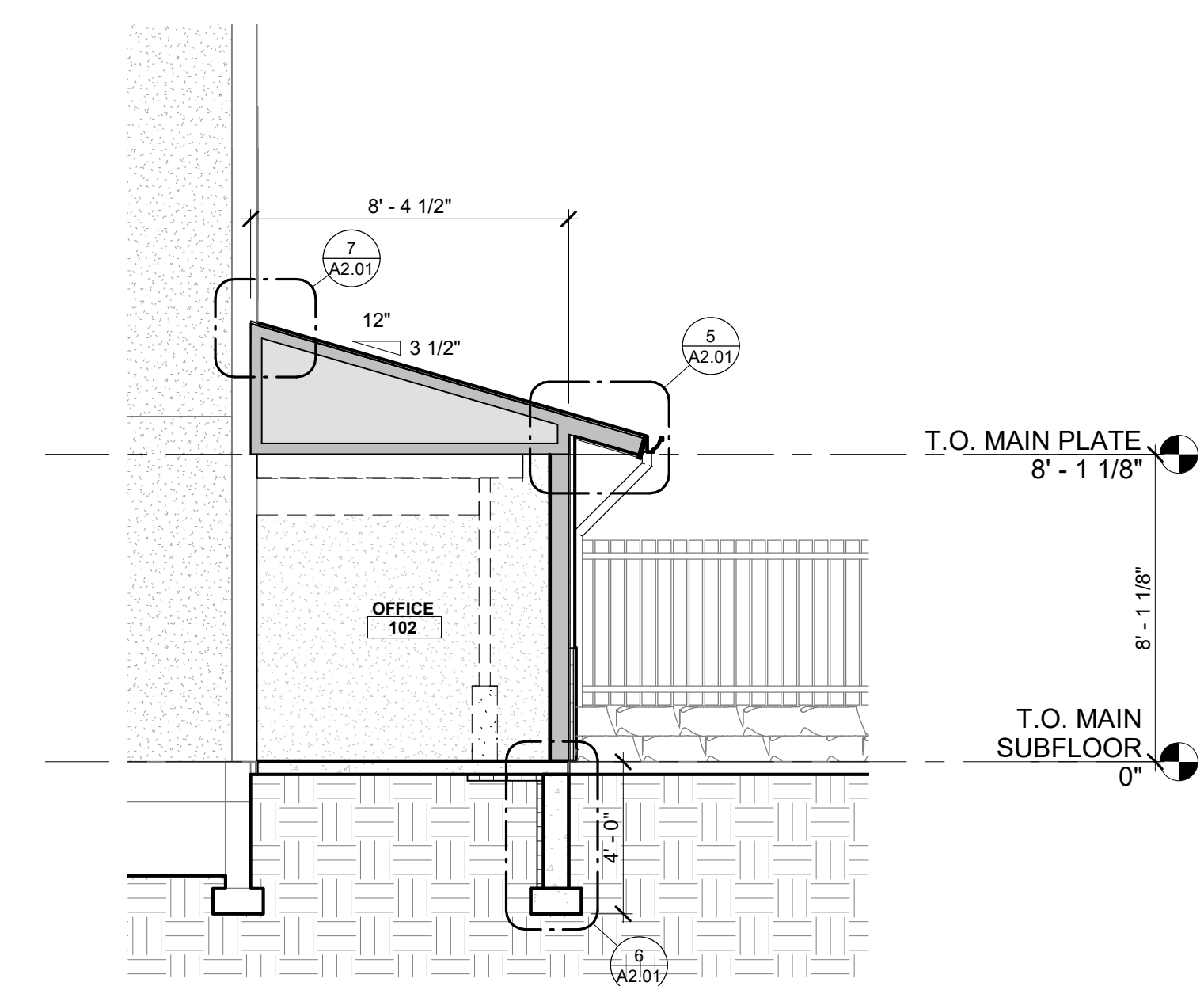
5 VENTED EAVE
1 1/2" = 1'-0"



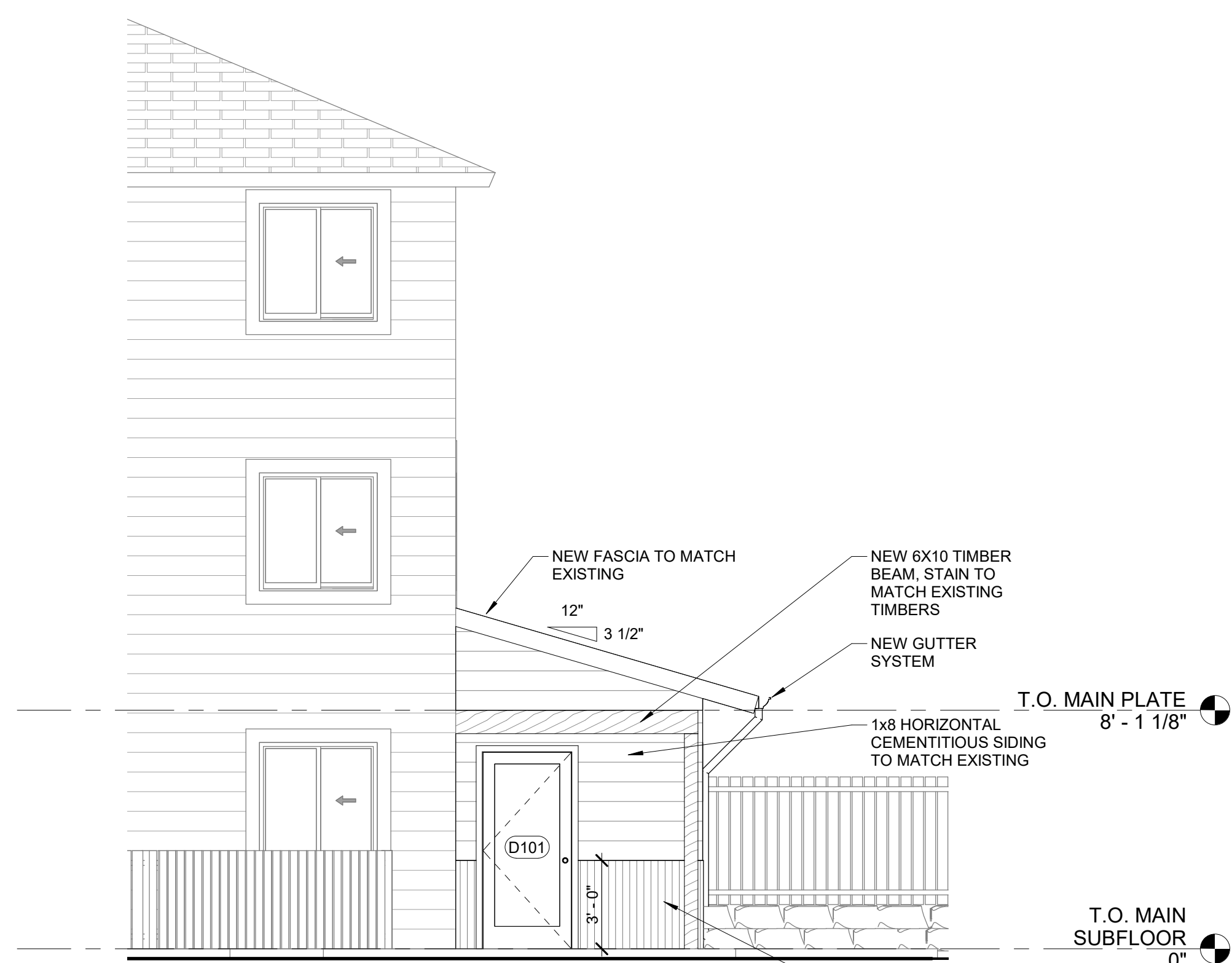
4 RAKE, TYP.
1 1/2" = 1'-0"

ELEVATION NOTES

1. GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
2. ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.
3. ALL STAIN COLORS TO MATCH EXISTING.
4. ALL FLASHING USED SHALL BE 24ga GALVANIZED.



1 BUILDING SECTION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"



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PROJECT NO: 003-2022
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PERMIT SET 03.15.22

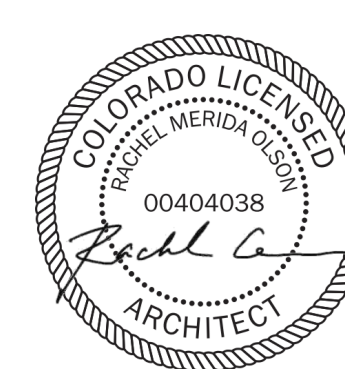
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APPROVALS
PROJ MGR: **RMG**
PRINCIPAL: **RMG**
DRAWING TITLE: **BUILDING ELEVATIONS**

