

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, SEPTEMBER 19, 2:00 PM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA **REVISED 2****

https://us06web.zoom.us/webinar/register/WN_L4iigeHsTDqNSQ_FVbQKPw

Please note that times are approximate and subject to change.

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	5			Public Comment for Non-Agendized Items
3.	2:05	5	Lemley	Informational	Staff Introduction: a. Sydney Roop, Accounting Technician & Payroll
4.	2:10	10	Tri-County Health	Action	Consideration of a Proclamation Declaring September 2024 as Suicide Prevention Awareness Month
5.	2:20	5	Johnston	Action <i>Legislative</i>	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: a. Consideration of Approval of the August 15, 2024 Regular Town Council Meeting Minutes b. Consideration of Approval of a Resolution Supporting the Passage of SMART Ballot Question 3A c. Consideration of Approval of a Resolution for Amendments to Community Grant Program Guidelines and Community Grant Committee Bylaws
6.	2:25	10	Wisor	Informational	Department Updates
7.	2:35	25	Demas	Work Session	Discussion Regarding a Request for Funding a Regional Down Payment Assistance Program from the Telluride Foundation
8.	3:00	10	Johnston	Action	Consideration of a Resolution Appointing an Alternate Seat to the Telluride Regional Airport Authority (TRAA) for the Remaining Four-Year Term Expiring July 2027
9.	3:10	45	Lemley SGM	Work Session	Water Sewer Capital Reserve Study

**TOWN COUNCIL MEETING
AGENDA FOR SEPTEMBER 19, 2024**

	Time	Min	Presenter	Type	
10.	3:55	20	Lemley	Informational	Finance: <ul style="list-style-type: none"> a. Presentation of the August 31, 2024 Business & Government Activity Report (BaGAR) b. 2025 Draft Budget Review
11.	4:15	25	Wise Norton	Action	Consideration of Approval of the Revised Plaza Vending Regulations
12.	4:40	10	Ward Reed	Action	Consideration of a Resolution Regarding Road Right of Way Encroachments for Development on Lots OS 3Y, 69R2, 67, 71R, OS 3BR-2R-2, TRACT OS 3XRR-2 and 161C-R
13.	4:50	20	Nelson Kennedy	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Consider a Rezone and Density Transfer Application for Lots 373R and 374R per Community Development Code Sections 17.4.9 and 17.4.10
14.	5:10	15	Nelson Kennedy	Action <i>Quasi-Judicial</i>	Consideration of a Resolution to Approve a Minor Subdivision for Lots 373R and 374R to Replat into Lot 374R2 per Community Development Code Section 17.4.13
15.	5:25	30	Nelson Cope	Action <i>Quasi-Judicial</i>	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 <i>Continued from the July 18, 2024 Regular Meeting</i>
16.	5:55	15			Dinner
17.	6:10	20	Loebe Johnson	Action	Consideration of Approval of Proposed Winter Parking Policies and Rates
18.	6:30	30	Walters	Informational	Forestry Program Seasonal Update
19.	7:00	20	Council Members	Informational	Council Boards and Commissions Updates: <ul style="list-style-type: none"> 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

**TOWN COUNCIL MEETING
AGENDA FOR SEPTEMBER 19, 2024**

	Time	Min	Presenter	Type	
					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
20.	7:20	5			Other Business
21.	7:25	180		Legal	Executive Session for the Purpose of: <ol 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 Wastewater Treatment Plant Pursuant to C.R.S. 24-6-402(4)(e) b. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding the Ilium Community Housing Parcel Pursuant to C.R.S. 24-6-402(4)(e) c. Conference with Town Attorney for the purpose of Receiving Legal Advice on Specific Legal Questions Regarding Proposed Legislation Pursuant to C.R.S. 24-6-402(4)(b) d. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding the Acquisition of Land Pursuant to C.R.S. 24-6-402(4)(a), (b), and (e) e. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Negotiations with TSG Pursuant to C.R.S. 24-6-402(4)(a), (b), and (e)
22.	10:25				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).

<https://bit.ly/WatchMVMeetings>

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_L4iiqeHsTDqNSQ_FVbQKPw

**TOWN COUNCIL MEETING
AGENDA FOR SEPTEMBER 19, 2024**

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

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.

From: [Susanne Connolly](#)
To: [mvclerk](#)
Subject: Addition to Town Council packet
Date: Thursday, September 12, 2024 11:25:26 AM
Attachments: [EXHIBITS A-C.pdf](#)
[EXHIBITS D-F.pdf](#)

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

Hi Susan,

Please include the email below and attached exhibits re: Paul Wisor as Public Comment on Non-Agenda Items in the packet for the September 19th Town Council meeting.

Thanks in advance,

Susanne

Susanne Connolly

Susanne Connolly, Esq.
23 Trail's Edge Lane
Mountain Village, CO 81435
September 11, 2024

Town of Mountain Village Town Council

Re: Agreement for Legal Services by and between TMV and Paul Wisor dated as of January 20, 2022 for provision of legal services

Dear Town Council Members:

1. Please find the following documents:

- (i) Attached as Exhibit A please find an email setting forth the amounts paid to Paul for the period of 1/1/24-8/10/24 (as shown on Paul's paycheck) and an extrapolation of his annual salary and benefits;
- (ii) Attached as Exhibit B please find a comparison of Paul's total salary (but excluding. Any benefits) to the salaries of other town managers in Colorado ski towns;
- (iii) Attached as Exhibit C please find an Agreement for Legal Services dated as of January 20, 2022 between Paul Wisor and TMV whereby Paul is hired as an assistant Town Attorney and receives \$65,000 per annum. Paul's salary as Assistant Town Attorney has increased in less than 2 years from \$65,000 to \$72,644-a roughly 10% increase;
- (iii) Attached as Exhibit D please find the Town Manager Employment Agreement dated as of January 20, 2022; and
- (iv) Attached as Exhibit E please find the Minutes and Agenda for the January 20, 2022 Town Council meeting.

2. Before I discuss the validity of the Agreement for Legal Services between TMV and Paul Wisor, I want to bring to Town Council's attention how overpaid Paul is compared to other town managers in Colorado ski towns. Please see the chart attached as Exhibit B comparing Colorado ski town manager salaries. Paul is truly in a class of his own regarding his compensation as he is paid \$297,392 per annum in salary and \$81,077 per annum in benefits. The Town of Telluride has recently issued an RFP to find a new Town Manager and the salary range is \$125,000-\$150,000 plus benefits. When Paul announced his resignation in May, TMV issued an RFP for a new Town Manager and the salary range was \$169,028-202,835 plus benefits. As Mountain Village has much fewer residents (1,261 residents) than Telluride (2,525 residents), it makes no sense for TMV to be paying Paul such a high salary. Paul's current total salary and benefits is \$397,185.

3. As the Agreement for Legal Services and the Town Manager Employment Agreement were executed on the same day as the January 20, 2022 Town Council meeting, there is no doubt in my mind that the Agreement for Legal Services was in final form prior to the Town Council meeting and should have been voted upon by Town Council. Town Council should determine what lawyer represented the Town in the negotiations of the Agreement for Legal Services and find out if the lawyer weighed in on the legal requirements for hiring Paul as Assistant Town Attorney and executing the Agreement for Legal Services. The salary paid to Paul under the Agreement for Legal Services (currently \$72,644) represents an approximate 30% increase in his overall income.

4. The Agreement for Legal Services Agreement was executed on January 20, 2022 by Laila Benitez on behalf of TMV and Paul Wisor. However, Laila did not have the legal authority to execute the Agreement for Legal Services Under the Home Rule Charter. Per Section 6.1.A(H) of the Home Rule Charter (copy of relevant provisions attached as Exhibit E), the Mayor, subject to the advice and counsel of the Town Council, shall recommend for hire independent contractors, consultants to the Town and appointments to office, including (i) Town Manager, (ii) Town Attorney, (iii) Town Treasurer, (iv) Town Clerk, (v) Police Chief, (vi) Municipal Judge, (vii) the Director of Community Development and (viii) Director of Operations and Development. Per Section 6.1.A(I), other than the previously listed 8 jobs, all other personnel shall be hired, suspended or dismissed by the Town Manager with the advice and consent of the Mayor. Paul, in his capacity as Town Manager, does not have the authority to hire himself as an Assistant Town Attorney. Accordingly, the Legal Services Agreement is invalid and not binding on the Town.

By not including the Agreement for Legal Services in the Town Council meeting packet for the January 20, 2022 meeting for review and approval by Town Council, it clearly demonstrates that Laila and Paul intentionally chose not to disclose the Agreement for Legal Services to Town Council for unknown reasons.

I have reviewed the Agenda, Packet and Minutes for the January 20, 2022 as well as watched the January 22nd Town Council meeting and there was no discussion regarding hiring Paul as an Assistant Town Attorney anywhere.

5. The Town Manager Employment Agreement states that TMV might enter into an agreement with Paul for legal services. Specifically, per the last paragraph in Section 2, it states “The Town and Employee may enter into a separate agreement for the provision of legal services to the Town for additional compensation as addressed in such agreement, if any.” This sentence is completely disingenuous as the Agreement for Legal Services was completed at the time of the Town Council meeting as the agreement was signed on the same day as the Town Council meeting. Also, the inclusion of that extremely vague sentence does not constitute approval of the Agreement for Legal Services by Town Council as the sentence contains no actual information regarding Paul’s employment as an Assistant Town Attorney and it doesn’t even set forth the compensation to be paid to Paul. If an Agreement for Legal Services paid Paul \$1 million a year was signed by Laila on behalf of TMV, Town Council would probably retain legal counsel to analyze the validity of the agreement and to advise Town Council on the subject matter. The current amount of money (\$72,644) being paid to Paul is irrelevant in analyzing whether the agreement is valid or invalid.

6. Per the 4th “Whereas” paragraph on Page 1 of the Agreement for Legal Services, one of the reasons Paul was retained as an Assistant Town Attorney was because it would reduce the amount paid by TMV on outside legal fees. This has not proven to be the case at all as TMV actually paid significantly more in outside legal fees after Paul was hired to be an Assistant Town Attorney. Set forth below are the Town Attorney fees from 2021-2024, which have almost tripled over a 4 year period.

Town Attorney Fees

2021: \$217,380

2022: \$439,722

2023: \$604,672

2024: \$607,714 (estimated)

7. As a lawyer, Paul should be held to a higher standard of care than a non-lawyer. In addition, as Paul was the Town Attorney, he knows the legal requirements for hiring an employee and executing an agreement.

In light of Paul intentionally choosing to have the Agreement for Legal Services executed without Town Council approval, Paul has shown himself to be a deceitful person and an untrustworthy Town Manager and Assistant Town Attorney.

Respectfully Submitted,

Susanne

Susanne Connolly

EXHIBIT A

PAUL WISOR 2024 INCOME AND BENEFITS

Compensation or benefit amounts paid by Town of Mountain Village	Y-T-D earnings from 1/1/24-8/10/24 (31 weeks, 5 days). rounded up to 32 weeks	Weekly Amount Paid	Total Amount Paid in 2024
Town Manager Compensation	\$140,765	\$4,399	\$228,748 (original compensation was \$200,000 as of Jan, 20, 2022)
Assistant Town Attorney Compensation	\$44,713	\$1,397	\$72,644 (original compensation was \$65,000 as of Jan, 20, 2022)
Rent Stipend	\$7,777	\$243	\$12,636
Wellness Reimbursement	\$1,275	\$40	\$2,080
TOTAL PAID TO	PAUL WISOR		\$316,108
	EMPLOYER PROVIDED BENEFITS		
Town Medical Health Insurance Contributions	\$12,866	\$402	\$20,904
Town Medical Dental Insurance Contributions	\$1,249	\$39	\$2,028
Town Medical Vision Insurance for we Contributions	\$136	\$4.25	\$221
Employer Basic Life Insurance Premiums	\$56	\$1.75	\$91
Employer Spouse Basic Life Insurance Premiums	\$7.60	\$.24	\$12.48
Employer Child Basic Life Insurance	\$7.60	\$.24	\$12.48

Premiums			
401(k) Match	\$7,535	\$235	\$12,220
Short Term Disability	\$270	\$8.44	\$439
Long Term Disability	\$392	\$12.25	\$637
PERA Choice Plan Election	\$27,398	\$856	\$44,512
TOTAL BENEFITS	AMOUNTS PAID	BY TMV	\$81,077

TOTAL AMOUNTS EITHER PAID DIRECTLY TO PAUL WISOR OR PAID AS A BENEFIT FOR PAUL WISOR:

2024 Compensation	\$316,108
2024 Cost of Benefits	\$ 81,077
TOTAL 2024 COMPENSATION AND BENEFITS	\$397,185

Subject RE: Open Records Request
From Susan Johnston <SJohnston@mntvillage.org>
To: suseconnolly@yahoo.com <suseconnolly@yahoo.com>, mvclerk <mvclerk@mntvillage.org>
Date Aug 20 at 9:45 AM

Ms. Connolly,

Thank you for your patience. Due to system limitations of our new HRIS system we are only able to view total compensation for this request using Paul's most recent paycheck. The below year-to-date information was obtained for hours worked from 1/1 to 8/10/24 that was paid out on the 8/16/24 payroll. Information regarding compensation related to town provided benefits are also below and based on the same timeframes previously referenced.

Compensation

Town Manager Y-T-D earnings \$140,765.51
Assistant Town Attorney Y-T-D earnings \$44,713.38
Rent Stipend Y-T-D \$7,777.00
Wellness Reimbursement Y-T-D \$1275

Employer Provided Benefits

Town Medical Insurance Contributions Y-T-D \$12,866
Town Dental Insurance Contributions Y-T-D \$1,249.50
Town Vision Insurance Contributions Y-T-D \$136
Employer Basic Life Premium Y-T-D \$56.00
Employer Spouse Basic Life Y-T-D \$7.60
Employer Child Basic Life Y-T-D \$7.60
401k Match \$7,535.05
Short Term Disability Y-T-D \$270.30
Long Term Disability Y-T-D \$392
PERA Choice Plan election Y-T-D \$27,398.43

There is no charge for this request.

Thank you,



Susan Johnston
Town Clerk, Town of Mountain Village

Office | 970-369-6429 | Mobile | 970-729-3440

sjohnston@mntvillage.org

[455 Mountain Village Blvd., Ste. A, Mountain Village, CO 81435](#)



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EXHIBIT B

Comparison of Salaries in Colorado Ski Town

Town	Population	Town Manager	Cost of Town Manager per resident	Median Salary per resident
Average Salary for Town Manager in Colorado		\$129,842		
Crested Butte	1,654	\$114,000	\$68.92	\$67,625
Aspen	6,612	\$267,824	\$40.03	\$94,338
Breckenridge	4,940	\$214,189	\$43.36	\$129,481
Eagle County (includes Beaver Creek and Vail)	54,381	\$240,695	\$4.43	\$98,887
Frisco	2,900	\$219,440	\$75.67	\$101,140
Grand County (includes Winter Park)	15,769	\$103,000-172,000	\$6.53-10.90	\$88,841
Loveland	76,500	\$270,000-320,000	\$3.53	\$81,898
Mountain Village	1,261	\$297,392	\$236	\$56,917
Telluride	2,525	\$132,258	\$53.38	\$81,420



EXHIBIT C

AGREEMENT FOR LEGAL SERVICES

This Agreement is by and between THE TOWN OF MOUNTAIN VILLAGE, COLORADO ("Town") and Paul F. Wisor ("Wisor"), to be effective as set forth below.

WHEREAS, Wisor has been employed by the Town as the Interim Town Manager and as the appointed Town Attorney; and

WHEREAS, effective as of January 20, 2022, the Town and Wisor have entered into an Employment Agreement providing for Wisor's employment as Town Manager for the Town (the "Town Manager Employment Agreement"); and

WHEREAS, the Town Council of the Town has appointed or will appoint a separate licensed Colorado attorney to serve as Town Attorney pursuant to the Home Rule Charter of the Town; and

WHEREAS, Wisor is a Colorado licensed attorney, and in order to take advantage of Wisor's qualifications and expertise as an attorney and to reduce the Town's costs and fees for outside legal services from the appointed Town Attorney, the Town desires to have Wisor continue providing legal services to the Town when appropriate and to compensate Wisor for such services in addition to his compensation under the Town Manager Employment Agreement.

NOW, THEREFORE, for good and valuable consideration, Wisor and the Town agree as follows:

1. Legal Services. Wisor shall provide legal services to the Town in the role of "Assistant Town Attorney" as may be directed by the Town Council and/or in consultation with the Town Attorney from time to time. These services are in addition to Wisor's services as Town Manager. Wisor shall perform such duties to the best of his ability and in compliance with the Colorado Rules of Professional Conduct for licensed attorneys. For so long as this Agreement remains in effect, the Town shall be Wisor's exclusive and only client, except that Wisor may offer *pro bono* legal services to indigent persons or charitable organizations if approved in writing by the Mayor of the Town and if such services do not pose any conflict of interest with the Town and do not interfere with Wisor's duties to the Town.

2. Compensation. The Town agrees to compensate Wisor for legal services provided to the Town for an additional salary of \$65,000 per year, subject to all required withholdings as an employee, which is in addition to his services as Town Manager. This salary does not include any additional benefits beyond those addressed in the Town Manager Employment Agreement. This is an exempt position not subject to any right to overtime compensation regardless of the number of hours worked. The salary shall be paid periodically on the same basis as for other full time employees of the Town and shall be deemed earned by Wisor as of the date of each paycheck.

3. At Will Position. This position is "at will," and either Wisor or the Town may terminate this Agreement at any time, with or without cause, regardless of whether the Town Manager Employment Agreement has been terminated or not and without effect on the Town

Manager Employment Agreement; provided, however, if either the Town or Wisor terminates the Town Manager Employment Agreement, this Agreement shall automatically terminate at the same time.

SO AGREED effective as of the effective date of the Town Manager Employment Agreement.

TOWN OF MOUNTAIN VILLAGE

Handwritten signature of Linda Bonitez in cursive script.

PAUL WISOR

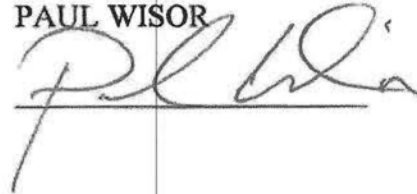
Handwritten signature of Paul Wisor in cursive script, written over a horizontal line.

EXHIBIT D

EMPLOYMENT AGREEMENT

Go to
Page 2

INTRODUCTION

This Employment Agreement (this "Agreement") is made and entered into this 20th day of January 2022, by and between the Town of Mountain Village, Colorado, a home rule municipality and political subdivision of the State of Colorado (hereinafter called "the Town"), and Paul F. Wisor (hereinafter called "Employee").

RECITALS

WHEREAS, acting in accordance with Section 6.1 of the Town Charter, the Town desires to employ Employee as the Town Manager; and

WHEREAS, the Town desires to provide certain benefits, establish certain conditions of employment and to set the working conditions for Employee; and

WHEREAS, Employee desires to accept employment as Town Manager, all in accordance with, and subject to, the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties agree as follows:

SECTION 1: TERM

The term of this Agreement commences on the date of the Agreement set forth above and supersedes the prior agreement dated September 10, 2021. The term of this Agreement shall be indefinite.

SECTION 2: DUTIES AND AUTHORITY

The Town agrees to employ Employee as Town Manager to perform the functions and duties specified in Section 6.2(c) of the Town's Charter and to perform other legally permissible and proper duties and functions as directed from time to time by the Mayor.

Employee agrees to devote his skill, best efforts, and sufficient working time to diligently and conscientiously perform his duties for the Town. The Town acknowledges Employee will be permitted to take part in civic and charitable endeavors and perform consulting and/or legal work on matters unrelated to Town business so long as such activities do not create a conflict of interest or interfere, individually or in the aggregate, with Employee's performance of his duties for the Town.

The Town and Employee may enter into a separate agreement for the provision of legal services to the Town for additional compensation as addressed in such separate agreement, if any.

SECTION 3: COMPENSATION

- 3.1 Annual Salary. Employer agrees to pay Employee an annual salary of \$200,000.00 payable in installments at the same time that the other management employees of the Town are paid, in accordance with the Town's general payroll practices, and subject to applicable withholdings and taxes.
- 3.2 Adjustments. This Agreement shall be automatically amended to reflect any salary adjustments that are provided or required by the Town's compensation policy.
- 3.3 Consideration for Adjustments. Each year following Employee's annual performance evaluation as set forth herein, consideration shall be given to an increase in compensation.
- 3.4 Housing Allowance. The Town agrees to provide Employee a housing allowance in the amount of the Village Court Apartments one bedroom apartment rate. This allowance is in addition to Employee's annual salary set forth above. Employee's housing allowance will be paid directly to Village Court Apartments and will be processed as a taxable benefit to Employee in compliance with applicable law. Should Village Court Apartments terminate Employee's lease, the housing allowance will terminate on the date the employee departs the premises. If Employee secures alternative housing and voluntarily relocates from Village Court Apartments, Employee will no longer receive a housing allowance pursuant to this Section unless otherwise agreed to in writing by the parties.
- 3.5 Participation in Employee Benefit Programs. During Employee's employment, Employee will be entitled to participate in all employee benefit programs for which the other management employees of the Town are generally eligible.

SECTION 4: HEALTH AND DISABILITY INSURANCE BENEFITS

The Town agrees to pay one hundred percent (100%) of the premiums for health, vision, and dental insurance for Employee. The Town agrees to contribute toward the insurance premiums for each of Employee's dependents in an amount equal to that which is provided for other full-time, salaried employees of the Town. In addition, the Town agrees to pay the premium for long-term disability insurance for Employee in the same manner, amount and/or percentage as disability insurance premiums are paid for other full-time, salaried employees of the Town.

SECTION 5: PAID TIME OFF

Employee shall be credited with Paid Time off ("PTO") in the starting amount applicable to employees in their fifth year of employment based upon the accruals set forth in the Town's Employee Handbook, as may be amended from time to time. For purposes of PTO calculations only, Employee shall be treated as if his fifth year of employment commenced on 09/17/2021.

SECTION 6: RETIREMENT

The Town agrees to continue Employee's enrollment in the Colorado Public Employee Retirement Association-PERA, and to make the appropriate contributions on Employee's behalf. The Town will also provide Employee with 401 (k) Plan benefits applicable to Town employees in their fifth year of employment, which provides for an annual match of up to nine percent (9%) of salary to the 401(k) but in no event more than Employee's annual contribution to the 401 (k) Plan.

SECTION 7: GENERAL BUSINESS EXPENSES

- 7.1 Dues and Subscriptions. The Town agrees to budget for and to pay for professional dues, fees, including attorney registration and bar association fees, continuing legal education expenses associated with maintaining licensure, and subscriptions of Employee necessary for continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for Employee's continued professional participation, growth and advancement, and for the good of the Town.
- 7.2 Travel. The Town agrees to budget for and to pay for travel and subsistence expenses of Employee for professional and official travel, meetings and occasions to adequately continue the professional development of Employee and to pursue necessary official functions for the Town.
- 7.3 Education. The Town also agrees to budget for and to pay for travel and subsistence expenses of Employee for short courses, institutes and seminars that are necessary for Employee's professional development and for the good of the Town, including but not limited to Continuing Legal Education courses as necessary to maintain Employee's law license with the State of Colorado.
- 7.4 Clubs and Organizations. The Town acknowledges the value of having Employee participate and be directly involved in local civic clubs or organizations. Accordingly, the Town shall pay for the reasonable membership fees and/or dues to enable Employee to become an active member in local civic clubs or organizations.

SECTION 8: TERMINATION

- 8.1 Termination without Cause. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Town Council to terminate Employee's employment at any time without Cause. If the Town chooses to terminate this Agreement without Cause, the Town shall provide ninety (90) days prior written notice to Employee or compensation in lieu. If the Town reduces the base salary, compensation or any other financial benefit of Employee, unless it is contemporaneously applied in no greater percentage than the average reduction of all department heads, such action shall constitute a breach of the Agreement and will be regarded as a termination without Cause. Likewise, if Employee is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity, or health for a period of thirty (30) consecutive days, the Town shall have the option to terminate this Agreement subject to the severance provisions set forth in Section 9 hereof, unless otherwise limited by applicable law.
- 8.2 Termination for Cause. Throughout the term of this Agreement, Employee shall be subject to discharge for Cause for any one or more of the following reasons ("Cause"):
- a. If Employee commits an act of gross negligence or malfeasance in office as reasonably determined by the Town Council.
 - b. If Employee is convicted of any felony offense; an offense involving fraud or dishonesty; or any offense related to governmental operations under Article 6 of Title 18 of the Colorado Criminal Code.
 - c. If Employee commits an illegal act involving moral turpitude or personal gain to himself at the expense of the Town, or willful neglect of his material duties, or a refusal to perform lawful duties as he is required to perform, or commits fraud or intentionally makes a material misrepresentation with respect to his duties, as reasonably determined by Town Council.

In the event of termination for Cause, Employee shall have the right to service of written charges, notice of hearing, and a hearing before the Council either in open or executive session in the sole discretion of Employee. If Employee chooses to be accompanied by legal counsel at the hearing, the expenses of legal counsel shall be paid by Employee unless otherwise covered by applicable insurance. In the event of a termination for cause, Employee shall not be entitled to the 90-day prior notice reference in Section 8.1, nor to any payment in lieu thereof. If Employee requests a hearing under this Section 8.2, the Town may place Employee on unpaid leave pending the outcome of the hearing; provided, however, if the termination is rescinded or determined to be without cause, then Employee shall be entitled to the pay he otherwise would have earned during the period of unpaid leave, not to exceed 90 days.

8.3 At Will Employment. Notwithstanding the provisions of Sections 8.1 and 8.2 above, Employee shall at all times be considered an "at will" employee and shall have no right or expectation to continued employment with the Town, and either the Town or Employee shall have the right to terminate the employment relationship at any time with or without cause, subject the provisions of this Agreement regarding Severance payments and prior notice under certain circumstances.

SECTION 9: SEVERANCE

Severance shall be paid to Employee when employment is terminated as defined in Section 8.1. Severance shall not be paid to Employee when employment is terminated as defined in Section 8.2.

If Employee is terminated by the Town in accordance with Section 8.1 of this Agreement, the Town shall provide a minimum severance payment equal to twelve (12) months of Employee's annual salary and medical, dental, and vision insurance premiums for the same term. This severance shall be paid in a lump sum unless otherwise agreed to by the Town and Employee. Employee shall also be compensated for all accrued PTO.

SECTION 10: RESIGNATION

In the event that Employee voluntarily resigns his position with the Town, Employee shall provide a minimum of ninety (90) days' written notice unless the parties agree otherwise. In the event of the termination of this Agreement as a result of Employee's resignation, the Town shall not be obligated to pay Employee any compensation beyond his salary and benefits earned to the effective date of his resignation including compensation for any accrued but unused PTO.

SECTION 11: PERFORMANCE EVALUATION

The Mayor shall annually review the performance of Employee, subject to a process for criteria and format for the evaluation which shall be mutually agreed upon by the Mayor and Employee. The process, at a minimum, shall include the opportunity for both parties to: (1) prepare a written evaluation; (2) meet and discuss the evaluation; and (3) present a written summary of the evaluation results. The final written evaluation should be completed and delivered to Employee within thirty (30) days of the evaluation meeting.

SECTION 12: HOURS OF WORK

It is recognized that Employee must devote a great deal of time outside the normal office hours on business for the Town, and to that end, Employee shall be allowed to establish an appropriate work schedule.

SECTION 13: INDEMNIFICATION

Beyond that required under federal, state or local law, the Town shall defend, save harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties or resulting from the exercise of judgment or discretion in connection with the performance of program duties or responsibilities, unless the act or omission involved willful or wanton conduct. Employee may request and the Town shall not unreasonably refuse to provide independent legal representation at the Town's expense and the Town may not unreasonably withhold approval. Legal representation, provided by the Town for Employee, shall extend until a final determination of the legal action including any appeals brought by either party. The Town shall indemnify Employee against any and all losses, damages, judgments, interest, settlements, fines, court costs and other reasonable costs and expenses of legal proceedings including attorney's fees, and any other liabilities incurred by, imposed upon or suffered by such Employee in connection with or resulting from any claim, action, suit or proceeding, actual or threatened, arising out of or in connection with the performance of his duties. Any settlement of any claim must be made with prior approval of the Town in order for indemnification, as provided in this Section, to be available.

Employee recognizes that the Town shall have the right to compromise and unless Employee is a party to the suit which Employee shall have a veto authority over the settlement, settle any claim or suit; unless, said compromise or settlement is of a personal nature to Employee. Further, the Town agrees to pay all reasonable litigation expenses of Employee throughout the pendency of any litigation to which Employee is a party, witness or advisor to the Town. Such expense payments shall continue beyond Employee's service to the Town as long as litigation is pending. Further, the Town agrees to pay Employee reasonable consulting fees and travel expenses when Employee serves as a witness, advisor or consultant to the Town regarding pending litigation.

The requirements of this Section 13 and all other fiscal or monetary obligations of the Town shall at all times be subject to applicable requirements of law, including but not limited to being contingent upon annual budgeting and appropriation by the Town Council.

SECTION 14: BONDING AND INSURANCE

The Town shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance as well as the cost of maintaining appropriate and adequate professional liability insurance covering Employee's services provided to the Town.

SECTION 15: NOTICES

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

- (1) TOWN: Mayor of Mountain Village
455 Mountain Village Blvd., Suite A
Mountain Village, CO 81435
- (2) EMPLOYEE: Paul F. Wisor
PO Box 59
Eagle, Colorado 81631

Alternatively, notice required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as the date of deposit of such written notice in the course of transmission in the United States Postal Service.

SECTION 16: GENERAL PROVISIONS

- 16.1 **Integration.** This Agreement sets forth and establishes the entire understanding between the Town and Employee relating to the employment of Employee by the Town. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Agreement. The parties, by mutual written agreement, may amend any provision of this Agreement during the life of the Agreement. Such amendments shall be incorporated and made a part of this Agreement. Notwithstanding the foregoing, the Town and Employee may enter into a separate agreement for the provision of legal services.
- 16.2 **Parties Acknowledgment of Full Understanding.** The parties hereby acknowledge and agree that they have fully read, understand, and voluntarily enter into this Agreement. The parties acknowledge that they have been advised to and have had an opportunity to consult with an attorney (other than Employee) and tax advisors of their choice before signing this Agreement.
- 16.3 **Binding Effect.** This Agreement shall be binding on the Town and Employee as well as their heirs, assigns, executors, personal representatives and successors in interest.
- 16.4 **Effective Date.** This Agreement shall become effective on September 17, 2021
- 16.5 **Severability.** The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid portion.
- 16.6 **Written Amendment Required.** The provisions of this Agreement may be amended or waived only by written agreement signed by all parties. No course of conduct or

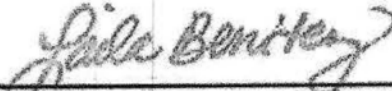
failure or delay in enforcing the provisions of this agreement will affect the validity, binding effect, or enforceability of this Agreement or any provision hereof.

16.7 Counterparts; Electronic Transmission. This Agreement may be executed by the parties hereto in counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. This Agreement may be executed and delivered by email or other electronic transmission and shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

[signature page follows]

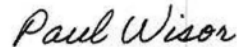
IN WITNESS WHEREOF, the parties hereto have caused this Employment Agreement to be executed the day and year first above written.

TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home rule
municipality and political
subdivision of the State of Colorado



Laila Benitez, Mayor

EMPLOYEE



Paul Wisor

EXHIBIT E



TOWN OF MOUNTAIN VILLAGE
455 Mountain Village Blvd. Suite A
Mountain Village, Co 81435
970-728-8000
970-728-4342 Fax
mvclerk@mtvillage.org

TOWN OF MOUNTAIN VILLAGE MINUTES OF THE JANUARY 20, 2022 REGULAR TOWN COUNCIL MEETING

The meeting of the Town Council was called to order by Mayor Laila Benitez at 2:00 p.m. on Thursday, January 20, 2022. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

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

The following Town Council members were absent:

Also in attendance were:

Paul Wisor, Town Manager
Susan Johnston, Town Clerk
Kim Schooley, Deputy Town Clerk
David McConaughy, Town Attorney
Lizbeth Lemley, Finance Director
Julie Vergari, Chief Accountant
Kate Burns, Controller
Jaime Holmes, Human Resources Director
Lindsay Niehaus, Human Resources Specialist
Zoe Dohnal, Business Development and Sustainability Director
Kathrine Warren, Public Information Officer
Lauren Kirn, Environmental Efficiencies and Grant Coordinator
Michelle Haynes, Director of Planning & Development Services
John Miller, Community Housing Program Director & Senior Planner
Amy Ward, Senior Planner
Sam Quinn Jacobs, Planning Technician
Connor Reilly, VCA Manager
Dylan Cornish, VCA Maintenance Manager
Chris Broady, Police Chief
Rachel Shindman
Andrew Knudtsen
Elly Schaefer

Aline Arguelles
Andi Alexander
Julia Caulfield
Ken Alexander
Madeline Gomez
Stephanie Fanos
Anton Benitez
Frank Hensen
David Becher
Carolyn Shaw
Chad Horning
Tami Huntsman
Larry Forsyth
Lee Zeller
Joan May

Executive Session for the Purpose of: (2)

- a. Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b) and (c) Potential Development Related to Meadows Subarea and Village Center Subarea
- b. Receiving Legal Advice Related to Updates on Active Litigation Matters Under C.R.S. Section 24-6-402(b) (2a and 2b)

On a **MOTION** by Harvey Mogenson and seconded by Pete Duprey, Council voted unanimously to move into Executive Session for the purpose of (a) receiving legal advice and determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators pursuant to section 24-6-402(4)(b) and (e) potential development related to Meadows Subarea and Village Center Subarea and (b) for the purpose of receiving legal advice related to updates on active litigation matters under C.R.S. Section 24-6-402(b) at 2:01 p.m.

Marti Prohaska and Patrick Berry recused themselves at 2:03 p.m. and returned at 2:54 p.m.

Laila Benitez and Patrick Berry recused themselves at 3:01 p.m. and returned at 3:10 p.m.

Council returned to open session at 3:30 p.m.

Public Comment on Non-Agenda Items (3)

No public comment was received.

Introductions (4)

Interim Town Manager Paul Wisor introduced new Finance Director Lizbeth Lemley and announced the promotions of Amy Ward to Senior Planner, Connor Reilly to VCA Property Manager, and Dylan Cornish to VCA Maintenance Manager to Council.

Consideration of Approval of Town Manager Contract (5)

The Mayor presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to appoint Paul Wisor as Town Manager and to approve the associated employment agreement.

Consideration of Appointment of the Town Attorney (6)

David McConaughy of Garfield & Hecht introduced himself. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Patrick Berry, Council voted unanimously to appoint David McConaughy as the Town Attorney.

Consent Agenda (7)

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: (6)

- a. **Consideration of Approval of the December 9, 2021 Regular Town Council Meeting Minutes**
- b. **Consideration of Approval of the December 16, 2021 Joint Town Council and Design Review Board Minutes**
- c. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 1.08 – General Penalties**

Town Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to approve the Consent Agenda as presented and to set the second reading, public hearing and final Council vote for February 17, 2022.

Council recessed from 3:45 p.m. to 3:50 p.m.

Liquor License Authority (8) Quasi-Judicial

- a. **Consideration of Re-Certification of the Mountain Village Promotional Association and Common Consumption Area.**

Susan Johnston presented. Council discussion ensued. Anton Benitez presented a statement regarding security. On a **MOTION** by Harvey Mogenson and seconded by Dan Caton, Council voted unanimously to recertify the Mountain Village Promotional Association and Common Consumption Area with the updated security plan.

Finance (9)

- a. **Presentation of the December 31, 2021 Business & Government Activity Report (BAGAR)**
- b. **Consideration of Approval of the November 30, 2021 Financials**

Chief Accountant Julie Vergari and Finance Director Lizbeth Lemley presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Marti Prohaska, Council voted unanimously to approve the November 30, 2021 Financials.

Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Community Development Code to Allow Accessory Dwelling Units (ADU's) Within Detached Condominium Development Projects in the Multi-Family Zone District and Single-Family Common Interest Zone District So Long as Vehicular Access can be Provided to the Lot

Legislative (10)

Director of Planning & Development Services Michelle Haynes presented. Council discussion ensued. The Mayor opened the public hearing. Public comment was received. The Mayor closed the public hearing. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted to approve 7-0 on second reading an Ordinance regarding amendments to the Community Development Code to allow Accessory Dwelling Units (ADU's) within detached Condominium Development Projects in the Multi-Family Zone District and Single-Family Common Interest Zone District so long as vehicular access can be provided to the lot.

Consideration of a Resolution Approving a Minor Subdivision to Vacate a Portion of the General Easement at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to CDC Section 17.3.14 and 17.4.13 Quasi-Judicial (11)

Senior Planner Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a minor subdivision of Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. A revised plat showing the vacation of the GE will be recorded with the County prior to the issuance of a building permit.
2. The minor subdivision approval is valid for an 18-month period.
3. The approval of the minor subdivision is premised on the site-specific design approval. If the design approval expires, the subdivision approval will also expire; pursuant to CDC Section 17.3.14 and 17.4.13.

Consideration of a Resolution Approving a Road Right of Way Encroachment at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to CDC Section 17.3.22 Quasi-Judicial (12)

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a Resolution for a Road Right-of-Way Encroachment at Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. A license agreement with the Town for any road right of way encroachments will be entered into prior to the issuance of a building permit.
2. An updated as built exhibit showing all constructed encroachments in the right of way will be recorded with the license agreement and recorded with the County prior to the issuance of a Certificate of Occupancy.
3. The right of way encroachments are premised on the subdivision and site specific design approvals. If the design approval expires, the right of way encroachment approval also expires; pursuant to CDC Section 17.3.22.

Consideration of a Resolution Regarding a Height Variance at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to Community Development Code Section 17.4.16 Continued from the December 9, 2021 Town Council Meeting Quasi-Judicial (13)

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Dan Caton, Council voted unanimously to approve a Resolution for a height variance of 5' above the allowable per the height restrictions listed in the CDC at a new single-family home located at Lot 138, 100 Granite Ridge based on the evidence provided in the staff record of memo dated December 31, 2021, and the findings of this meeting, with the following conditions:

1. The approved height variance is valid only with the design presented for Initial DRB review on January 6, 2022 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; pursuant to Community Development Code Section 17.4.16.

Housing Mitigation Methodology (14)

Michelle Haynes, Rachel Shindman with EPS, and Andrew Knudtsen with EPS presented. Council discussion ensued.

Council broke for dinner from 5:26 p.m. to 5:40 p.m.

Town Owned Properties Plan to Identify Future Owned Community Housing Opportunities (16)

Community Housing Program Director & Senior Planner John Miller and Michelle Haynes presented. Council discussion ensued.

Comprehensive Plan (17)

- a. Hotbeds
- b. Housing Inventory
- c. Public Benefits Table

Michelle Haynes presented. Council discussion ensued.

Community Housing Project Update VCA Phase IV, Lot 644, 1545 Spruce Street (18)

Michelle Haynes, John Miller, and Paul Wisor presented. Council discussion ensued.

Second Reading, Public Hearing and Council Vote on an Ordinance Regulating Weight Size of Motor Vehicles Continue to the February 17, 2022 Town Council Meeting (19)

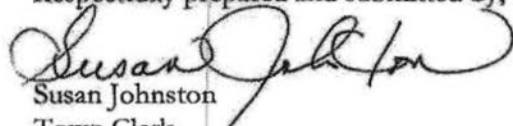
Paul Wisor presented. On a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to continue the item to the February 17, 2022 Town Council meeting.

Other Business (20)

There was no other business.

There being no further business, on a **MOTION** by Dan Caton and seconded by Harvey Mogenson, Council voted unanimously to adjourn the meeting at 7:06 p.m.

Respectfully prepared and submitted by,


Susan Johnston
Town Clerk

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, JANUARY 20, 2022, 2:00 PM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA REVISED 3**

https://us06web.zoom.us/webinar/register/WN_sy7fDo3GQ76LWW5azb6llg

Please note that times are approximate and subject to change.

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	60	McConaughy		Executive Session: <ul style="list-style-type: none"> a. For the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategies for Negotiations, and Instructing Negotiators Pursuant to Section 24-6-402(4)(b) and (e) Potential Development Related to Meadows Subarea and Village Center Subarea b. For the Purpose of Receiving Legal Advice Related to Updates on Active Litigation Matters under C.R.S. Section 24-6-402(b)
3.	3:00	5			Public Comment on Non-Agenda Items
4.	3:05	5	Wisor Lemley	Informational	Introductions: <ul style="list-style-type: none"> a. Finance Director Lizbeth Lemley b. Promotion of Amy Ward to Senior Planner c. Promotion of Connor Reilly to VCA Property Manager d. Promotion of Dylan Cornish to VCA Maintenance Manager
5.	3:10	10	McConaughy Holmes	Action	Consideration of Approval of Town Manager Contract
6.	3:20	5	Wisor McConaughy	Action	Consideration of Appointment of the Town Attorney
7.	3:25	5	Johnston	Action	Consent Agenda: All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: <ul style="list-style-type: none"> a. Consideration of Approval of the December 9, 2021 Regular Town Council Meeting Minutes b. Consideration of Approval of the December 16, 2021 Joint Town Council and Design Review Board Meeting Minutes c. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 1.08 – General Penalties
8.	3:30	5	Johnston	Action <i>Quasi-Judicial</i>	Liquor License Authority: <ul style="list-style-type: none"> a. Consideration of Re-Certification of the Mountain Village Promotional Association and Common Consumption Area
9.	3:35	10	Vergari Lemley	Informational Action	Finance: <ul style="list-style-type: none"> a. Presentation of the December 31, 2021 Business & Government Activity Report (BAGAR) b. Consideration of Approval of the November 30, 2021 Financials

**TOWN COUNCIL MEETING
AGENDA FOR JANUARY 20, 2022**

10.	3:45	10	Haynes Wisor	Action Legislative	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Amendments to the Community Development Code to Allow Accessory Dwelling Unit's (ADU's) Within Detached Condominium Development Projects in the Multi-Family Zone District and Single-Family Common Interest Zone District so Long as Vehicular Access can be Provided to the Lot
11.	3:55	15	Ward	Action Quasi-Judicial	Consideration of a Resolution Approving a Minor Subdivision to Vacate a Portion of the General Easement at Lot 138, 100 Granite Ridge, Mountain Village pursuant to CDC Section 17.3.14 and 17.4.13
12.	4:10	10	Ward	Action Quasi-Judicial	Consideration of a Resolution Approving a Road Right of Way Encroachment at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to CDC Section 17.3.22
13.	4:20	15	Ward	Action Quasi-Judicial	Consideration of a Resolution Regarding a Height Variance at Lot 138, 100 Granite Ridge, Mountain Village Pursuant to Community Development Code Section 17.4.16 <i>Continued from the December 9, 2021 Town Council Meeting</i>
14.	4:35	45	Haynes Wisor Shindman Knuttsen	Worksession	Housing Mitigation Methodology
15.	5:20	30			Dinner
16.	5:50	30	Miller	Informational	Town Owned Properties Plan to Identify Future Town Owned Community Housing Opportunities
17.	6:20	60	Haynes Schaefer Knuttsen	Worksession	Comprehensive Plan a. Hotbeds b. Housing Inventory c. Public Benefits Table
18.	7:20	20	Miller Wisor Haynes	Informational	Community Housing Project Update VCA Phase IV, Lot 644, 1545 Spruce Street
19.	7:40	5	Wisor	Action	Second Reading, Public Hearing and Council Vote on an Ordinance Regulating Weight Size of Motor Vehicles <i>Continue to the February 17, 2022 Town Council Meeting</i>
20.	7:45	5		Informational	Other Business
21.	7:50				Adjourn

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

<https://bit.ly/WatchMVMeetings>

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_sy7fDo3GQ76LWW5azb6Hg

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

**TOWN COUNCIL MEETING
AGENDA FOR JANUARY 20, 2022**

Public Comment Policy:

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

EXHIBIT F

Section 5.11. DISPOSITION OF ORDINANCES.

A true copy of every ordinance shall be numbered, authenticated by the signature of the Mayor or Mayor Pro Tem and the Town Clerk or Deputy Town Clerk, and recorded in the official records of the Town.

ARTICLE VI.

THE EXECUTIVE BRANCH OF GOVERNMENT.

Section 6.1. THE OFFICE OF THE MAYOR SHALL CONSTITUTE THE EXECUTIVE BRANCH.

a) The Powers and Duties of the Office of the Mayor.

go to next page

1) The office of the Mayor shall constitute the executive branch of the Town government.

2) The Mayor shall be the chief executive officer of the Town government, whose powers and continuing obligations shall, in part, be as follows:

- A) to enforce the laws of the Town;
- B) to prepare a proposed annual budget and submit same to the Town Council for its consideration, and administer the budget adopted by the Town Council;
- C) to submit an annual report and regularly communicate, both verbally and in writing, with the Town Council regarding the state of financial affairs of the Town government. Prepare and submit in writing to the Town Council, a quarterly report concerning the Town's then current financial condition and its future financial needs;
- D) to exercise executive control over the Town government and all of its personnel, and make whatever changes necessary or desirable to improve the operations of Town government;
- E) to administer and enforce all contracts entered into by the Town with private individuals, legal entities, or other governmental entities; report and make recommendations to the Town Council concerning

all legal disputes regarding contract and non-contract claims or liabilities involving the Town, after discussing same with the Town Attorney;

- F) to create, merge and/or dissolve such administrative commissions that will assist the office of the Mayor in carrying out his or her responsibilities to the people of the Town;
- G) to perform such other duties which are prescribed in this Charter, or which may be required by ordinance enacted in accordance with this Charter;

H) subject to the advice and consent of the Town Council, to recommend for hire, independent contractors, consultants to the Town, and appointments to office, including the following:

- 1) The Town Attorney
- 2) The Town Manager
- 3) The Town Treasurer
- 4) The Town Clerk
- 5) The Police Chief
- 6) The Municipal Judge
- 7) The Director of Community Development
- 8) The Director of Operations and Development

I) All other personnel shall be hired, suspended or dismissed by the Town Manager, with the advice and consent of the Mayor.

J) Set the agenda for Town Council meetings.

b) The Election and Tenure of the Mayor. At the first regularly scheduled meeting following each Town Council election, the Town Councilors shall elect a Mayor by majority vote. Subject to Section 3.3. (b), the Mayor shall thereafter serve a two (2) year term or until the office of the Mayor has been vacated by a majority vote of Town Council or for reasons listed in Section 3.3. (a). At least four (4) affirmative votes by Town Councilors shall be required in order to create a vacancy of the office of the Mayor.

c) The Mayor Pro Tem. At the first regularly scheduled meeting following each Town Council election, the Town Council shall elect from among its members a Mayor Pro Tem who shall, subject to Section 3.3. (b), serve a two (2) year term, or until the office of the Mayor Pro Tem has been vacated by four (4) affirmative votes of Town Councilors or for reasons listed in Section 3.3. (a). The Mayor Pro Tem shall function as the Mayor of the



Town of Mountain Village

Suicide Prevention Awareness Month Proclamation

In Recognition of the 2024 Suicide Prevention Awareness Month

This Proclamation recognizes suicide as a national and statewide public health problem, and suicide prevention as a national and statewide responsibility and designates **September 2024** as “**Suicide Prevention Awareness Month**” in the Town of Mountain Village, Colorado.

- WHEREAS, suicide is the 11th leading cause of death in the United States and in 2023, our region experienced 33 deaths by suicide, predominantly middle to late aged white males (CDPHE);
- WHEREAS, in the United States 49,476 people died by suicide in 2022, equivalent to one death every 11 minutes (Centers for Disease Control and Prevention (CDC));
- WHEREAS, in 2022, 13.2 million adults seriously thought about suicide, 3.8 million adults made a plan for suicide, and 1.6 million adults attempted suicide (CDC);
- WHEREAS, in 2022, Colorado had the 10th highest suicide rating of states in the United States - 1,293 people died by suicide in Colorado (CDC);
- WHEREAS, organizations such as Tri-County Health Network are dedicated to saving lives and bringing hope to those affected by suicide through research, education, advocacy, and resources for those who have lost someone to suicide or who struggle, and urge that we:
 1. Recognize suicide as a preventable national and state public health problem, that there is no single cause of suicide, that anyone can experience suicidal thoughts, and that recovery from suicidal ideation is possible.
 2. Acknowledge that no single suicide prevention program or effort will be appropriate for all populations or communities and address the disparity in access to mental healthcare for underserved and underrepresented group while advocating to end these disparities.
 3. Encourage initiatives based on the goals contained in the Colorado-National Collaborative for Suicide Prevention and our local Suicide Prevention, Awareness, and Recovery Coalition (SPARC).
 4. Develop and implement strategies to improve and increase access to quality mental health, substance abuse, and suicide prevention services and programs as well as support Postvention Plans for a community response to a death by suicide.
 5. Support the efforts of SPARC in fostering connection and spreading the message that **Hope Lives Here**.

THEREFORE, be it resolved that, we, the Town Council of the Town of Mountain Village, do hereby designate September 2024 as
Suicide Prevention Awareness Month
 in the Town of Mountain Village, Colorado.

Dated this 19th day of September 2024

 Martinique Prohaska, Mayor

 Susan Johnston, Town Clerk



TOWN OF MOUNTAIN VILLAGE
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-8000
970-728-4342 Fax
mvclerk@mtnvillage.org

Agenda Item 5a

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE AUGUST 15, 2024
REGULAR TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Marti Prohaska at 2:01 p.m. on Thursday, August 15, 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 (via Zoom)
Jack Gilbride
Harvey Mogenson
Pete Duprey
Tucker Magid (via Zoom)
Huascar E. Gomez

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
Lizbeth Lemley, Finance Director
Chris Broady, Police Chief
JD Wise, Economic Development & Sustainability Director
Kathrine Warren, Public Information Officer
Amy Ward, Community Development Director
Drew Nelson, Senior Planner
Molly Norton, Community Engagement Coordinator
Mae Eckard, Admin Assistant II – Town Hall & Housing
Lindsay Niehaus, HR Benefits Coordinator
Lauren Tyler, GIS Administrator
Jim Loebe, Transit & Recreation Director
Rob Johnson, Transit Operations Manager
Finn Kjome, Public Works Director
Scott Pittinger, Public Works Director
Tim Barber

Faisal Adil
Madeline Gomez
Zoe Dohnal
Alison Wright
Dawn Katz
Jennifer Vogel
Clifford Hansen
Stephanie Jaquet
Melanie Wasserman
J. Meehan Fee
Matt Steen
Tiffany Perry-Marks
Bob Patterson
Margaret Rinkevich
Gary Bash
Len Rybicki
Anne Reissner
Peter Scoville
Alexander Price
Vivian Russell

Vito Zampini
Beckom Waller
Szonja Kollar
Diego Montañó G.
Ryan Daigle
Jonathan Greenspan

Alexa Calvo
Jolana Vanek
Richard Thorpe
Jermiah Katz
Charlotte Katz
Liza Cooney

Executive Session for the Purpose of: (2)

- a. **Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Wastewater Treatment Plant 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 and Conference with the Town Attorney for Legal Advice Regarding Acquisition of Land Pursuant to C.R.S. 24-6-402(b) and (e)**
- c. **Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators and Conference with the Town Attorney for Legal Advice Regarding Intergovernmental Agreement Between the Town of Mountain Village and the Town of Telluride to Provide Electrical Inspection Services Pursuant to C.R.S. 24-6-402(b) and (e)**
- d. **Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators, and for Legal Advice from the Town Attorney, All Regarding Future Gondola Funding Pursuant to C.R.S. 24-6-402(4)**

On a **MOTION** by Jack Gilbride and seconded Harvey Mogenson, Council voted unanimously to move into Executive Session for the purpose of:

- a. Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding a wastewater treatment plant 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 and conference with the town attorney for legal advice regarding an acquisition of land pursuant to C.R.S. 24-6-402(b) and (e)
- c. Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and conference with the town attorney for legal advice regarding an intergovernmental agreement between the town of mountain village and the town of telluride to provide electrical inspection services pursuant to C.R.S. 24-6-402(b) and (e)
- d. Determining positions relative to matters that may be subject to negotiations; developing strategy

for negotiations; and instructing negotiators, and for legal advice from the town attorney, all regarding future gondola funding pursuant to C.R.S. 24-6-402(4) at 2:03 p.m.

Council returned to open session at 3:13 p.m.

Council moved to agenda item 4.

Public Comment on Non-Agenda Items (3)

There was no public comment.

Council moved to agenda item 5.

Staff Introduction: (4)

a. Mae Eckard, Admin Assistant II – Town Hall & Housing

Assistant Town Manager Michelle Haynes introduced Mae Eckard as the Admin Assistant II for Town Hall and Housing.

Council moved to agenda item 6.

Consideration of a Memorandum of Understanding Regarding Wastewater Treatment Facilities and Operations Legislative (5)

Town Attorney David McConaughy and Town Manager Paul Wisor presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council voted unanimously to approve a memorandum of understanding regarding wastewater treatment facilities and operations with the Town of Telluride.

Council moved to agenda item 11.

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: (6)

a. Consideration of Approval of the July 9, 2024 Special Joint Meeting Minutes

b. Consideration of Approval of the July 18, 2024 Regular Town Council Meeting Minutes

Town Clerk Susan Johnston presented. Council discussion ensued. On a **MOTION** by Huascar E. Gomez

(Rick) and seconded by Pete Duprey, Council voted unanimously to approve the Consent Agenda as presented.

Department Updates (7)

Town Manager Paul Wisor presented. Council discussion ensued.

Council took a break from 3:37 to 3:46 p.m.

Council moved to agenda item 3.

Consideration of Appointments to the Public Arts Commission: (8)

- a. **One Seat as Public-at-Large for a Four-Year Term**
- b. **Two Seats as Artist or Arts Professional for a Four-Year Term**

Economic Development & Sustainability Director JD Wise and Community Engagement Coordinator Molly Norton presented. Applicant Margaret Rinkevich provided comments. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Harvey Mogenson, Council voted to appoint Pete Mitchell to the Public At-Large seat and Margaret Rinkevich and Camille Lewis to the Artist or Arts Professional seats on the Public Arts Commission for four-year terms expiring August 2028.

Consideration of Appointment to the Plaza Vending Committee: (9)

- a. **One Community At-Large Seat Fulfilling the Remaining Two-Year Term Expiring April 2026**

JD Wise and Molly Norton presented. Molly Norton provided comments on behalf of Colin Baccus and Paul Wisor provided comments on behalf of Rob Johnson. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Harvey Mogenson, Council voted to appoint Rob Johnson to the Community At-Large seat on the Plaza Vending Committee fulfilling the remaining two-year term expiring April 2026.

Consideration of a Resolution Appointing a Regular Seat to the Telluride Regional Airport Authority for a Four-Year Term (10)

Susan Johnston presented. Applicants Faisal Adil, Gary Bash, and Bob Patterson provided comments. Public comment was received from Peter Scoville and Clifford Hansen. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Harvey Mogenson, Council voted to approve a Resolution appointing Bob Patterson, to the regular seat on the Telluride Regional Airport Authority for a four-year term expiring August 2028. The subsequent alternate seat will be appointed at the September 19, 2024 Regular Town Council meeting.

Council moved to agenda item 15.

Finance: (11)

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

Finance Director Lizbeth Lemley presented. Council discussion ensued.

Consideration and Ratification of the 2025 Budget Process (12)

Lizbeth Lemley presented. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Jack Gilbride, Council voted unanimously to ratify the 2025 budget process.

Consideration of a Resolution Approving a Change Order to Village Court Apartments Phase IV (13)

Lizbeth Lemley presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Huascar E. Gomez (Rick), Council voted unanimously to adopt a Resolution approving a Change Order to Village Court Apartments Phase IV and appropriating additional funds to cover the cost of moving the EV charging stations and the remodel/expansion of the mailroom.

Council moved to agenda item 16.

Second Reading, Public Hearing and Council Vote on an Ordinance Regarding a CDC Amendment to CDC Section 17.5.6 Building Design, Pursuant to CDC Section 17.6.5 Legislative (14)

Senior Planner Drew Nelson presented. The Mayor opened the public hearing. There was no public comment. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Harvey Mogenson, Council voted 7-0 to approve on second reading 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 in the packet materials as presented.

Council moved to agenda item 21.

Consideration of a Request to Authorize Additional Fee Waivers for Cedar Shake Roof Replacement Incentive Program (15)

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Huascar E. Gomez (Rick), Council voted unanimously to allow for additional fee waivers for the Cedar Shake Roof Replacement Program as described in the memo of record with the amendment that the town

will not deny any applications for the remainder of the year.

Council moved to agenda item 14.

Consideration of an Intergovernmental Agreement Between the Town of Mountain Village and the Town of Telluride to Provide Electrical Inspection Services (16)

Amy Ward presented. Council discussion ensued. On a **MOTION** by Pete Duprey and seconded by Harvey Mogenson, Council voted unanimously to approve an Intergovernmental Agreement between the Town of Mountain Village and the Town of Telluride to provide electrical inspection services as presented.

Council moved to agenda item 8.

Consideration of Approval of Funding for the Regional Youth Hangout *Legislative* (18)

Acting Town of Telluride Town Manager Zoe Dohnal, Town of Telluride Recreation Facilities Manager Ryan McGovern, Communities That Care Manager Dawn Katz and Communities That Care Youth Coordinator Ryan Daigle presented. Public comment was received from Vito Zampini-Davis, Alexa Calvo, Alan Montaña, Szonja Kollar, Richard Thorpe, Liza Cooney, Jonathan Greenspan, and Amy Ward. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Harvey Mogenson, Council voted unanimously to approve funding for the Regional Youth Hangout.

Council moved to agenda item 20.

Presentation by Citizen's Bank Regarding Presence in Mountain Village (19)

Vice President & Market Manager Alison Wright and President and CEO Alexander Price with Citizen's State Bank presented. Council discussion ensued.

Council moved to agenda item 18.

Discussion Regarding 2024-25 Winter Parking Rates, Policies and Plan (20)

Paul Wisor and Transit Operations Manager Rob Johnson presented. Public comment was received from Matt Steen and Jonathan Greenspan. Council discussion ensued. Council directed staff to consider lowering the parking rate in the Heritage Parking Garage to match that of the Gondola Parking Garage to increase usage, consider a graduated scale for parking fines where the first offense is lower and then each subsequent offense increases, consider graduated parking rates where the fee is lower for the first hour and then increases after the second hour, consider adjusting the start time on the ParkMobile app so commuters whose work shifts start before 7:00 am can start a parking session earlier and avoid fines, and consider options for Meadows residents who need to move their vehicles for parking lot snow plowing.

Council moved to agenda item 22.

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**

Council broke for dinner from 5:16 to 5:38 p.m.

Council moved to agenda item 19.

Other Business (22)

There was no other business.

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

Respectfully prepared,

Respectfully submitted,

Kim Schooley
Deputy Town Clerk

Susan Johnston
Town Clerk



AGENDA ITEM 5B
TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 729-2654

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Manager

DATE: September 12, 2024

RE: **Consent Agenda – Resolution Supporting SMART Ballot Question 3A**

Executive Summary: On Thursday, September 5, 2024, SMART placed on the November ballot a question (now known as question 3A) seeking authorization to increase sales, lodging, and property taxes to funds the operation, maintenance, and capital of the current and future gondola.

The Fair Campaign Practices Act significantly limits what the Town may do to advocate for the passage of any question on the ballot. The FCPA does allow the Town to adopt a resolution advocating for the passage of 3A and report on the passage of said resolution.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO SUPPORTING A YES VOTE ON QUESTION 3A REFERRED BY THE SAN
MIGUEL AUTHORITY FOR REGIONAL TRANSPORTATION SEEKING VOTER
APPROVAL FOR A .82% SALES TAX INCREASE, A 1.25% LODGING TAX INCREASE, AND
A 1.336 MILL LEVY INCREASE**

RESOLUTION NO. 2024-__

WHEREAS, the Town of Mountain Village (the “Town”) is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Colorado Constitution and the Town’s Home Rule Charter (the “Charter”); and

WHEREAS, in accordance with the Taxpayer's Bill of Rights, Article X, Section 20 of the Colorado Constitution ("TABOR"), governmental entities are required to seek advance voter approval for any new tax or tax increase it seeks to impose; and

WHEREAS, the Board of Directors of the San Miguel Authority for Regional Transportation referred ballot issue 3A to be placed on the ballot for the November 5, 2024 coordinated election, seeking voter approval to impose a sales tax rate increase of .82%, a lodging tax increase of 1.25%, and a mill levy increase of 1.336 mills for the purpose of funding gondola operations and maintenance and regional bus services; and

WHEREAS, in accordance with the Colorado Fair Campaign Practices Act (C.R.S. §1-45-117) Town Council may pass a resolution taking a position on any ballot issue; and

WHEREAS, the Gondola is a critical piece of our public transportation system. Ballot question 3A will ensure the gondola continues to operate past the year 2027 as a free public transportation service between Telluride and Mountain Village; and

WHEREAS, the gondola helps create and sustain jobs to support local workers within the community, reduces traffic between Telluride and Mountain Village, alleviates parking issues for local residents, and the gondola is crucial in reducing our region’s carbon footprint and fighting climate change.

WHEREAS, The gondola provides a reliable and free transportation alternative that reduces the number of cars on the road and cuts down on greenhouse gas emissions; and

WHEREAS, 3A creates a new funding source spread over different user groups to keep the gondola running and create a capital reserve for building a new gondola; and

WHEREAS, 3A also supports expanding SMART services throughout the SMART district; and

WHEREAS, the revenues generated from the increases would be subject to oversight by the SMART Board of Directors and standard independent annual financial audits; and

WHEREAS, local elected officials and staff have engaged with residents beginning in 2017 and then extensively in 2024 to hear about the community's priorities regarding the need to find a long term funding source for the Gondola and expanding regional transportation options; and

WHEREAS, residents and business leaders from throughout the community have spoken about the importance of ensuring a viable future of the gondola as it is recognized one of the elements that makes as a premier community; and

WHEREAS, a survey of residents shows that ensuring that the gondola continues to operate in the future is one of the top regional priorities.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Mountain Village, Colorado, that the Town Council hereby supports a “yes” vote on the SMART ballot issue 3A and urges the registered electors of SMART to vote in favor of the proposed sales, lodging, and mill levy increases to pay for vital regional transportation services, including gondola and regional bus service.

ADOPTED AND APPROVED by the Town Council at a regular public meeting held on September 19, 2024.

TOWN OF MOUNTAIN VILLAGE TOWN
COUNCIL

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney



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

TO: Mountain Village Town Council
FROM: Paul Wisor, Town Manager
DATE: September 12, 2024
RE: **Consent Agenda – Community Grant Bylaws and Guideline Amendments**

Executive Summary: Minor amendments are proposed to the Community Grant Committee Bylaws and Guidelines to 1) increase the pool of eligible applicants and 2) to provide the Committee with more latitude in meeting to make recommendations.

Background

The Grant Committee was established for the purpose of providing recommendations to the Town Council with respect to grant awards, which awards are intended to support those projects, programs and community services of non-profit organizations, which serve the residential and business communities within the Town and that help to support a strong and robust Mountain Village community. The Town established Bylaws of the Town of Mountain Village Grant Committee (the “Bylaws”) to govern the operations of the Committee and established Community Grant Program Guidelines (the “Guidelines”) to, among other things, assist applicants and Committee members in determining grant eligibility.

The Guidelines currently require eligible organizations to be recognized by the Internal Revenue Service as 501(c)(3) organization in addition to being a non-profit in good standing with the Colorado Secretary of State. There is a considerable backlog in receiving a 501(c)(3) determination letter from the IRS, which precludes nascent organizations from being eligible to apply for grants.

In addition, the Bylaws currently provide a strict timeframe for the Committee to meet and make recommendations, this timeframe is not necessarily conducive to the operation of other critical components of the grant process, including the Town’s budget calendar.

Proposed Amendments

The Resolution amends the bylaws to eliminate the federal 501(c)(3) designation and merely requires applicants to be in good standing with the Secretary of State as a registered nonprofit registered in the State of Colorado. This will allow newer organizations within the community to be eligible to apply for grants.

The Resolution also eliminates the timeframe for meeting set forth in the Guidelines, and empowers the Town Clerk to set a meeting by October 30 of each year. It then gives the Committee the discretion to set additional meetings. This approach provides the Committee with greater flexibility in meeting their obligations.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING CHANGES TO THE COMMUNITY GRANT PROGRAM
GUIDELINES**

RESOLUTION NO. 2024-__

WHEREAS, the Town of Mountain Village (the “Town”) is a duly organized and existing home rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Colorado Constitution and the Town’s Home Rule Charter (the “Charter”); and

WHEREAS, pursuant to its home rule and statutory powers, the Town created the Community Grant Committee (the “Committee”); and

WHEREAS, the Committee was established for the purpose of providing recommendations to the Town Council with respect to grant awards, which awards are intended to support those projects, programs and community services of non-profit organizations, which serve the residential and business communities within the Town and that help to support a strong and robust Mountain Village community; and

WHEREAS, the Town established Bylaws of the Town of Mountain Village Grant Committee (the “Bylaws”) to govern the operations of the Committee and established Community Grant Program Guidelines (the “Guidelines”) to, among other things, assist applicants and Committee members in determining grant edibility; and

WHEREAS, the Guidelines currently require eligible organizations to be recognized by the Internal Revenue Service as 501(c)(3) organization in addition to being a non-profit in good standing with the Colorado Secretary of State; and

WHEREAS, there is a considerable backlog in receiving a 501(c)(3) determination letter from the IRS, which precludes nascent organizations from being eligible to apply for grants; and

WHEREAS, the Bylaws currently provide a strict timeframe for the Committee to meet and make recommendations, which timeframe is not necessarily conducive to the operation of other critical components of the grant process, including the Town’s budget calendar; and

WHEREAS, it is in the best interest of the Town, the Mountain Village community, the Committee, and grant applicants to make minor amendments to the Guidelines and Bylaws.

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. Amendments.

- a. The Applicant Eligibility Section of the Guidelines shall be amended as follows, with language removed ~~stricken~~ and language added in ALL CAPS:

~~To be eligible for support:~~

~~1) Applicants must be a nonprofit 501 organization (or a Colorado non-profit corporation with a 501(c)(3) fiscal agent) in good standing with the IRS, State of Colorado, the Town of Mountain Village, and all funding-related local, state, and federal agencies.~~

~~☐ Applicant must show registered as a Colorado nonprofit organization with the Colorado Secretary of State and be organized in the State of Colorado in order to be considered a nonprofit organization.~~

TO BE ELIGIBLE FOR SUPPORT, APPLICANTS MUST BE REGISTERED, OR HAVE A PENDING APPLICATION TO BE REGISTERED, AS A COLORADO NONPROFIT ORGANIZATION WITH THE COLORADO SECRETARY OF STATE AND BE ORGANIZED IN THE STATE OF COLORADO. APPLICANTS WHO SUBMIT PROOF OF A PENDING APPLICATION MUST ALSO PROVIDE PROOF OF ACTUAL REGISTRATION AS A COLORADO NONPROFIT ORGANIZATION WITHIN ONE YEAR OF RECEIVING GRANT FUNDING.

b. Article VI, Section 1 of the Bylaws shall be amended as follows, , with language removed ~~stricken~~ and language added in ALL CAPS:

~~A. The first meeting of the Committee shall occur between June 1st and September 1st. The purpose of this meeting shall be to discuss any organizational matters to consult with the Town's finance Committee, Finance Department and Town Manager on the recommended amount of funds for the Grant Program and any other preliminary matters which may need to occur prior to September 1st.~~

~~B. The second meeting shall occur between September 1st and September 30th. The purpose of this meeting shall be to review applications submitted by the Grant Program application deadline for completeness and compliance and to discuss applications based on the purpose and goals of the Grant Program as set forth in these Bylaws and the Grant Program Guidelines. The Grant Committee shall also formulate recommendations of which applicants are recommended for consideration by the Town Council. The Grant Committee may schedule additional meetings to accomplish these goals if they cannot be accomplished in one meeting. By no later than September 30th of each calendar year, the Committee shall communicate its recommendations to the Town Manager and Finance Director in order for the Town Manager and Finance Director to incorporate the recommendations into the following year's budget for consideration by Town Council.~~

~~C. Meeting dates shall be set and scheduled by the Committee, as set forth above. Attendance by Committee members at any meeting shall be in person or by telephone conference call where all parties can hear each other.~~

A. GRANT RECOMMENDATIONS SHALL BE MADE NO LATER THAN OCTOBER 30TH OF EACH YEAR.

B. THE INITIAL MEETING SHALL BE SCHEDULED BY THE TOWN CLERK, AND SUBSEQUENT MEETINGS MAY BE SCHEDULED AT THE DISRECTION OF THE COMMITTEE

Section 3. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the Board's intention that the various provisions hereof are severable.

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

ADOPTED AND APPROVED by the Town Council at a regular public meeting held on September 19, 2024.

TOWN OF MOUNTAIN VILLAGE TOWN
COUNCIL

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney



AGENDA ITEM 6
TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 729-2654

TO: Mountain Village Town Council
FROM: Paul Wisor, Town Manager
DATE: September 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

VCA Bus Stop project has gone out to bid with one qualifying applicant. We plan on assessing the bid and construction schedule to make a decision on continuing into construction or re-opening the bid this winter with plans of a spring start of construction. Based on feedback from the construction community, we may have more competition in the winter for the project as companies begin to build out their 2025 schedule as opposed to the current market condition with many companies struggling to finish/dry-in jobs before the weather changes. We expect to have a project bid and construction schedule the week of the 19th to make this assessment.

Road & Bridge

Asphalt patching and repair has re-started around Mountain Village, notably near the entrance to Town. The team is also working on sewer maintenance throughout our system, focusing on repairing old infrastructure and protecting the collection system from water infiltration and inflow (I&I). Road & Bridge has also been assisting with heavy equipment operations for Plaza initiatives.

Water

The pump station is currently undergoing multiple repairs to 2 motors and one pump. The equipment is being rebuilt as expediently as possible to be prepared for winter. Current water production is keeping up with demand. The Double Cabin water tank is being repaired due to some small failures in the coating application of 2023 and is expected to be complete by the week of the 19th – all services are being maintained throughout the repair work.

Plaza Services

Final Market on the Plaza is on the 11th and the crew is shifting towards fall prep work and Christmas decorations are being ordered. The flower bed at the entrance has undergone a complete removal of all old plantings and replaced with 3 spruce trees that will be encircled with

new floral arrangements next summer. The team is also working on reclaiming a section of turf grass near the entrance to be re-seeded with a native grass and wildflower mix.

Facility Maintenance

Town Hall entry area and new offices construction is nearly complete with final furnishings being installed. The new roof on VCA Building #8 is completed. The team will now be focusing on some new street signs for the re-addressing project and troubleshooting general maintenance around the Village.

Vehicle Maintenance

The VM staff has been assisting the Water Department with repairs at the pump station and has nearly completed the bear-proof doors for the new trash compactor building in VCA. Services are being kept in check and new vans have been brought online this month.

Parks and Rec/Parking/Gondola

Parking

Overall August parking numbers, generated using daily noon counts, were down 7.3% when compared to August of 2023. Gondola Parking Garage saw a 15.3% decrease in parked vehicles and Heritage was down 7.6%. Phase 2 structural steel painting in Gondola Parking Garage continues, on-schedule, with a projected completion date of September 30th. On August 1st, levels 1 through 3 were closed, cutting GPG's capacity in half. Painting crews will pause work on the level 3 ramp for the Blues and Brews Festival, which will bring the garage back to full capacity. The lower levels will need to be reclosed after the festival in order to complete this phase of the project. Staff continues daily coordination with the contractor to minimize disruptions to the public. Alternative parking options have been and continue to be messaged to system users.

Gondola / Bus

Gondola ridership YTD is down 0.36% from 2023 having provided 2,307,284 passenger trips through August. Passenger trips totaling 337,874 for the month of August were down 0.59% when compared to August of 2023. With the exception of several shutdowns for lightning, there have no significant downtime events since the last reporting period. Capital grant awards from CDOT's spring call for projects yielded two successful grant applications totaling \$520,000 in State FASTER funds to replace and/or rebuild carrier grip and driveline components that are nearing the end of their useful service lives.

Meadows bus ridership was down 7.1% when compared to August of 2023. YTD Meadows bus ridership is down 5.8%. The Town took delivery of two new grant funded vans on August 15th for the municipal bus fleet. They were put into service on September 2nd as a part of the expanded Meadows Bus service. Between the hours of 7am-9am and 3:30pm-5:30pm service to the Meadows neighborhood has doubled, providing four headways per hour from the Meadows post office. The Town was awarded an FTA section 5311 grant in the amount of \$291,232 to replace two buses that have exceeded their useful life benchmarks. The new buses are expected to be in service for the summer 2025 season.

Parks and Rec

The summer push for the parks and recreation crew continued with the installation of new fences and fresh mulch at Meadows and Sunset Playgrounds. Heavy rains over the past month washed out sections of trail throughout the TMV system, necessitating emergency maintenance to rebuild affected areas. Crews continued revegetation and slash removal activities from new trail construction. Decks were sealed around the paddle tennis hut and the trail to the facility was top dressed with fresh material.

Construction on the VCA to Boulevard and Bear Creek trails are on temporary hold awaiting wetlands reports but are still expected to be built this construction season. Wall construction on Boulevard Trail will be completed the week of 9/8, and improvements to the center section should be wrapped up end of week 9/15. The Boulevard Trail sidewalk re-route at Village Bypass ski run is in the contracting phase and expected to begin construction by end of month. Engineering and design for the new sidewalk on the west side of Mountain Village Boulevard, between Vischer and Aspen Ridge is underway and is anticipated to be built during the 2025 construction season.

On-going routine facility and venue maintenance, general Town-wide beautification, and noxious weed control activities rounded out the schedule for the parks and rec crew since the last reporting period.

Munchkins

The waitlist is public! A big thanks to Katherine Warren for helping to get the waitlist onto our website so parents can follow along on the progress. I hope that making this more transparent will ease the families' stress and anxieties around childcare. We have already received very positive feedback from a few families, saying it's helpful to see where they stand! We currently have 45 families on the waitlist.

The preschoolers are diving into a civics lesson, learning all about elections and how to vote. They are holding an election to vote on a class pet. The candidates are a hedgehog or an axolotl. They will register to vote, research both candidates, talk about the pros and cons of each, and eventually vote in October. Please stop by to see how the election is going!

We have been able to move some students through the program which has opened two spaces in the infant room; the first movement we have had in the infant room since February!

Munchkins will begin to start the search for the staff necessary to open the new room in January. The State requires that the room be set up and staffed before they will increase our licensing capacity.

Community Development

Planning

Planning continues to work through large development applications. Construction Mitigation Plan for the Lot 30 project has been revised for staff approval for initial phases of this development and the permit should be issued by early the week of 9/16. Four Seasons continues to interact with staff on various pre-building permit submittal topics, a right of way encroachment request is before Council this month. Small staff level design reviews for re-roofs, landscaping, minor remodels etc. have stayed fairly consistent, though applications for new single family home design review has slowed. Staff is focusing more on long deferred issues such as process efficiencies, CDC amendments and ADA document compliance issues.

Building

Code books for 2024 code adoption have arrived and staff is spending significant time reviewing those for planned adoption in winter of 2025. Compliance enforcement is up which is usual in the summer building season, and inspectors are also assisting with issues related to CDC compliance. We are taking mostly an educational approach to enforcement issues, and contractors have generally been cooperative. Electrical inspections in Town of Telluride are being conducted by TOMV at this time.

GIS

Phase 2 re-addressing began July 8, and all affected parties were notified. Recently, it was brought to our attention by a resident that post office staff didn't seem to be aware of the change. We now understand that the previous postmaster had left her position unexpectedly and hadn't followed protocol as it relates to re-addressing. We are in contact with the new postmaster, Clint Cloud who as assured us that the situation is being remedied. We will continue to work on making sure we have clear communication with the post office through all future phases of re-addressing. To avoid any difficulties with delivery of ballots for the upcoming election we will pause the next phase of re-addressing until after the election – likely mid November.

Forestry will give a seasonal update as a separate agenda item.

Clerks

I'll open with a very sad note: Deputy Clerk Kim Schooley has taken a Deputy Clerk position in North Las Vegas. Her last day was September 13th and we wish her great success and much happiness in her new adventure.

The 2025 Mountain Village Community Grants Program opened for applications August 26th through September 25th. Applications are encouraged from organizations with programs, projects or services that support and promote a healthy and robust community in Mountain Village.

The Clerk's office continues with document accessibility conversions and training to ensure consistent compliance.

Human Resources

Learning & Development Training: Our 2024 commitment to Learning & Development training continues with September's training titled: "Start With Why: An Upgrade to Old School Customer Service Training." The HR team is currently working on Talent Acquisition and Workforce

Planning: Developing strategies to attract, recruit, and retain top talent that aligns with the organization's long-term needs.

Employee Development: Utilizing NeoGov and its various modules, designing development programs to enhance employee skills, support career growth, and ensure a competitive workforce.

Compensation Strategies: Working with Laurie Graves of Graves Consulting to establish competitive compensation strategies that attract and retain talent while managing costs effectively.

Police

In August 2024, MVPD responded to 626 calls for service. These included the arrest of an intoxicated female who refused to leave a restaurant, disorderly conduct summons issued to two people for fighting, three dog bite cases with summons issued in two of the cases. We also responded to three motor vehicle crashes with one being a hit and run case. There was a disturbance at a local hotel and a shoplifting case that we were not able to identify the suspect. San Miguel Sheriff office requested assistance in their jurisdiction for a physical altercation

MVPD also continued our focus on training this month. Deputy Chief Moir attend a weeklong Rocky Mountain Tactical Team Association conference that included live training on response to several different scenarios. All staff attended stress tolerance training, provided from a former SMSO deputy and completed department policy and procedure “teach backs”. Officers are assigned a particular policy to research and present to the rest of staff. We also completed the second 4-hour training on Haz-Mat response taught by Telluride Fire Protection District staff

We had exciting community involvements in August. MVPD/ TFPD/ SMSO hosted a very successful National Night Out. We originally planned to be at VCA but pivoted due to weather concerns and hosted the event at Station 2 Fire bays. This location worked very well and allowed indoor seating for those that wanted it. Officer Uribe went to Mountain Munchkins and talked to the preschool kids about seat belt safety. We are working with Mountain Munchkins to present topics regularly and have story time at the day care. Sgt Moir and Officer Uribe attended Cafe con la Policia in Telluride and MVPD will be hosting an event in Mountain Village on Sept 17th.

Economic Development, Sustainability, and Communications

Economic Development

The Town is in the contracting phase with the selected consultant for the Village Center Commercial Space Study. We look forward to kicking off this project and expect work to progress over the winter.

The Plaza Vending Committee held its final meeting of the summer, concluding work sessions that informed the revised Plaza Vending Regulations that are being presented today - staff is appreciative of the thoughtful and thorough input provided by all stakeholders. Interface development is underway for the new digital information kiosk with expected installation to be complete before the winter season.

The final Market on the Plaza of the summer was held on September 11 - big kudos to Molly Norton, Brett Button, and the entire Plaza Services team for their hard work in producing and executing what was our best Market season yet!

The winter destination marketing campaign is in the final stages of development and builds upon the summer campaign “Beyond it All”. The full campaign will launch in our destination markets in early October.

Telluride Conference Center

For the first time, the TCC hosted “After the Telluride Film Festival” which featured two screenings of some of the top films from the Telluride Film Festival on Tuesday through Friday of the week following the event. It was a great addition to the Telluride Film Festival experience in Mountain Village and one we hope will continue in future years.

Marketing has begun for the Mountain Village Dinner and a Movie Series which will feature the films “IF” on Friday September 20 and “Dune: Part 2” on Saturday September 21. Each film will feature a variety of seating options, a full dinner menu, traditional movie concessions, and a full bar. Tickets are \$15 for adults and \$10 for kids and Citizens State Bank is sponsoring the event.

Agreements are in place for the TCC’s customer relationship management (CRM) software and event marketing platform with historical information being incorporated into the relevant databases.

Communications/Public Information

In tandem with the Clerk's Office, Kathrine helped launch our 2025 grants application process on a new application software GoSmart. Switching to GoSmart will allow the Town to grant more funds to local non-profits next year due to lower administrative costs. The application deadline for 2025 funding is 11:59 p.m., Wednesday, September 25.

Kathrine has been working with Zipcar representatives to get the program announced and officially launched to the community and has worked with the Forestry Department and US Forest Service in preparation for trail closures during helicopter operations. Both announcements are expected the week of September 16, pending an official start date with the helicopter company.

After some unexpected delays that pushed us too close to the end of the summer, the Community Survey will officially launch in December 2024 and run through January 2025 to capture input from the community during a busier time of year. The survey will be in Spanish and English, and the Town is working with ETC Institutes to administer the survey and process survey results.

IT

The integration of various users and systems into Microsoft's Entra system marks a significant advancement in information technology management. With the anticipated completion in late 2025, this initiative is set to enhance compliance controls across users and devices, ensuring a more secure and regulated IT environment. The completion of the first phase of the 2025 budgeting process, which includes numerous new cybersecurity systems, reflects a proactive approach to digital security. The tech committee's approval in 2024 underscores the strategic planning involved. IT has been busy adding new connectivity for new offices spaces at Town Hall as well as adding additional networking at the Conference Center.

Finance

The Finance team has been deep in the throes of budget and audit – a situation we hope to never have to deal with again.

Town Manager

Ilium Housing

The infrastructure committee continues to meet to discuss how best to finance and construct affordable housing on the Ilium housing parcel. We plan to meet with a non-profit finance group mid-September to learn more about housing finance strategies.

Alexander II – Wastewater Treatment Plant Site Feasibility

Most of the onsite field work will be completed by October working towards a pre-application meeting with the County this fall. We are also working on getting ahead of any requirements needed to best position the property for wastewater treatment plant site permitting. The mayors and managers will meet in early October to discuss timelines and milestones related to the formation of a wastewater authority with the Town of Telluride.

Housing

We did not successfully recruit for a housing manager position with two rounds of openings for the position. We are taking a pause and will regroup in January of 2025 to fill the critical housing position.

Meadowlark

A 60 day notice was anticipated to be issued by the development team to make buyers aware of when we anticipate a Certificate of Occupancy and Closings. The anticipated closings are tentatively scheduled for November 12, and we are hoping it will be moved forward a week or two optimistically but no sooner than October 31st. Housing and Planning staff are preparing for the closings forthcoming. We are excited to have our community members moving into Meadowark. We currently have one unit not under contract which is D106 a townhome.

Grants

The Town was awarded a Zero Emissions Vehicle (ZEV) Workforce Development Grant to procure equipment and tools for electrical vehicle maintenance and to bring ZEV training to Southwest Colorado. Mountain Village partnered with the Town of Telluride and Telluride Tire & Auto Service on this application. The Town and our partners are reaching out to regional municipalities and businesses to invite them to join the ZEV training program, which has open spots for five more vehicle technicians.

The Town of Telluride and the Town of Mountain Village were awarded \$312,000 to develop a Telluride-Mountain Village Comprehensive Transportation Safety Plan. The completion of this plan will qualify us to apply for implementation funding through the same federal program.

In collaboration with the Sneffels Energy Board, the Town was awarded funding assisting with the adoption of 2024 energy and building codes. The funding will be used to purchase technical materials, for Building Department personnel to attend trainings, and to fund a local training in Mountain Village for contractors and building personnel.

The Town has issued a Request for Proposals (RFP) for the Village Court Apartments Bus Stop. Construction of the bus stop is contingent on RFP responses and availability of contractors to begin the work.

Town staff are currently pursuing grant opportunities for water infrastructure, multimodal infrastructure, forest health and wildfire risk mitigation, and community facilities including playgrounds.

Sustainability

The VCA Composting Program has diverted over 4,000 pounds of compostable materials from the landfill in 2024 to date. This is approximately a 26% increase in diversion from the same time period in 2023. Additionally, the Town has a green waste compost bin available for free, public use outside of the Gondola Parking Garage.

The Town will be hosting an EV Ride and Drive event on September 25 in collaboration with Town of Telluride, EcoAction Partners, and Four Corners Office for Resource Efficiency (4CORE).

The Town continues to work with ICLEI on updating TMV's greenhouse gas emissions inventory which is expected to be completed in October. This updated inventory will help inform the completion of the Climate Action Roadmap project. The Town continues to offer great incentive programs to assist our residents and businesses to realize energy savings and increase resiliency. The Building Energy, Solar, Composting, Smart Irrigation, and Fire Mitigation programs are ongoing, and more information can be found on the Town's website. Bruin Waste continues to work through the initial phase of their commercial composting operation with plans to offer commercial composting services to all interested commercial and multifamily properties starting in October 2024.



Workforce Homeownership Initiative Executive Summary

Program Summary: The Foundation's proposed "**Workforce Homeownership**" initiative (a 2-year pilot program) is a comprehensive effort designed to offer both education and financial support to regional workers, helping them purchase a home. Working with families at or below 150% AMI, the initiative aims to strengthen the resilience of Telluride's workforce and enhance the long-term sustainability of our region.

Revolving Fund: All funds deployed will be in the form of a loan ultimately repaid back into the fund (with incentives to the homeowner do that as soon as possible) so that the funds can be redeployed to other qualifying members of our regional workforce.

The Need: Affordable workforce housing in our region has been and remains a key concern for the resiliency and sustainability of our community. The cost of housing in the region, combined with today's high interest rates is making a challenging housing situation even more difficult.

Since the establishment of the Foundation's Community Housing Initiative and taking over management of the Trust for Community Housing's Housing Opportunity Fund (HOF) 18 months ago, many leaders in the region have requested that the Foundation consider developing a more robust form of financial assistance to help members of our essential workforce purchase housing.

Since its inception in 2019 the HOF has awarded \$218k to 88 families serving over 169 individuals. The HOF offers a maximum of a \$5,000 forgivable loan to qualifying families purchasing a home and a maximum of a \$1,000 grant for those qualifying families needing financial assistance to move into a new rental.

The HOF will remain intact (with possibly a new name), serving those needing assistance for rentals only. Those requesting financial support to purchase a home will be directed to the Foundation's new Workforce Home Ownership Initiative.

The Foundation's Role: The Foundation will act as the convener for this pilot program. We will bring stakeholders together to help support the program then leverage/match those funds with other sources of funding with a proposed budget of \$2.4M for the 2-year pilot program. To date, the Telluride Foundation, through committed support from our general fund as well as private donors has raised over \$500k for this program.

The Pilot Program will offer three distinct programs:

- 1. Home Buyer Education:** We recognize that there are a multitude of programs to assist first-time homebuyers for affordable workforce housing. The challenge often is that homebuyers are unaware of the programs available to them. The Foundation will launch a homebuyer education program to help members of our regional workforce better prepare for purchasing their first home as well as provide information about all the programs available in our region that provide financial assistance.
Proposed Goal: Over the 2-year pilot program, provide education to 100 potential homebuyers to help them prepare for their first home purchase as well as access existing mortgage assistance programs offered by private and public institutions.
- 2. Down Payment Assistance (DPA):** In the form of a shared equity loan the program will provide financial support (up to 20% of the cost of a home – not to exceed \$50k for any one household) to help qualifying families with their required down payment allowing them to access the lowest possible interest rate, avoid paying Private Mortgage Insurance and come to the closing table with the funds they need to purchase a home. With support from the 3 regional governments and taxing districts, applicants who live or work in the R-1 School District may qualify for an additional \$50k in DPA.
Proposed Goal: Serve 20 households over the course of the 2-year pilot program helping them purchase a home and remain in the community.
- 3. Mortgage Rate Buy Down (MRBD):** in the form of a low interest loan (max loan \$15k) to allow the buyer to “buy-down” the interest rate charged for their mortgage, lowering their monthly payment which helps them qualify for a mortgage and makes homeownership more affordable. With support from the 3 regional governments and taxing districts, applicants who live or work in the R-1 School District may qualify for an additional \$15K in MRBD.
Proposed Goal: To serve 25 households over the course of the 2-year pilot program.

DPA & MRBD Program Guidelines under consideration:

Eligible Homeowners:

- Borrower (at least one borrower in a co-borrower situation) must work full-time (no less than 1,400 hours annually) in the Telluride Foundation’s service area for at least the past 12 months.
- Borrower(s) may not presently own any other property (residential, commercial, improved or land)
- Borrower(s) may not have liquid assets more than one time their household income. Liquid assets do not include retirement accounts.

- Borrower(s) must have a household income at or below the following income limits (150% Area Median Income).
 - One Person: \$115,125
 - Two People: \$131,532
 - Three People: \$148,032
 - Four People: \$164,437
 - Five + People: \$177,657

Eligible Properties:

- Must be a residence (single family home, townhome, condominium)
- Vacant Land does NOT qualify for this program
- Home purchase price may not exceed \$850,000.
- Home must be, and remain, the borrower’s primary residence.
- Home must be or become “Deed Restricted:

Administration: The Impact Development Fund (IDF) a nonprofit CDFI (Community Development Financial Institution) will administer the program. IDF will qualify the applicants, process, underwrite, originate and carry the loans on their balance sheet (IDF will be the Lender of Record). IDF will provide quarterly statements documenting each outstanding loan, detailing all payments and balances. IDF will also service all loans working directly with the homebuyers as well as collect final amounts due upon sale or refinance. When loans are repaid, funds will stay with IDF until re-deployed. Should the DPA or MRBD programs terminate for any reason, IDF will return all funds to the Foundation as loans are repaid.

IDF FEES: IDF will charge a \$10,000 flat fee to set up the first program (DPA) and \$2,500 for each additional program (ex. MRBD). An additional fee (see chart below) will also be charged annually based on the number of loans IDF is servicing. IDF also charges \$350 - \$750 to originate and service any loan they process which is charged to the Borrower.

Annual Portfolio Servicing Fee:

Number of Loan Files:	1-10	11-25	26-45	46-65	Over 65
Non-Escrow	\$1,500	\$2,500	\$3,500	\$4,500	Call for Pricing

Budget/Funding: We have estimated that a \$2.4M fund is adequate to pilot the program for 2 years.

Program Sponsors: It is our goal to gather significant community-wide support which will significantly increase our ability to raise additional funds from private donors and state and federal agencies. Program Sponsors will hopefully be the Town of Telluride, Mountain Village, San Miguel County, Telluride Fire District, Telluride Hospital District, San Miguel County Library District, Telluride R-1 School District. Each of the taxing districts has expressed interest in supporting the program.

Additional Funding Opportunities: Private Donations, Foundations, Federal/State Grants.

Timeline: Program launch is scheduled for Q1 of 2025.

The Future: We are confident this initiative will provide valuable insights into the needs and impact of what we believe will be a vital service for our regional workforce in the years to come. As the 2-year pilot concludes, the Telluride Foundation, along with our sponsors and supporters, will carefully assess the program's effectiveness and determine whether to expand upon its success or wind it down.



Workforce Home Ownership Initiative - Pilot Program Budget

Expenses	Year 1	Year 2	Total
Homebuyer Education Series	\$25,000.00	\$25,000.00	\$50,000.00
Rental Grants (avg 1,500 grant x 20 per year)	\$30,000.00	\$30,000.00	\$60,000.00
Down Payment Assistance (avg \$80k x 8 in Year 1 & x 12 in Year 2)	\$640,000.00	\$960,000.00	\$1,600,000.00
Mortgage Buydown (avg \$20k x 10 in Year 1 & x 15 in Year 2)	\$200,000.00	\$300,000.00	\$500,000.00
IDF One-time Setup Fee	\$12,500.00		\$12,500.00
IDF Annual Fee	\$1,500.00	\$3,500.00	\$5,000.00
Telluride Foundation Administrative & Fundraising Expenses	\$85,000.00	\$85,000.00	\$170,000.00
Total Expenses	\$994,000.00	\$1,403,500.00	\$2,397,500.00

Revenue *	Year 1	Year 2	Total
Telluride Foundation Initial Investment	\$200,000.00	\$100,000.00	\$300,000.00
Telluride Foundation Annual Fundraising/Private Donatons	\$180,000.00	\$180,000.00	\$360,000.00
Telluride Foundation State/Federal Grants	\$175,000.00	\$175,000.00	\$350,000.00
San Miguel County	\$200,000.00	\$100,000.00	\$300,000.00
Town of Mt Village	\$200,000.00	\$100,000.00	\$300,000.00
Town of Telluride	\$200,000.00	\$100,000.00	\$300,000.00
Telluride Fire District	\$50,000.00	\$5,000.00	\$55,000.00
Telluride R-1 School District	\$200,000.00	\$100,000.00	\$300,000.00
SMC Library District	\$50,000.00	\$50,000.00	\$100,000.00
Telluride Hospital District	\$50,000.00	\$50,000.00	\$100,000.00
Homebuyer Education Sponsors	\$10,000.00	\$10,000.00	\$20,000.00
Total Revenue	\$960,000.00	\$515,000.00	\$2,485,000.00

* All Revenues are estimates

** Funds contributed by the Town of Mountain Village will be restricted to funding R-1 School District loans only



September 12, 2024

Mountain Village Town Council Members
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435

Dear Town of Mountain Village Town Council Members,

I am writing today to provide additional background information for the Telluride Foundation's upcoming presentation at the next Mountain Village Town Council meeting.

Our hope is to discuss the possibility of securing funding from the Town of Mountain Village to support a regional mortgage down payment assistance program for the workforce living and/or working in the Telluride Foundation's service area. The Foundation is launching and managing this program. We intend to have similar conversations (and requests for funding) with the Town of Telluride and San Miguel County as well as with the R1 School, Telluride Hospital, Telluride Fire & Library districts. All funds committed will be used to supplement the Foundation's fundraising efforts to support this program which we plan to launch in the first quarter of 2025.

We would like to reassure the Mountain Village Town Council that any funds received from the Mountain Village for this program would be used exclusively to support homebuyers who presently work and/or live in the R-1 School District and that your funds will be leveraged by funds raised by the Telluride Foundation through charitable donations and grants.

Funds Requested:

\$300K: \$200K for 2025 and \$100k for 2026. This support can be provided in one lump sum or overtime as funds are needed to support the program. Unless otherwise agreed upon, Mountain Village funds will supplement funds raised by the Telluride Foundation for each loan processed. For example, if a member of the regional (R-1 School District) workforce applied and qualified for a \$75,000 loan, \$37,500 would be funded through the Foundation's DPA Fund and \$37,500 would be funded through Mountain Village funding.

Redeployment of Funds: As loans are paid off, all funds received (including any interest or shared appreciation earned) will remain committed to the program to help grow the overall assets of the program and redeploy funds as needed.

Termination of the Program: Should this program terminate for any reason, original amounts contributed by the Mountain Village will be returned to the Mountain Village as loans are paid off.

Thank you so very much for your consideration.

Elaine Demas

Vice President, Operations
Telluride Foundation

Town of Mountain Village

Date: September 13, 2024
To: Town Council
From: Susan Johnston, Town Clerk
RE: Telluride Regional Airport Authority Appointment

From the TRAA Bylaws:

The Telluride Regional Airport Authority Board is comprised of nine voting members, representing the county and municipalities which combined to create the Telluride Regional Airport Authority. Members of the Telluride Regional Airport Authority Board of Commissioners shall be appointed by resolution of the governing boards of each of the following: San Miguel County, Town of Telluride and Town of Mountain Village. Each of the governing boards of San Miguel County, Town of Telluride and Town of Mountain Village shall appoint three regular voting members to the Board of Commissioners of TRAA. In addition, each such governing board may, in its sole discretion, appoint an alternate member of the TRAA Board of Commissioners, who shall be entitled to vote at properly scheduled meeting of the Board of Commissioners of TRAA in the absence of a regular voting member from the town or county from which said alternate member was appointed.

All members of the TRAA Board of Commissioners shall be taxpaying electors, registered to vote, who reside in the town or county from which appointed for not less than thirty days, or who own taxable real or personal property situated within the boundaries of the town or county from which said member was appointed. A change of residence of a member of the Board to a place outside the municipality or county which he or she represents automatically creates a vacancy on the Board as to that municipality or county. The terms of all members of the TRAA Board of Commissioners shall be four years. At the expiration of the term of any commissioner, a new appointment shall be made by the appropriate governing board; any member may be appointed to succeed him or herself, except as otherwise stated herein.

These are the current representatives for Mountain Village:

Bob Patterson	Term Expires: August 2028
Tom Richards	Term Expires: July 2027
Jennifer Vogel	Term Expires: August 2026
Vacant (Alternate)	Term Expires: July 2027

Last month, Council appointed Bob Patterson to the regular seat, thus leaving the alternate seat vacant. Scheduled for appointment at the September 19th Council meeting is one alternate seat for the remaining four-year term ending July 2027. Letter of interest were received from Dan Garner and Clint Warren. Letters are attached.

Suggested Motion:

Motion to approve a Resolution appointing _____ to the alternate seat on the TRAA Board for the remaining four-year term ending July 2027.

Dan R. Garner

253 Adams Ranch Road
Telluride, Colorado 81435
(970) 708-0153 cell
Garnerdr64@gmail.com

September 5, 2024

Mountain Village Town Council.

Dear Council Members,

This letter is my expression of interest in being appointed to an alternate seat on the Telluride Regional Airport Authority Board. As you can see in my bio, I have lived in and been active in Mountain Village affairs for over 25 years. Presently, I find that I have the time and interest to make another contribution to our community.

Very truly,

A handwritten signature in black ink that reads "Dan R. Garner". The signature is written in a cursive style with a large, looped "D" and "G".

Dan R. Garner

Dan R. Garner

Dan spent over three decades auditing and advising companies of all sizes on governance issues -- from billion-dollar corporations to emerging growth companies. He has extensive experience working with such multinational companies as Texas Instruments, Electronic Data Systems, American Express, PepsiCo, Time-Warner and Sperry (Unisys).

As National Director of Ernst & Young's Entrepreneurial Services practice from 1985 to 1994, Mr. Garner was responsible for building that practice into the largest nationwide organization of professionals dedicated solely to advising owner-managed businesses – over 2,000 professionals. Mr. Garner has served as a guest lecturer and been a member of the Entrepreneurship Steering Committee of the Graduate School of Business at the University of Texas at Austin and at NYU's Stern School.

Dan also served as the National Director of Business Management Services for Ernst & Young from 1994 to 1997. In this capacity, he led Ernst & Young's first strategic efforts in business process outsourcing -launching four new businesses that provide outsourcing services. Subsequently, Dan served as Ernst & Young's National Director of Global Employee Solutions.

Since his retirement, he has served as a consultant and a member of the Board of Directors or Advisors for *Infrastructure Defense*, *Kitty Hawk Airlines*; *Horny Toad Activewear*; *AllBusiness.com*; *Global Employers Network (eJobs)*, *Gazelles, Inc.*; *Capitalyst.com*, *Getintegrated.com*, *SES Staffing Solutions*, *Talenthill, Inc.* and *West, Lane and Schlager Realty Advisors*. Dan served on the Audit Committee of several of these companies.

Dan has served on the board as a member of the Finance and Audit Committee of numerous Telluride Not-for-Profit organizations - including eight years on Mountain Village Town Council, four years on Mountain Village Metropolitan District, eight years on the Telluride Historical Museum, over four years on Telluride Montrose Regional Air Organization and eight years on the Telluride Hospital District. A total of 32 years on the Audit Committees of NFPs in Telluride

Dan and Greer have been full time residents of Mountain Village for over 25 years. In 2011, Dan and Greer were selected as Co-Outstanding Citizens of the Year by the Telluride Foundation.

From: [Clint W](#)
To: [mvclerk](#)
Subject: Airport Board Seat
Date: Monday, September 9, 2024 10:20:08 AM
Attachments: [Clint Warren Resume.pdf](#)

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

Hello,

I would like to express interest in serving on the airport board. I am a full-time resident of Mountain Village, having lived here for about 5 years. My professional career has centered around strategy and operations transformations. I have broad experience across a number of industries, and I am currently working in cyber security. I am 40 years old.

I have travelled extensively (approximately 3 cities a week for over 10 years) for both business and personal reasons around the world. I have also professionally served Boeing, Spirit Aerosystems, and Gulfstream. I am an aerospace enthusiast and a PhD mechanical engineer by background. I can see the airport from my home.

I am attaching my professional resume for your reference. Kind regards,

-Clint Warren
117 Lawson Point
206-660-0989

Clint Warren, PhD

206-660-0989 | clintgwarren@gmail.com | [linkedin.com/in/clinton-warren](https://www.linkedin.com/in/clinton-warren)

Strategy and Transformation | Cross-Functional Project Leadership | Executive Presentations Operational Excellence | Data Analysis and Business Intelligence | Team Building

Results-driven strategy and operations leader with top-tier consulting and private equity experience. Adept at leading cross-functional projects from strategy to execution. Non-hierarchical, influential without authority, and known as an independent thinker. Highly analytical, structured problem solver who enjoys delving into data. Collaborative team builder able to inspire change from the board room to the factory floor. Adaptable and self-teaching, comfortable with ambiguity.

PROFESSIONAL EXPERIENCE

Trustwave – Chicago, IL

Trustwave is a globally recognized cybersecurity leader offering managed security services, data security products, and consulting worldwide – backed by our renowned SpiderLabs researchers.

Senior Director of Strategy and Transformation

08/2022 – present

Driving transformation projects across product, engineering, operations, and go-to-market. Leading new offering development and launches. Driving product strategy and technology platform development.

- Aligned company on a new technology strategy and redesign of its core Fusion security platform. Created the business case, aligned top leadership, negotiated partnerships, and reorganized engineering and other support teams.
 - Created cloud financial management program resulting in over 50% cost reduction in its first year. Analyzed AWS data to provide clarity on cost drivers and inform key product decisions. Drove a set of cost cutting initiatives with engineering and product. Established metrics and BI tools to drive continuous improvement.
 - Created automated analysis incorporating operational, financial, HR, and client data to provide detailed client and deal profitability – now the standard for performance management and a primary input for product, operations, and sales decisions.
-

McKinsey & Company – Denver, CO

Director, Global Alumni Operations

09/2017 – 02/2022

Led technology and operations for the Alumni function, which connects McKinsey's 70k+ alumni and provides business intelligence to drive client development, recruitment, marketing, and other activities. Owned flagship technology product, the Alumni Center website, and led team to drive product development, improve enterprise integrations, enhance security, and provide data insights.

- Defined McKinsey's next horizon of alumni engagement strategy, including technology strategy, new offerings (e.g., career services, virtual learning, digital communities), and transforming business intelligence capabilities and client development impact.
 - Greatly increased audience engagement, satisfaction, and added new features such as subscription management, interest tags, and improved security.
 - Managed team of 20+ across engineering, operations, product, content, and data.
-

L Catterton – Greenwich, CT

L Catterton is the largest and most experienced consumer-focused private equity group in the world. The Portfolio Operations team supports deal diligence and partners with company management to implement cross-functional strategic growth initiatives.

Vice President, Portfolio Operations

09/2015 – 09/2017

- Led growth strategy implementation across Steiner Leisure, a wellness and beauty portfolio company. Developed detailed project plans and established PMO process across 5 separate businesses.

- Directly drove the transformation of a key medical service across a 120-unit retail medi-spa business to support store expansion, same-store growth, and rebranding. Led regional pilot which exceeded impact targets.
- Created Portfolio Operations team engagement Playbook, structuring value creation approach, engagement process, knowledge management, and best practices.
- Supported deal diligence by identifying growth levers across a wide range of target companies in food, retail, beauty, and restaurants. Worked closely with consultants, bankers, external data, and domain experts to develop investment strategy.

McKinsey & Company – Seattle, WA and Atlanta, GA

Engagement Manager

08/2012 – 06/2015

Associate

08/2010 – 07/2012

Management consultant directly responsible for designing and delivering client engagements across a variety of industries. Managed teams of 4-8 consultants on strategy and operations projects, with extensive international experience. Expertise in operational transformations, product development, technology strategy, capability building, and project management.

- Increased productivity by 50% in one year at a pharmaceutical manufacturing site. Coached site general manager, designed and delivered leadership and capability building program to 75+ managers.
- Led product optimization program for a consumer appliances brand, generating over 15% increase in gross margin and establishing new capabilities to expand the program across the organization. Facilitated competitor analysis workshops and conducted quantitative and qualitative customer research.
- Created go-to-market strategy for Korean electronics player entering US healthcare market, presented industry overview and strategic recommendations to executive team in Seoul.
- Developed product strategy for a leading-edge semiconductor fab, modeled evolving customer demand to guide highly technical manufacturing capital ramp program.
- Achieved savings of over \$75M/yr. on \$1.6B/yr. of purchased parts at an automotive OEM through improved commercial negotiations and collaborative design improvements. Established new bottoms-up cost modeling capability to support negotiations.
- Designed new technology commercialization organization at an industrial conglomerate while developing a strategic perspective on high potential research and adjacent business opportunities.
- Developed strategic outlook, created internal case studies, and facilitated cross-functional workshops to create a new 10-year strategy for the Technology and Innovation function at a global mining company.

EDUCATION

University of California – Berkeley

Berkeley, CA

Doctor of Philosophy (PhD), Mechanical Engineering

Certificate: Management of Technology (Haas School of Business), additional MBA courses.

Georgia Institute of Technology

Atlanta, GA

Bachelor of Science (BS), Mechanical Engineering – Highest Honors

Certificate: Engineering Entrepreneurship

**RESOLUTION OF THE TOWN COUNCIL
TOWN OF MOUNTAIN VILLAGE, COLORADO
TO APPOINT ONE ALTERNATE SEAT TO THE TELLURIDE REGIONAL AIRPORT
AUTHORITY BOARD OF DIRECTORS FOR THE TOWN OF MOUNTAIN VILLAGE**

Resolution No. 2024-0919-_____

RECITALS

The Town of Mountain Village (the “Town”) is required to appoint the following position to the Telluride Regional Airport Authority (“TRAA”) Board of Directors (the “Board”):

A. One alternate seat expiring July 2027;

NOW THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Mountain Village, Colorado, hereby appoints the following to the Board of TRAA:

TBA to fill the Alternate seat for the remainder of a four-year term;

This Resolution adopted by the Town Council of the Town of Mountain Village, Colorado, at a public meeting held on the 19th day of September 2024.

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home-rule municipality**

Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

By: _____
David McConaughy, Town Attorney



AGENDA ITEM 9
TOWN MANAGER
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 729-2654

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Manager; Lizbeth Lemley, Finance Director; Finn KJome, Public Works Director; Scott Pittenger, Public Works Director

DATE: September 12, 2024

RE: **SGM Capital Reserve Study**

Executive Summary: Building off the 2023 rate study, SGM, at Council's request, is providing a Capital Reserve Study to recommend a replacement schedule for the Town's water system infrastructure.

Background

The purpose of the attached SGM report and presentation is to recommend a replacement schedule for water system infrastructure owned and managed by Town of Mountain Village (the Town), along with present-day and estimated future replacement costs. The recommended replacement schedule balances the replacement of aging infrastructure that is near the end of its anticipated service life with a cost-effective schedule of replacing the water system to minimize the risk of failure for existing infrastructure. The replacement schedule and estimated costs are used to develop long-term reserve goals which can be used by the Town in financial planning and rate setting strategies.