SHEET NO: **A2.01**



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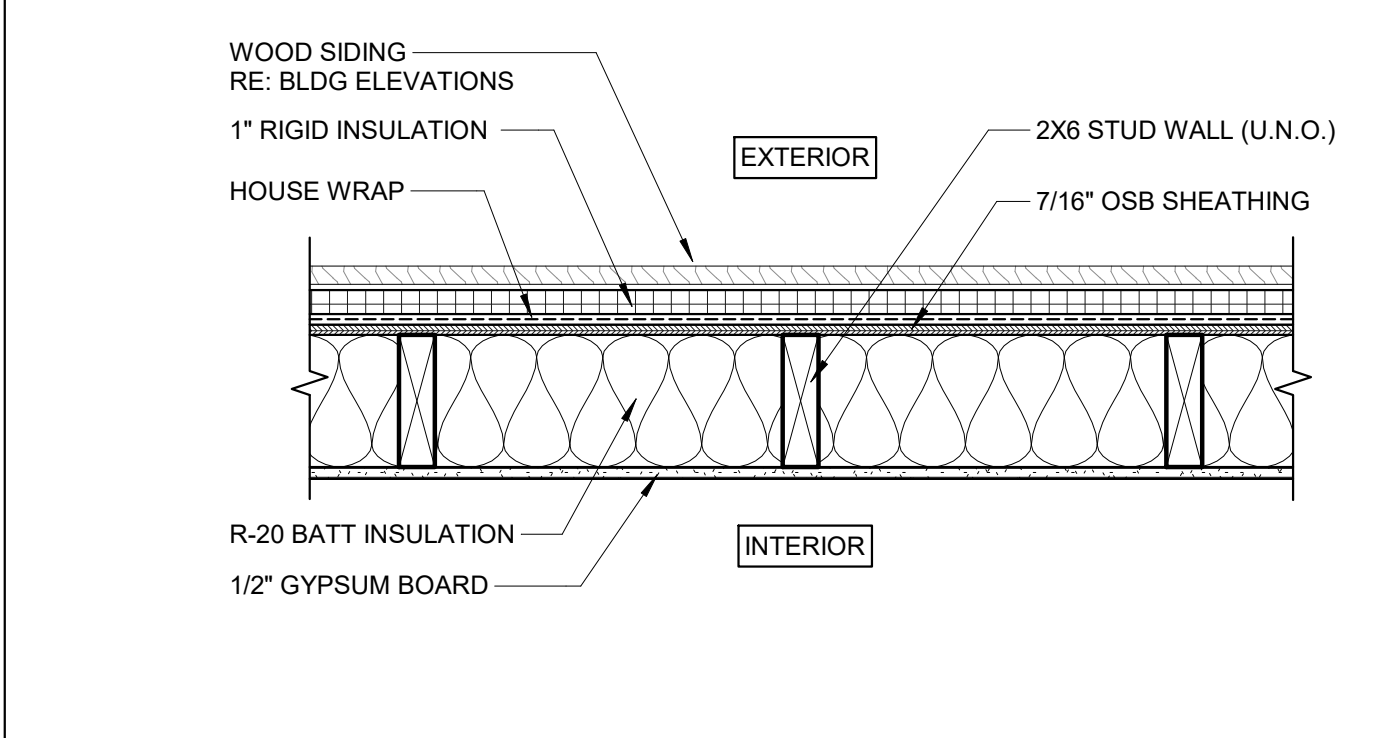
APPROVALS
 PROJ MGR: **RMQ**
 PRINCIPAL: **RMQ**
 DRAWING TITLE

DETAILS

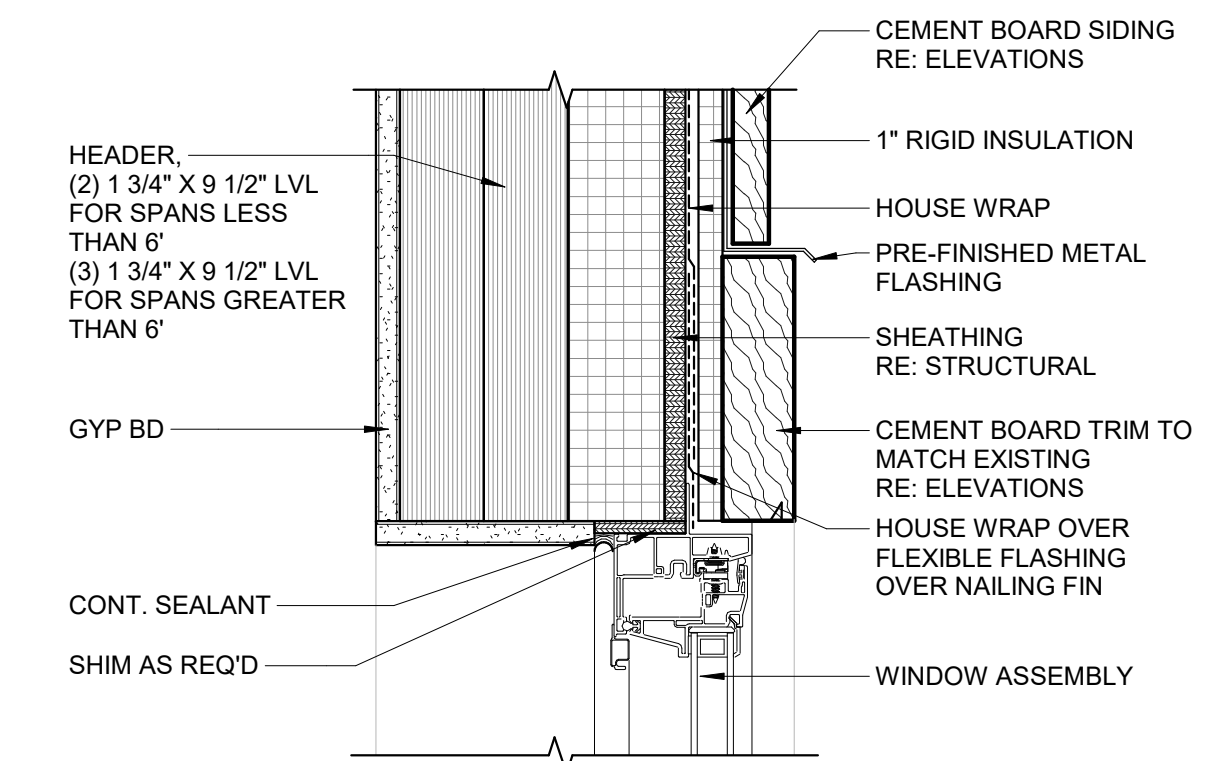
SHEET NO
A5.01

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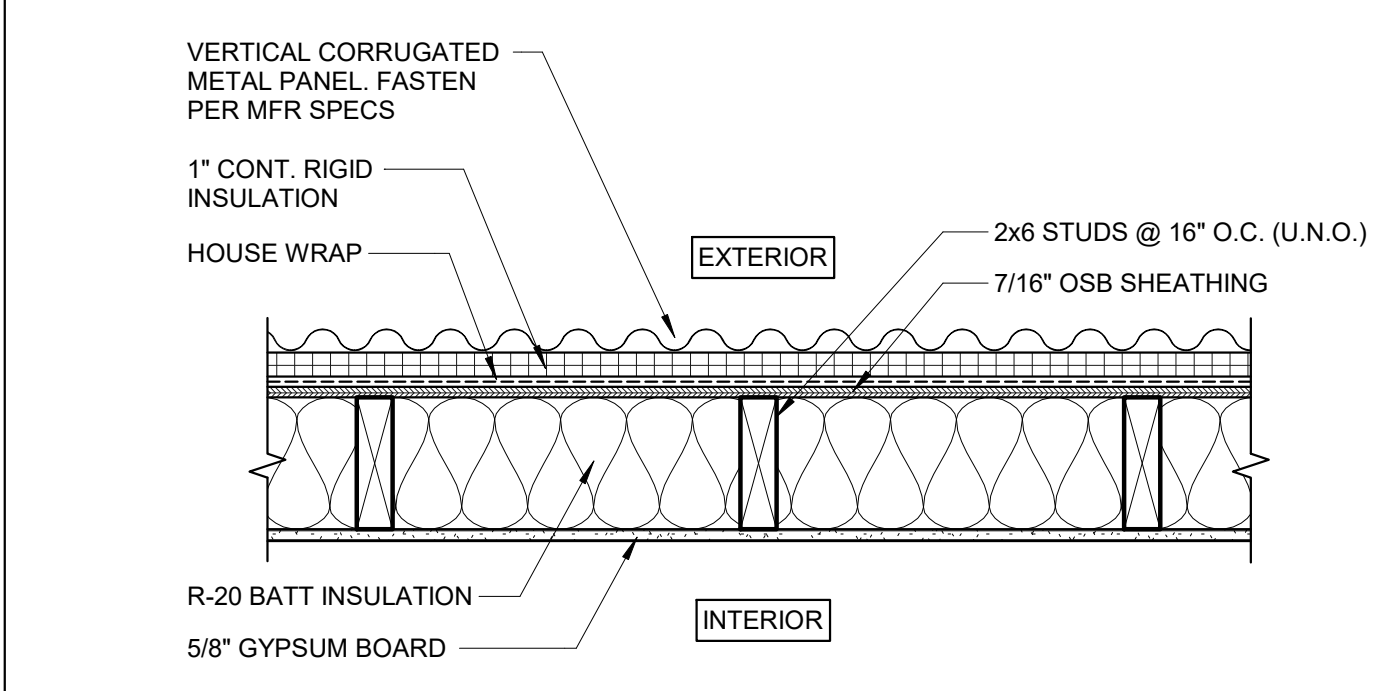
PERMIT SET 03.15.22



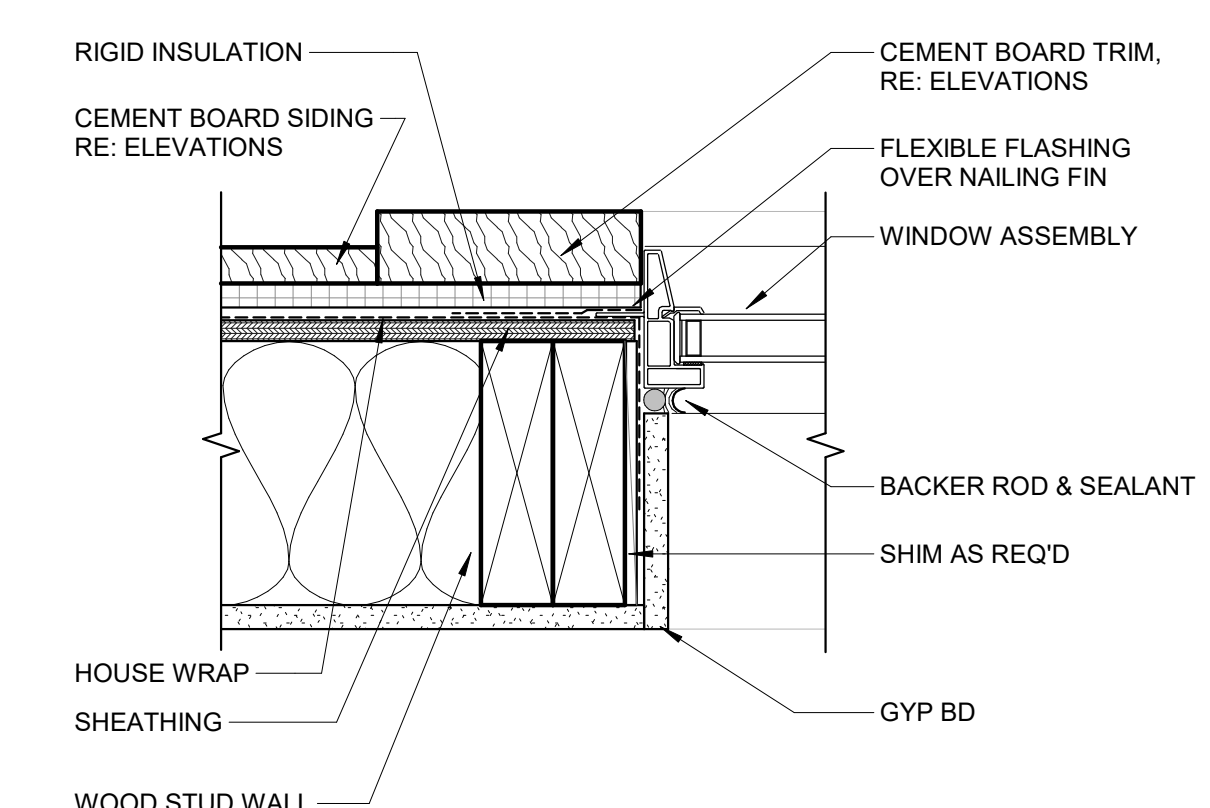
8 HORIZONTAL WOOD SIDING
 1 1/2" = 1'-0"



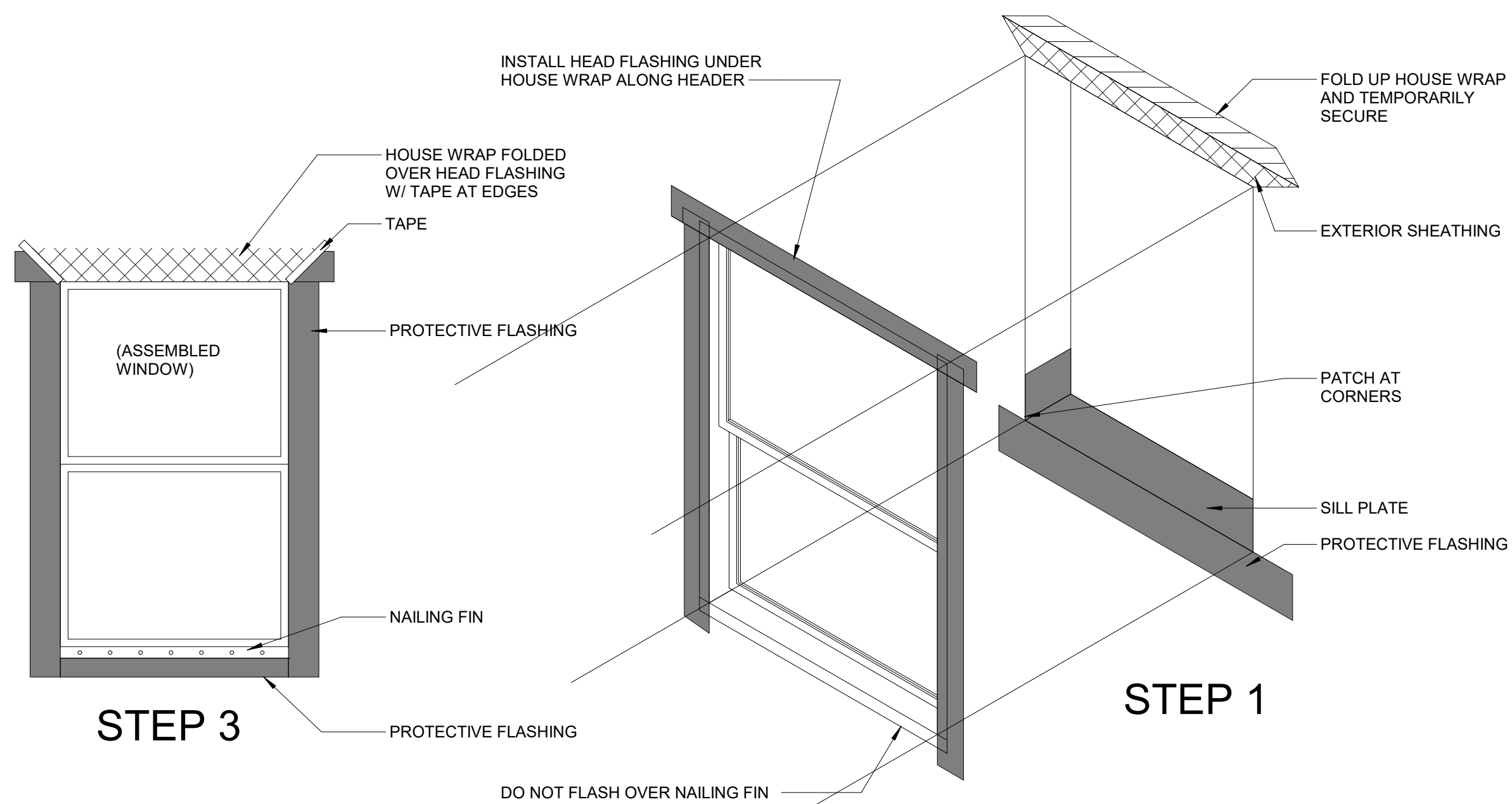
4 WINDOW HEAD @ WOOD SIDING
 3" = 1'-0"



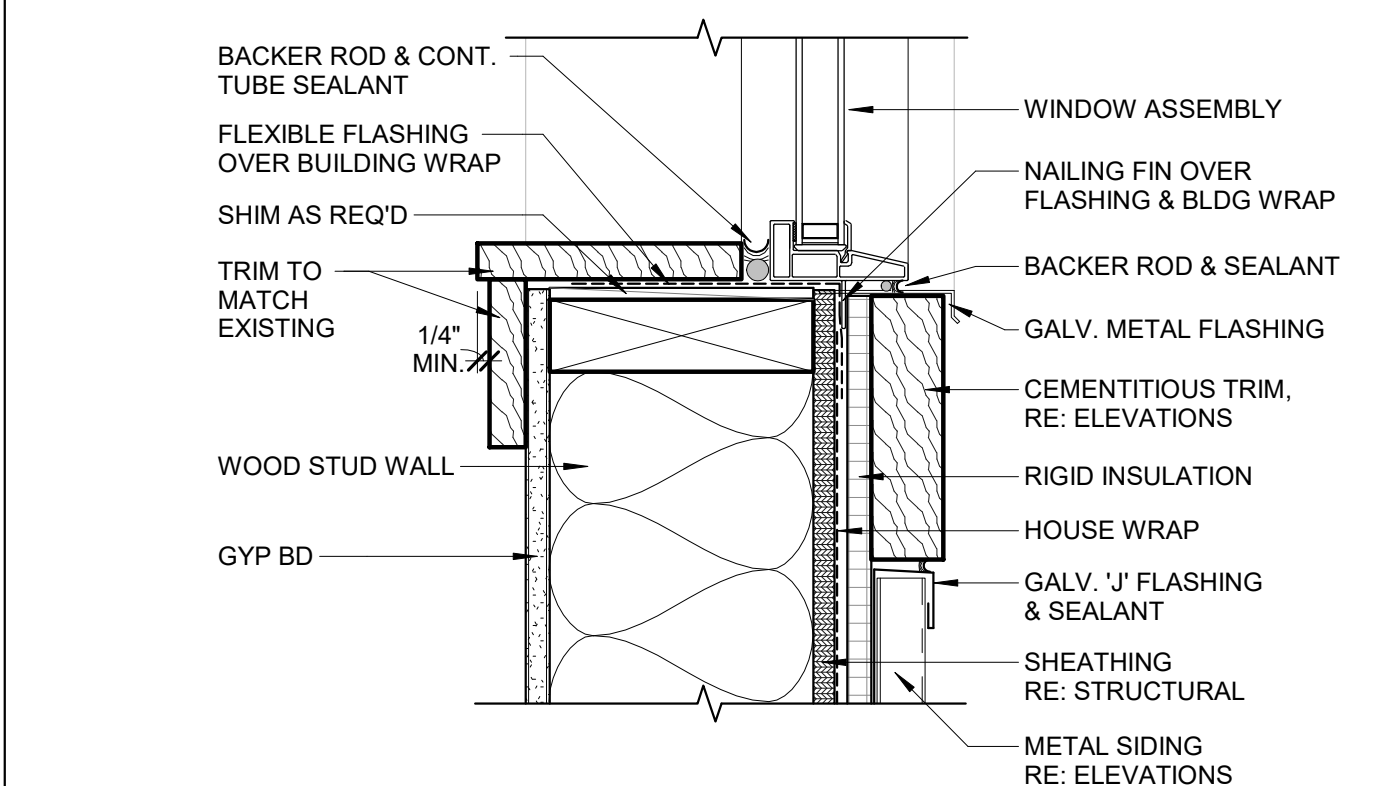
7 CORRUGATED METAL SIDING
 1 1/2" = 1'-0"