SGM completed a rate study and tap fee study for the Town in 2023 to provide a recommendation and rational nexus for increases in water and sewer rates and tap fees to support the planned capital projects and existing infrastructure, respectively (referred to herein as 2023 Rate and Tap Fee Study). SGM presented the recommendations to the Town Council on October 19, 2023; afterwards, the Council requested SGM conduct this Capital Reserve Study to inform capital improvement project planning and inform future financial planning.

The study builds upon the 2023 Rate and Tap Fee Study to include all infrastructure in the key asset inventory provided by Town Staff in 2023, and evaluates the 2024 present-day replacement costs, expected future replacement costs, and anticipated useful lifetime of the infrastructure.

The exhibits referenced in the report are quite sizeable. For sake of packet length, the exhibits can be found at the link below.

[Town of Mountain Village Reserve Study](#)

CAPITAL RESERVE STUDY

TOWN OF MOUNTAIN VILLAGE

DRAFT



Photo from Town of Mountain Village Webpage

September 2024

Prepared by



118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
970.945.5948 fax

CAPITAL RESERVE STUDY

TOWN OF MOUNTAIN VILLAGE

PREPARED BY

KIMBERLY RIDDLE

REVIEWED BY

BAILEY LEPPEK, PE

SGM PROJECT # 007.06.16 PH. 05

FILE PATH: I:\DURANGO\007-06 TMV\2022\016-RATE STUDY\E-REPORTS\SGM

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1.0 Executive Summary

The purpose of this report is to recommend a replacement schedule for water system infrastructure owned and managed by Town of Mountain Village (the Town), along with present-day and estimated future replacement costs. The recommended replacement schedule balances the replacement of aging infrastructure that is near the end of its anticipated service life with a cost-effective schedule of replacing the water system to minimize the risk of failure for existing infrastructure. The replacement schedule and estimated costs are used to develop long-term reserve goals which can be used by the Town in financial planning and rate setting strategies.

The Town is a municipality in San Miguel County located just southwest of Telluride, Colorado. The Town provides water service to residents of Town of Mountain Village, as well as the Ski Ranches and Skyfield subdivisions. The Town provides wastewater service only to residences of Town of Mountain Village, while Ski Ranches and Skyfield subdivisions are on septic systems. The bulk of the water system was constructed in the 1970's and between 1986-1996.

SGM completed a rate study and tap fee study for the Town in 2023 to provide a recommendation and rational nexus for increases in water and sewer rates and tap fees to support the planned capital projects and existing infrastructure, respectively (referred to herein as 2023 Rate and Tap Fee Study). SGM presented the recommendations to the Town Council on October 19, 2023; afterwards, the Council requested SGM conduct this Capital Reserve Study to inform capital improvement project planning and inform future financial planning.

This study builds upon the 2023 Rate and Tap Fee Study to include all infrastructure in the key asset inventory provided by Town Staff in 2023, and evaluates the 2024 present-day replacement costs, expected future replacement costs, and anticipated useful lifetime of the infrastructure.

To evaluate useful service life and develop a recommended replacement schedule, SGM referred to multiple resources provided by the American Water Works Association (AWWA). Present day costs in this reserve study are based on similar projects in the western slope of Colorado and SGM's experience. Future costs were calculated using consumer price index (CPI) projections applied annually to present-day cost values. Assumptions for inflation are consistent with those used in the 2023 Rate and Tap Fee Study.

The study found that the total present-day cost to replace the existing inventory assets is approximately \$227 Million, with most of the existing infrastructure exceeding 50% of their expected useful service lives. Although full infrastructure replacement can be an overwhelming project to consider, it should be anticipated and planned for. The important, and good news for the Town is that very rarely does an entire water system fail at the same time. Setting savings goals and adjusting rates, pursuing grants, implementing best management practices, and incrementally replacing the infrastructure will help to reduce the financial burden on the Town and its customers.

2.0 Introduction

2.1 Purpose

The goal of this study is to recommend capital reserve goals for the Town based on the expected time-frame and costs necessary to replace the existing water system. This report evaluates all infrastructure in the key asset inventory provided by Town Staff in 2023, and evaluates the 2024 present-day costs, expected future costs, and recommended timeframes to replace the infrastructure.

2.2 Background

The Town is a municipality in San Miguel County located just southwest of Telluride, Colorado. The Town provides water service to residents of Town of Mountain Village, as well as the Ski Ranches and Skyfield subdivisions.

Ski Ranches is an unincorporated subdivision bordering the Town of Mountain Village. Ski Ranches was originally supplied drinking water from wells, until a Metro District was formed in 1982. In 2007, the Town of Mountain Village inherited the Metro District's infrastructure and assumed the responsibilities of providing water and sanitation services. The Skyfield Subdivision is located on the west side of Highway 145. Water is supplied to the Skyfield Subdivision through the Ski Ranches distribution system infrastructure. The bulk of the water system was constructed in the 1970's and between 1986-1996.

The Town provides wastewater service only to residences of Town of Mountain Village, while Ski Ranches and Skyfield subdivisions are on septic systems. Wastewater for Mountain Village is treated at the Regional Wastewater Treatment Plant (Regional WWTP) at Society Turn, which the Town of Telluride (Telluride) owns and manages.

In 2023, SGM conducted a rate and tap fee study for the Town to provide a rational nexus for increasing rates and tap fees to better support the cost of planned capital projects and of existing infrastructure, respectively. SGM presented the recommendations to the Town Council on October 19, 2023. Subsequently, the Town Council requested SGM conduct this Capital Reserve Study to inform capital improvement project planning and inform future financial planning.

This study builds upon the 2023 Rate and Tap Fee Study. For the tap fee evaluation, Town staff provided an asset inventory of all key water and sewer infrastructure. SGM evaluated present-day costs of wholesale infrastructure to recommend an appropriate tap fee that ensures new development has a "buy-in" to the current infrastructure. This study builds upon that tap fee study analysis by evaluating costs for the entire asset inventory, rather than only focusing on wholesale infrastructure. SGM estimated useful life and recommended a replacement schedule for each asset. The full asset inventory is included as **Attachment A**. The full 2023 Rate and Tap Fee Study is included as **Attachment B**.

While Telluride is in the preliminary planning stages of a new WWTP and the Town is responsible for part of the funding of this new WWTP, this reserve study does not incorporate the cost for replacing the WWTP. This is because SGM's 2023 Rate and Tap Fee Study incorporated said cost into the rate adjustments and surcharges approved in October 2023.

3.0 Summary of Existing Water Infrastructure

The asset inventory provided to SGM by Town staff in 2023 forms the basis of the assessment of existing water infrastructure. For each asset, SGM reviewed the approximate date of installation, estimated service life, estimated useful life remaining, and recommended replacement schedule.

To develop life expectancies for various components of the water system, SGM referred to a 2010 American Water Works Association (AWWA) report entitled “Buried No Longer: Confronting America’s Water Infrastructure Challenge.” The report, included as **Attachment C**, gives a time frame for materials based on geographic location and climate conditions. SGM also referenced the AWWA Effective Useful Life (EUL) Tool, which is a database of EUL values listed by specific asset type collected from approximately 40 utilities across the United States. The estimated service lives are based on the 2010 AWWA report and the EUL Tool.

A detailed summary of the key infrastructure is listed in **Attachment A**.

3.1 Water Lines

The Town’s existing water lines are largely comprised of 8-inch ductile iron (DI) pipe, which accounts for 69% of all water lines. The Town’s GIS database accounts for 5,972 linear feet of 3-inch DI pipe; 5,877 linear feet of 4-inch DI pipe; 15,006 linear feet of 6-inch DI pipe; 125,574 linear feet of 8-inch DI pipe; 16,538 linear feet of 10-inch DI pipe; and 12,938 linear feet of 12-inch DI pipe.

The water lines) are believed to be constructed between 1986 and 1996. A summary of the existing water lines is provided in **Table 3-1** below.

Table 3-1. Water Line Inventory

Size	Material	Length	Installed	Approximate Age
<i>inches</i>	<i>type</i>	<i>linear feet</i>	<i>approx. date</i>	<i>years</i>
3	DI	5,972	1986-1996	38
4	DI	5,877	1986-1996	38
6	DI	15,006	1986-1996	38
8	DI	125,574	1986-1996	38
10	DI	16,538	1986-1996	38
12	DI	12,938	1986-1996	38

The estimated service life of DI pipe is 60 years. Therefore, at a current age of approximately 38 years, the water lines still have about half of the estimated service life left.

3.2 Sewer Mains

The Town’s GIS database lists that the existing sewer line system is composed of 155,560 linear feet of 8-inch SDR-35 PVC pipe. The sewer lines were installed between 1986 and

1996 in conjunction with the water lines. A summary of the existing sewer lines is provided in **Table 3-2** below.

Table 3-2. Sewer Line Inventory

Size	Material	Length	Installed	Approximate Age
<i>inches</i>	<i>type</i>	<i>linear feet</i>	<i>approx. date</i>	<i>years</i>
3	DI	5,972	1986-1996	38

The estimated service life of the sewer lines is 70 years. Therefore, the sewer lines are at approximately 54% of the expected useful service life.

3.3 Wells

According to the key infrastructure inventory supplied by Town Staff, the Town currently has sixteen wells built between 1986 and 1996, and nine additional proposed wells that have yet to be built, resulting in a total of 25 wells. A summary of the wells is provided in **Table 3-3** below.

Table 3-3. Water Well Inventory

Quantity	Installed	Approximate Age
<i>#</i>	<i>approx. date</i>	<i>years</i>
16	1986-1996	38
9	Proposed	0

The estimated useful service life of a water well is 50 to 75 years, depending on the usage and maintenance of the well. To extend the life of the wells, SGM recommends the wells be inspected every five years with a downhole video to help assess the condition of the casing and determine if additional mechanical or chemical cleaning is needed. At a minimum, the Town should plan to rehabilitate each well every 15 to 20 years. Pumps typically last 15 to 20 years depending upon how they are operated.

This reserve study considers the cost of completely replacing the original wells and pumps, rather than conducting cleaning and rehabilitation.

3.4 Tanks

The Town's asset inventory listed a total of six tanks. There are two 100,000-gallon tanks built between 1986 and 1996; two 200,000-gallon tanks built in 1986 and 1991; one 500,000-gallon tank built in 1986; and one 2,000,000-gallon tank built in 1986. A summary of the Town's existing tanks is listed in **Table 3-4** below.

Table 3-4. Water Tank Inventory

Quantity	Size	Installed	Approximate Age
#	gal	approx. date	years
2	100,000	1986-1996	38
1	200,000	1986	38
1	500,000	1986	38
1	2,000,000	1986	38
1	200,000	1991	33

The average estimated service life for a welded steel tank is approximately 50 years. To maximize service life, SGM recommends regular maintenance and recoating the interior and exterior of the tank every 20 years.

3.5 Other Key Infrastructure

The Town owns one pump station that is approximately 38 years old, having been installed between 1986 and 1996. Pump stations have an average service life of 53 years, with a full service life lasting up to approximately 80 years. The pump station inventory is listed in **Table 3-5** below.

Table 3-5. Pump Station Inventory

Quantity	Installed	Approximate Age
#	approx. date	years
1	1986 - 1996	38

Additionally, the Town owns 706 manholes and 330 hydrants which were installed between 1986 and 1996. The expected service lives are 75 and 40 years, respectively. While the manholes are well within their expected useful life, the hydrants are nearing their expected service lives. The manhole and hydrant inventories are included in **Table 3-6** and **Table 3-7**, respectively.

Table 3-6. Manhole Inventory

Quantity	Installed	Approximate Age
#	approx. date	years
706	1986 - 1996	38

Table 3-7. Hydrant Inventory

Quantity	Installed	Approximate Age
#	approx. date	years
330	1986 - 1996	38

There are six chlorine buildings listed for Mountain Village in the asset inventory. The chlorine buildings are believed to be constructed between 1986 and 1996. The

estimated service life for a chlorine building is 40 years, and the chlorination equipment and instrumentation inside the buildings will likely need to be replaced every 10 years. The chlorine building inventory is listed in **Table 3-8** below.

Table 3-8. Chlorine Building Inventory

Quantity	Installed	Approximate Age
#	<i>approx. date</i>	<i>years</i>
6	1986 - 1996	38

4.0 Present-Day Costs

SGM's present day costs were estimated based on SGM staff experience and expertise, similar projects in the region, AWWA guidance documentation, and recent material and installation costs¹.

SGM calculated a 2024 unit price cost using the methodology described in the 2023 Rate and Tap Fee Study (**Attachment B**) as well as material and installation pricing from recent projects throughout western Colorado. Present day material pricing was applied to the inventory of the Town's water infrastructure to calculate the present-day cost of replacing the system which is shown and summarized in **Table 4-1**.

4.1 Wells

The present-day cost for fully replacing the water wells was estimated using a 2021 project cost for a local well development project by SGM in the Mountain Village area. The estimated project cost for each well, adjusted for inflation to 2024 values (using an inflation rate of 4.76% per year), equated to \$170,000 per well, which included:

- Drilling an exploratory replacement well
- Completing the well with casing
- Water quality and quantity testing
- A well pump, motor, and connection
- Controls and electrical connection, and
- Construction labor and engineering design costs

At a cost of \$170,000 per well, the present-day cost to replace all 16 existing wells and construct all 9 proposed wells would be \$4.25 Million.

4.2 Chlorine Buildings

The estimated cost for replacing each chlorine building is about \$2.0 Million. This cost was estimated by SGM's Water/Wastewater Treatment Team, which regularly designs and estimate costs for similar systems. This cost includes the building itself as well as all equipment and instrumentation as follows:

- The actual building, with approximate size of 650 square feet and a cost of \$1,400 per square foot (~\$1.0 Million)
- Magnetic Flow Meters: 4 count (\$15,000 each)
- Pressure Transmitters: 4 count (\$5,000 each)
- Pressure Gauges: 4 count (\$500 each)

¹ While SGM can provide reasonable estimates of cost, SGM has no control over the cost of labor, materials, equipment, or services furnished by others, over contractor's methods of determining prices, or over-competitive bidding or market conditions, SGM cannot and does not guarantee that actual construction cost will not vary from the cost estimates listed herein.

- Well Service Air Valves: 4 count (\$7,500 each)
- Variable Frequency Drives (VFDs): 4 count (\$20,000 each)
- Chlorine Analyzers: 1 count (\$7,500 each)
- Process Piping and Valving: \$100,000 allowance
- Pipe Supports: \$25,000 allowance
- 15% installation fee including site/civil work, control panels, integration, electrical service, bonds, insurance, contingency, and engineering.

At a unit cost of \$2.0 Million each, the total cost to replace all six chlorine buildings would be \$12.0 Million.

4.3 All Other Key Infrastructure

SGM approximated the cost of all water and sewer lines, tanks, pumps, hydrants, and manholes in the 2023 Rate and Tap Fee Study (**Attachment B**). The water line costs were based on a 2023 construction bid for water line replacements outside of Aspen, Colorado. Sewer line and manhole costs were estimated based on a 2022 Capital Improvement Plan for a nearby water provider prepared by SGM and adjusted for inflation. Costs of all other infrastructure were estimated by SGM's municipal and water/wastewater treatment teams, which regularly design and estimate costs for similar systems. SGM used the estimated costs in the 2023 Rate and Tap Fee Study and adjusted for inflation for 2024 values using a 4.76% inflation rate.

4.4 Present Cost Summary

An overview of the Town’s water and sewer asset inventory and replacement costs, adjusted to 2024 dollars and incorporating wells and chlorine buildings is summarized in **Table 4-1** below.

Table 4-1. Overview of Water and Sewer Asset Inventory

System Component		Quantity	Cost in 2024 Dollars
Water Mains	<i>3-in</i>	5,971 LF	\$3,820,955
	<i>4-in</i>	5,877 LF	\$3,760,431
	<i>6-in</i>	15,005 LF	\$9,601,748
	<i>8-in</i>	125,574 LF	\$81,928,875
	<i>10-in</i>	16,537 LF	\$11,010,805
	<i>12-in</i>	12,937 LF	\$8,803,181
Sewer Mains (8-in)	<i>Primary Lines</i>	54,607 LF	\$22,340,082
	<i>Secondary Lines</i>	22,597 LF	\$9,244,863
	<i>All Other Lines</i>	78,355 LF	\$32,055,776
Wells		21 CT	\$4,250,000
Chlorine Buildings		5 CT	\$12,000,000
Tanks		6 tanks 3.1 million gallons	\$17,722,855
Pumps		1 CT	\$524,500
Hydrants		330 CT	\$4,154,040
Manholes		706 CT	\$6,121,009
Total Replacement Cost			\$227,339,112

Notes: LF = linear feet; CT = count

As shown in **Table 4-1**, the total present-day cost to replace the existing inventory assets is approximately \$227 Million.

5.0 Future Costs

Expenses will increase each year with inflation. Long-term inflation rates were determined to be 3% based on the average increase in consumer price index for the Western United States over the last ten years (2013-2024). SGM conservatively selected inflation rates for 2024-2026 to reflect the short-term inflation rate from 2022-2024 at an average rate of 4.90%. Assumptions for inflation are generally consistent with those used in the 2023 Rate and Tap Fee Study, with minor updates for inflation in 2023 and 2024. The inflation assumptions are summarized in **Table 5-1** below.

Table 5-1. Inflation Assumptions for Future Costs

Year	Inflation	Explanation
2024	4.90%	* 4.90% = Average recent increase in consumer price index in Western US – short-term (2022-2024)
2025	4.90%	
2026	4.90%	
2027 on	3.00%	* 3.0% = Average recent increase in in consumer price index in Western US – long-term (2013-2024)

Figure 5-1 illustrates the total present cost for replacing the Town’s infrastructure, as outlined in **Table 4-1**, and the projected future costs based on the inflation rates listed in **Table 5-1**. The Town’s infrastructure is mostly 38 years old, and much of the aging infrastructure will likely need to be replaced around 2060 (explored further in **Attachment A**).

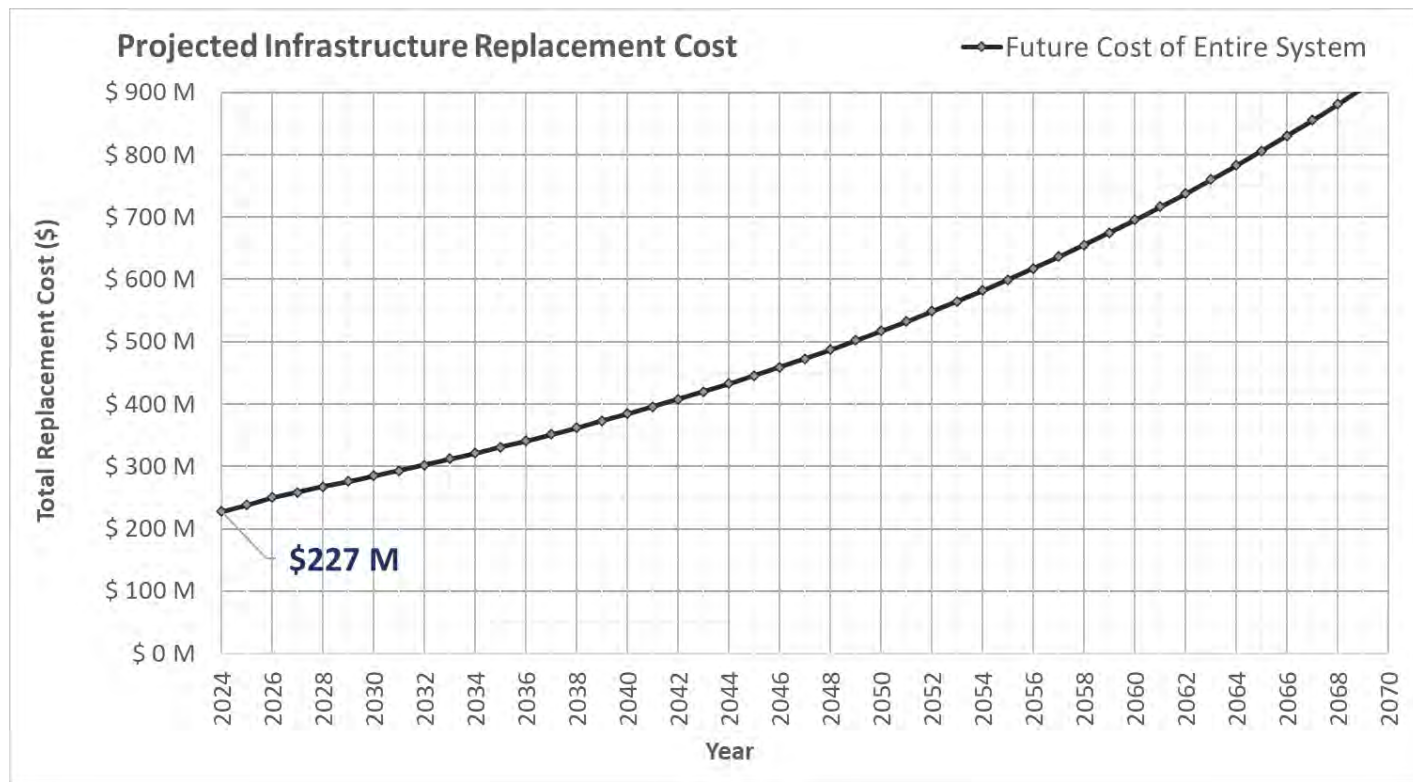


Figure 5-1. Projected Future Infrastructure Replacement Costs

6.0 Financing Options

This section summarizes available financing options for the infrastructure replacements and improvements outlined in this report. This report has identified a total of \$227 Million for the cost to replace all the aging infrastructure.

What is the most economical method of financing the Town's aging infrastructure? The bottom line is there is no simple solution. The Town is not alone in facing the challenge of replacing aging infrastructure. The price of water across the country generally does not reflect the cost of operations and infrastructure maintenance and replacement. The persistently low price of water contributes to the difficulty that water utilities face in funding renewal and replacement efforts. The US is funding just one-third of its water infrastructure needs².

SGM recommends two broad options each with multiple scenarios as described below.

6.1 Incremental Savings

One approach is to incrementally increase rates to develop a Capital Reserve Fund which is used as required to begin to replace the infrastructure over a period of time that represents an annual replacement of a set percentage of the asset value. This approach is practical because even though most of the infrastructure is nearing theoretical useful life, infrastructure does not suddenly fail at the same time. Rather, water infrastructure will begin to fail from leakage, interruption of service, lack of reliability, and in some cases lack of compliance with recent codes and regulatory requirements which can result in higher risk to the Town.

This approach is recommended by the Environmental Protection Agency³ by “structuring water bills not by usage, or how much water each household consumes, which is the most common current practice, but to a fixed fee that includes a portion that pays for the systems eventual end of life”.

In order to catch up to a normalized annual investment, SGM recommends the Town budget for at least 4% of the total \$227 M asset value per year for replacement, which equates to approximately \$9.1 M in 2024 dollars with an additional \$10 M per year. If the savings goal is less than inflation (being a 3% average over the last 12 years (see **Table 5-1**)), then the Town will get behind whereas if the Town saves slightly more than inflation (at least 4%) then the savings will slowly catch up with inflation and the future costs will be met (by 2067 at a 4% rate). Additionally, the Town should decide what percentage of the total replacement cost they would like to save and have on-hand. To visualize this, **Figure 6-1** through **Figure 6-4** show, respectively, 100%, 75%, 50%, and 25% of the total projected infrastructure replacement costs, and how much the Town needs to save annually to reach the respective replacement goal. Each figure shows the present-day replacement goal cost as well as the future breakeven cost. The savings scenarios illustrate additional annual savings needed (above current reserves), not the total recommended reserve balance.

² <https://www.nuca.com/cleanwater>; <https://www.kwwoa.org/wp-content/uploads/2017/12/January-2018-Newsletter.pdf>

³ <https://www.gov1.com/infrastructure/articles/how-can-water-systems-pay-for-aging-infrastructure-PROJ4pahrlQJoAqr/>

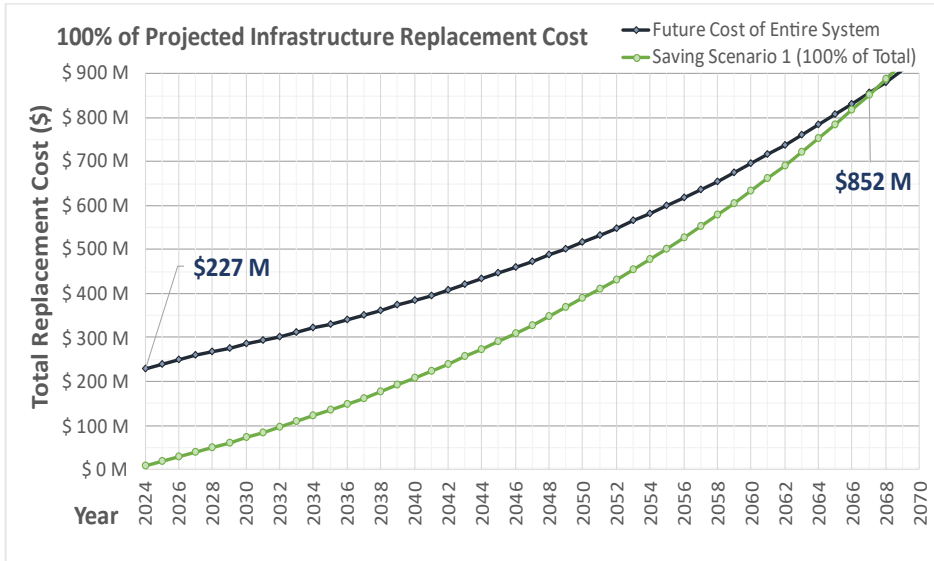


Figure 6-1. Future Cost Goal and Savings Scenario for 100% of Total Cost

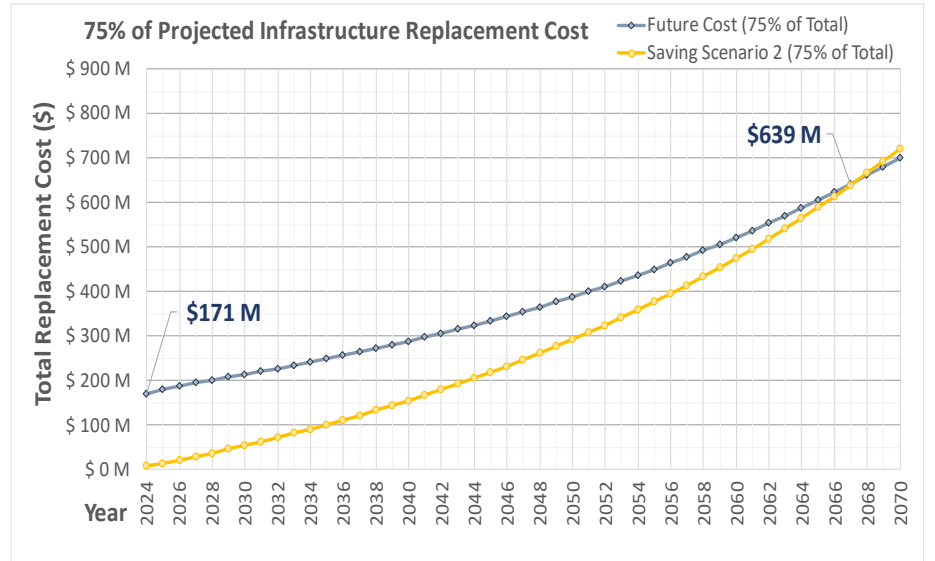


Figure 6-2. Future Cost Goal and Savings Scenario for 75% of Total Cost

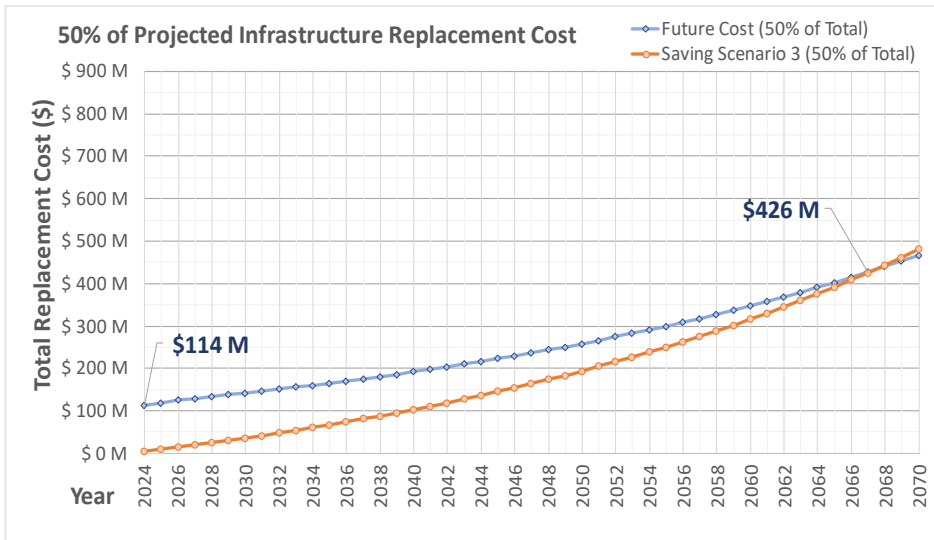


Figure 6-3. Future Cost Goal and Savings Scenario for 50% of Total Cost

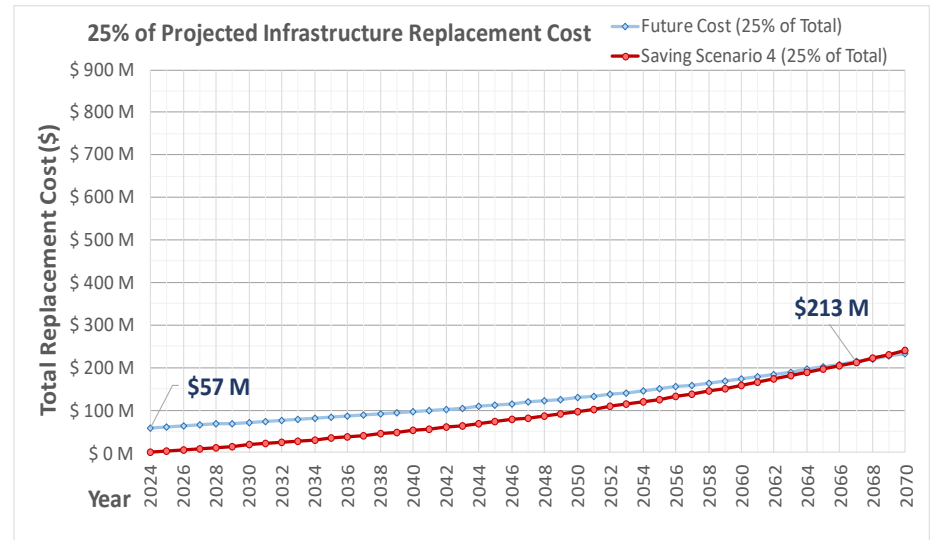


Figure 6-4. Future Cost Goal and Savings Scenario for 25% of Total Cost



A combination of the different savings and goal scenarios is summarized in **Figure 6-5** below.

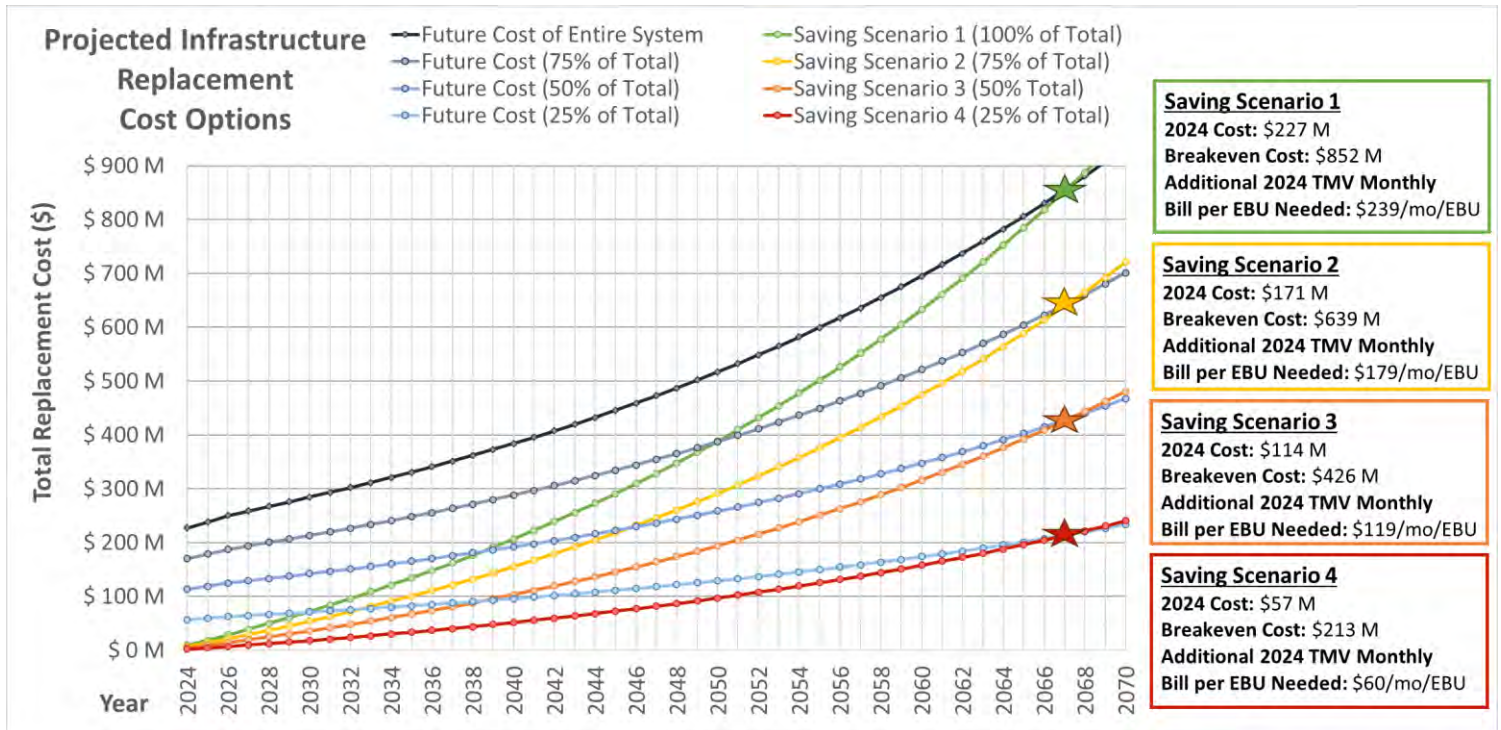


Figure 6-5. Summary of Future Cost and Savings Goal Scenarios

As shown in **Figure 6-5**, the Town could meet a 100% asset replacement goal by 2067 (\$227 M in 2024 dollars, projected to be \$852 M in 2067 dollars) by saving 4% of the total asset cost per year. The 4% annual savings would be \$9.1 M in 2024 dollars, projected at \$34.2 M in 2067 dollars.

6.1.1 Interest on Investments

As the Town builds savings to fund future asset replacement, the Town will earn investment income on the reserve balance. The actual amount of investment income will depend on the reserve account balance and the interest rate. The Town actively invests its reserve funds, and has seen interest rates near 5% in recent years, but interest rates below 1% after the Covid 19 pandemic. Town staff have chosen to plan for an interest rate of 2% based on their experience. Staff consider this to be a conservative projection.