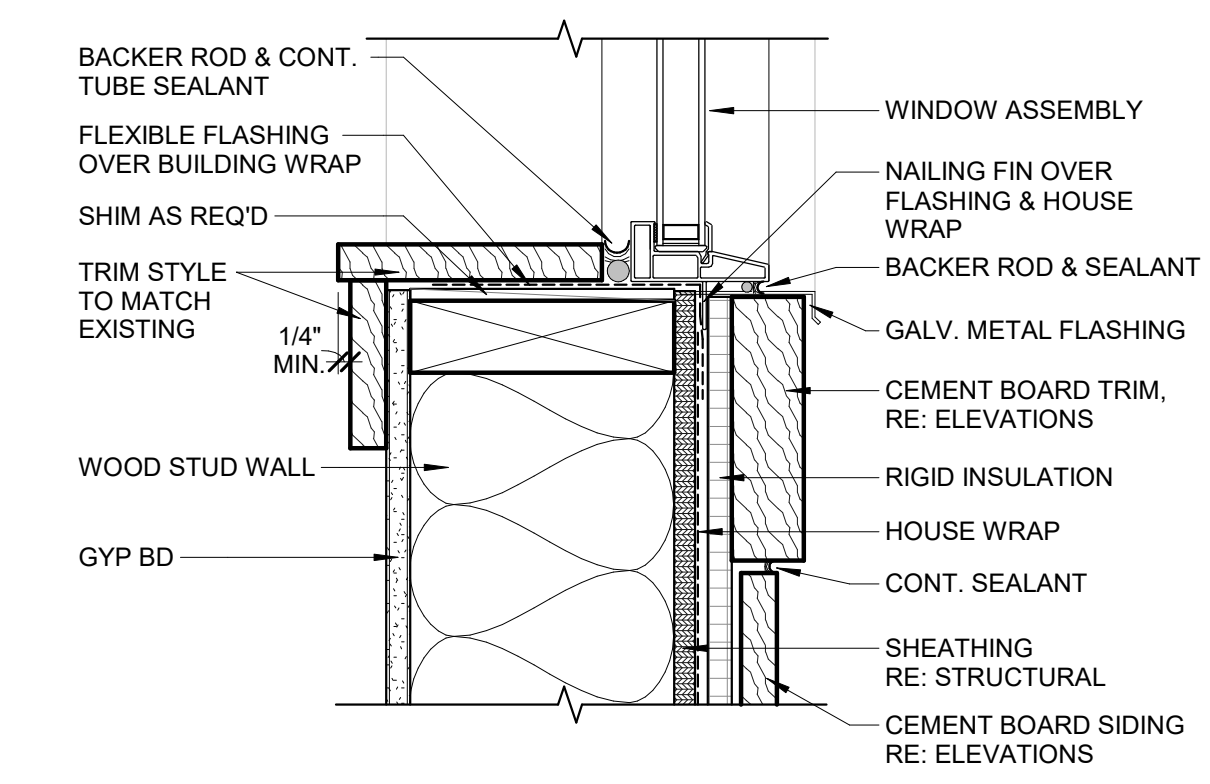
3 WINDOW JAMB @ WOOD SIDING
 3" = 1'-0"



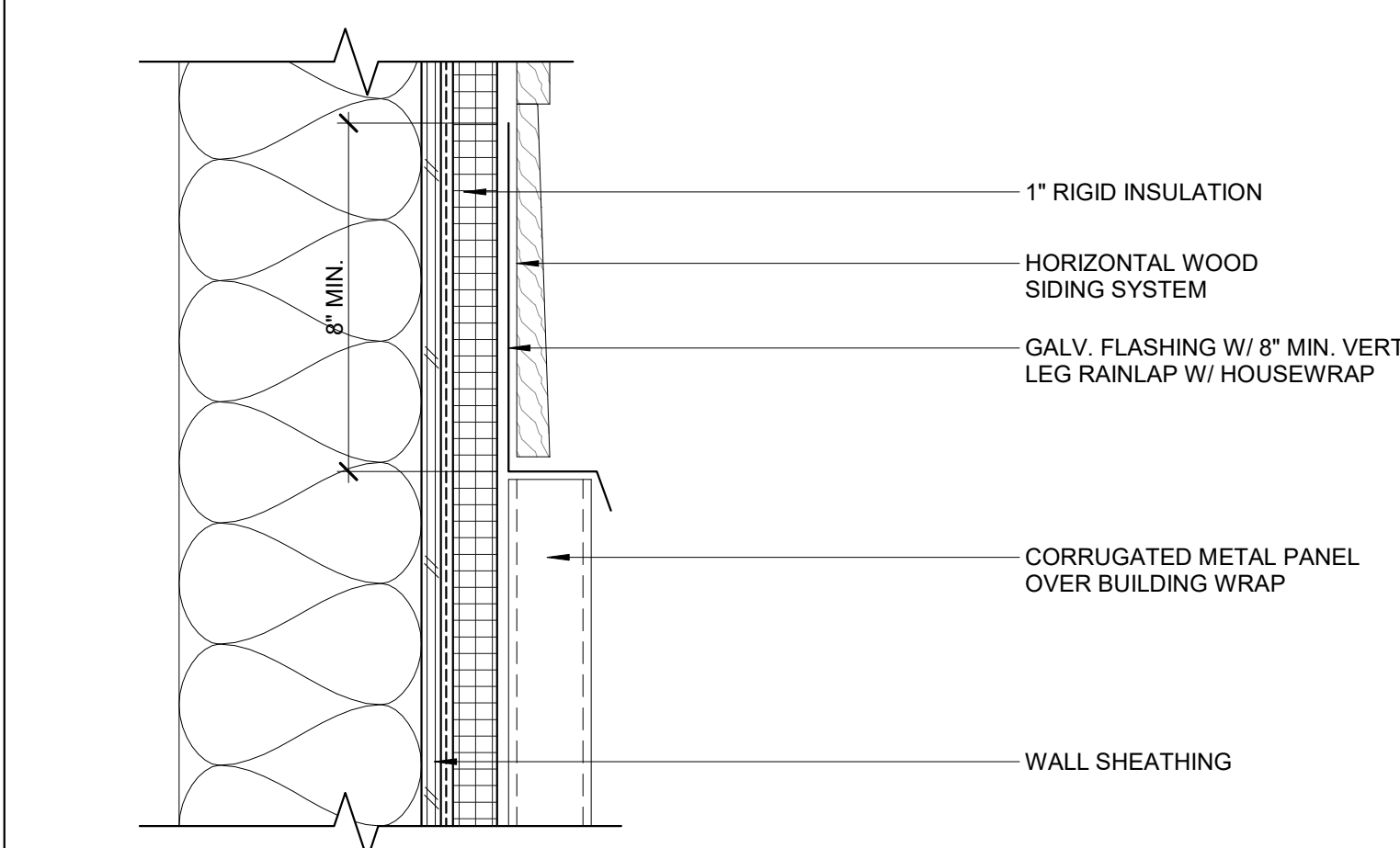
9 WINDOW FLASHING DIAGRAM
 3/4" = 1'-0"



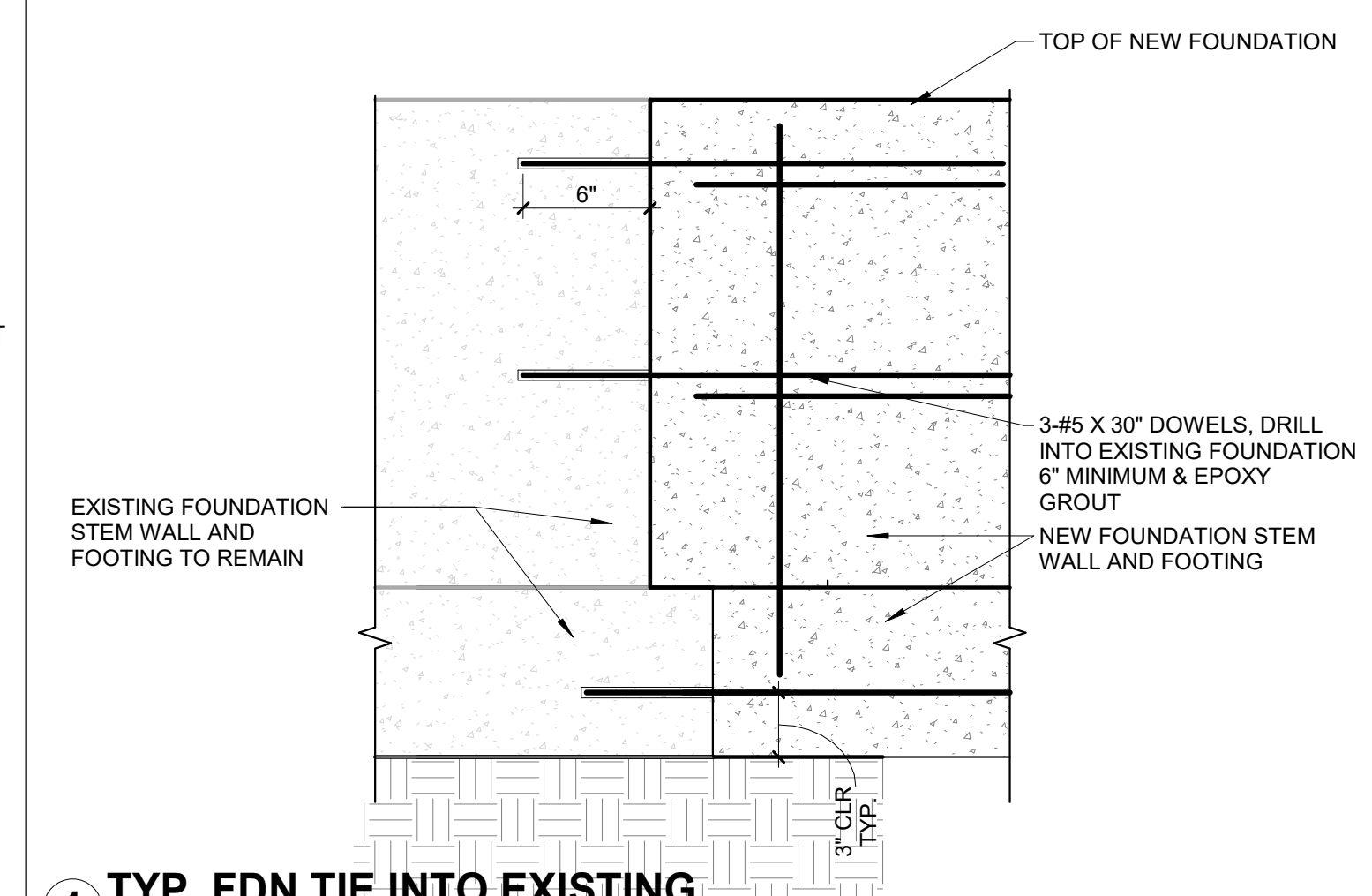
6 WINDOW SILL @ METAL SIDING
 3" = 1'-0"



2 WINDOW SILL @ WOOD SIDING
 3" = 1'-0"



5 WOOD OVER METAL WAINSCOT
 3" = 1'-0"



1 TYP. FDN TIE INTO EXISTING
 1 1/2" = 1'-0"



TO: Mountain Village Town Council

FROM: Jim Loebe, Transit Director and Rob Johnson, Transit Operations Manager

DATE: July 11th, 2024

RE: Discussion Regarding 2024-25 Winter Parking Rates, Policies, and Plan

Executive Summary: Early last winter, following a parking demand management study by Walker Consultants, the Town adopted comprehensive changes to its parking policies, which centered around the reinstatement of day user fees in the Gondola Parking Garage (GPG). Staff presented a detailed review and analysis of the effects of the policy changes at the May regular council meeting. At council's request, this work session is being held to contemplate changes to the coming winter season's parking policies and rates. The analysis from the May meeting is included for reference at the end of this memo.