The amount of investment income also depends on the reserve account balance. SGM projected investment income based on the total reserve savings goal. Based on the age of the current infrastructure, most of the infrastructure will likely need to be replaced around 2060, meaning most of the reserve balance would not be needed until around that time. However, as the Town may use portions of this balance to begin infrastructure replacement as individual components break or wear out, portions of these savings may be spent early, lowering the reserve fund and therefore lowering the investment income. Because most of the infrastructure replacement is projected to be needed around 2060, SGM finds it reasonable and appropriate to base investment income on the total reserve goal for each year. It is worth noting that the resulting bill per EBU is not highly sensitive



to the assumptions around investment income, as most of the annual savings will be met by rate increases, not investment income. Incorporating investment income into the projections had the effect of reducing the monthly bill per EBU by \$4, from \$243/month/EBU to \$239/month/EBU.

6.1.2 Rate Increases Necessary to Fund Reserves

To achieve a 100% reserve goal would require an average addition of \$239 per month per EBU to the monthly combined water and sewer bill, with an increase of about \$10 annually to offset inflation. The monthly bill increase per EBU is *in addition* to current utility rates. The current utility rates have been set to cover operations and maintenance costs and known and planned capital improvement projects. The reserve goal is set to replace aging infrastructure, the costs for which are not already factored into capital project planning and are not factored into the current rates. **Figure 6-5** outlines the projected cost, cumulative annual savings, and respective increase in monthly bill per EBU (in 2024 dollars) needed for each saving scenario.

It is important to note that SGM maintained similar assumptions for this analysis as with the 2023 Tap Fee assessment, wherein the rates are estimated using Mountain Village EBUs only. The Ski Ranches and Skyfield systems have a separate sewer system but receive water through the same system as the Town. Therefore, the Town has historically made tap fees for the existing infrastructure for Ski Ranches be 50% of the tap fees for the Town to contribute to the existing water system. There is additional distribution infrastructure associated with Skyfield compared to Ski Ranches, so the ratio for Skyfield is 75% of the tap fees for the Town. The purpose of the tap fee is to ensure that the developers have a “buy-in” to the existing system. The reserve study uses a similar concept where existing development has a “buy-in” to the responsibility of replacing aging infrastructure. Therefore, the reserve study uses the same methodology (Ski Ranches at 50%, Skyfield at 75%, Town of Mountain Village at 100%).

For the total replacement cost saving scenarios, SGM analyzed the Town’s projected infrastructure cost for water and sewer to determine an updated combined savings needed and recommend applying the same percentages currently used for Ski Ranches and Skyfield for any updated rates (50% and 75%, respectively). See **Table 6-1** for an example. This approach is consistent with the assumptions used in the 2023 Rate and Tap Fee Study and is the most conservative savings approach.

As shown in **Figure 6-5**, in order to fund the infrastructure replacement costs, rates would need to increase an additional \$60 to \$239 per EBU per month on top of the current rates depending on the Town’s chosen saving goal. **Figure 6-6** and **Figure 6-7** show an example average monthly water and sewer bill, respectively, for a single-family residence (1 EBU) under the various savings scenarios.

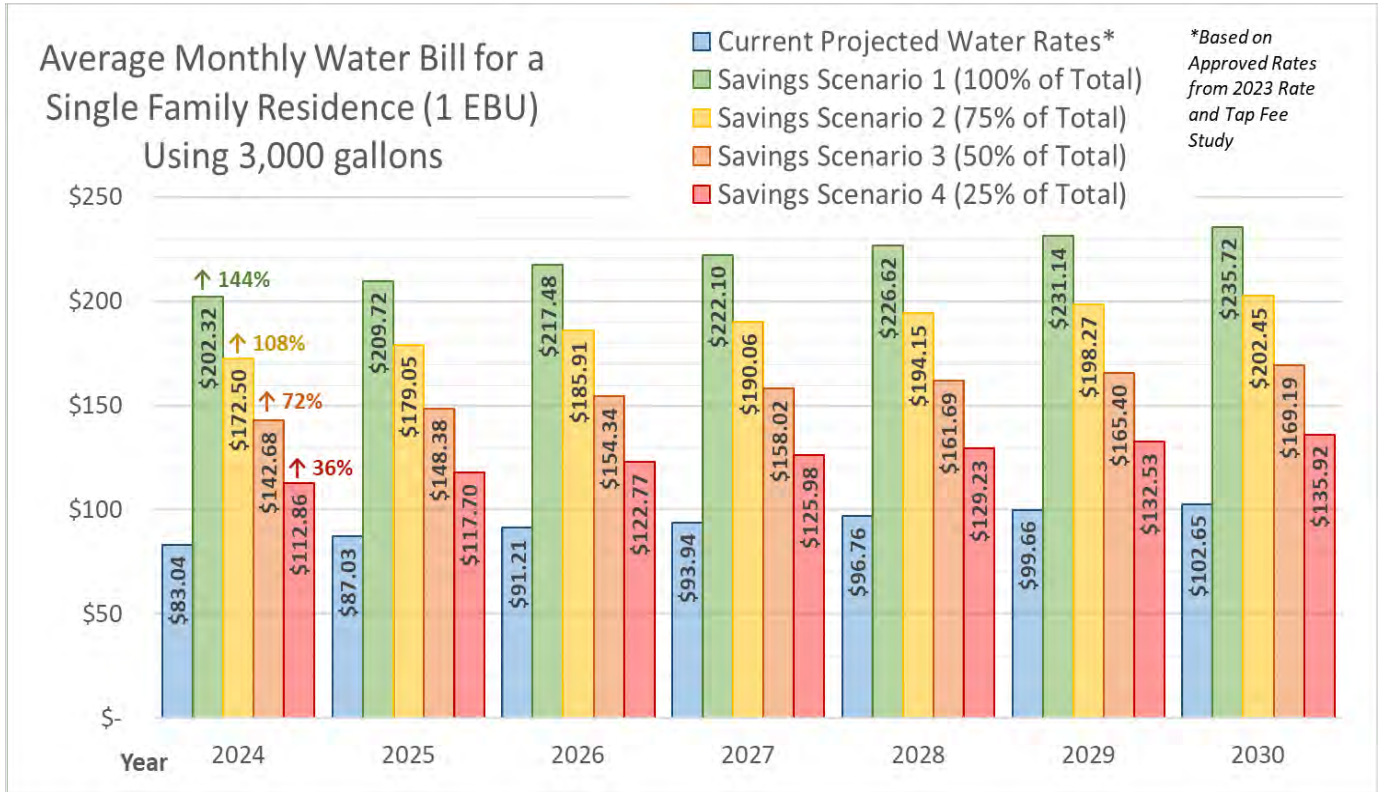


Figure 6-6. Average Monthly Water Bill for TMV Resident under Various Savings Scenarios

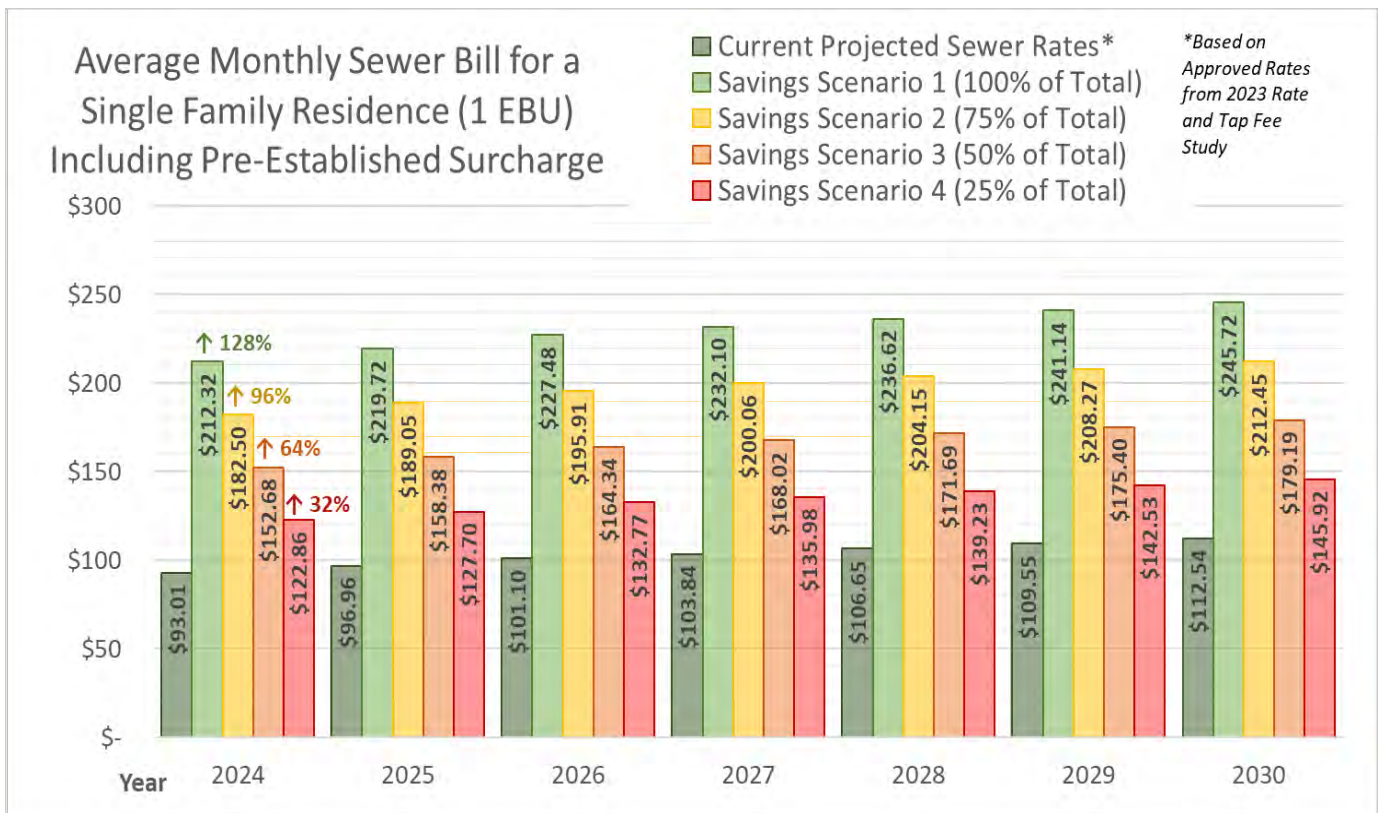


Figure 6-7. Average Monthly Sewer Bill for TMV Resident under Various Savings Scenarios

Table 6-1 shows an example of the increases per water and sewer bill per EBU for each scenario for Mountain Village, Skyfield, and Ski Ranches.

Table 6-1. Increases for Mountain Village, Skyfield, and Ski Ranches Water and Sewer Bills

Funding Scenario	Combined Additional Monthly Bill	Mountain Village		Skyfield		Ski Ranches	
		Increase in Water Bill	Increase in Sewer Bill	Increase in Water Bill	Increase in Sewer Bill	Increase in Water Bill	Increase in Sewer Bill
		50% of Total	50% of Total	75% of Total	N/A	50% of Total	N/A
Scenario 1 (100% of Total)	\$239/mo/EBU	\$119	\$119	\$179	—	\$119	—
Scenario 2 (75% of Total)	\$179/mo/EBU	\$89	\$89	\$134	—	\$89	—
Scenario 3 (50% of Total)	\$119/mo/EBU	\$60	\$60	\$89	—	\$60	—
Scenario 4 (25% of Total)	\$60/mo/EBU	\$30	\$30	\$45	—	\$30	—

6.2 Debt Service

A second option is to finance the replacement by issuing debt and making annual or monthly debt service payments for principal and interest. **Table 6-2** shows an example of the debt service in annual and monthly payments for increments of \$25 Million of debt. The table starts at \$25 Million and ranges up to the replacement cost of the entire existing infrastructure (\$227 Million). Mountain Village likely qualifies as a Direct Loan Non-Disadvantaged Community under the State Revolving Fund; therefore, the assumed interest rate for **Table 6-2** was 3.5% for a 30 year loan term⁴. The table also shows how much the interest payments will be for the period of the debt repayment period of 30 years. This table further shows the amount rates would have to be increased for each customer at buildout, assuming the number of EBUs at buildout for the Mountain Village is 3,113 EBUs, as estimated by Town staff. As described in **Section 6.1**, the rates are estimated using Mountain Village EBUs only—the rates for Ski Ranches and Skyfield would be 50% and 75%, respectively, of the established Mountain Village rates (the same ratios used for setting tap fees).

6.3 Funding Recommendations

SGM recommends the Town replace aging infrastructure incrementally over the next 40 years. While we don't necessarily advocate for any of the financing alternatives herein, this study emphasizes the gravity of the challenges posed by aging infrastructure and high inflation and highlights the importance of developing saving goals to replace aging infrastructure. We recommend that the Town aggressively pursue grant and loan opportunities through State and Federal agencies to reduce the strain on water and sewer customers' bills.

⁴ <https://www.cwrpda.com/current-interest-rates>



Table 6-2. Debt Service Example Summary

Amount to Borrow	% of Present Day Cost	Interest (i)	Term Length (n)	Present to Annual (a/p)	Debt Service Cost		Cost to TMV Residents (3,113 EBU at Buildout)		Interest Paid Over Term Length
					(annually)	(monthly)	(annually)	(monthly)	
(\$)	(\$)	(%)	(years)	(%)	(annually)	(monthly)	(annually)	(monthly)	(\$)
\$25.0 M	11%	3.5%	30	5.44%	\$1.4 M	\$0.11 M	\$437	\$36	\$2.2 M
\$50.0 M	22%	3.5%	30	5.44%	\$2.7 M	\$0.23 M	\$873	\$73	\$4.4 M
\$75.0 M	33%	3.5%	30	5.44%	\$4.1 M	\$0.34 M	\$1,310	\$109	\$6.6 M
\$100.0 M	44%	3.5%	30	5.44%	\$5.4 M	\$0.45 M	\$1,747	\$146	\$8.7 M
\$125.0 M	55%	3.5%	30	5.44%	\$6.8 M	\$0.57 M	\$2,183	\$182	\$10.9 M
\$150.0 M	66%	3.5%	30	5.44%	\$8.2 M	\$0.68 M	\$2,620	\$218	\$13.1 M
\$175.0 M	77%	3.5%	30	5.44%	\$9.5 M	\$0.79 M	\$3,057	\$255	\$15.3 M
\$200.0 M	88%	3.5%	30	5.44%	\$10.9 M	\$0.91 M	\$3,493	\$291	\$17.5 M
\$227.3 M	100%	3.5%	30	5.44%	\$12.4 M	\$1.03 M	\$3,966	\$330	\$19.9 M

7.0 Other Recommendations

While it is important to proactively begin developing saving goals to replace the Town's aging infrastructure, there are other recommendations that could help lessen the immediate financial burden on the Town and the customers.

7.1 Maintenance and Best Management Practices

This report assumes full replacement costs of all aging infrastructure; however, regular maintenance, rehabilitation and repair of aging infrastructure, and utilizing best management practices (BMPs) can help extend the life of the infrastructure and help manage costs. Some examples include:

- Water tank maintenance, which includes sand-blasting and recoating the interior and exterior of the tank every 20 years.
- Wells should be inspected every five years with a downhole video to help assess the condition of the casing and should be mechanically or chemically cleaned every 15 to 20 years.
- Sewer and water lines should be regularly flushed and video inspected.
- Sewer manholes should be inspected and repaired on a regular basis.
- Polyphosphate can be added to water lines to minimize corrosion and extend the pipeline life⁵.
- Annual leak detection program on the water system can locate leaks and make repairs to extend the life of water pipelines.
- Trenchless technologies such as cured-in-place pipe (CIPP) lining, pipe bursting, and slip lining could be used to rehabilitate aging sewer pipes without extensive excavation.

7.2 Capital Improvement Planning

The Town's most recent formal Capital Improvement Plan (CIP) report was prepared in 2017 by Russel Planning & Engineering. The Town has since been maintaining its own list of capital projects. SGM recommends the Town complete another formal, comprehensive CIP to develop long-term infrastructure plans that prioritize maintenance, repairs, and replacements based on asset condition assessments and risk analyses. By planning strategically and proactively, the Town can optimize their capital investments and minimize the need for emergency repairs.

7.3 Community Engagement

Water is expensive to treat and distribute and yet is often provided to customers at a relatively low price. When rate increases do occur, there is often a negative response from customers over the increased financial burden. Utility providers can help mitigate

⁵ [The-Use-of-Phosphates-For-Potable-Water-Treatment.pdf \(phosphatesfacts.org\)](https://www.phosphatesfacts.org/The-Use-of-Phosphates-For-Potable-Water-Treatment.pdf)

this negative response through outreach and education to help community members understand the magnitude of the cost required to treat water and wastewater and maintain key infrastructure.

SGM recommends using this report and further community outreach to foster open communication and collaboration with customers and stakeholders to raise awareness about the importance of infrastructure investment and the need for rate adjustments. By engaging with the community and building public support, the Town can navigate the challenges more effectively and ensure that rate increases are perceived as necessary investments rather than just burdensome expenses.

8.0 Conclusions

In summary, in order to replace and upgrade the Town's water and wastewater systems, the Town should expect to spend roughly \$227 Million over the next 40 years. The Town has multiple options for funding the replacement of the infrastructure as explored in **Section 6**. In addition to funding options, the Town should plan to replace the infrastructure in phases.

SGM recommends considering the replacement of the most critical pieces of infrastructure, portions of the infrastructure that have resulted in recent repair costs, remaining service life, and proximity to adjacent infrastructure, such as valves and original fire hydrants. The perfect replacement plan would be to replace everything just before it fails; however, determining the exact date of failure is very difficult. Therefore, SGM recommends replacing infrastructure slowly and incrementally. SGM recommends developing a funding mechanism now to build up a reserve fund for replacement of the infrastructure as it fails or is replaced.

Overall, full infrastructure replacement can be an overwhelming project to consider, but should be anticipated and planned. The important point – and good news for the Town – is that very rarely does an entire water or wastewater system fail at the same time. Operators can take proactive steps to assure the water and wastewater systems will last as long as possible. SGM understands that funding 100% of the suggested projects in 40 years may not be practical or necessary, however, the Town should begin to raise rates to fund each phase of replacing the water system.

LIST OF ATTACHMENTS

- Attachment A – Infrastructure Inventory
- Attachment B – SGM 2023 Rate and Tap Fee Study
- Attachment C – AWWA 2010 Report “Buried No Longer: Confronting America’s Water Infrastructure Challenge”

Attachment A

Infrastructure Summary

Attachment B

SGM 2023 Rate and Tap Fee Study

Attachment C

AWWA 2010 Report



The following Business & Government Activity Report (BaGAR) is not accessible to assistive screen readers. For assistance in accessing and understanding this document, please email jvergari@mtnvillage.org or call 970-728-8000.



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

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 %		-93.60%		98.64%	0.91%	99.15%	-99.15%	-100.0%
# Vacated Units	3	(6)	36	3	(2)	21	15	71.4%
# Work Orders Completed	20	(12)	413	17	(64)	194	219	112.9%
# on Waiting List	223	73		95	(4)		128	134.7%
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	1,010	110	6,081	905	(66)	5,945	136	2.3%
Truck Rolls	248	(77)	1,620	276	(94)	1,675	(55)	-3.3%
Snow Fall - Inches	0	0	164	0	0	155	9	5.8%
Water Billed Consumption - Gallons	19,523,000	(2,317,000)	135,136,000	26,471,000	2,484,000	145,125,000	(9,989,000)	-6.9%
Sewage Treatment - Gallons	5,921,000	(2,220,000)	56,670,000	8,144,000	(1,790,000)	79,782,000	(23,112,000)	-29.0%
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	6.51	(0.14)		6.79	0.10		(0.28)	-4.1%
# Toddlers Actual Occupancy	8.80	(1.16)		8.16	(0.59)		0.64	7.8%
# Preschoolers Actual Occupancy	11.75	(2.76)		14.84	(2.22)		(3.09)	-20.8%
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)	45.8%	-13.60%	53.3%	54.10%	-8.70%	56.3%	-3.0%	-5.3%
HPG Parking Utilization (% of total # of spaces occupied)	40.7%	-7.40%	39.8%	44.00%	-8.10%	54.9%	-15.1%	-27.5%
Parking Utilization (% of total # of spaces occupied)	47.4%	-8.70%	49.7%	51.20%	-6.40%	53.7%	-4.0%	-7.4%
Bus Routes - # of passengers	10,906	(614)	35,853	11,741	(938)	38,861	(3,008)	-7.7%
Paid Parking Revenues	\$48,334	(\$27,312)	\$656,711	\$185,291	\$152,591	\$516,377	\$140,334	27.2%
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	98	(2)		97	(1)		1	1.0%
Seasonal Head Count (FT & PT)	8	0		5	1		3	60.0%
Gondola FT YR, Seasonal, PT YR Head Count	49	(3)		49	(2)		0	0.0%
Total Employees	155	(5)		151	(2)		4	2.6%
Gondola Overtime Paid - Hours	314	16	2,596	326	36	2,830	(234)	-8.3%
Other Employee Overtime Paid - Hours	189	(140)	1,457	149	15	748	709	94.8%
Total # New Hires	5	(1)	59	9	2	61	(2)	-3.3%
# Terminations	8	4	51	6	1	44	7	15.9%
Seasonal EEs: Gondola Ops, Plaza, Parks and Forestry New Hires: 1 Childcare Assistant, 1 Plaza Maintenance Tech II, 3 Seasonal Gondola Operators 1 Terms: 1 Vehicle Mechanic, 1 Parking Coordinator, 1 Seasonal Forestry Tech, 3 FT Gondola Operator II, 2 Seasonal Gondola Operator I Reason for Terms: return to college, moved out area, involuntary terminations								
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	6	(2)	52	9	2	51	1	2.0%
Email Correspondence Sent	27	2	148	34	6	143	5	3.5%
E-mail List - #	8,365	(45)		8,551	251		(186)	-2.2%
Ready-Op Subscribers	2,241	3		2,168	(6)		73	3.4%
News Articles	39	8	204	25	3	154	50	32.5%
Press Releases Sent	5	1	28	8	1	39	(11)	-28.2%
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	337,874	(123,239)	2,307,284	339,884	(131,577)	2,315,645	(8,361)	-0.4%
Chondola # of Passengers	0	0	112,933	0	0	103,749	9,184	8.9%
RETA fees collected by TMVOA	\$ 1,293,835	\$ 1,083,205	\$ 8,547,520	\$ 830,655	\$ 285,195	\$ 8,096,007	\$451,513	5.6%
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	626	(99)	4,022	483	(29)	3,369	653	19.4%
Investigations	11	(8)	133	9	(17)	128	5	3.9%
Alarms	13	(7)	122	12	(5)	111	11	9.9%
Arrests	1	(2)	18	2	(1)	20	(2)	-10.0%
Summons	3	2	18	2	(2)	18	0	0.0%
Traffic Contacts	9	(5)	83	9	(8)	110	(27)	-24.5%
Traffic Tickets Written	0	0	7	2	0	14	(7)	-50.0%
Parking Tickets Written	416	(115)	3,802	418	(32)	3,620	182	5.0%
Administrative Dismissals	33	(13)	438	9	9	33	405	1227.3%



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

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	\$188,942	(\$152,229)	\$2,143,557	\$99,041	(\$30,527)	\$978,917	\$1,164,640	119.0%
# Permits Issued	23	2	157	38	0	283	(126)	-44.5%
Valuation of Mtn Village Remodel/New/Additions Permits	\$6,989,359	(\$1,064,992)	\$109,187,833	\$8,585,585	\$4,103,525	\$40,191,627	\$68,996,206	171.7%
Valuation Mtn Village Electric/Plumbing/Other Permits	\$131,151	(\$2,911,965)	\$4,108,863	\$619,404	\$510,404	\$6,895,172	(\$2,786,310)	-40.4%
# Inspections Completed	383	67	1,917	457	187	2,867	(950)	-33.1%
# Design Review/Zoning Agenda Items	9	1	88	10	6	99	(11)	-11.1%
# Staff Review Approvals	74	(23)	496	57	(10)	308	188	61.0%
Valuation Telluride Electric/Plumbing Permits	\$0	NA	\$0	\$403,628	(\$408,271)	\$3,808,604	(\$3,808,604)	-100.0%
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	12	(11)	127	16	0	145	(18)	-12.4%
# Repairs Completed	18	7	154	22	(7)	183	(29)	-15.8%
Special Projects	2	0	14	2	1	14	0	0.0%
# Roadside Assistants	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	11	(11)	1,293	22	(7)	1,165	128	11.0%
# Privately Licensed Rentals	0	(2)	95	1	(2)	120	(25)	-20.8%
# Property Management Licensed Rentals	1	0	543	4	2	509	34	6.7%
# Unique Property Advertisements Listings for MV	685	0		683	3		2	0.3%
% of Paperless Billing Customers	60.45%	2.18%		52.85%	-0.80%		7.6%	14.4%
# of TMV AR Bills Processed	1,105	(38)	8,893	1,175	12	16,341	(7448)	-45.6%

Accounts Receivable

	TMV Operating Receivables (includes Gondola funding and childcare)		VCA - Village Court Apartments	
	Utilities - Water/Sewer	Utilities - Water/Sewer	VCA - Village Court Apartments	VCA - Village Court Apartments
Current	\$284,761	431,659	\$27,421	81.4%
30+ Days	18,763	28,048	1,936	5.7%
60+ Days	41,853	7,727	1,079	3.2%
90+ Days	7,074	1,317	3,242	9.6%
over 120 days	83,468	3,118	-	0.0%
Total	\$ 435,919	\$ 471,869	\$ 33,678	100.0%
	Total All AR		Change Since Last Month - Increase (Decrease) in AR	
Current	\$5,775	\$ 749,616	\$51,717	124.3%
30+ Days	1,177	49,924	(57,357)	-137.9%
60+ Days	483	51,142	38,895	93.5%
90+ Days	152	11,785	(4,519)	-10.9%
over 120 days	-	86,586	12,856	30.9%
Total	\$7,587	\$ 949,053	\$ 41,592	100.0%

Population (estimated) 1,434
 (Active) Registered Voters 695
 Assessed Property Valuation 430,319,955

Other Stats

Memorandum

Agenda Item 10b

September 15, 2024

To: Town Council

From: Lizbeth Lemley

RE: 2025 Preliminary Budget

The preliminary 2025 Budget summary is included in this packet for your review. The budget presented reflects the priorities of Town Council for the coming year. Staff will seek additional direction from Finance Committee prior to the October 9th budget workshop and incorporate the feedback in the next draft of the budget. The budget presented at the at the October workshop will include additional detail and analysis.

General Fund

General Fund Summary				
Budget Category	2024 Original Budget	2024 Updated Forecast	2025 Preliminary Budget	Variance
Revenues	25,938,389	21,518,380	29,622,436	37.7%
Operating Expenses	15,495,506	14,438,945	16,238,703	12.5%
Capital Outlay	1,797,740	2,261,607	3,811,500	68.5%
Net Fund Transfers	(3,879,481)	(7,825,081)	(1,781,556)	(77.2%)
Surplus (Deficit)	4,765,661	(3,007,254)	7,790,677	359.1%
Beginning Fund Bal.	16,697,373	25,746,854	22,739,600	
Ending Fund Balance	21,463,034	22,739,600	30,530,277	

Revenues

This preliminary draft reflects 2025 sales tax collections in line with the 2024 forecast. The 2024 budget will be adjusted as sales tax collections are received. We will also update sales tax projections with updated booking data for the winter season from our marketing partners.

Property tax projections are based on the preliminary valuation received from the county and will be updated based on the final valuation we receive in the beginning of December.

Staff has budgeted a significant increase in General Fund use tax and permit revenue associated with projected 2025 development. Staff’s projections are based on construction cost estimates received from the developers. Residential building and development revenues are based on projected permit valuations. We are forecasting a 25% decline in residential permit revenue in 2025. We will continue to update these projections as more information becomes available.

Overall, General Fund revenues are projected to increase roughly 38% over forecasted 2024 revenues due to the factors discussed above.

Operating Expenses

General Fund operating expenses are expected to increase 5% over 2024 budgeted expenses or 12.5% over 2024 forecasted expenses. The 2024 forecast was adjusted for savings in labor due to open positions. Staff anticipates increases in several expense categories such as property and liability insurance, information technology security, consulting and legal expenses related to upcoming projects and initiatives as well as incorporating the results of the recently completed compensation study. We will review these items in additional detail during the October budget meeting.

Capital Outlay

General Fund capital outlay budgeted in 2025 includes improvements to public restrooms, continued Trail improvements, public security and Wi-Fi projects.

Transfers to other funds

General Fund transfers to other funds are anticipated to cover capital projects in the Capital Projects Fund, Vehicle Acquisition Fund, and Parking Service Fund. Additionally, transfers are budgeted to the Child Development Fund and Telluride Conference Center Fund to provide assistance with operations.

Capital Projects Fund

The 2025 budget includes replacing the Blue Mesa bus stop. A new bus stop near the Village Court Apartments was added to the 2024 forecast along with grant funds awarded for this project.

Parking Services Fund

The preliminary budget assumes the continuation of winter paid parking with similar rates to the 2023/2024 rates. Any changes to these rate assumptions will be updated upon Council approval. The capital outlay budgeted in this fund includes improvements to the Meadows Parking Lot, continuation of the Gondola Parking Garage structural painting project and concrete sealing.

Tourism Fund

Lodging and Restaurant taxes and related airline guaranty expenses have been adjusted to be in line with sales tax projections.

Affordable Housing Development Fund

The Affordable Housing Development Fund reflects \$2.5 million in housing mitigation fees related to a large-scale development. The budget includes projected housing mitigation fees of \$1,400,000 based on 2025 forecasted permitting valuations. The 2025 budget reflects preliminary work on the proposed Ilium development.

Village Court Apartments

The 2025 budget reflects the completion of the VCA Phase IV expansion with a full year of occupancy. Rental rate structures will be discussed in more detail at our October meeting.

Budgeted capital outlay in 2025 includes a roof replacement and the first phase of a three year paving project.

A long-term replacement study was completed in 2024. Staff is currently working to prioritize upcoming capital requirements and determine annual capital funding levels. The next presentation of the budget will include suggested capital reserve contributions.

Child Development Fund

The 2025 budget has been updated to include the expansion of the program to care for six additional children between the infant and toddler programs. Staff are working with the state to determine required staffing for the increase in students. We have budgeted for the maximum number of staff we feel could be required but will update after our state inspection and approval process has been completed. Munchkins continues to see a decline in grant funding as pandemic related grants have ended. Staff is currently researching other possible funding opportunities to make this expansion feasible.

Telluride Conference Center

The Town recently took over operation of the Telluride Conference Center. There were several projections and estimates outstanding at this time. This budget is not included in this packet but will be presented at the October budget meeting.

Gondola Fund

The 2025 budget includes capital expenditures for grip replacements, AC Drives/Motors and replacement of a snow mobile.

Water & Sewer Fund

Water and sewer rates reflect an inflationary increase of 4.8% as recommended in the rate study approved in 2024. The Town in the final stages of a rate study. Council requested a capital reserve study be completed in 2024. The study will be presented during the September meeting for Council's consideration.

Budgeted capital outlay for 2025 includes meter replacements, sewer infiltration remediation, tank maintenance, regional sewer capital for the existing plant and a pump replacement. The budgeted capital also includes feasibility studies and the purchase of land in Ilium.

**Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
General Fund Summary**

	Actuals 2022	Actuals 2023	2024 Original - Amended	2024 Forecasted	2024 \$ Adjustments	2025 Proposed	2025 \$ Adjustments	2025 % Adjustments	2026 Long Term Projection	2027 Long Term Projection	2028 Long Term Projection	2029 Long Term Projection
Revenues												
Taxes	15,232,058	14,437,027	21,021,004	16,744,021	(4,276,983)	23,941,852	7,197,831	43.0%	15,926,206	16,041,256	16,158,607	16,278,304
Licenses & Permits	643,865	580,682	2,004,450	741,510	(1,262,941)	2,034,250	1,292,741	174.3%	493,810	494,413	485,033	485,672
Intergovernmental Proceeds	405,303	478,281	449,736	491,849	42,113	490,838	(1,011)	-0.2%	493,949	497,153	500,454	503,854
Charges for Services	696,605	542,286	1,514,179	984,255	(529,924)	2,114,947	1,130,693	114.9%	483,100	483,100	483,100	483,100
Fines and Forfeits	84,298	3,520	7,576	2,550	(5,026)	2,550	-	0.0%	2,550	2,550	2,550	2,550
Interest on Investments	(219,769)	1,359,540	279,000	1,010,000	731,000	740,000	(270,000)	-26.7%	740,000	740,000	740,000	740,000
Miscellaneous Revenues	156,636	247,860	167,444	254,195	86,751	222,999	(31,411)	-12.4%	224,968	226,510	228,129	229,827
Contributions	98,955	2,319	495,000	1,290,000	795,000	75,000	(1,215,000)	-94.2%	75,000	75,000	75,000	75,000
Total Revenues	17,097,951	17,651,515	25,938,389	21,518,380	(4,420,009)	29,622,436	8,103,842	37.7%	18,439,583	18,559,982	18,672,873	18,798,307
Operating Expenditures												
Legislation & Council	148,023	158,409	225,131	213,105	(12,026)	243,953	30,848	14.5%	222,666	226,505	230,476	234,584
Town Attorney	439,722	329,343	607,714	377,247	(230,467)	690,887	313,640	83.1%	591,008	591,132	591,259	591,389
Town Manager	461,358	612,414	493,350	618,815	125,464	598,213	(20,601)	-3.3%	599,090	599,988	600,908	601,851
Town Clerk's Office	307,341	326,182	361,142	348,011	(13,131)	387,650	39,639	11.4%	380,347	388,062	381,796	389,549
Finance	1,127,303	1,169,627	1,428,021	1,295,418	(132,603)	1,474,001	178,583	13.8%	1,436,372	1,446,656	1,457,160	1,467,886
Information Technology	493,136	482,551	723,400	663,335	(60,065)	825,026	161,691	24.4%	800,823	886,887	887,977	894,094
Human Resources	464,652	583,069	736,542	769,906	33,364	800,825	30,919	4.0%	806,158	810,949	815,876	820,942
Communications and Business Development	536,908	449,767	555,846	581,904	26,058	692,526	110,622	19.0%	583,156	583,804	584,469	585,153
Municipal Court	36,772	39,988	40,990	42,821	1,831	42,449	(372)	-0.9%	42,680	42,920	43,169	43,428
Police Department	1,080,204	1,495,301	1,615,598	1,584,980	(30,618)	1,776,543	191,563	12.1%	1,780,222	1,783,996	1,787,870	1,791,845
Community Services	47,026	57,395	80,318	79,950	(368)	80,744	794	1.0%	80,989	81,241	81,500	81,765
Community Grants and Contributions	133,650	801,038	151,253	217,543	66,291	180,539	(37,005)	-17.0%	180,539	180,539	180,539	180,539
Roads and Bridges	1,068,950	1,256,690	1,410,087	1,422,235	12,148	1,376,794	(45,441)	-3.2%	1,372,134	1,374,535	1,376,998	1,379,527
Vehicle Maintenance	518,462	524,381	523,029	516,311	(6,718)	630,051	113,740	22.0%	631,750	633,493	635,281	637,117
Municipal Bus	295,620	359,851	505,702	413,831	(91,871)	515,310	101,479	24.5%	531,011	531,410	531,825	532,257
Employee Shuttle	-	-	-	-	-	-	-	na	-	-	-	-
Parks & Recreation	526,569	594,127	711,802	681,617	(30,186)	796,517	114,901	16.9%	795,962	797,957	800,003	802,101
Plaza Services	1,591,518	1,920,472	2,181,083	1,915,805	(265,278)	2,170,522	254,717	13.3%	2,174,189	2,177,957	2,181,829	2,185,807
Public Refuse Removal	64,702	59,068	74,962	75,806	844	6,007	(69,799)	-92.1%	6,053	6,100	6,148	6,196
Building/Facility Maintenance	486,870	312,606	373,402	398,797	25,395	390,573	(8,224)	-2.1%	391,325	392,097	392,888	393,700
Building Division	449,053	497,492	871,530	651,521	(220,010)	981,967	330,446	50.7%	938,117	850,150	852,235	858,372
Housing Division Office	59,240	-	-	-	-	-	-	na	-	-	-	-
Planning and Development Services	771,078	1,019,352	1,729,602	1,474,988	(254,614)	1,482,605	7,617	0.5%	1,410,453	1,413,391	1,416,421	1,419,548
Debt Service	-	255,061	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	95,000	95,000	-	95,000	-	0.0%	95,000	95,000	95,000	95,000
Total Operating Expenditures	11,108,157	13,304,184	15,495,506	14,438,945	(1,056,561)	16,238,703	1,799,758	12.5%	15,850,045	15,894,768	15,931,625	15,992,650

**Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
General Fund Summary**

	Actuals 2022	Actuals 2023	2024 Original - Amended	2024 Forecasted	2024 \$ Adjustments	2025 Proposed	2025 \$ Adjustments	2025 % Adjustments	2026 Long Term Projection	2027 Long Term Projection	2028 Long Term Projection	2029 Long Term Projection
Capital Outlay												
Capital Outlay Expense	2,116,510	162,161	1,797,740	2,261,607	463,867	3,811,500	1,549,893	68.5%	750,000	620,000	610,000	610,000
Total Capital Outlay	2,116,510	162,161	1,797,740	2,261,607	463,867	3,811,500	1,549,893	68.5%	750,000	620,000	610,000	610,000
Other Source/Uses												
Gain/Loss On Sale Of Assets	556	19,922	-	-	-	-	-	na	-	-	-	-
Insurance Proceeds	11,449	-	-	-	-	-	-	na	-	-	-	-
Loan Proceeds	-	15,000,000	-	-	-	-	-	na	-	-	-	-
Transfer of Loan Proceeds to VCA	-	(13,585,230)	-	-	-	-	-	-	-	-	-	-
Transfer From Overhead Allocations	605,995	715,943	509,665	509,665	-	509,665	-	0.0%	509,665	509,665	469,665	469,665
Transfer (To)/From Tourism Fund	109,710	140,726	135,893	138,143	2,250	138,143	-	0.0%	138,143	138,143	138,143	138,143
Transfer (To)/From Parking Services	-	-	(648,364)	-	648,364	(386,179)	(386,179)	na	(151,192)	-	-	-
Transfer (To)/From Debt Service Fund	-	-	-	-	-	-	-	na	-	-	-	-
Transfer (To)/From DSF - Specific Ownership Taxes	21,440	21,880	25,000	25,000	-	25,000	-	0.0%	25,000	25,000	25,000	25,000
Transfer (To)/From Capital Projects Fund	(1,136,514)	(2,160,850)	(375,000)	(510,000)	(135,000)	(200,000)	310,000	-60.8%	(200,000)	(200,000)	(200,000)	(200,000)
Transfer (To)/From Child Development Fund	(200,834)	(132,893)	(217,126)	(296,607)	(79,481)	(380,455)	(83,848)	28.3%	(379,198)	(376,376)	(379,175)	(382,060)
Transfer (To)/From Broadband Fund	-	6,127,902	-	-	-	-	-	na	-	-	-	-
Transfer (To)/From Conference Center Fund	(306,639)	(186,346)	(1,130,668)	(892,346)	238,322	(1,533,500)	(641,154)	71.9%	(389,805)	(314,805)	(314,805)	(314,805)
Transfer (To)/From AHDF (Sales Tax)	(1,029,571)	(984,490)	(980,595)	(979,929)	667	(979,929)	-	0.0%	(979,929)	(979,929)	(979,929)	(979,929)
Transfer (To)/From AHDF	-	(2,512,191)	-	(4,659,424)	(4,659,424)	2,171,000	6,830,424	-146.6%	-	-	-	-
Transfer (To)/From Vehicle Acquisition	(333,518)	(294,044)	(1,198,285)	(1,159,583)	38,702	(1,145,300)	14,283	-1.2%	(621,400)	(1,115,400)	(601,900)	(153,400)
Total Other Sources/Uses	(2,257,926)	2,170,329	(3,879,481)	(7,825,081)	(3,945,600)	(1,781,556)	6,043,526	-77.2%	(2,048,716)	(2,313,702)	(1,843,001)	(1,397,386)
Surplus (Deficit)	1,615,359	6,355,499	4,765,661	(3,007,254)	(7,772,915)	7,790,677	10,797,716	359.1%	(209,178)	(268,488)	288,247	798,271
Beginning Fund Balance	17,775,998	19,391,355	16,697,373	25,746,854		22,739,600			30,530,277	30,321,099	30,052,611	30,340,858
Ending Fund Balance	19,391,355	25,746,854	21,463,034	22,739,600		30,530,277			30,321,099	30,052,611	30,340,858	31,139,130

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Vehicle & Equipment Acquisition Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
										Projection	Projection	Projection	Projection
Revenues	Insurance Claim Proceeds	-	14,853	-	-	-	-	-	na	-	-	-	-
Revenues	Grant Revenue-Transportation	-	-	403,032	168,000	(235,032)	300,000	132,000	78.6%	-	320,000	-	-
Revenues	Grant Revenue - Charging Stations	-	-	-	-	-	-	-	na	-	-	-	-
Total Revenues		-	14,853	403,032	168,000	(235,032)	300,000	132,000	78.6%	-	320,000	-	-
Vehicle & Equipment Expense	Heavy Equipment Acquisition	-	-	250,000	250,000	-	-	(250,000)	-100.0%	-	-	-	-
Vehicle & Equipment Expense	Vehicle Acquisition	-	-	90,000	90,000	-	-	(90,000)	-100.0%	-	-	-	-
Vehicle & Equipment Expense	Road & Bridge Vehicles	-	-	-	-	-	-	-	na	75,000	-	-	-
Vehicle & Equipment Expense	Parks & Recreation Vehicles	-	-	55,000	58,852	3,852	-	(58,852)	-100.0%	50,000	-	-	-
Vehicle & Equipment Expense	Municipal Bus Vehicles	-	-	503,790	210,000	(293,790)	375,000	165,000	78.6%	-	400,000	-	-
Vehicle & Equipment Expense	Plaza Services Vehicles	-	-	55,000	54,152	(848)	-	(54,152)	-100.0%	175,000	-	-	-
Vehicle & Equipment Expense	Building Maintenance Vehicles	51,892	-	-	-	-	-	-	na	-	-	-	-
Vehicle & Equipment Expense	Police Department Vehicles	55,148	45,591	140,000	180,000	40,000	160,000	(20,000)	-11.1%	80,000	80,000	80,000	80,000
Vehicle & Equipment Expense	Community Services Vehicles	-	-	-	-	-	-	-	na	-	-	-	-
Vehicle & Equipment Expense	Vehicle Maintenance Vehicles	-	-	-	-	-	-	-	na	-	60,000	125,000	-
Vehicle & Equipment Expense	Building Division Vehicles	-	50,000	-	-	-	55,000	55,000	na	60,000	-	-	-
Vehicle & Equipment Expense	Heavy Equipment	-	31,500	-	-	-	-	-	na	-	-	-	-
Vehicle & Equipment Expense	Road & Bridges Heavy Equipment	-	-	185,000	185,000	-	500,000	315,000	170.3%	-	600,000	-	-
Vehicle & Equipment Expense	Bobcat Lease Exchange	6,930	13,639	23,000	10,343	(12,657)	13,000	2,657	25.7%	23,000	23,000	23,000	23,000
Vehicle & Equipment Expense	Shop Equipment	-	3,350	8,000	8,000	-	10,000	2,000	25.0%	30,000	30,000	250,000	30,000
Vehicle & Equipment Expense	Parks & Recreation Equipment	35,998	38,146	30,000	28,640	(1,360)	38,000	9,360	32.7%	-	-	-	-
Vehicle & Equipment Expense	Plaza Services Equipment	125,181	-	-	-	-	45,000	45,000	na	-	-	-	-
Vehicle & Equipment Expense	Fleet Charging Stations	-	52,102	-	-	-	-	-	na	-	-	-	-
Total Expenditures		275,149	234,328	1,339,790	1,074,987	(264,803)	1,196,000	121,013	11.3%	493,000	1,193,000	478,000	133,000
V&E AF Other Sources/Uses	Gain/Loss On Sale Of Assets	18,597	8,140	15,000	15,000	-	15,000	-	0.0%	15,000	15,000	15,000	15,000
V&E AF Other Sources/Uses	Transfer (To)/From General Fund	333,518	294,044	1,198,285	1,159,583	(38,702)	1,145,300	(14,283)	-1.2%	621,400	1,115,400	601,900	153,400
Total Other Sources/Uses		352,115	302,184	1,213,285	1,174,583	(38,702)	1,160,300	(14,283)	-1.2%	636,400	1,130,400	616,900	168,400
Surplus (Deficit)		76,966	82,709	276,527	267,596	(8,931)	264,300	(3,296)		143,400	257,400	138,900	35,400
Beginning Fund Balance		553,212	630,178	722,158	712,887		980,483			1,244,783	1,388,183	1,645,583	1,784,483
Ending Fund Balance		630,178	712,887	998,685	980,483		1,244,783			1,388,183	1,645,583	1,784,483	1,819,883

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Capital Projects Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
Capital Projects Fund Revs	Grant Revenue	-	1,006,902	-	250,000	250,000	-	(250,000)	-100.0%				
Capital Projects Fund Revs	Interest	-	482	-	-	-	-	-	na	-	-	-	-
Total Revenues		-	1,007,384	-	250,000	250,000	-	(250,000)	-100.0%	-	-	-	-
Capital Projects Fund	Safety Improvements	39,618	2,978,460	375,000	410,000	35,000	-	(410,000)	-100.0%	-	-	-	-
Capital Projects Fund	Town Bus Stops	-	-	-	350,000	350,000	200,000	(150,000)	-42.9%	200,000	200,000	200,000	200,000
Capital Projects Fund	Shop Remodel	1,584,943	189,774	-	-	-	-	-	na	-	-	-	-
Total Expense		1,624,561	3,168,234	375,000	760,000	385,000	200,000	(560,000)	-73.7%	200,000	200,000	200,000	200,000
CPF Transfers/Other Sources	Transfer (To)/From General Fund	1,136,514	2,160,850	375,000	510,000	135,000	200,000	(310,000)	-60.8%	200,000	200,000	200,000	200,000
CPF Transfers/Other Sources	Sale of Assets	488,047	-	-	-	-	-	-	na	-	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	-	-	-	-	-	-	-	na	-	-	-	-
Total Other Sources/Uses		1,624,561	2,160,850	375,000	510,000	135,000	200,000	(310,000)	-60.8%	200,000	200,000	200,000	200,000
Surplus (Deficit)		-	-	-	-	-	-	-		-	-	-	-
Beginning Fund Balance		-	-	-	-	-	-	-		-	-	-	-
Ending Fund Balance		-	-	-	-	-	-	-		-	-	-	-

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Parking Services Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original -					2026 Long	2027 Long	2028 Long	2029 Long	
				Amended	Forecasted	2024 \$	2025	2025 \$	2025 %	Term	Term	Term	Term
						Adjustments	Proposed	Adjustments	Adjustments	Projection	Projection	Projection	Projection
Parking Fund Revenues	Permits - Parking	17,155	95,795	79,900	127,846	47,946	127,846	-	0.0%	127,846	127,846	127,846	127,846
Parking Fund Revenues	Parking Meter Revenues	35,495	30,286	57,800	48,260	(9,540)	48,260	-	0.0%	48,260	48,260	48,260	48,260
Parking Fund Revenues	Gondola Parking	128,316	193,955	358,700	358,700	-	358,700	-	0.0%	358,700	358,700	358,700	358,700
Parking Fund Revenues	Cash (Over)/Short	-	-	-	12	12	-	(12)	-100.0%	-	-	-	-
Parking Fund Revenues	Special Event Parking	118,566	124,839	120,000	120,000	-	120,000	-	0.0%	120,000	120,000	120,000	120,000
Parking Fund Revenues	Heritage Parking Garage Revs	258,402	293,364	316,000	316,000	-	316,000	-	0.0%	316,000	316,000	316,000	316,000
Parking Fund Revenues	Additional Parking Revenues	-	-	-	-	-	-	-	na	-	-	-	-
Parking Fund Revenues	Meadows Parking Lot	-	-	93,000	-	(93,000)	-	-	na	-	-	-	-
Parking Fund Revenues	EV Charging Station Revenues	1,517	3,146	2,500	5,700	3,200	5,700	-	0.0%	5,700	5,700	5,700	5,700
Parking Fund Revenues	Parking In Lieu Buyouts	62,500	-	-	-	-	-	-	na	-	-	-	-
Parking Fund Revenues	Parking Fines	55,932	84,756	62,000	250,972	188,972	250,972	-	0.0%	250,972	250,972	250,972	250,972
Parking Fund Revenues	Interest	-	4,901	-	-	-	-	-	na	-	-	-	-
Parking Fund Revenues	Grant Revenues	20,000	-	-	-	-	-	-	na	-	-	-	-
Total Parking Revenues		697,883	831,042	1,089,900	1,227,490	137,590	1,227,478	(12)	0.0%	1,227,478	1,227,478	1,227,478	1,227,478
General Parking Expense	Salaries & Wages	70,804	106,406	192,920	189,366	(3,555)	252,974	63,609	33.6%	252,974	252,974	252,974	252,974
General Parking Expense	Group Insurance	12,891	13,573	25,698	22,531	(3,167)	23,770	1,239	5.5%	24,246	24,731	25,225	25,730
General Parking Expense	Dependent Health Reimbursement	(228)	-	-	-	-	-	-	na	-	-	-	-
General Parking Expense	PERA & Payroll Taxes	10,327	17,289	30,809	31,302	493	38,550	7,248	23.2%	41,817	41,817	41,817	41,817
General Parking Expense	PERA 401K	3,804	6,094	9,620	9,606	(14)	9,665	59	0.6%	9,665	9,665	9,665	9,665
General Parking Expense	Workers Compensation	679	315	3,229	2,750	(479)	2,750	-	0.0%	2,750	2,750	2,750	2,750
General Parking Expense	Other Employee Benefits	1,920	4,930	4,794	7,140	2,346	7,700	560	7.8%	8,085	8,489	8,914	9,359
General Parking Expense	Legal	1,053	80	-	-	-	-	-	na	-	-	-	-
General Parking Expense	Consultant Services	46,545	69,763	25,000	-	(25,000)	-	-	na	-	-	-	-
General Parking Expense	Utilities - Gasoline	-	1,288	-	-	-	-	-	na	-	-	-	-
General Parking Expense	Communications	5,502	9,157	6,500	9,500	3,000	9,500	-	0.0%	9,500	9,500	9,500	9,500
General Parking Expense	Communications	-	2,237	-	-	-	-	-	na	-	-	-	-
General Parking Expense	General Supplies & Materials	225	2,016	1,750	5,000	3,250	5,000	-	0.0%	5,000	5,000	5,000	5,000
General Parking Expense	Parking Meter Supplies	12,701	6,058	9,999	6,500	(3,499)	6,500	-	0.0%	6,500	6,500	6,500	6,500
General Parking Expense	Tech Support	-	15,588	50,000	50,000	-	15,000	(35,000)	-70.0%	15,000	15,000	15,000	15,000
General Parking Expense	Wayfinding/Signage	2,788	5,483	30,000	30,000	-	30,000	-	0.0%	30,000	15,000	15,000	15,000
General Parking Expense	EV Charging Station Expenses	1,619	1,419	1,500	1,500	-	1,500	-	0.0%	1,500	1,500	1,500	1,500
General Parking Expense	Business Meals	340	597	250	250	-	250	-	0.0%	250	250	250	250
General Parking Expense	Employee Appreciation	-	73	-	-	-	-	-	na	-	-	-	-
General Parking Expense		170,970	262,366	392,070	365,445	(26,624)	403,160	37,715	10.3%	407,287	393,176	394,095	395,045
GPG Parking Expense	Legal	1,198	133	-	-	-	-	-	na	-	-	-	-
GPG Parking Expense	Rental Equipment	5,580	6,234	7,500	7,500	-	7,500	-	0.0%	7,500	7,500	7,500	7,500
GPG Parking Expense	Maintenance - GPG	540	3,166	10,000	10,000	-	10,000	-	0.0%	10,000	10,000	10,000	10,000
GPG Parking Expense	Striping	5,000	4,025	5,000	9,389	4,389	9,389	-	0.0%	9,389	9,389	9,389	9,389
GPG Parking Expense	Credit Card Processing Fees	5,519	5,301	6,000	20,000	14,000	20,000	-	0.0%	20,000	20,000	20,000	20,000
GPG Parking Expense	General Supplies & Materials	-	1,124	5,000	5,000	-	5,000	-	0.0%	5,000	5,000	5,000	5,000
GPG Parking Expense	Operating Incidents	911	300	1,000	1,000	-	1,000	-	0.0%	1,000	1,000	1,000	1,000
GPG Parking Expense	Utilities - Electric	17,080	15,270	19,869	19,869	-	19,869	-	0.0%	19,869	19,869	19,869	19,869
GPG Parking Expense	Utilities - Gasoline	1,038	-	1,600	1,600	-	1,600	-	0.0%	1,600	1,600	1,600	1,600
GPG Parking Expense	Elevator Maintenance Intercept	8,242	62,273	55,000	65,000	10,000	50,000	(15,000)	-23.1%	50,000	50,000	50,000	50,000
GPG Parking Expense	Asphalt Repair	-	-	2,500	2,500	-	2,500	-	0.0%	2,500	2,500	2,500	2,500
GPG Parking Expense	Concrete Repair	-	-	2,500	2,500	-	2,500	-	0.0%	2,500	2,500	2,500	2,500
GPG Parking Expense	Painting	4,171	-	-	-	-	-	-	na	-	-	-	-
Gondola Parking Garage Expense		49,279	97,826	115,969	144,358	28,389	129,358	(15,000)	-10.4%	129,358	129,358	129,358	129,358
Surface Lots Parking Expense	Surface Lots Maintenance	13,802	9,000	7,500	7,500	-	7,500	-	0.0%	7,500	7,500	7,500	7,500

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Parking Services Fund

Worksheet Account Name		2024 Original - 2024 2024 \$ 2025 2025 \$ 2025 %							2026 Long	2027 Long	2028 Long	2029 Long	
		Actuals 2022	Actuals 2023	Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
		Projection	Projection	Projection	Projection				Projection	Projection	Projection	Projection	
Surface Lots Parking Expense	Striping	5,000	5,000	5,000	5,000	-	5,000	-	0.0%	5,000	5,000	5,000	5,000
Surface Lots Parking Expense	Credit Card Processing Fees	2,353	2,480	3,000	3,000	-	3,000	-	0.0%	3,000	3,000	3,000	3,000
Surface Lots Parking Expense	Surface Lot Leases	60,000	90,000	95,400	95,400	-	95,400	-	0.0%	95,400	95,400	95,400	95,400
(Village Core) Surface Lots Expense		81,155	106,480	110,900	110,900	-	110,900	-	0.0%	110,900	110,900	110,900	110,900
HPG Parking Expense	Maintenance - Heritage	4,458	18,369	35,000	25,000	(10,000)	20,000	(5,000)	-20.0%	20,000	20,000	20,000	20,000
HPG Parking Expense	Elevator Maintenance - Heritage	3,257	7,705	7,500	7,500	-	7,500	-	0.0%	7,500	7,500	7,500	7,500
HPG Parking Expense	Striping	763	5,200	5,200	5,200	-	5,200	-	0.0%	5,200	5,200	5,200	5,200
HPG Parking Expense	GSFE - Hotel Madeline	53,348	57,428	57,500	57,500	-	57,500	-	0.0%	57,500	57,500	57,500	57,500
HPG Parking Expense	Credit Card Processing Fees	13,301	13,618	18,130	18,130	-	18,130	-	0.0%	18,130	18,130	18,130	18,130
HPG Parking Expense	General Supplies & Materials	1,776	1,589	2,000	2,000	-	2,000	-	0.0%	2,000	2,000	2,000	2,000
HPG Parking Expense	Tech Support	3,839	5,724	-	300	300	300	-	0.0%	300	300	300	300
Heritage Parking Garage Expense		80,742	109,633	125,330	115,630	(9,700)	110,630	(5,000)	-4.3%	110,630	110,630	110,630	110,630
Debt Service Expense	Administrative Fees	-	-	-	-	-	-	-	na	-	-	-	-
Debt Service Expense	Principal Payments	-	-	-	-	-	-	-	na	-	-	-	-
Debt Service Expense	Interest Payments	-	-	-	-	-	-	-	na	-	-	-	-
Debt Service Expense		-	-	-	-	-	-	-	na	-	-	-	-
Meadows Parking Expense	Maintenance	-	-	-	-	-	10,000	10,000	na	10,000	10,000	10,000	10,000
Meadows Parking Expense	Striping	1,000	1,000	1,000	1,000	-	3,000	2,000	200.0%	3,000	3,000	3,000	3,000
Meadows Parking Expense	Engineering	-	-	60,000	-	(60,000)	-	-	na	-	-	-	-
Meadows Parking Lot Expense		1,000	1,000	61,000	1,000	(60,000)	13,000	12,000	1200.0%	13,000	13,000	13,000	13,000
Capital Parking Expense	Bobcat Exchange	2,520	7,056	7,500	4,600	(2,900)	5,000	400	8.7%	5,000	5,000	5,000	5,000
Capital Parking Expense	Security Cameras	9,552	-	-	-	-	100,000	100,000	na	-	-	-	-
Capital Parking Expense	GPG Expansion Costs	94,864	20,766	25,000	-	(25,000)	25,000	25,000	na	-	-	-	-
Capital Parking Expense	EV Charging Stations	28,937	-	-	-	-	-	-	na	-	-	-	-
Capital Parking Expense	Capital Costs	322,450	301,136	840,000	433,000	(407,000)	840,000	407,000	94.0%	542,000	350,000	100,000	100,000
Parking Capital Expense		458,323	328,958	872,500	437,600	(434,900)	970,000	532,400	121.7%	547,000	355,000	105,000	105,000
Total Parking Expenses		841,469	906,263	1,677,768	1,174,933	(502,835)	1,737,048	562,115	47.8%	1,318,174	1,112,064	862,983	863,933
Other Sources/Uses	Transfer (To)/From General Fund	-	-	648,364	-	(648,364)	386,179	386,179		151,192	-	-	-
Other Sources/Uses	Grant Proceeds for GPG Expansion	-	-	-	-	-	-	-		-	-	-	-
Other Sources/Uses	Debt Proceeds	-	-	-	-	-	-	-		-	-	-	-
Other Sources/Uses	Debt Service	-	-	-	-	-	-	-		-	-	-	-
Other Sources/Uses	Insurance Proceeds	-	-	-	-	-	-	-	na	-	-	-	-
Other Sources/Uses	Transfer To GF - Overhead Allocation	(50,364)	(60,496)	(60,496)	(60,496)	-	(60,496)	-	0.0%	(60,496)	(60,496)	(60,496)	(60,496)
Other Sources/Uses		(50,364)	(60,496)	587,868	(60,496)	(648,364)	325,684	386,179	-638.4%	90,696	(60,496)	(60,496)	(60,496)
Surplus (Deficit)		(193,950)	(135,717)	-	(7,939)	(7,939)	(183,886)	(175,947)		-	54,919	304,000	303,050
Beginning Fund Balance		521,492	327,542	-	191,825	-	183,886	-		-	54,919	358,919	358,919
Ending Fund Balance		327,542	191,825	-	183,886	-	-	-		54,919	358,919	661,969	661,969

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Tourism

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
										Projection	Projection	Projection	Projection
Tourism Revs	Lodging Taxes - Condos/Private Homes	2,795,146	2,644,924	2,764,164	2,764,164	-	2,764,164	-	0.0%	2,764,164	2,764,164	2,764,164	2,764,164
Tourism Revs	Lodging Taxes - Hotel Rooms	1,224,560	1,328,292	1,210,987	1,210,987	-	1,210,987	-	0.0%	1,210,987	1,210,987	1,210,987	1,210,987
Tourism Revs	Lodging Taxes - Prior Period	423	11,431	-	-	-	-	-	na	-	-	-	-
Tourism Revs	Taxes-Restaurant	709,058	738,846	732,009	732,009	-	732,009	-	0.0%	732,009	732,009	732,009	732,009
Tourism Revs	Lodging/Restaurant Tax Penalty	4,046	8,878	4,000	4,000	-	4,000	-	0.0%	4,000	4,000	4,000	4,000
Tourism Revs	Restaurant Taxes - Prior Period	2,832	2,727	-	-	-	-	-	na	-	-	-	-
Tourism Revs	Business Licenses	372,194	398,716	360,000	400,000	40,000	400,000	-	0.0%	400,000	400,000	400,000	400,000
Tourism Revs	Penalty - Business License	29,154	13,330	16,000	16,000	-	16,000	-	0.0%	16,000	16,000	16,000	16,000
Tourism Revs	Prior Period Business License	2,045	1,173	2,500	6,561	4,061	6,561	-	0.0%	6,561	6,561	6,561	6,561
Tourism Revs	Interest	-	43,255	-	-	-	-	-	na	-	-	-	-
Total Revenues		5,139,458	5,191,572	5,089,660	5,133,721	44,061	5,133,721	-	0.0%	5,133,721	5,133,721	5,133,721	5,133,721
Tourism - General Operating Expense	Salaries & Wages	-	145,881	150,731	150,733	2	162,836	12,103	8.0%	162,836	162,836	162,836	162,836
Tourism - General Operating Expense	Group Insurance	-	18,155	20,910	24,312	3,402	25,649	1,337	5.5%	26,162	26,685	27,219	27,763
Tourism - General Operating Expense	PERA & Payroll Taxes	-	24,126	24,072	24,072	-	26,917	2,845	11.8%	26,917	26,917	26,917	26,917
Tourism - General Operating Expense	PERA 401K	-	6,106	5,276	7,571	2,295	7,727	157	2.1%	7,727	7,727	7,727	7,727
Tourism - General Operating Expense	Workers Compensation	-	47	150	57	(93)	57	-	0.0%	57	57	57	57
Tourism - General Operating Expense	Other Employee Benefits	-	1,530	2,268	2,295	27	2,475	180	7.8%	2,599	2,729	2,865	3,008
Tourism - General Operating Expense	Uniforms	-	-	400	400	-	400	-	0.0%	400	400	400	400
Tourism - General Operating Expense	Communications	-	343	2,025	2,025	-	2,025	-	0.0%	2,025	2,025	2,025	2,025
Tourism - General Operating Expense	Travel, Education & Training	-	2,988	6,000	6,000	-	6,000	-	0.0%	6,000	6,000	6,000	6,000
Tourism - General Operating Expense	Marketing-Business Development	-	3,956	15,000	-	(15,000)	-	-	na	-	-	-	-
Tourism - General Operating Expense	Print Collateral	-	10,804	18,000	18,000	-	18,000	-	0.0%	18,000	18,000	18,000	18,000
Tourism - General Operating Expense	Marketing-Software	156	10,363	15,000	18,000	3,000	15,000	(3,000)	-16.7%	15,000	15,000	15,000	15,000
Tourism - General Operating Expense	Marketing-Design	-	3,404	6,000	6,000	-	6,000	-	0.0%	6,000	6,000	6,000	6,000
Tourism - General Operating Expense	Marketing-Video	-	800	1,500	1,500	-	1,500	-	0.0%	1,500	1,500	1,500	1,500
Tourism - General Operating Expense	Marketing-Public Relations	-	-	-	-	-	75,000	75,000	na	75,000	75,000	75,000	75,000
Tourism - General Operating Expense	Postage & Freight	-	188	500	500	-	500	-	0.0%	500	500	500	500
Tourism - General Operating Expense	Photos	30	1,323	3,500	3,500	-	3,500	-	0.0%	3,500	3,500	3,500	3,500
Tourism - General Operating Expense	General Supplies & Materials	-	1,317	4,000	4,000	-	4,000	-	0.0%	4,000	4,000	4,000	4,000
Tourism - General Operating Expense	Employee Appreciation	-	92	200	200	-	200	-	0.0%	200	200	200	200
Tourism - General Operating Expense	Website Hosting	149	4,879	5,500	5,500	-	5,500	-	0.0%	5,500	5,500	5,500	5,500
Tourism - General Operating Expense	Website Development	-	14,832	30,000	30,000	-	30,000	-	0.0%	30,000	30,000	30,000	30,000
Tourism - General Operating Expense	E-Mail Communication	-	4,529	6,500	6,500	-	6,500	-	0.0%	6,500	6,500	6,500	6,500
Tourism - General Operating Expense	Print Advertising	-	19,678	12,000	12,000	-	18,000	6,000	50.0%	12,000	12,000	12,000	12,000
Tourism - General Operating Expense	Promo Items/Info	-	1,042	1,900	1,900	-	1,900	-	0.0%	1,900	1,900	1,900	1,900
Tourism - General Operating Expense	Special Events Marketing	-	8,453	9,000	9,000	-	9,000	-	0.0%	9,000	9,000	9,000	9,000
Tourism - General Operating Expense	Surveys	-	-	20,000	7,500	(12,500)	5,500	(2,000)	-26.7%	-	-	-	-
Tourism - General Operating Expense	Social Media	250	876	3,000	3,000	-	3,000	-	0.0%	3,000	3,000	3,000	3,000
Total Operating Expense		585	285,712	363,432	344,564	(18,868)	437,186	92,622	26.9%	426,323	426,976	427,646	428,334
Tourism - Marketing Expense	Marketing - External	1,498,700	1,715,000	1,715,000	1,500,000	(215,000)	1,500,000	-	0.0%	1,500,000	1,500,000	1,500,000	1,500,000
Tourism - Marketing Expense	Airline Guaranty Lodging Taxes	1,951,081	1,952,477	1,947,824	1,947,824	-	1,947,824	-	0.0%	1,947,824	1,947,824	1,947,824	1,947,824
Tourism - Marketing Expense	Airline Guaranty Restaurant Taxes	697,652	726,742	717,369	717,369	-	717,369	-	0.0%	717,369	717,369	717,369	717,369
Tourism - Marketing Expense	Audit Fees	2,500	2,500	2,500	2,500	-	2,500	-	0.0%	2,500	2,500	2,500	2,500
Total Marketing Expense		4,149,933	4,396,719	4,382,693	4,167,693	(215,000)	4,167,693	-	0.0%	4,167,693	4,167,693	4,167,693	4,167,693
Total Expenses		4,150,518	4,682,431	4,746,124	4,512,257	(233,868)	4,604,879	92,622	2.1%	4,594,016	4,594,669	4,595,339	4,596,027

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Tourism

Worksheet	Account Name	Actuals		2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
		2022	2023	Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
Tourism Transfers	Transfer (To)/From General Fund	(109,710)	(140,726)	(135,893)	(138,143)	(2,250)	(138,143)	-	0.0%	(138,143)	(138,143)	(138,143)	(138,143)
Total Other Sources/Uses		(109,710)	(140,726)	(135,893)	(138,143)	(2,250)	(138,143)	-	0.0%	(138,143)	(138,143)	(138,143)	(138,143)
Surplus (Deficit)		879,230	368,415	207,642	483,321	275,679	390,699	(92,622)	-19.2%	401,562	400,909	400,239	399,551
Beginning Fund Balance		-	879,230	1,099,041	1,247,645		1,730,966			2,121,665	2,523,227	2,924,136	3,324,375
Ending Fund Balance		879,230	1,247,645	1,306,683	1,730,966		2,121,665			2,523,227	2,924,136	3,324,375	3,723,926

Historical Museum

Worksheet	Account Name	Actuals		2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
		2022	2023	Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
Historical Museum Revs	Tax - Property .333 Mills Historical Museum	108,816	106,568	143,297	143,297	-	146,116	2,819	2.0%	147,577	147,577	149,053	149,053
Historical Museum Revs	Tax - Property - Abatements	(356)	-	-	-	-	-	-	na	-	-	-	-
Total Revenues		108,460	106,568	143,297	143,297	-	146,116	2,819	2.0%	147,577	147,577	149,053	149,053
Historical Museum	Historical Museum Mil Levy	106,284	104,430	140,422	140,431	9	143,187	2,756	2.0%	144,619	144,619	146,065	146,065
Historical Museum	County Treasurer's Fees	2,176	2,138	2,875	2,866	(9)	2,929	63	2.2%	2,958	2,958	2,988	2,988
Total Expense		108,460	106,568	143,297	143,297	(0)	146,116	2,819	2.0%	147,577	147,577	149,053	149,053
Surplus (Deficit)		-	-	-	-	-	-	-		-	-	-	-

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Mountain Village Housing Authority
Affordable Housing Development Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
										Projection	Projection	Projection	Projection
AHDF Revenues	Sale Proceeds	-	-	-	-	-	1,150,000	1,150,000	na	-	-	-	-
AHDF Revenues	Housing Authority Application Fees	7,520	7,218	2,900	4,500	1,600	2,900	(1,600)	-35.6%	2,900	2,900	2,900	2,900
AHDF Revenues	Developer Contributions	-	-	2,500,000	-	(2,500,000)	2,500,000	2,500,000	na	990,000	-	-	-
AHDF Revenues	Meadowlark Essential Organization Sales	-	-	2,070,963	2,070,963	-	-	(2,070,963)	-100.0%	-	-	-	-
AHDF Revenues	Meadowlark Admin Fees	-	-	182,820	-	(182,820)	-	-	na	-	-	-	-
AHDF Revenues	Meadowlark Grants	-	-	200,000	200,000	-	-	(200,000)	-100.0%	-	-	-	-
AHDF Revenues	Housing Mitigation Fees	-	71,499	250,000	250,000	-	1,400,000	1,150,000	460.0%	1,400,000	1,400,000	1,400,000	1,400,000
AHDF Revenues	Rental Proceeds	45,069	46,837	47,736	56,087	8,351	113,736	57,649	102.8%	113,736	113,736	113,736	113,736
Total Revenues		52,589	125,554	5,254,419	2,581,550	(2,672,869)	5,166,636	2,585,086	100.1%	2,506,636	1,516,636	1,516,636	1,516,636
AHDF - General Operating Expense	Salaries & Wages	-	93,933	232,520	146,940	(85,579)	220,012	73,071	49.7%	220,012	220,012	220,012	220,012
AHDF - General Operating Expense	Group Insurance	-	17,838	22,653	23,155	502	24,429	1,274	5.5%	24,917	25,415	25,924	26,442
AHDF - General Operating Expense	PERA & Payroll Taxes	-	15,148	37,133	24,289	(12,844)	36,368	12,079	49.7%	36,368	36,368	36,368	36,368
AHDF - General Operating Expense	PERA 401K	-	2,966	11,626	11,626	-	7,403	(4,223)	-36.3%	7,403	7,403	7,403	7,403
AHDF - General Operating Expense	Workers Compensation	-	16	50	50	-	28	(22)	-44.0%	28	28	28	28
AHDF - General Operating Expense	Other Employee Benefits	-	1,658	2,650	2,650	-	2,956	307	11.6%	3,104	3,259	3,422	3,593
AHDF - General Operating Expense	Uniforms	-	290	500	250	(250)	250	-	0.0%	250	250	250	250
AHDF - General Operating Expense	General - Legal	-	4,708	10,000	10,000	-	10,000	-	0.0%	10,000	10,000	10,000	10,000
AHDF - General Operating Expense	Professional Services	-	-	45,000	33,368	(11,632)	10,000	(23,368)	-70.0%	10,000	10,000	10,000	10,000
AHDF - General Operating Expense	Facility Expense	-	-	-	3,932	3,932	2,949	(983)	-25.0%	-	-	-	-
AHDF - General Operating Expense	Communications	-	304	1,200	1,200	-	1,200	-	0.0%	1,200	1,200	1,200	1,200
AHDF - General Operating Expense	Public Noticing	12	-	1,000	1,000	-	1,000	-	0.0%	1,000	1,000	1,000	1,000
AHDF - General Operating Expense	Printing	-	-	500	500	-	500	-	0.0%	500	500	500	500
AHDF - General Operating Expense	Dues & Fees	-	791	500	500	-	500	-	0.0%	500	500	500	500
AHDF - General Operating Expense	Travel, Education & Training	-	2,668	3,500	2,000	(1,500)	3,500	1,500	75.0%	3,500	3,500	3,500	3,500
AHDF - General Operating Expense	Marketing	-	1,406	7,000	-	(7,000)	-	-	na	-	-	-	-
AHDF - General Operating Expense	General Supplies & Material	-	413	300	500	200	500	-	0.0%	500	500	500	500
AHDF - General Operating Expense	Business Meals	-	487	400	400	-	400	-	0.0%	400	400	400	400
AHDF - General Operating Expense	Employee Appreciation	-	-	250	250	-	250	-	0.0%	250	250	250	250
Total Operating Expense		12	142,626	376,782	262,610	(114,171)	322,244	59,634	22.7%	319,931	320,585	321,256	321,946
AHDF - Other Expense	Rental Unit Utilities	3,305	4,800	5,000	4,445	(555)	4,445	-	0.0%	4,445	4,445	4,445	4,445
AHDF - Other Expense	Rental Unit Lease Fees	3,780	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	HOA And Parking Dues	8,603	98,334	10,030	11,476	1,446	-	(11,476)	-100.0%	-	-	-	-
AHDF - Other Expense	Rental Unit Maintenance	7,338	2,231	4,000	4,000	-	2,500	(1,500)	-37.5%	2,500	2,500	2,500	2,500
AHDF - Other Expense	Norwood Property - Insurance	500	-	-	-	-	-	-	-	-	-	-	-
AHDF - Other Expense	Norwood Property - Consulting	51,559	-	35,000	-	(35,000)	-	-	na	-	-	-	-
AHDF - Other Expense	Norwood Property - Survey	1,375	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Norwood Property - Taxes/Recording Expense	2,000	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Norwood Property - Engineering	7,903	45	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -Public Noticing	924	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -Legal	3,832	15,641	15,000	15,000	-	-	(15,000)	-100.0%	-	-	-	-
AHDF - Other Expense	Lot 644 -Consulting	12,462	1,176	-	-	-	-	-	na	-	-	-	-