OVERVIEW

The main objectives of the new parking program are to:

1. Reconcile parking supply to meet demand
2. Reduce Single Occupancy Vehicles (SOV's)
3. Bolster revenues to offset maintenance and operations costs
4. Build a capital reserve for future expansion and capital expense

Optimizing each objective can be achieved by adjusting policies and pricing based on experience.

DISCUSSION POINTS

RECONCILING PARKING SUPPLY TO MEET DEMAND

- GPG filled once last winter compared to 44 days during the winter season 2022-23
- User profiles in GPG remained consistent to survey data collected in 2019
 - ~50% permitted employees
 - ~50% day users
- The number of employee vehicles in GPG is very consistent
 - Hovers around 200
 - 400+ employee / commuter permits issued
- Day users are the main variable that strain system capacity
 - Weekends – especially holidays
 - Good snow conditions

- The TMV parking system was able to meet demand with the policy changes implemented but at times there were strains on capacity
- **STAFF RECOMMENDATIONS**
 - Rates and policies in all revenue lots (with the exception of HPG) appear to be producing desired results with utilization at optimal levels during busy times
 - Consider adjusting rates and policies in HPG to encourage more uniform utilization
 - Consider policy changes that reduce or eliminate day parking fees for vehicles with 4 or more occupants
 - Consider adjusting parking fine amount based on public feedback
 - Recognize that demand elasticity may change over time
 - Increased utilization with same pricing and policies
 - Policy changes in TOT
 - Natural growth

REDUCTION IN SINGLE OCCUPANCY VEHICLES

- This data point was not collected last season due to new system implementation
- More data is needed to accurately measure a reduction from past surveys
- With 400+ employee permits issued and license plate scan profiling, the number of commuter / employee vehicles in GPG did not change materially from survey data collected in 2019
- **STAFF RECOMMENDATIONS**
 - Consider policy changes that waive / reduce / credit permit fees for commuters with 4 or more occupants
 - Waive permit fees for organized vanpools
 - Conduct several surveys throughout the coming winter season
 - Pending survey results, consider adjusting cost of commuter permits

BOLSTER REVENUES TO OFFSET MAINTENANCE AND OPERATIONS COSTS

- This objective has largely been met
- **STAFF RECOMMENDATIONS**
 - Don't mess with the sauce

BUILD A CAPITAL RESERVE FOR FUTURE EXPANSION AND CAPITAL EXPENSE

- Absent large scale capital maintenance requirements, this objective will be met
- **STAFF RECOMMENDATIONS**
 - Don't mess with the sauce
 - Consider developing or tapping into additional revenue streams

NEXT STEPS

- Incorporate recommended rate and policy changes from this session into the 2024-25 TMV Parking plan for approval at the September council meeting
- Begin parking agreement discussions with TSG for 2024-25 season immediately

Material From the 5/16/24 Regular Council Meeting

Overview

The goals of the new parking plan are to reconcile parking demand with parking supply, reduce the number of single occupancy vehicles, defray maintenance costs, and build a capital reserve for future expansion. Data collected from the past winter season aligns positively with the program's goals.

Day user fees were reinstated in GPG on December 22, 2023 and continued through April 7, 2024. Accordingly, hourly rates were adjusted at Heritage Parking Garage and the North Village Center parking lot. Day user fees were implemented at the South Village Center and Meadows Lots. Overnight rates were adjusted in all applicable lots. A new permitting system was also implemented to accommodate commuting employees, TMV residents, and local parking system users. Over the course of the winter Town staff reviews over 1,100 permit applications and issued 900+ permits.

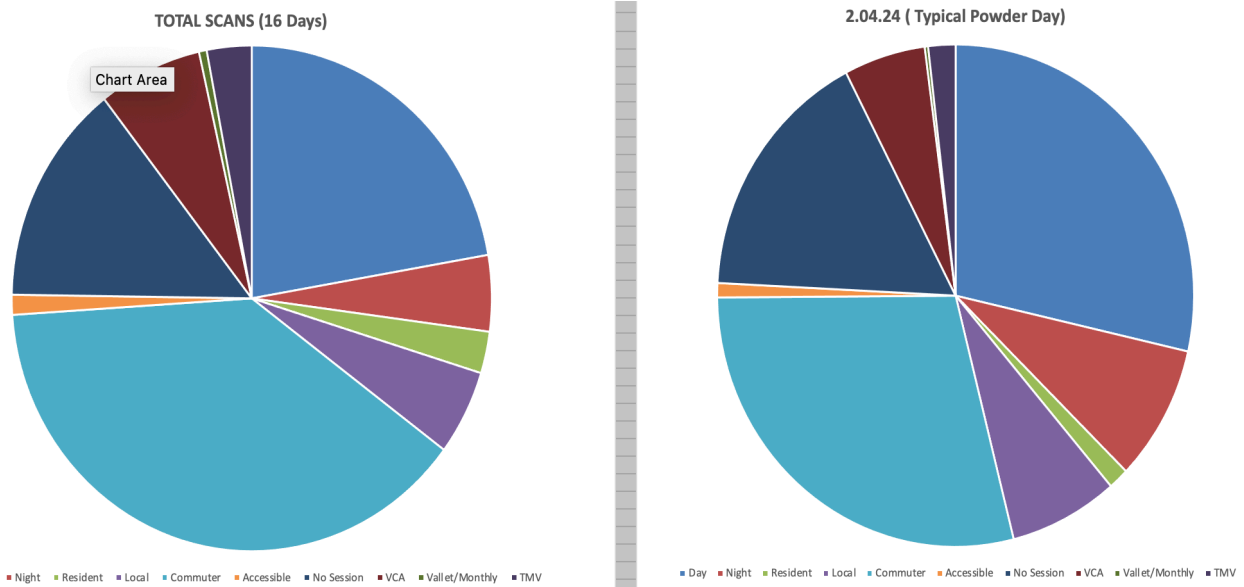
Overall parking system utilization was down in all revenue lots during the 2023-2024 winter season compared to the 2022-2023 winter season. GPG utilization is down slightly from the 2022-2023 winter season, hovering just below 70% (above 90% on the weekends), but up considerably from the last time the Town charged for day use in GPG during the winter of 2014-2015. The data verifies the assumption that fewer free options are available for all categories of parking system users compared to 10 years ago.

Revenues were up at all lots for the 2023-2024 winter season compared to the 2022-2023 winter season. Total revenues were up 222.74% the 2023-2024 winter season compared to the 2022-2023 winter season. Permit revenues were up 391.51% year over year.

GPG recorded 14 days during the 2023-2024 winter season with over 400 cars during the noon "snapshot" window. The snapshot refers to cars counted in all lots within 30 minutes of noon each day. Vehicles were diverted to other TMV public parking facilities on three occasions due to GPG being at capacity. There was only one day (2/4) during the 2023-2024 winter season when all public parking facilities in TMV were at capacity requiring diverting guests and/or employees to Telluride. By contrast, during the 2022-2023 winter season, GPG recorded 44 days with over 400 cars during the noon "snapshot" window, with 23 days that vehicles were diverted to other TMV parking facilities due to overflow. There were three instances where all TMV public parking facilities were at capacity where guests and/or employees were diverted to Telluride.

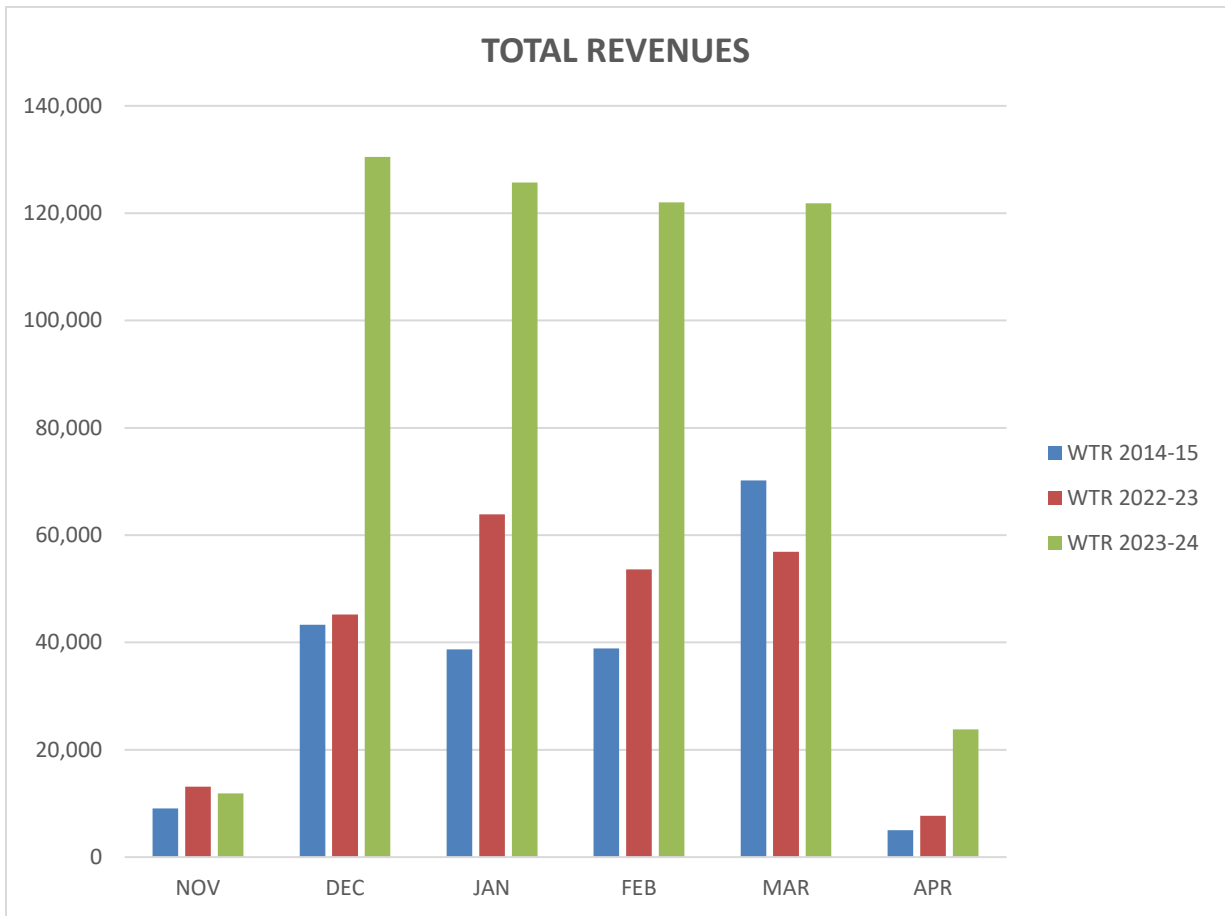
License Plate Scan Data – Data was collected on random days during the winter season. The scan data was consistent with the survey data collected during the winter 2019-2020 season. Day recreational use continues to account for a little over 50% of GPG users on high demand days, permitted users accounting the balance.

LICENSE PLATE SCAN RESULTS						
16 DAYS OF SCANS	TOTAL	TOTAL %		Typical Powder Day	2.04.24	2.04.24%
Day	768	22.25%		Day	124	28.57%
Night	168	4.87%		Night	38	8.76%
Resident	92	2.67%		Resident	6	1.38%
Local	188	5.45%		Local	32	7.37%
Commuter	1,337	38.73%		Commuter	125	28.80%
Accessible	44	1.27%		Accessible	4	0.92%
No Session	491	14.22%		No Session	72	16.59%
VCA	242	7.01%		VCA	24	5.53%
Vallet/Monthly	18	0.52%		Vallet/Monthly	1	0.23%
TMV	104	3.01%		TMV	8	1.84%
Total	3,452	100.00%		Total	434	100.00%



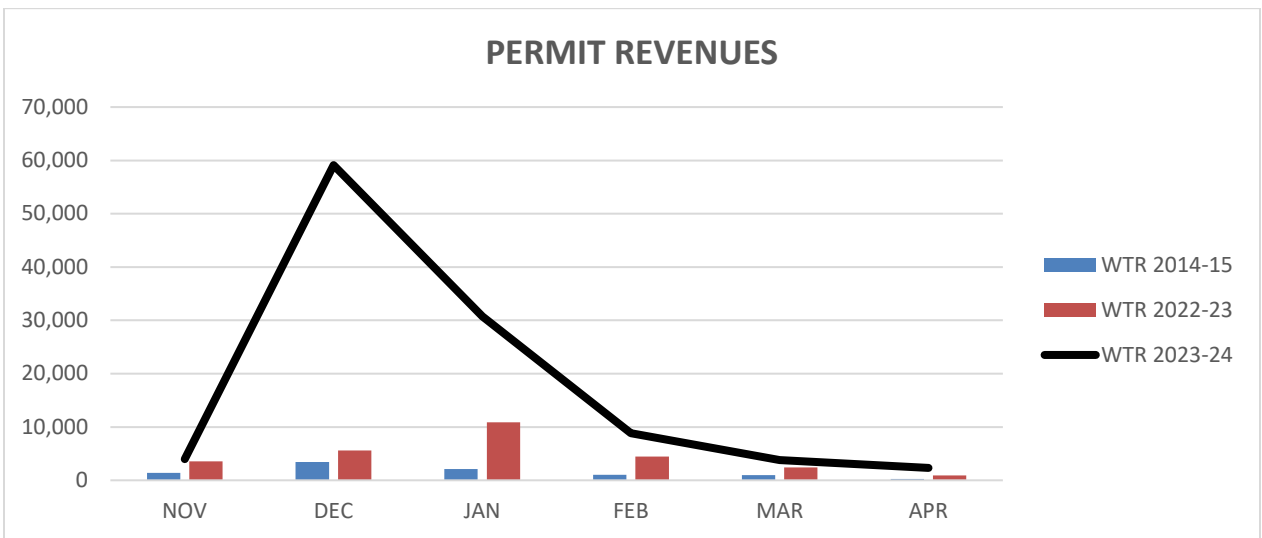
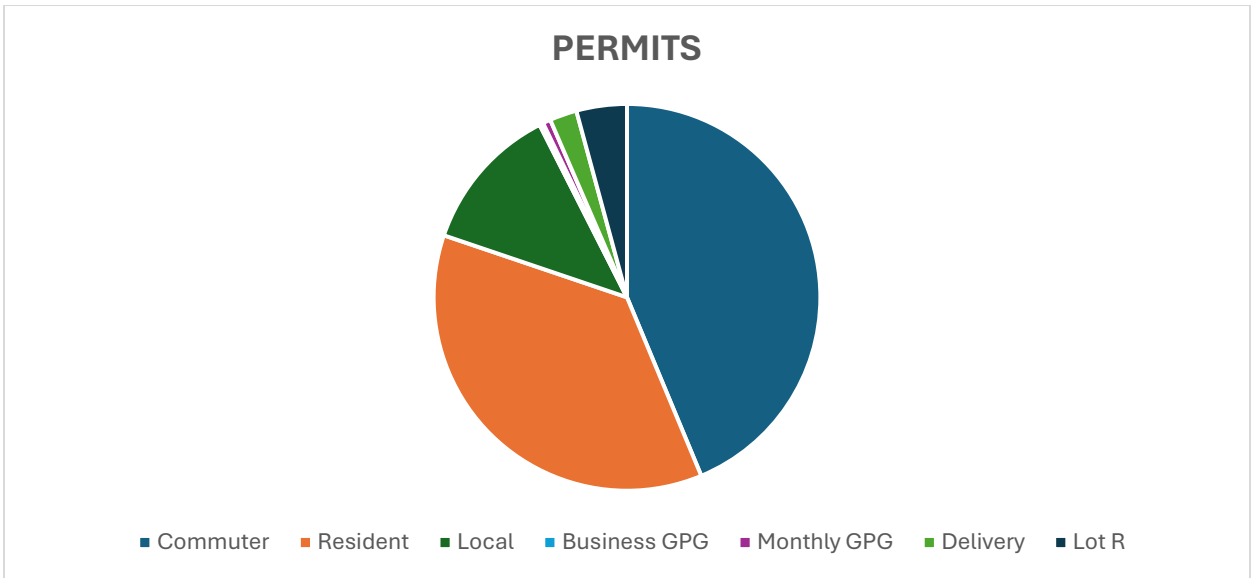
Total Revenues – Total parking revenues increased substantially during the 2023-2024 winter season compared to past winter seasons.

TOTAL REVENUES			
	WTR 2014-15	WTR 2022-23	WTR 2023-24
NOV	9,091	13,152	11,858
DEC	43,307	45,199	130,498
JAN	38,724	63,882	125,713
FEB	38,871	53,638	122,019
MAR	70,189	56,928	121,837
APR	5,006	7,715	23,800
TOTAL	205,188	240,514	535,725



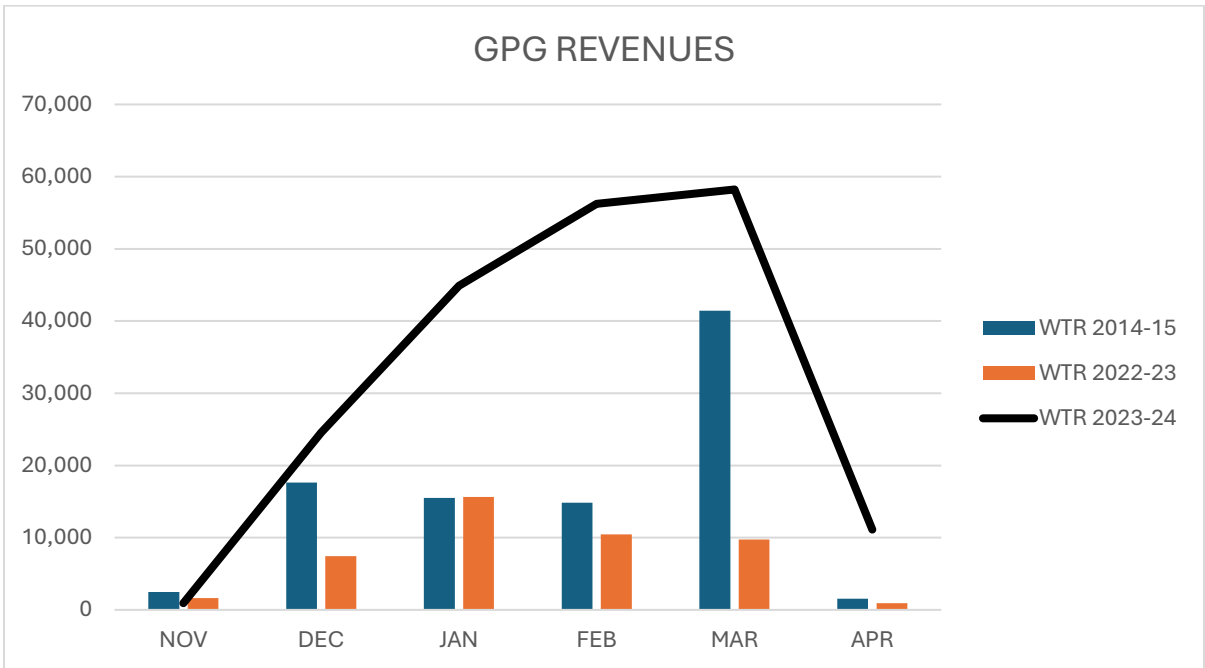
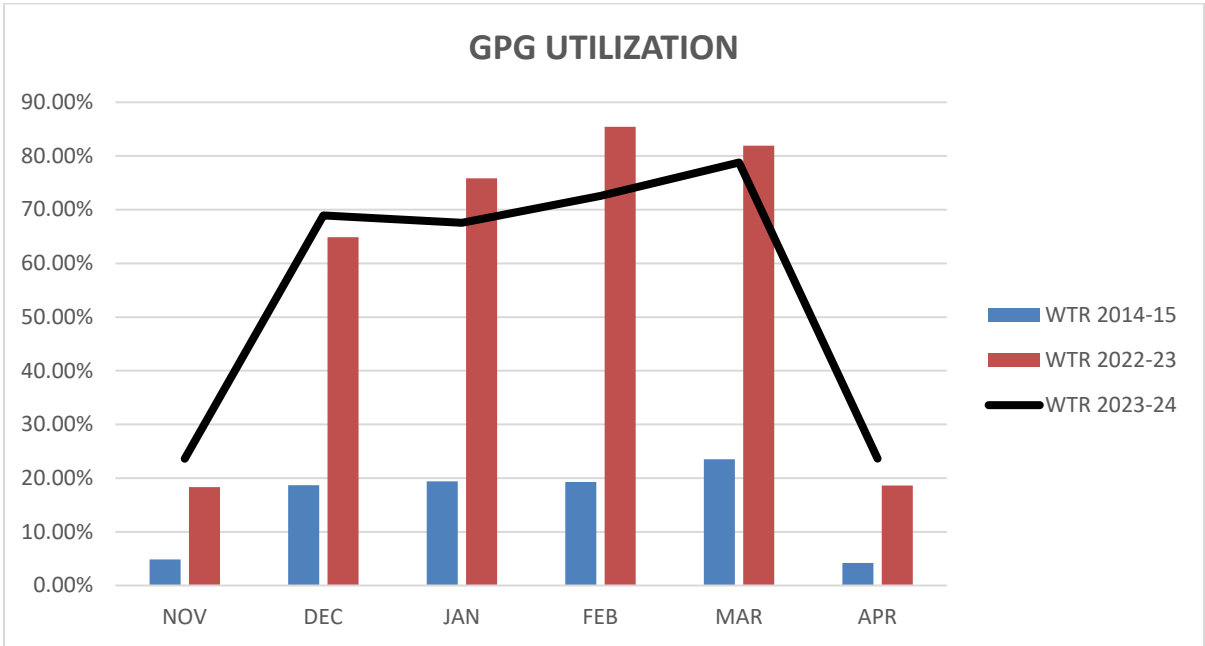
Permits – With the reinstatement of day user fees in GPG, a new and expanded permit system was launched for the winter season. The old paper file and sticker system was replaced with T2’s UpSafety online permit management and enforcement platform. After ironing out the launch bugs, the system more than met the needs of the Town. Comments from permit applicants ranged from glowing praise to complete consternation, with the bulk of the feedback trending on the positive side of the scale. The local implementation team provided quick and personalized response to applicants who encountered issues during the application process, which garnered overall positive feedback.