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Mountain Village Housing Authority
Affordable Housing Development Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
AHDF - Other Expense	Lot 644 -Survey	9,500	648	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -Hard Construction Costs	1,515	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -HOA Dues	12,509	12,509	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -Engineering	14,054	-	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 -Tap Fees	-	149,800	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Lot 644 Development Contribution	68,059	5,138,058	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Illium - Preliminary Costs	-	-	500,000	150,000	(350,000)	820,000	670,000	446.7%	1,000,000	1,000,000	1,000,000	1,000,000
AHDF - Other Expense	Illium - Legal	-	30,143	-	12,000	12,000	40,000	28,000	233.3%	-	-	-	-
AHDF - Other Expense	Illium - Consulting	-	64,489	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Illium - Surveying	-	8,501	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Illium - Architect Fees	-	2,485	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Illium - Engineering	-	24,662	-	3,887	3,887	-	(3,887)	-100.0%	-	-	-	-
AHDF - Other Expense	Illium - Land Acquisition	-	6,904,110	-	-	-	-	-	na	-	-	-	-
AHDF - Other Expense	Future Housing Projects	137,007	39,234	500,000	-	(500,000)	-	-	na	-	-	-	-
AHDF - Other Expense	Purchase/Resale Unit Expense	111,056	-	-	2,171,000	2,171,000	-	(2,171,000)	-100.0%	-	-	-	-
Total Expenditures		457,281	12,496,866	1,069,030	2,371,807	1,302,777	866,945	(1,504,863)	-63.4%	1,006,945	1,006,945	1,006,945	1,006,945
AFHD - Debt Service	Illium Debt Service	-	-	586,000	590,667	4,667	585,100	(5,567)	-0.9%	588,550	586,175	588,250	589,500
AFHD - Debt Service	Admin Fees	-	77,374	1,500	1,500	-	1,500	-	0.0%	1,500	1,500	1,500	1,500
Total Expenditures		-	77,374	587,500	592,167	4,667	586,600	(5,567)	-0.9%	590,050	587,675	589,750	591,000
AHDF Other Sources/Uses	Transfer (To)/From General Fund Sales Tax	1,029,571	984,490	980,595	979,929	(667)	979,929	-	0.0%	979,929	979,929	979,929	979,929
AHDF Other Sources/Uses	Transfer (To)/From GF	-	2,512,191	(4,344,189)	4,659,424	9,003,613	(2,171,000)	(6,830,424)	-146.6%	-	-	-	-
AHDF Other Sources/Uses	Loan Proceeds	-	7,000,000	-	-	-	-	-	na	-	-	-	-
AHDF Other Sources/Uses	Transfer (To)/From VCA	-	(1,920,155)	(592,216)	(2,664,683)	(2,072,467)	(894,010)	1,770,672	-66.4%	(757,311)	(735,211)	(436,684)	(413,969)
AHDF Other Sources/Uses	Transfer (To)/From Mortgage Assistance	-	-	(333,500)	(90,395)	243,105	(63,500)	26,895	-29.8%	(63,500)	(63,500)	(63,500)	(63,500)
Total Other Sources/Uses		1,029,571	8,576,526	(4,289,310)	2,884,275	7,173,585	(2,148,582)	(5,032,857)	-174.5%	159,118	181,217	479,744	502,460
Surplus (Deficit)		624,867	(4,014,786)	(1,068,202)	2,239,240	3,316,777	1,242,266	(996,975)		748,828	(217,351)	78,430	99,205
Beginning Fund Balance		(99,077)	525,790	1,894,079	(3,488,996)		(1,249,756)			(7,490)	741,337	523,986	602,416
Ending Fund Balance		525,790	(3,488,996)	825,877	(1,249,756.00)		(7,490)			741,337	523,986	602,416	701,621

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Mountain Village Housing Authority
Affordable Housing Development Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original - Amended	2024 Forecasted	2024 \$ Adjustments	2025 Proposed	2025 \$ Adjustments	2025 % Adjustments	2026 Long Term Projection	2027 Long Term Projection	2028 Long Term Projection	2029 Long Term Projection

Mortgage Assistance Pool

Mortgage Assistance Revenues	Revenues	63,151	4,139	-	-	-	-	-	na	-	-	-	-
Mortgage Assistance Pool	Employee Mortgage Assistance	-	30,000	330,000	90,000	(240,000)	60,000	(30,000)	-33.3%	60,000	60,000	60,000	60,000
Mortgage Assistance Pool	Legal/Admin Fees	-	2,059	3,500	3,500	-	3,500	-	0.0%	3,500	3,500	3,500	3,500
Mortgage Assistance Pool	Bad Debt Expense	32,126	-	-	-	-	-	-	na	-	-	-	-
Total Expenditures		32,126	32,059	333,500	93,500	(240,000)	63,500	(30,000)	-32.1%	63,500	63,500	63,500	63,500
Mortgage Assistance Transfers	Transfer (To)/From AHDF	-	-	333,500	90,395	(243,105)	63,500	(26,895)	-29.8%	63,500	63,500	63,500	63,500
Surplus (Deficit)		31,025	(27,920)	-	(3,105)	(3,105)	-	3,105		-	-	-	-
Beginning Fund Balance		-	31,025	28,782	3,105		-			-	-	-	-
Ending Fund Balance		31,025	3,105	28,782	-		-			-	-	-	-

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Village Court Apartments

Worksheet

Summary

Revenues

	Actuals 2022	Actuals 2023	2024 Original - Amended	2024 Forecasted	2024 \$ Adjustments	2025 Proposed	2025 \$ Adjustments	2025 % Adjustments	2026 Long Term Projection	2027 Long Term Projection	2028 Long Term Projection	2029 Long Term Projection
Rents	2,278,632	2,371,827	3,206,167	2,914,071	(292,096)	3,601,100	687,029	23.6%	3,701,114	3,735,487	3,770,891	3,807,358
Other Operating Income	79,312	119,174	118,060	134,555	16,495	135,615	1,059	0.8%	135,615	135,615	135,615	135,615
Total Revenues	2,357,944	2,491,001	3,324,227	3,048,627	(275,600)	3,736,715	688,088	22.6%	3,836,728	3,871,101	3,906,506	3,942,972

Operating Expenditures

Office Operations	210,369	230,679	308,478	217,709	(90,769)	263,029	45,320	20.8%	228,535	229,055	229,592	230,145
General & Administrative	132,837	174,476	168,963	200,315	31,352	224,633	24,318	12.1%	224,633	224,633	224,633	224,633
Utilities	332,430	366,371	330,923	360,920	29,996	365,340	93,899	26.0%	369,792	374,334	378,966	383,691
Repair & Maintenance	537,910	561,265	711,604	678,083	(33,520)	818,396	140,313	20.7%	816,477	817,589	818,735	819,915
Non-routine Repair & Maintenance	94,218	153,926	290,000	194,300	(95,700)	202,800	8,500	4.4%	190,800	190,800	190,800	190,800
VCA Phase IV	-	-	-	-	-	221,845	-	na	229,154	236,029	243,110	250,403
Contingency	-	-	14,500	14,500	-	14,500	-	0.0%	14,500	14,500	14,500	14,500
Total Operating Expenditures	1,307,764	1,486,717	1,824,468	1,665,827	(158,641)	2,110,542	312,349	18.8%	2,073,890	2,086,940	2,100,335	2,114,086

Capital Outlay

Capital Outlay Expense	272,584	15,297,012	7,446,189	7,555,583	109,394	463,500	(7,092,083)	-93.9%	463,500	463,500	188,500	188,500
Total Capital Outlay	272,584	15,297,012	7,446,189	7,555,583	109,394	463,500	(7,092,083)	-93.9%	463,500	463,500	188,500	188,500

Debt Service

Pre-payment Penalties	-	-	-	-	-	-	-	na	-	-	-	-
US 2014A&B Loan Fund Interest	-	-	-	-	-	-	-	na	-	-	-	-
Trustee Fees	350	13,513	-	-	-	-	-	na	-	-	-	-
Cost Of Issuance	-	134,457	-	-	-	-	-	na	-	-	-	-
Phase 4 P&I	-	-	1,076,500	1,076,500	-	1,077,208	708	0.1%	1,077,174	1,076,398	1,074,880	1,074,880
Interest Expense-2014A	555,774	274,244	345,198	345,198	-	336,198	(9,000)	-2.6%	327,198	318,198	318,198	318,198
Bonds-Principal	310,000	325,000	443,079	443,079	-	452,079	9,000	2.0%	461,079	470,079	470,079	470,079
Total Debt Service	866,124	747,214	1,864,777	1,864,777	-	1,865,485	708	0.0%	1,865,451	1,864,675	1,863,157	1,863,157

Other Source/Uses

Gain/Loss On Sale Of Assets	-	-	-	-	-	-	-	na	-	-	-	-
Transfer To GF - Overhead Allocation	(153,120)	(191,198)	(191,198)	(191,198)	-	(191,198)	-	0.0%	(191,198)	(191,198)	(191,198)	(191,198)
Grant Proceeds	-	-	3,066,000	3,066,000	-	-	(3,066,000)	-100.0%	-	-	-	-
Loan Proceeds	-	-	-	-	-	-	-	na	-	-	-	-
Town Transfer of Loan Proceeds	-	13,585,229	-	1,986,988	1,986,988	-	(1,986,988)	-100.0%	-	-	-	-
Town Contribution - Phase IV East - ADHF	-	-	2,089,521	102,533	(1,986,988)	-	(102,533)	-100.0%	-	-	-	-
Town Contribution - Phase IV West - ADHF	-	-	2,254,668	2,254,668	-	-	(2,254,668)	-100.0%	-	-	-	-
AHDF Contribution	-	1,920,155	592,216	307,482	(284,734)	894,010	586,529	190.8%	757,311	735,211	436,684	413,969
Total Other Sources/Uses	(153,120)	15,314,186	7,811,207	7,526,473	(284,734)	702,812	(6,823,660)	-90.7%	566,113	544,013	245,486	222,771

Surplus (Deficit)	(241,648)	274,244	-	(511,087)	(511,087)	-	643,454		-	-	-	-
Beginning Available Fund Balance	478,491	236,843	-	511,087	-	-	-		-	-	-	-
Ending Available Fund Balance	236,843	511,087	-	-	-	-	-		-	-	-	-

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Child Development Fund

Worksheet	Account Name			2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
		Actuals 2022	Actuals 2023	Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
										Projection	Projection	Projection	Projection
<i>Summary</i>													
Infant Care Revenues	Infant Care Fees	52,424	84,157	124,208	111,279	(12,930)	216,327	105,048	94.4%	216,327	216,327	216,327	216,327
Infant Care Revenues	Enrollment Fees	700	500	1,220	500	(720)	1,220	720	144.0%	1,220	1,220	1,220	1,220
Infant Care Revenues	Late Payment Fees	60	380	100	120	20	120	-	0.0%	100	100	100	100
Infant Care Revenues	Infant Care Grants	27,070	34,200	25,000	26,640	1,640	27,000	360	1.4%	27,000	27,000	27,000	27,000
Infant Care Revenues	Scholarship Grant Proceeds	9,536	7,000	5,000	5,000	-	5,000	-	0.0%	5,000	5,000	5,000	5,000
Infant Care Revenues	Fund Raising Revenues	3,626	2,914	3,550	700	(2,850)	3,500	2,800	400.0%	3,550	3,550	3,550	3,550
Infant Care Revenues	Other Revenues	-	-	-	-	-	-	-	na	-	-	-	-
Total Infant Care Revenues		93,416	129,151	159,078	144,239	(14,840)	253,167	108,928	75.5%	253,197	253,197	253,197	253,197
Toddler Care Revenues	Toddler Care Fees	109,668	113,575	138,898	142,344	3,446	198,288	55,944	39.3%	198,288	198,288	198,288	198,288
Toddler Care Revenues	Enrollment Fees	1,000	-	1,600	-	(1,600)	1,600	1,600	na	1,600	1,600	1,600	1,600
Toddler Care Revenues	Late Payment Fees	200	220	200	325	125	325	-	0.0%	325	200	200	200
Toddler Care Revenues	Fund Raising Revenues	4,626	3,364	8,450	450	(8,000)	3,500	3,050	677.8%	3,500	3,500	3,500	3,500
Toddler Care Revenues	Grant Proceeds	24,100	40,700	25,600	27,592	1,992	28,000	408	1.5%	28,000	28,000	28,000	28,000
Toddler Care Revenues	Scholarship Grant Proceeds	17,275	15,000	11,000	11,000	-	11,000	-	0.0%	11,000	11,000	11,000	11,000
Toddler Care Revenues	Other Revenues	-	-	-	-	-	-	-	na	-	-	-	-
Total Toddler Care Revenues		156,869	172,859	185,748	181,711	(4,037)	242,713	61,002	33.6%	242,713	242,588	242,588	242,588
Preschool Revenues	Preschool Tuition Fees	120,964	160,358	230,919	209,746	(21,173)	248,411	38,665	18.4%	248,411	248,411	248,411	248,411
Preschool Revenues	Special Program Fees	-	-	-	-	-	-	-	na	-	-	-	-
Preschool Revenues	Enrollment Fees	1,340	100	1,440	1,440	-	1,440	-	0.0%	1,440	1,440	1,440	1,440
Preschool Revenues	Late Payment Fees	505	610	380	380	-	380	-	0.0%	380	380	380	380
Preschool Revenues	Grant Proceeds	24,100	30,100	10,600	25,768	15,168	26,000	232	0.9%	26,000	26,000	26,000	26,000
Preschool Revenues	Scholarship Grant Proceeds	16,670	15,000	10,000	10,000	-	10,000	-	0.0%	1,308	1,308	1,308	1,308
Preschool Revenues	Intergovernmental Revenues	-	-	-	11,100	11,100	15,000	3,900	35.1%	-	-	-	-
Preschool Revenues	Fundraising Revenues	4,426	3,690	5,000	455	(4,545)	3,500	3,045	669.2%	3,500	3,500	3,500	3,500
Total Preschool Revenues		168,005	209,858	258,339	258,889	550	304,731	45,842	17.7%	281,039	281,039	281,039	281,039
Preschool Revenues	Other Grant Funding	-	112,525	-	-	-	-	-	na	-	-	-	-
Preschool Revenues	Interest Income	-	584	-	-	-	-	-	na	-	-	-	-
Total Preschool Revenues		-	113,109	-	-	-	-	-	na	-	-	-	-
Total Revenues		418,290	624,977	603,165	584,839	(18,327)	800,611	215,772	36.9%	776,949	776,824	776,824	776,824
Infant Care Expense		159,159	220,036	226,121	295,041	68,920	501,840	206,799	70.1%	493,472	488,894	490,014	491,170
Toddler Care Expense		238,098	256,555	302,765	293,277	(9,488)	359,003	65,726	22.4%	341,683	342,524	343,389	344,280
Preschool Expense		219,048	235,993	281,405	293,110	11,704	320,223	27,113	9.3%	320,991	321,782	322,595	323,433
Capital (1)		343,406	45,304	10,000	-	(10,000)	-	-	na	-	-	-	-
Total Expenses		959,711	757,888	820,292	881,428	61,136	1,181,066	299,638	34.0%	1,156,146	1,153,199	1,155,999	1,158,884
CDF Other Sources/Uses	Capital Grants	340,600	-	-	-	-	-	-	na	-	-	-	-
CDF Other Sources/Uses	Transfer (To)/From General Fund	200,839	132,893	217,126	296,607	79,481	380,455	83,848	28.3%	379,198	376,376	379,175	382,060
Total Other Sources/Uses		541,439	132,893	217,126	296,607	79,481	380,455	83,848	28.3%	379,198	376,376	379,175	382,060

Town of Mountain Village 2025 Proposed, 2024 Forecasted Budget
Water/Sewer Fund

Worksheet	Account Name	Actuals 2022	Actuals 2023	2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
				Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Term	Term	Term	Term
<u>Summary</u>													
Revenues													
	Water & Sewer Service Fees	3,992,105	4,508,773	4,519,655	4,696,710	177,055	4,878,764	182,054	3.9%	5,057,948	5,261,621	5,396,096	5,534,606
	Ski Ranches Capital Contributions	-	-	500,000	500,000	-	250,000	(250,000)	-50.0%	250,000	250,000	250,000	250,000
	Other Revenues	11,515	228,603	8,650	8,100	(550)	8,100	-	0.0%	8,100	8,100	8,100	8,100
	Total Revenues	4,003,620	4,737,376	5,028,305	5,204,810	176,505	5,136,864	(67,946)	-1.3%	5,316,048	5,519,721	5,654,196	5,792,706
Operating Expenses													
	Water Operating Costs	1,134,313	1,287,688	1,383,854	1,331,595	(52,259)	1,330,152	(1,443)	-0.1%	1,312,432	1,314,515	1,316,651	1,318,842
	Sewer Operating Costs	690,179	850,755	1,152,120	986,940	(165,179)	1,114,685	127,744	12.9%	975,177	975,681	976,197	976,726
	Water/Sewer Contingency	-	-	35,000	35,000	-	35,000	-	0.0%	35,000	35,000	35,000	35,000
	Total Operating Costs	1,824,492	2,138,443	2,570,974	2,353,536	(217,438)	2,479,836	126,301	5.4%	2,322,608	2,325,196	2,327,848	2,330,568
Capital													
	Capital Costs	481,299	1,169,145	5,574,000	2,689,000	(2,885,000)	5,878,000	3,189,000	118.6%	3,845,000	8,895,000	1,895,000	1,895,000
	Total Capital	481,299	1,169,145	5,574,000	2,689,000	(2,885,000)	5,878,000	3,189,000	118.6%	3,845,000	8,895,000	1,895,000	1,895,000
	Tap Fees	132,984	550,327	380,000	440,920	60,920	2,000,000	1,559,080	353.6%	100,000	100,000	100,000	100,000
	Tap Fees	5,150	-	5,000	10,825	5,825	5,000	(5,825)	-53.8%	5,000	5,000	5,000	5,000
	Tap Fees	-	26,824	2,000	2,000	-	2,000	-	0.0%	2,000	2,000	2,000	2,000
	Water/Sewer Other Sources/Uses	-	6,149	-	-	-	-	-	na	-	-	-	-
	Water/Sewer Other Sources/Uses	-	6,706	-	-	-	-	-	na	-	-	-	-
	Water/Sewer Other Sources/Uses	-	2,040	-	-	-	-	-	na	-	-	-	-
	Water/Sewer Other Sources/Uses	(196,244)	(217,971)	(217,971)	(217,971)	-	(217,971)	-	0.0%	(217,971)	(217,971)	(217,971)	(217,971)
	Total Other Sources/Uses	(58,110)	374,075	169,029	235,774	66,745	1,789,029	1,553,255	658.8%	(110,971)	(110,971)	(110,971)	(110,971)
	Surplus (Deficit)	1,639,719	1,803,863	(2,947,640)	398,049	3,345,689	(1,431,943)	(1,829,992)		(962,532)	(5,811,446)	1,320,377	1,456,167
	Beginning Available Fund Balance	6,895,181	8,534,900	8,415,090	10,338,763		10,736,812			9,304,869	8,342,337	2,530,891	3,851,269
	Ending Available Fund Balance	8,534,900	10,338,763	5,467,450	10,736,812		9,304,869			8,342,337	2,530,891	3,851,269	5,307,436

Mountain Village Metropolitan District 2024 Proposed, 2023 Forecasted Budget
Municipal Debt Service

Worksheet		Account Name		2024 Original -	2024	2024 \$	2025	2025 \$	2025 %	2026 Long	2027 Long	2028 Long	2029 Long
Actuals 2022	Actuals 2023	Amended	Forecasted	Adjustments	Proposed	Adjustments	Adjustments	Projection	Projection	Projection	Projection	Projection	Projection
DSF Revs	Tax - Specific Ownership	21,440	21,880	25,000	25,000	-	25,000	-	0.0%	25,000	25,000	25,000	25,000
DSF Revs	Tax - Property - 2014/2020 Bonds	478,123	470,193	486,692	486,692	-	486,692	-	0.0%	479,000	483,000	486,500	485,000
DSF Revs	Tax - Property - 2006A Bonds	-	-	-	-	-	-	-	na	-	-	-	-
Total Property Taxes		499,563	492,073	511,692	511,692	-	511,692	-	0.0%	504,000	508,000	511,500	510,000
DSF Revs	2014 Bond Reserve Fund	1,273	5,470	300	300	-	300	-	0.0%	300	300	300	300
DSF Revs	Interest-2006B Liquidity Fund	384	382	1,500	1,500	-	1,500	-	0.0%	1,500	1,500	1,500	1,500
DSF Revs	Interest-Other Interest	-	-	-	-	-	-	-	na	-	-	-	-
DSF Revs	Interest Revenue - 2011 Gondola Bonds	10	10	200	200	-	200	-	0.0%	200	200	200	200
Total Investment Income		1,667	5,862	2,000	2,000	-	2,000	-	0.0%	2,000	2,000	2,000	2,000
DSF Revs	Contribution- TMVOA	60,834	59,238	144,402	144,402	-	140,316	(4,086)	-2.8%	139,753	142,571	141,584	143,979
DSF Revs	Contribution-Telski	144,966	141,162	60,598	60,598	-	58,884	(1,714)	-2.8%	58,647	59,829	59,416	60,421
Total Contributions		205,800	200,400	205,000	205,000	-	199,200	(5,800)	-2.8%	198,400	202,400	201,000	204,400
Total Debt Service Revenues		707,030	698,335	718,692	718,692	-	712,892	(5,800)	-0.8%	704,400	712,400	714,500	716,400
Debt Service	Bond Admin Fees/Trustee Charges	1,995	6,048	6,048	6,048	-	6,048	-	0.0%	6,048	6,048	6,048	6,048
Debt Service	Audit Fees	-	2,000	2,000	2,000	-	2,000	-	0.0%	2,000	2,000	2,000	2,000
Debt Service	Cost of Issuance	-	-	-	-	-	-	-	na	-	-	-	-
Debt Service	County Treasurer Collection Fees	14,314	14,082	14,788	14,788	-	14,788	-	0.0%	14,566	14,681	14,782	14,739
Total Administrative Fees		16,309	22,130	22,836	22,836	-	22,836	-	0.0%	22,614	22,729	22,830	22,787
Debt Service	2011 Gondola Bonds Principal	135,000	135,000	145,000	145,000	-	145,000	-	0.0%	150,000	160,000	165,000	175,000
Debt Service	2011 Gondola Bonds Interest	70,800	65,400	60,000	60,000	-	54,200	(5,800)	-9.7%	48,400	42,400	36,000	29,400
Debt Service	2014/2020 Parking Bonds Principal	345,000	375,000	385,000	385,000	-	390,000	5,000	1.3%	390,000	400,000	410,000	415,000
Debt Service	2014/2020 Parking Bonds Interest	122,635	89,515	80,480	80,480	-	74,320	(6,160)	-7.7%	68,080	61,480	55,440	48,880
Total Bond Principal & Interest		673,435	664,915	670,480	670,480	-	663,520	(6,960)	-1.0%	656,480	663,880	666,440	668,280
Total Expense		689,744	687,045	693,316	693,316	-	686,356	(6,960)		679,094	686,609	689,270	691,067
DSF Revs	Transfer (To)/From General Fund	-	-	-	-	-	-	-	na	-	-	-	-
DSF Revs	Bond Proceeds	-	-	-	-	-	-	-	na	-	-	-	-
DSF Revs	Payment to Refunding Bonds Escrow	-	-	-	-	-	-	-	na	-	-	-	-
DSF Revs	Transfer (To)/From GF Specific Ownership Taxes	(21,440)	(21,880)	(25,000)	(25,000)	-	(25,000)	-	0.0%	(25,000)	(25,000)	(25,000)	(25,000)
Total Other Source/Uses		(21,440)	(21,880)	(25,000)	(25,000)	-	(25,000)	-	0.0%	(25,000)	(25,000)	(25,000)	(25,000)
Surplus (Deficit)		(4,154)	(10,590)	376	376	-	1,536	1,160		306	791	230	333
Beginning Fund Balance		351,594	347,440	339,540	336,850		337,226			338,762	339,069	339,859	340,089
Ending Fund Balance		347,440	336,850	339,916	337,226		338,762			339,069	339,859	340,089	340,422



455 Mountain Village Blvd. Mountain Village, CO 81435
(970) 369-8606

TO: Town Council
 FROM: J.D. Wise, Economic Development Director
 Molly Norton, Community Engagement Coordinator
 DATE: September 12, 2024
 RE: Consideration of Approval of the Revised Plaza Vending Regulations

EXECUTIVE SUMMARY:

Since April 2024, the Plaza Vending Committee has hosted a series of work sessions to review, discuss, and recommend changes to the Plaza Vending Regulations. Through this process, the Committee incorporated public, business, town staff and committee member input into the revised regulations that are presented today.

At its September 5, 2024 meeting, the Committee voted to approve the draft vending regulations included in this memo. The regulations now come before Council for review and approval.

ATTACHMENT:

- Revised Plaza Vending Regulations

BACKGROUND:

The Plaza Vending Committee began meeting in April 2024 after Town Council's approval to reestablish the Committee. Consisting of a member of Town Council, a brick & mortar representative, a vending business representative, an at-large member, and a Town staff person, the newly formed Committee set out to gather public and business input on the current plaza vending program and began tackling areas of concern and needing improvement in the regulations. A survey was distributed (see [public](#) and [business](#) survey results) and 5 meetings were held in-person and virtually to discuss an established list of topic areas (including location, number of vendors, offerings, rent and the application process). The Committee established a goal statement to help guide and provide a "true north" to our discussions and decision-making on revising the regulations.

Goal statement: Our goal is to thread the needle of the complexities of the plaza vending program that respects the significant investment and commitment of our brick-and-mortar businesses in a way that brings vitality to the Mountain Village economy and experience. The program strives to provide balanced and diverse food and beverage vending offerings for our residents, employees, and guests in a way that brings equity across business types while not causing undue or material hardship to existing or prospective businesses.

An overview of the proposed changes is provided below.

At the September 5, 2024 Plaza Vending Committee meeting, committee members in attendance voted unanimously to approved the drafted revisions to the Plaza Vending Regulations and to submit them to Council for approval.

OVERVIEW:

The following is a descriptive list of the major changes to the regulations:

- Making clear that existing vendors must submit changes to their menu, services or operations to the Plaza Vending Committee and provides how to do so.



- Provides more administrative details for late application review.
- Makes it a requirement of the vendors to attend (virtually or in-person) the Plaza Vending Committee meeting to present their application and provide their “pitch” on why they would be a good vending fit in Mountain Village.
- Revises the criteria for decision providing a ratings scale for committee members to review and assess the application and provide comments. Removes the “directly competes” criteria and rather focuses on “diversity of offerings” in the core and the appropriate location for carts.
- Requires vendors to use a high-quality, neutral colored cart cover for cart storage. Cart storage will now be more public facing and appropriate covers are being requested by Town staff to adhere to the aesthetics of Mountain Village.
- Clarity on when rent begins each season.
- Makes clear the vendors’ responsibility for cleaning and repairing damaged plaza space.
- Makes adjustments to winter vending locations, and establishes the historic Wax Guru location as allowing only a non-food vendor.
- Reduces the number of approved vendors in the summer, and adjusts vending locations.
- Allows for staff to re-assign vendors to the most appropriate approved vending location on an seasonal basis.

STAFF RECOMMENDATION:

1. Staff recommends approval of the Plaza Vending Regulations as presented.

RECOMMENDED MOTION:

I move to approve the Town of Mountain Village Plaza Vending Regulations as presented.

TOWN OF MOUNTAIN VILLAGE VENDING REGULATIONS

1. Purpose and Intent

The purpose of these regulations is to establish criteria for the placement of vending apparatuses in the Town of Mountain Village. Vending opportunities provide the community a ~~wider~~ diverse choice of eating, drinking, and vending options and provide suitable, ~~low-cost~~ reasonably-priced sites for the incubation of new business in Town.

The Town of Mountain Village Vending Regulations (“Vending Regulations”) are intended to regulate the location, design and use of vending apparatuses and temporary vending structures within public plazas and similar areas ~~in order to~~ ensure such activities contribute positively to the vibrancy of the Village Center and other public plaza areas.

~~1.2.~~ 2. Applicability

The Vending Regulations are applicable to any person or entity desiring to conduct food, beverage or retail vending on a plaza area within the Town of Mountain Village.

~~2.3.~~ 3. Review Process and Criteria for Decision

~~-Applicants desiring to vend in the Mountain Village and current vendors desiring to change their menu, services or operations must submit complete plaza vending applications and shall delivered such completed applications to the Plaza Vending Committee which must be received~~ by the seasonal deadline in order to be considered for approval. ~~Such applications must be submitted to Plaza Vending Committee (also referred to herein as the “Committee”). New vending Applications and major vending changes requested by an existing vendor received after the seasonal deadlines may be considered at the Committee’s discretion by written request from the applicant and explanation explaining for the basis for the late submission and must pay a late fee in addition to the application fee to be considered by the Plaza Vending Committee. Town staff requires a minimum of fourteen (14) days between receipt of a late application and scheduling of a Special Plaza Vending Committee meeting. Existing vendors requesting minor changes after the deadline and/or mid-season may make their request to Town staff. Town staff will review the request and determine if the change requires the review of the Plaza Vending Committee. If not, the minor change may be approved at the staff level.~~

Only complete applications with all required supplemental documentation, filed by such deadlines will be accepted.

Applicants must attend (virtually or in-person) and present their proposal and application to the Plaza Vending Committee at the scheduled seasonal review meeting.

The criteria for decision to be applied by the Plaza Vending Committee are as follows:

<u>CRITERIA</u>	<u>RATING</u> 1 = does not meet at all 5 = very strongly meets
<u>a. Offered food, goods, wares, merchandise, services and hours of operation are needed and/or desired by the community and/or its guests.</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	
<u>b. Food, goods, wares, merchandise and services are priced appropriately and reasonably (as compared to other MV options).</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	
<u>c. Food/services add diversity and options to the Village Center.</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	
<u>d. Cart design and space proposal meets the requirements of the Plaza Use Design Guidelines. The appearance, quality, safety and attractiveness of the vending operations and display apparatus are appropriate for the aesthetics of the Village Center.</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	
<u>e. Applicant is a returning vendor with a positive vending history (compliance and performance with Plaza License Agreement, Vending Regulations and Plaza Use Design Guidelines).</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	
<u>f. This application complies with the Vending Regulations Plaza Use Design Guidelines, and Plaza License Agreement.</u>	<u>1 2 3 4 5</u>
<u>Committee comments:</u>	

- ~~a. Offered food, goods, wares, merchandise, services and hours of operation;~~
- ~~b. Diversity and compatibility of offering with existing businesses;~~

- ~~e. Food and services offered by applicant do not directly compete with existing Mountain Village plaza businesses;~~
- ~~d. The number of summer and/or winter seasons the applicant has vended on public property in the town;~~
- ~~e. Appearance, quality, safety and attractiveness of the vending operation and display apparatus;~~
- ~~f. Compliance and performance with Vending Regulations and Plaza Use Design Standards;~~

It shall be the burden of the applicant to demonstrate that submittal material and the proposed vending business substantially comply with the Vending Regulations and the Plaza Use Design Standards; and

The Plaza Vending Committee will have sole and absolute discretion in granting a vending permit and will base its decision on the criteria and the Town's needs for vending at that time.

3.4. Appeals

- a. An applicant may appeal a decision or final action by the Plaza Vending Committee by filing a written request of appeal with the Mountain Village Economic Development Department within fourteen (14) days of the date of the decision or final action ~~is appealed~~ issued or taken. The request for appeal must state with particularity the grounds for appeal, including any alleged violation of these Regulations.
 - i. The Mayor, Mayor ProTem and Town Manager, or their respective designees, will conduct a preliminary review of such request for appeal within fourteen (14) days of filing of the appeal request and will determine whether grounds for an appeal exist. Upon completion of the preliminary review, the Mayor, Mayor ProTem and Town Manager, or their designees, shall dismiss the appeal in writing if they find that one or more of the following circumstances exist:
 1. The alleged violation, even if true, would not constitute a violation of these Regulations;
 2. The alleged violation was previously asserted in another appeal and is already being considered or was resolved;
 3. The alleged violation, even if true, is minor in nature and fails to justify the use of public resources to address;
 4. The appeal is time barred per section 4(a);
 5. The appeal is, on its face, frivolous, groundless, or brought for purposes of harassment; or
 6. The matter has or will become moot.
 - ii. In the event the appeal is not dismissed pursuant to section 4(a)(i), Town Council shall convene within a reasonable time and review the original application *de novo* and in accordance with these Regulations. Town Council's decision shall be final and binding upon the applicant.

4.5. General Standards

- a. **Location and Number.** The locations for approved vending applications shall be approved and assigned by the Plaza Vending Committee after considering ~~all of~~ all the applications. Assigned vendor locations may be reassigned by the Plaza Vending Committee on a seasonal or as-needed basis. The number of vending apparatuses and associated vending permits in plaza areas shall be as shown in Exhibit A

i. Storage of Vending Apparatuses. Town Staff shall assign storage locations for approved vending apparatuses on a space-available basis. Storage of vending apparatuses on Town property is not guaranteed. Vending apparatuses stored on Town property must be covered with a high-quality, neutral colored cart cover which shall be approved by the Economic Development Department. Storage of vending apparatuses on Town property shall be at applicant's sole risk and expense. The Town shall have no liability of any kind or nature for any damage sustained by or to such apparatuses while stored on Town property.

ii. Additional Vending Apparatuses. The Plaza Vending Committee may permit additional vending apparatuses on plaza areas, in its sole discretion, provided the Plaza Vending Committee determines that additional vending apparatuses are warranted and do not unreasonably impact the plaza areas.