PERMITS		PERMIT REVENUES			
Commuter	404	MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24
Resident	337	NOV	1,410	3,575	3,950
Local	114	DEC	3,425	5,600	59,115
Business GPG	3	JAN	2,125	10,850	30,716
Monthly GPG	6	FEB	1,045	4,450	8,855
Delivery	21	MAR	965	2,390	3,780
Lot R	39	APR	245	910	2,325
Total Per T2	924	Total	9,215	27,775	108,741



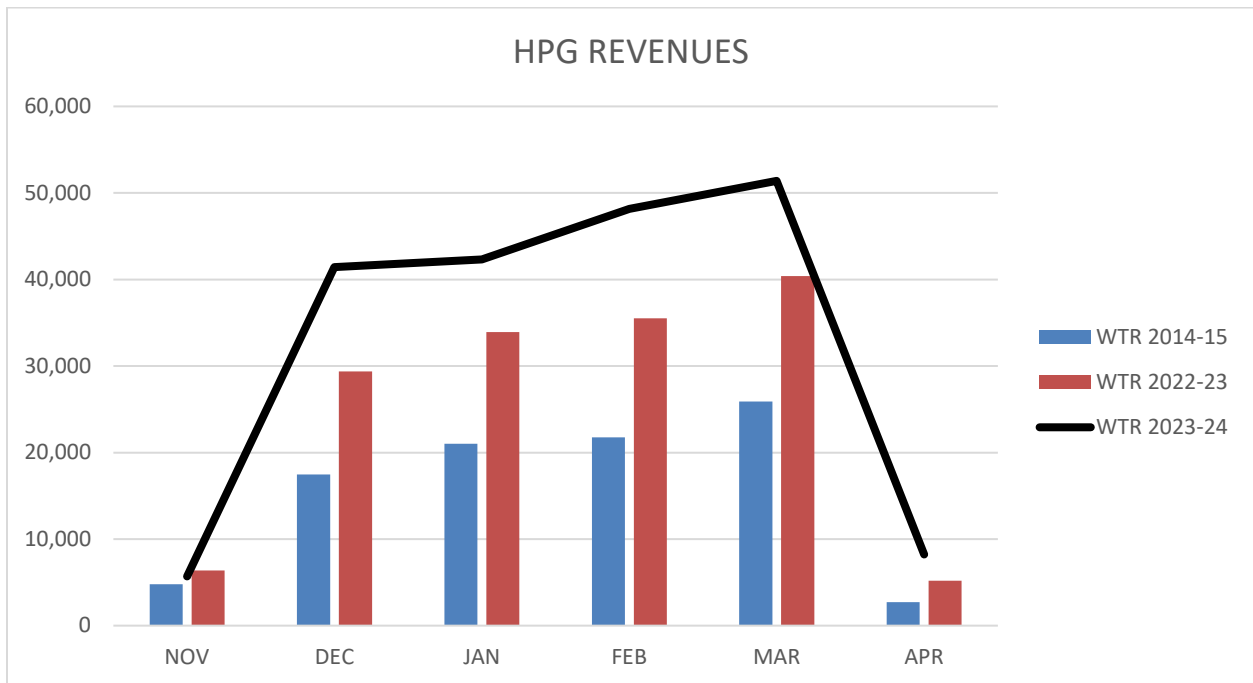
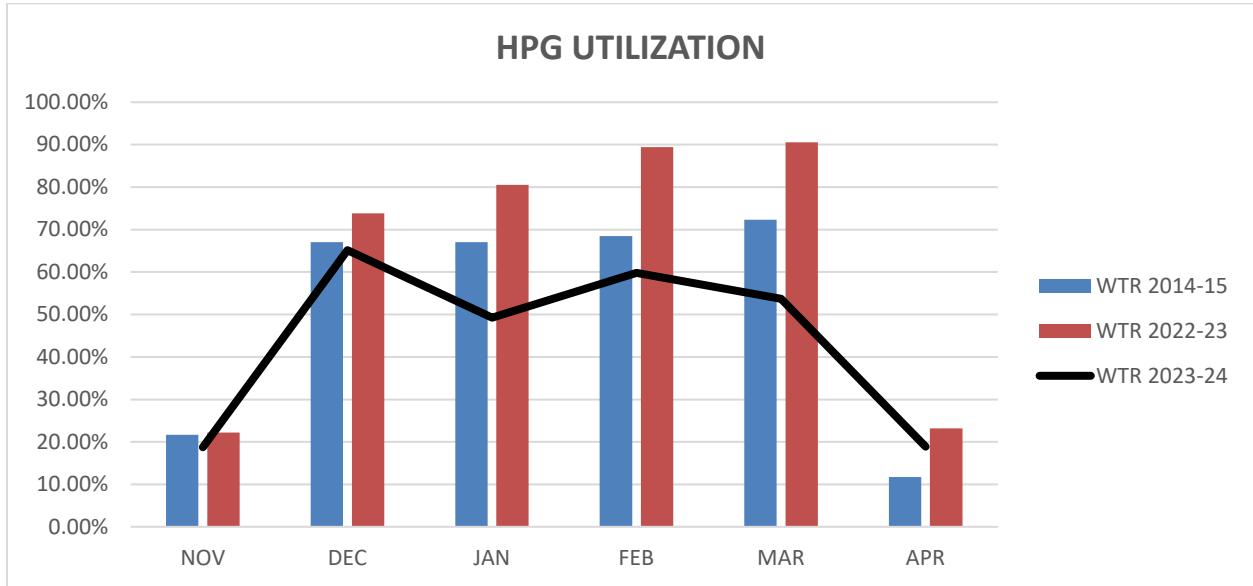
Gondola Parking Garage – Season utilization is down slightly with day and overnight revenues up substantially compared to prior seasons. Day rates (6:30am – 5pm) in GPG Monday through Thursday was \$10/day and Friday through Sunday, \$15/day. The garage was free to users from 5pm to 2am. Overnight parking was \$30 for 24 hours. Being the Town’s busiest and largest public parking facility, this is where staff focused the bulk of its daily active management activities.

GPG UTILIZATION				GPG REVENUES			
MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24	MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24
NOV	4.84%	18.33%	23.60%	NOV	2,491	1,620	925
DEC	18.66%	64.85%	68.92%	DEC	17,639	7,445	24,555
JAN	19.38%	75.84%	67.56%	JAN	15,505	15,630	44,905
FEB	19.28%	85.45%	72.55%	FEB	14,848	10,445	56,250
MAR	23.52%	81.94%	78.78%	MAR	41,425	9,760	58,223
APR	4.18%	18.60%	23.65%	APR	1,564	925	11,115



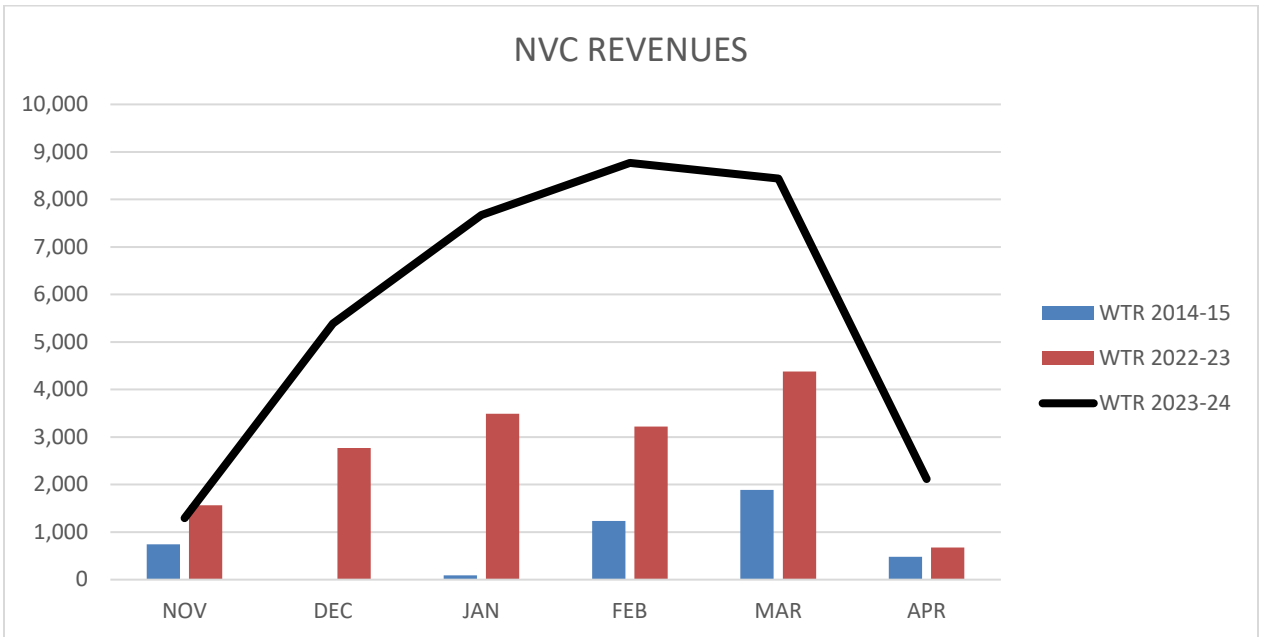
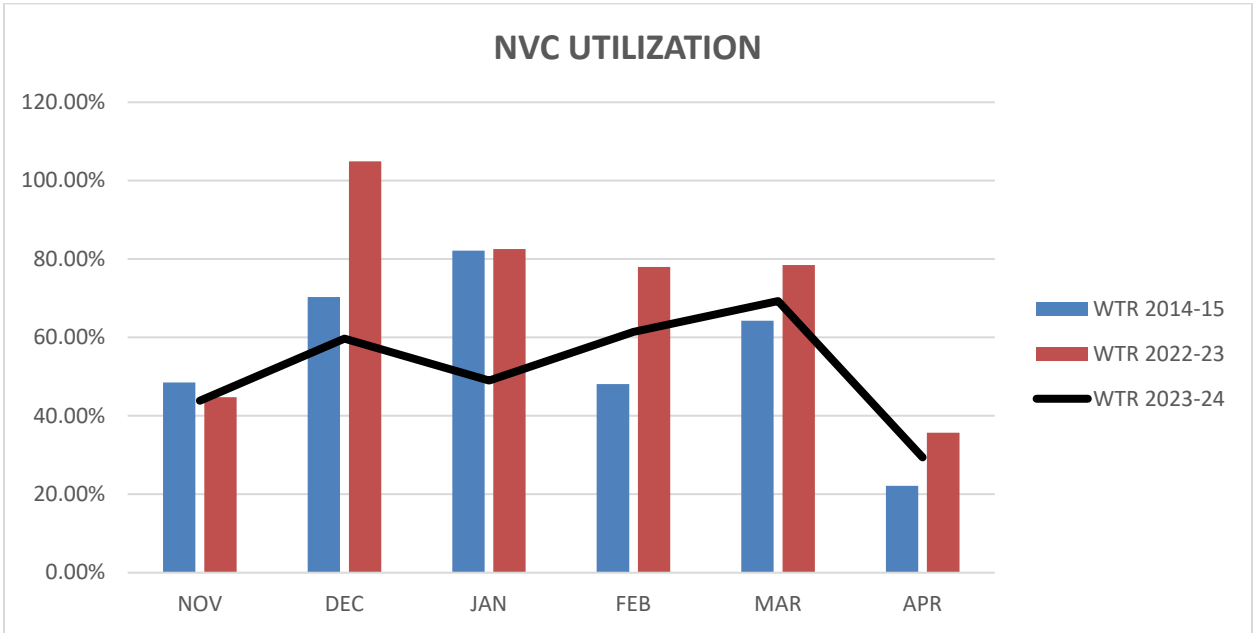
Heritage Parking Garage – Revenues were up for the season although utilization decreased substantially. Rates in HPT were \$5 per hour Monday through Thursday and \$10 per hour Friday through Sunday. Overnight parking was offered at \$50 for 24 hours.

HPG UTILIZATION				HPG REVENUES			
MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24	MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24
NOV	21.70%	22.17%	18.74%	NOV	4,790	6,393	5,689
DEC	67.04%	73.86%	65.16%	DEC	17,465	29,384	41,438
JAN	67.04%	80.52%	49.24%	JAN	21,004	33,910	42,312
FEB	68.46%	89.45%	59.84%	FEB	21,740	35,521	48,145
MAR	72.31%	90.57%	53.68%	MAR	25,909	40,398	51,395
APR	11.73%	23.14%	18.87%	APR	2,719	5,206	8,240



North Village Center – Utilization and revenue patterns in NVC were very similar to HPG with season utilization decreasing as season revenues increased.

NVC UTILIZATION				NVC REVENUES			
MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24	MONTH	WTR 2014-15	WTR 2022-23	WTR 2023-24
NOV	48.53%	44.77%	43.87%	NOV	742	1,564	1,294
DEC	70.32%	104.90%	59.74%	DEC	0	2,770	5,390
JAN	82.19%	82.58%	49.03%	JAN	90	3,492	7,670
FEB	48.14%	78.00%	61.42%	FEB	1,238	3,222	8,769
MAR	64.26%	78.45%	69.29%	MAR	1,890	4,380	8,439
APR	22.13%	35.73%	29.42%	APR	478	674	2,120



Challenges

- Short Roll Out Window
 - Only having several weeks from final approval to implementation, pre-planning played a huge part in the successful roll out of the new system. Admittedly, not everything went according to plan, and some unforeseen kinks had to be addressed, but within a month of implementation the system transitioned into operational mode. Throughout the season, problems were addressed in real-time. Many of the challenges listed below can be attributed to the short roll out window.

- Communication
 - TMV conducted multiple rounds of press releases, email blasts, and text blasts to announce the parking program changes. The vast majority of residents, second homeowners, commuters, and businesses were aware of the changes prior to implementation. Some regional skiers and annual visitors were missed by the digital communication program.
 - Parking program changes were noticed and discussed in open session by Council on multiple occasions. Even with ample opportunity for public comment, some system users were taken by surprise as the changes were implemented.
 - On-site communication by parking staff was the most effective communication channel. Attendants were in place to explain the program, assist customers with digital payments, and deal with complaints.

- Implementation and System Administration
 - An implementation and systems administration team did not exist when the parking policy changes were approved. Existing employees were utilized to implement and administer the parking systems. Several hundred man-hours were necessary to add all permits to the T2 system. The implementation was performed by Jim Loebe, Jason Marchand, Jodi Miller, and Morgan White. Implementation of the new rates and systems was fairly smooth.
 - Operation of the new parking systems occurred with minimal problems. There were a few issues with ParkMobile. Notably, Apple Pay functionality in ParkMobile caused issues on multiple occasions. Most other payment issues were attributable to user error. Payment issues declined throughout the season as system users gained experience with mobile payments.
 - Code Enforcement reported minimal enforcement issues. Code Enforcement staff was generally pleased with the T2 system and ParkMobile

- Staffing
 - Hiring and maintaining parking staff was difficult. Three FTS attendants were hired. Only one completed the season. Two PTS attendants were hired and helped on the weekends the final month of the season. The FTS attendant positions do not come with housing. The wage grade for the position does not lend itself to the ability to hire employees with housing. Alternative staffing plans are being considered to solve this issue.
 - The budget for parking included one FTYR attendant that would also help with the gondola when parking was slow. During the winter season, it became apparent that a parking supervisor position was necessary to administer the permit and payment system as well as lead a parking crew. A Parking Coordinator position was created at the end of the winter season. It has become apparent that this position will take

on additional responsibilities including leadership, systems administration, and maintenance as we prepare for the 2024-2025 winter parking season.

- Wayfinding / Signage
 - Permanent signage could not be produced in the short timeframe between approval and implementation.
 - Temporary signage was designed and placed in all lots for the winter season. Inadequate, and at times, contradictory signage made enforcement challenging due to the short roll out window.
 - Comprehensive wayfinding updates are underway and will be in place before the end of the summer season.

Internal Assessment and Feedback

- The Good
 - Overall successful implementation
 - Excellent customer service and public education
 - Achieved goals of the program
 - Communications
 - Learning curve: future staffing needs, signage needs, revenue and utilization trends
 - Dedicated and monitored feedback system
 - Compliments: Love the mobile payment system; love the new permit system; I can always find a space; love Mo – she’s a great representative of your organization!
- The Bad
 - Mobile payments: challenging for some user groups, prone to user error, zone and rate configuration clunky and hard to customize for the Town’s rate structures
 - Misconception that charging for parking was to generate revenue
 - Temporary and inadequate signage
 - Complaints: Make it free again; mobile payment system stinks; bring back the meters; I don’t always carry my phone – how am I supposed to pay; not able to start a parking session in Heritage - no cell connection; \$75 parking ticket, you’ve got to be kidding me!; payment instructions are inadequate; you’re just putting another tax on the employee and making it impossible for us to live here; rates in Heritage are too high
- BDAC Feedback
 - Overall positive
 - Consider solution for businesses with short-term, in-close parking needs in SVC, NVC, and Heritage.
 - Consider additional free or highly reduced parking product for visitors / residents requiring short-term visits to the core.
 - Allowances in the permit system / hours of enforcement for evening shift employees
 - Allowances in the permit system for non-TMV business employees living out of permit boundaries (i.e. massage therapists / sitters providing services in hotels)
- TSG Feedback
 - Front line staff was excellent
 - Timing of communication poor
 - Pricing fair
 - Guests felt day rates were cheap when compared to other resorts
 - Permit pricing was not adequate to encourage carpooling
 - Request to reconsider on-street MVB parking not entertained by the Town

Conclusion

Implementation and operation of the 2023-2024 winter parking program exceeded expectations. The goals of the program were achieved. Staff encountered many challenges and received valuable feedback from all parking stakeholders. Staff learned from those challenges and feedback. Staff is fine tuning the administrative and operational processes integral to a successful parking program. Communication, staffing, wayfinding / signage, permitting, and digital payment systems are being evaluated and improved. Staff feels the lessons learned and planned improvements will lead to improved parking services for the 2024-2025 winter season.