- b. **Vending Season, Operating Days and Hours.** Vendors must apply for and have a plaza use license agreement for each season in which they desire to operate.

i. **Summer Season:** Vending apparatuses shall operate a minimum of four (4) days per week, four (4) hours per day no later than the first Market on the Plaza through Labor Day unless otherwise approved by the Vending Committee. Vending operations are required during the Market on the Plaza, on designated Wednesdays from 11am-4pm.

ii. **Winter Season:** Vending apparatuses shall operate a minimum of five (5) days per week, four (4) hours per day starting no later than December 15 and continuing until ski area closing unless otherwise approved by the Plaza Vending Committee.

1. Monthly rent will begin no later than December 1st for the winter season and no later than June 1st for the summer season and will not be prorated to a vendor's actual start date should vendor start after these dates.

a. For example, a vendor choosing to start vending November 25 will be prorated and begin paying rent on November 25. A vendor choosing to start vending December 15 will begin paying rent December 1.

2. Vending during Mountain Village special events will count toward minimum operation requirements.

- c. **Required Hours of Operation.** Hours of operation are as follows:
 - i. Vending hours shall be consistent throughout each season and shall meet the minimum requirements as set forth in section b above.
 - ii. Applicants shall submit a plan for the hours and days of operations to be approved by the Plaza Vending Committee as part of the approval process. Any change in the scheduled days and/or hours of operation for approved vending operations, other than minor, temporary changes due to weather and sick days, shall be approved by the Plaza Vending Committee prior to any such change in the schedule.
 - iii. **Special Events and After-Hours Vending.** The Town recognizes vendors may desire to operate outside of their normal operating hours during Town approved special events or town happenings (i.e. Club Red, music concerts, festivals weekend evenings). Such requests must be made in writing to the Town’s Economic Development department at least 48 hours prior to the rested after hours vending and will be approved on a case-by-case basis.
 - iii.iv. **Limits on the Hours of Operation.** The Town may set hours of operation and limitations on and similar measures for vending activities to ensure no adverse impacts to residents and guests.
- d. **Vending Apparatus Required.** Vending is only allowed from an approved vending apparatus or temporary structure. Vending apparatuses must meet all applicable size, space, health/safety, and design standards per the Plaza Use Design Standards, Lighting Regulations, and Sign Regulations as set forth in the Town of Mountain Village Community Development Code as well as any applicable public health codes and regulations.
- e. **Maximum Footprint.** All apparatus and related equipment must be contained in a 40 square foot area. All equipment must be necessary to the vending apparatus and vendor’s business and must be kept in an orderly, clean manner and may not constitute a potential safety hazards. Vending Apparatuses shall enclose or screen from view of the right of way and abutting property all accessory items not used by customers, including, but not limited to, tanks, barrels, or other accessory items. All said accessory items must be confined to the designated pad.
- f. **Vending Permit Required.** No person shall stage, operate or have present a vending apparatus within the town without a valid vending permit issued in accordance with these Vending Regulations.
- g. ~~Limits on the Hours of Operation. The Town may set hours of operation, limitations on and similar measures for vending activities to ensure no adverse impacts to residents and guests.~~ Reserved.

- h. Amplified Music Prohibition.** Amplified music for or along with vending is prohibited.
- i. Special Event Vending.** A vending permit is not required for vending that is approved as a special event pursuant to the municipal code and other provisions regulating Special Events.
- j. License Agreement Required.** The vending permittee shall enter into a license agreement with the Town for the vending operation in such form, manner and content as determined by the Town.
 - i.** A license agreement having a term of more than one (1) year shall be reviewed annually by the Vending Committee for compliance. In the event of non-compliance, the license agreement and vending permit may be terminated.
 - ii.** License agreements may be issued for a term of up to three (3) years at the discretion of the Vending Committee.
 - iii.** Notwithstanding any other provisions therein, a plaza vending license agreement shall provide for indemnification of the Town from any liability for damages resulting from the operation of the vending business, storage of vending apparatuses on Town property (as applicable) and for general liability insurance in such amounts as determined by the Town and naming the Town as an additional insured.
- k. Required Documentation.** Once the Vending application has been approved by the Town, but prior to the issuance of a vending permit, the applicant shall submit the following prior to the commencement of operations.
 - i.** Proof of insurance satisfactory to the Town;
 - ii.** Town business license;
 - iii.** Colorado sales tax license;
 - iv.** For prepared food, San Miguel Environmental Department permit;
 - v.** Cash security deposit with the Town in an amount determined by the Town for the purpose of guaranteeing the repair of any damage to plaza areas caused by the vending operation; and
 - vi.** Executed license agreement as required by this regulation.

5.6.Non-transferable. The vending permit shall not be transferable or assignable.

6.7.Non-interference. No person engaged in vending shall make any unnecessary sounds or noise, nor obstruct any pathway or other public property, nor disturb or impede other persons or otherwise create any public nuisance. The use of radios, stereos or any other audio systems in connection with any vending is prohibited.

7.8.Vehicles. Private vehicles for vending are prohibited in the plaza areas for any purpose unless the Town has issued a plaza area access permit pursuant to the Town of Mountain Village Municipal Code.

8.9. Area Maintenance. Vending permittee shall maintain both the permitted area, the immediate area surrounding the permitted area, the plaza area surface (washing down pavers, clean pavers, etc.) and the vending apparatus in a neat, clean and hazard-free condition and to the town's satisfaction.

9.10. Cleaning. Vending permittee shall clean the areas of the designated vending apparatus which are covered by the vending permit by removing debris, trash, sweeping and washing down the location as needed to the satisfaction of the Town. The cleaning shall be conducted as frequently as each day, if necessary, to prevent debris or trash from being blown or scattered around the plaza area.

10.11. Repair of Damage. Vending permittees shall, to the satisfaction of the Town, repair and/or replace any damage to any portion of the permitted vending apparatus area only to the extent any damages shall be caused by or in connection with permittee's use thereof, including without limitation the placement of personal property on the plaza area.

- a. All costs for such repair or replacement shall be the responsibility of the permittee.
- b. The Town, in its sole discretion, shall determine when the vending area needs repair or replacement due to the activities of permittee and/or its customers in the vending area.
- c. [It shall be the responsibility of the permittee to coordinate and manage any necessary third-party services or equipment needed to facilitate necessary repair or replacement of plaza area.](#)
- e.d. The Town may suspend a vending permit for failure to [timely organize and ensure the repair and/or replacement of damaged property](#), pay for damage or the payment of a required damage deposit.

11.12. Snow Removal. The vending permittee shall move the vending apparatus per request of the Town for snow removal and/or plaza maintenance when necessary.

12.13. Recycling and Trash. Trash removal fees for public trash generated by the vending permittee are included in the monthly permit fee as established in the fee resolution for Vending Carts. All back-of-house trash must be removed daily by the permittee.

13.14. Public Seating Areas. The vending permittee must make every reasonable effort to ensure their customers utilize the public seating area and do not take food items into the seating areas of neighboring restaurants.

14.15. Monthly Vending Fees. The vending permittee shall remit the monthly vending fee as set forth in the [Town's](#) fee resolution, with such fee to be due and payable on the first of each month. Vending fees shall be prorated for partial months in each season

(partial months based on start dates outlined in 4.b.i and ii and will not be prorated based on when a vendor chooses to start the season).

15.16. Plaza Location. The Town has the right to relocate the site of the apparatuses of plaza vending permit holders within all the designated plaza areas. The vending permit administrator shall notify the vending permittee three (3) days prior to any vending apparatus relocation.

- a. If a vendor wishes to move locations during high traffic events, a request must be submitted to the Plaza Vending Committee Chair designated staff member seven (7) days prior to the desired date of location change.

16.17. No Encroachment. Vending permittee shall have the obligation to prevent encroachment of the vending apparatus or any related vending equipment or permittee property onto areas of the plaza outside the designated vending apparatus location except for any approved storage location shown in the required license agreement.

17.18. Abandon/Surrender. A permittee without written authorization from the Town acknowledging extenuating circumstances, who fails to conduct vending operations during the required hours of operation for a period of two (2) consecutive weeks during the designated season, will be considered to have surrendered and abandoned his or her vending permit. The Town shall have the right to reassign that space to another applicant. The Town has the right to refuse to authorize an absence. The Town shall send written notice of the surrender and abandonment of the permit to the permittee.

18.19. Utility Fees. The Town may require a plaza vending operator to pay utility fees if the vending apparatus operation uses electric utilities. The use of generators is prohibited.

19.20. Revocation and Suspension.

- a. Any vending permit issued hereunder may be revoked or suspended by the Plaza Vending Committee for a violation or breach of a term or condition of the vending permit, ~~or~~ license agreement, or these Regulations, including, but not limited to:
 - i. Operation of a vending apparatus in a location other than that approved or outside the permitted area;
 - ii. Failure to pay monthly plaza vending fee;
 - iii. Failure to clean areas of the designated vending apparatus location to town satisfaction;
 - iv. Failure to remain in operation during the minimum number of business hours or days;
 - v. Failure to maintain the design of a vending apparatus or vending apparatus signs in the condition as represented in the development application;

- vi.** Failure to pay for the repair and/or replacement of any damage to any portion of the permitted vending apparatus area caused by or in connection with permittee's use thereof;
 - vii.** Changing the use of the vending apparatus that does not comply with the approved application;
 - viii.** Failure to remove vending apparatus from designated location as required by the vending permit;
 - ix.** Permittee violates any provision of this Plaza Vending Rules and Regulations or other law or regulation of the Town.;
 - x.** The permittee obtained the vending permit by fraud or misrepresentation; and/or
 - xi.** The permittee is convicted of an offense that would create a danger to the public health, safety and welfare following issuance of the vending permit.
- b.** No permittee whose vending permit has been revoked may receive a refund of any part of the permit fee paid.
- c.** Upon revocation or expiration of any vending permit, the permittee shall remove all structures or improvements from the permit area and storage area and restore the area to its condition existing prior to issuance of the permit within forty-eight (48) hours of revocation or expiration of permit.
- d.** If the vending permit is revoked, the permittee may not apply for the same type of permit for one (1) year after the effective date of the revocation.

APPROVED BY THE MOUNTAIN VILLAGE PLAZA VENDING PANEL AT THE
~~OCTOBER 4, 2023~~DATE PLAZA VENDING MEETING.

APPROVED AND ADOPTED BY THE MOUNTAIN VILLAGE TOWN COUNCIL AT THE
~~MARCH 21, 2024~~DATE TOWN COUNCIL MEETING.



STORAGE LOCATIONS



5

3

4

- 1 OPEN
- 2 OPEN
- 3 MR. CHURRO
- 4 LA COLUMBIANA
- 5 LATIN CREATIONS

SUMMER PLAZA VENDING

MOUNTAIN VILLAGE



STORAGE LOCATIONS



6



5

3

4

7



WINTER PLAZA VENDING

MOUNTAIN VILLAGE

- 1 OPEN
- 2 OPEN
- 3 PLACE DE CREPES
- 4 LA COLUMBIANA
- 5 LATIN CREATIONS
- 6 CHEEZY LLC
- 7 WAX GURU



AGENDA ITEM 12
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
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 Public Hearing; September 19, 2024
DATE: September 9, 2024

RE: Consideration of a Resolution approving a road right of way encroachment for proposed development at Lots 69R2, OS 3Y, 67, 71R, OS 3BR-2R 2, Tract OS 3XRR 2, 71 R and 161C-R, Mountain Village

APPLICATION OVERVIEW: Road Right-of-way Encroachment

PROJECT GEOGRAPHY

Legal Description: MVB MT VILLAGE BLVD MTV BLVD.

Address: TBD Mountain Village Blvd.

Applicant/Agent: Merrimac Fort Partners LLC

Owner: Town of Mountain Village

Zoning: Right of Way Active Open Space

Existing Use: Right of Way

Proposed Use: Right of Way

Lot Size: n/a

Adjacent Land Uses:

- **North:** Multi-family, vacant
- **South:** Village Center, Active Open Space
- **East:** Single Family, vacant
- **West:** Village Center



Figure 1: Vicinity Map

ATTACHMENTS

Exhibit A: Applicant Narrative

Exhibit B: Engineered Plans dated 8.26.24

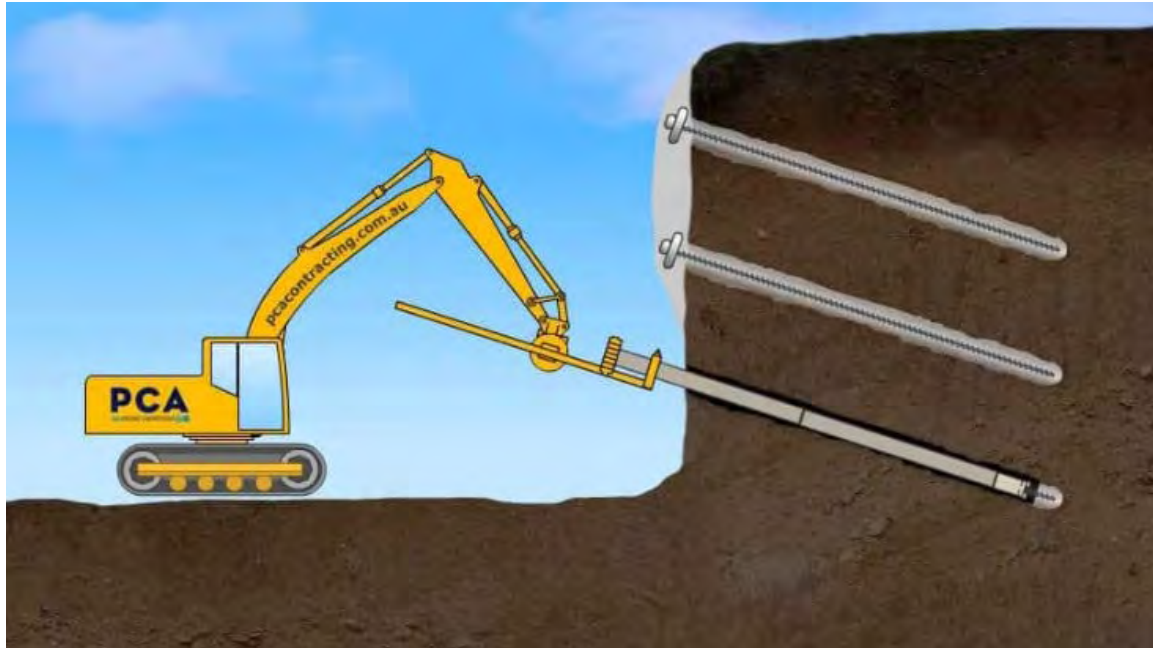
Exhibit C: Staff/Public Comment

Exhibit D: Resolution

Original Design review documents on file, available upon request

Case Summary: Merrimac Fort Partners, LLC, the developers of the future Four Seasons is requesting an encroachment into the road right-of-way for necessary soil nailing adjacent to the property at Lots 69R2, OS 3Y, 67, 71R, OS 3BR-2R 2, Tract OS 3XRR 2, 71 R and 161C-R.

Soil nailing is a ground improvement technique used for slopes, excavations, retaining walls etc. which is used to reinforce soil to make it more stable.

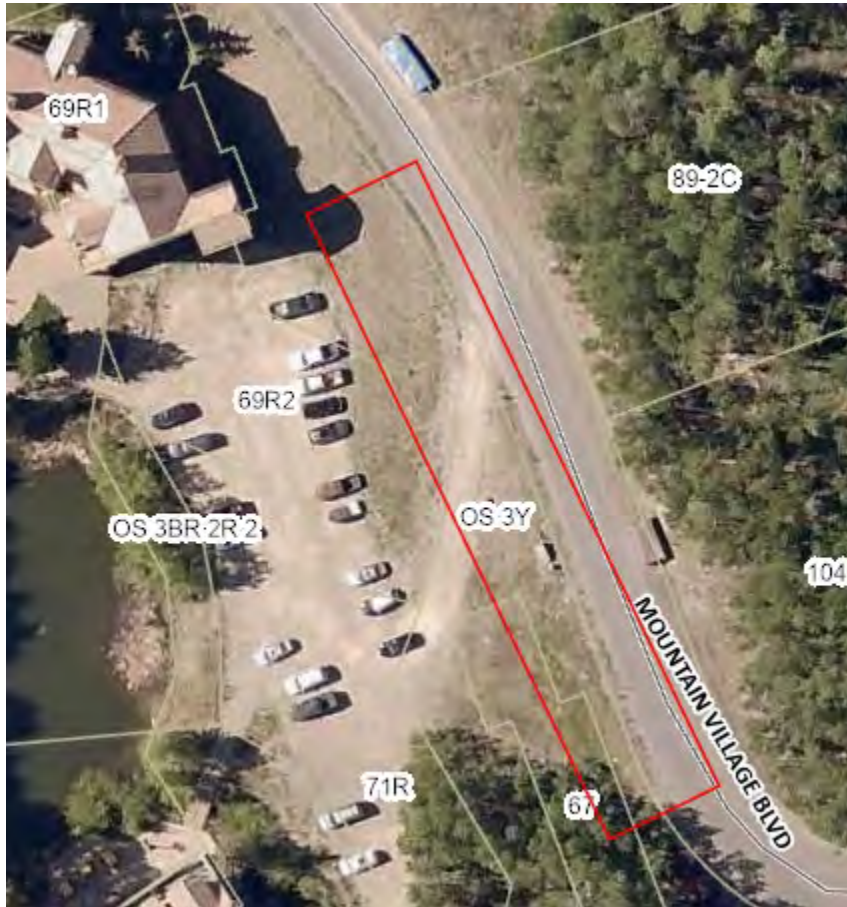


The regulations state that if staff determines a road right-of-way encroachment to be substantial then it should be reviewed by Town Council for approval as a Class 5 Review. The CDC also outlines that the application would be referred to the public works director or fire marshal, as applicable. The CDC states that if approved the lot owner must enter into a revocable encroachment agreement in the form and manner set forth by the Town, to capture all encroachments.

There is already a shoring easement from 2007 in place for the benefit of Lot 161C-R (Recorders Certificate #392363) from previous approvals contemplated on the Lot that could be amended. Since the request for soil nailing wasn't made during SPUD approvals for this development, and the location of encroachment has changed from the location represented on the existing easement, staff felt this needed to go through a formal review process.

Public Works was consulted by the applicant prior to submitting this application and has indicated no concerns with the proposal. Soil nails will be a minimum of 13' below grade once they reach road right of way, so there is no concern that they will interfere with any future utilities. This application was not referred to the Fire Marshall as all improvements are subterranean. Soil nailing can have an added benefit of further stabilizing the roadway.

The area of soil nailing is generally shown here within the red rectangle and further detailed in Exhibit B:



Proposed Motions:

Staff is recommending the approval of the road right-of-way encroachment and suggests the following motion:

I move to approve a Resolution for a Road Right-of-Way Encroachment for development at Lots 69R2, OS 3Y, 67, 71R, OS 3BR-2R 2, Tract OS 3XRR 2, 71 R and 161C-R, TBD Mountain Village Boulevard, based on the evidence provided in the staff record of memo dated September 9 2024, and the findings of this meeting, with the following conditions:

- 1. Prior to issuance of building permit, the engineered soil nail design will be reviewed by Town Public Works and/or Town Engineers for necessary approvals.*
- 2. An encroachment agreement with the Town for any road right of way encroachments will be entered into prior to the issuance of a building permit. The form of the agreement shall be reviewed by the Town Attorney and may be approved by the Town Manager without further Council action.*
- 3. An updated as built exhibit showing all constructed encroachments in the right of way will be recorded with the license agreement and recorded with the County prior to the issuance of a Certificate of Occupancy.*

4. *The right of way encroachments are premised on the subdivision and site specific design approvals. If the design approval expires, the right of way encroachment approval also expires.*

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

/aw

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING ENCROACHMENTS INTO THE MOUNTAIN VILLAGE BOULEVARD
RIGHT-OF-WAY FOR SOIL NAILING FOR THE ADJACENT PROPOSED DEVELOPMENT
KNOWN AS THE FOUR SEASONS ON LOT OS 3Y**

RESOLUTION NO. 2024-__

WHEREAS, Merrimac Fort Partners, LLC (the “Applicant”) has applied for encroachments into the Mountain Village Boulevard right-of-way adjacent to Lot OS 3Y (the “Property”) for necessary soil nailing for the proposed development, also known as the future Four Seasons (the “Development”), on Lots 69R2, OS 3Y, 67, 71R, OS 3BR-2R-2, OS 3XRR-2, 71R, and 161C-R; and

WHEREAS, the Applicant intends to acquire the Property, and the Town has separately approved the proposed Development thereon; 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 Town Council; and

WHEREAS, the Town Council held a public hearing on September 19, 2024, to consider the Application and testimony and comments from the Applicant, Town Staff, and members of the public, and such other information as may be included in the record of the hearing, and voted ___ to approve the Application; and

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

WHEREAS, pursuant to CDC Section 17.3.22(2), Town Staff determined that the requested encroachment is substantial and, therefore, should be reviewed by the Town Council as a Class 5 Review; and

WHEREAS, the Town Council, in its discretion, may allow for encroachments into road rights-of-way; 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 encroachments into the Mountain Village Boulevard right-of-way for necessarily soil nailing for the Development, as more particularly described in the Application and the agreement outlined in Condition No. 2 below. The Town Council authorizes the Town Manager to approve and execute such agreement in accordance with this approval.

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

- 1) The Applicant shall become the record title owner of the Property prior to the installation of any soil nails.
- 2) Prior to issuance of a building permit, the engineered soil nail design must be reviewed by Town Public Works and/or Town Engineers for necessary approvals.

- 3) As required by CDC Section 17.3.22, the Applicant shall enter into an agreement with the Town for the road right-of-way encroachments prior to the issuance of a building permit. The form of the agreement shall be reviewed by the Town Attorney and may be approved and executed by the Town Manager without further action of the Town Council.
- 4) An updated as-built exhibit showing all constructed encroachments in the Mountain Village Boulevard right-of-way will be recorded with the license agreement and recorded with the County prior to the issuance of a Certificate of Occupancy.
- 5) The right-of-way encroachments granted by this Resolution are premised on the subdivision and site-specific design approvals. If the design approval expires, the right-of-way encroachment approval also expires.

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 September 19, 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]

NARRATIVE

ROAD RIGHT OF WAY ENCROACHMENT FOR SOIL NAILING

CLASS 5 APPLICATION: DESIGN REVIEW PROCESS APPLICATION

APPLICANT: MERRIMAC FORT PARTNERS, LLC

SUBJECT PROPERTY: MOUNTAIN VILLAGE BLVD.

CURRENT OWNERSHIP: TOWN OF MOUNTAIN VILLAGE

SCOPE NARRATIVE

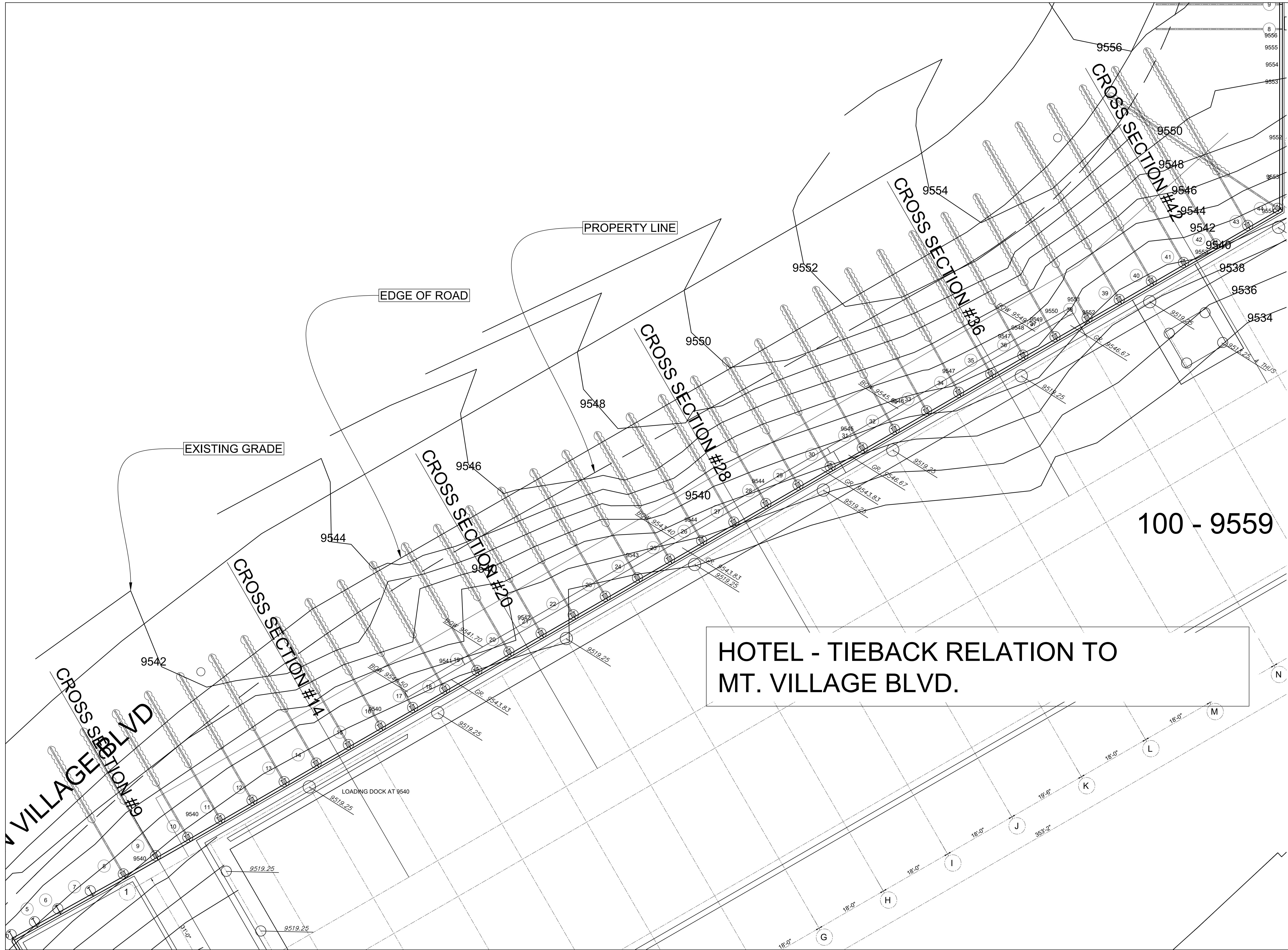
The attached drawing package is for Lot 161C-R Project. It depicts a proposed shoring wall, on the Northeast side of the site that would require permanent tieback anchors to extend past the east property line, thus needing the creation of a permanent soil nail easement under Mountain Village Blvd in lieu of the temporary soil nail easement. This design allows for the earth retention wall to take all the earth loading instead of the building itself, reducing the building structure and foundation design requirements. As shown, the tieback anchors will be in Mountain Village Boulevard at considerable depth. They would be deep enough not to interfere with any existing or new utilities. This design has been thoroughly discussed with Finn Kjome, Director of Public Works for the Town of Mountain Village, and has been deemed an acceptable and beneficial design not only for the project but for the Town as well.

Switching to this design has several benefits to all parties during the course of construction...

1. This design allows for 10's of thousands of cubic yards of excavated soil to be repurposed and remain on site, no longer needing to be trucked out of town to a dump site. This reduces trucking time and trucking impact to the town traffic flow and infrastructure.
2. The creation and use of the higher strength bench as a driveway, staging and loading area will benefit everyone during the course of construction . This will greatly reduce the amount of trucks and construction equipment stagings on the road itself, relieving traffic build ups and potential blockages along Mountain Village Blvd. Once the building construction goes above grade, there will be minimal accessible staging area within the site itself. This ~13,000 sqft driveway will provide that much needed area.
3. This efficiency created by this driveway helps our site logistics plan greatly and will in turn help the overall construction schedule of the project. Reduction in construction

schedule ultimately reduces the impact to the towns traffic flow and the residents on the hill above.

4. This new driveway can also be used as access for emergency vehicles if an unforeseen emergency event were to occur. It is also an additional means of egress to the project during the length of construction.



NOT VALID WITHOUT DATE & ORIGINAL SIGNATURE

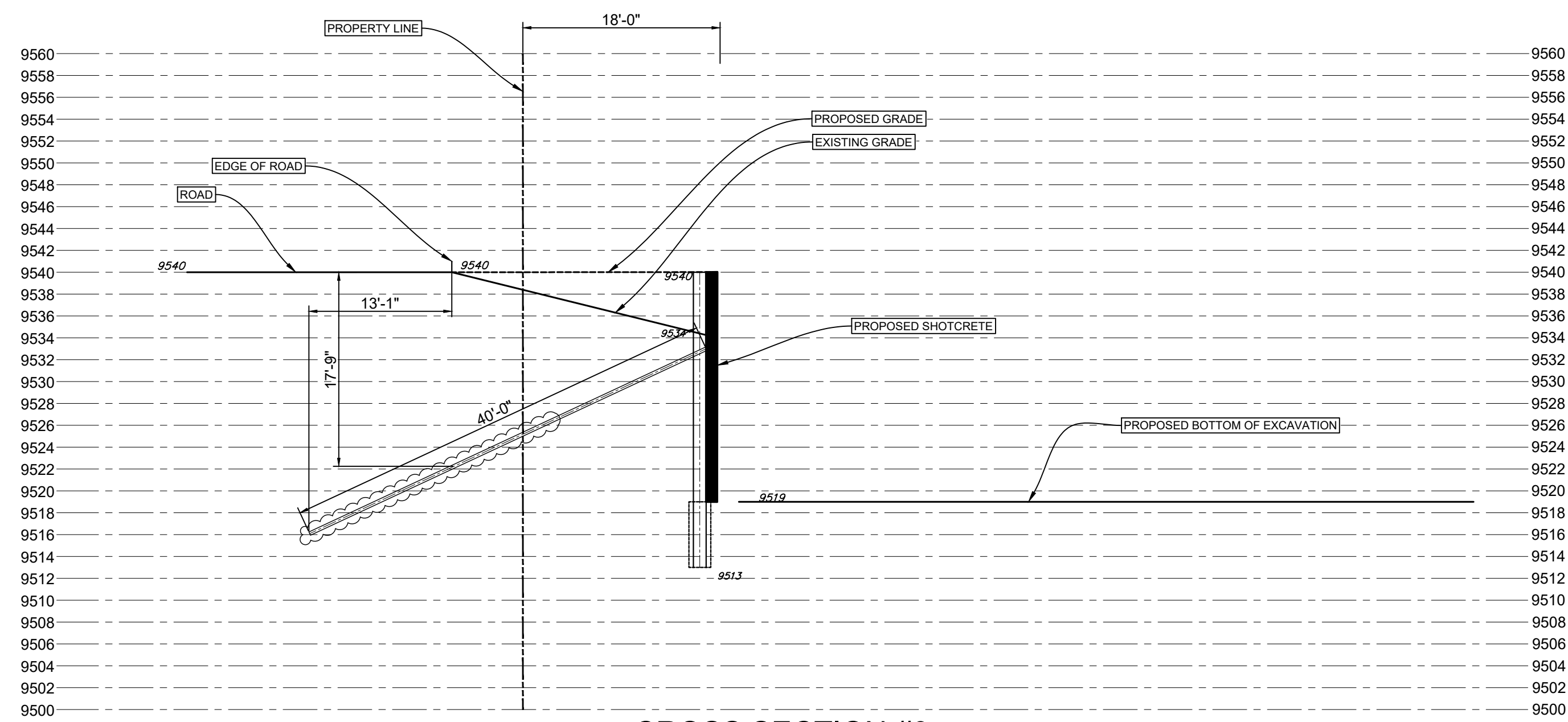
MOUNTAIN VILLAGE LUXURY HOTEL AND RES.
 MERRIMAC VENTURES
 2434 LAS OLAS BLVD
 FORT LAUDERDALE, FL 33301
 PH: 954.522.6556

100 - 9559

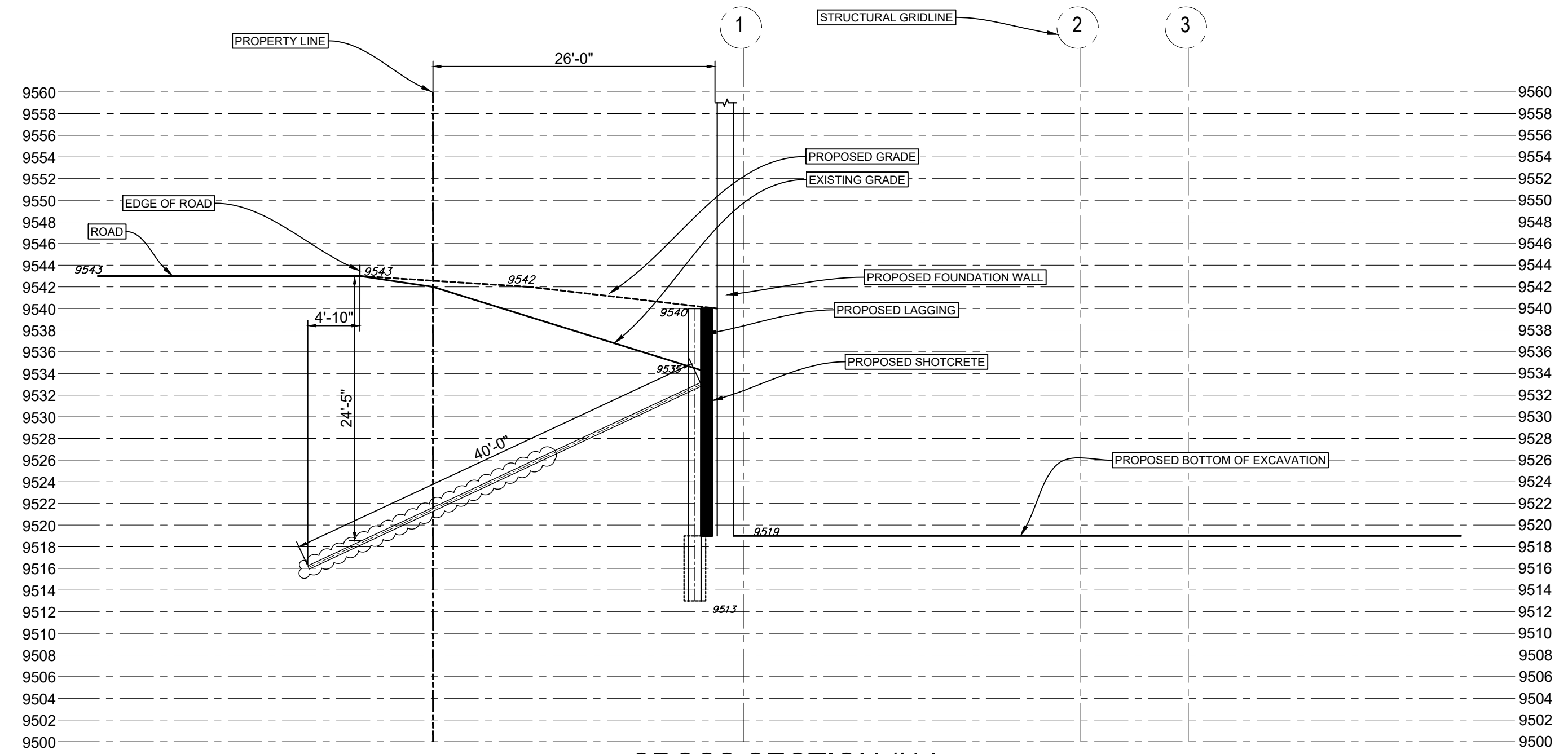
HOTEL - TIEBACK RELATION TO
 MT. VILLAGE BLVD.

COGGINS & SONS, INC.
 9512 TITAN PARK CIRCLE
 LITTLETON, COLORADO 80125
 TEL: 303-791-9911 FAX: 303-791-0967

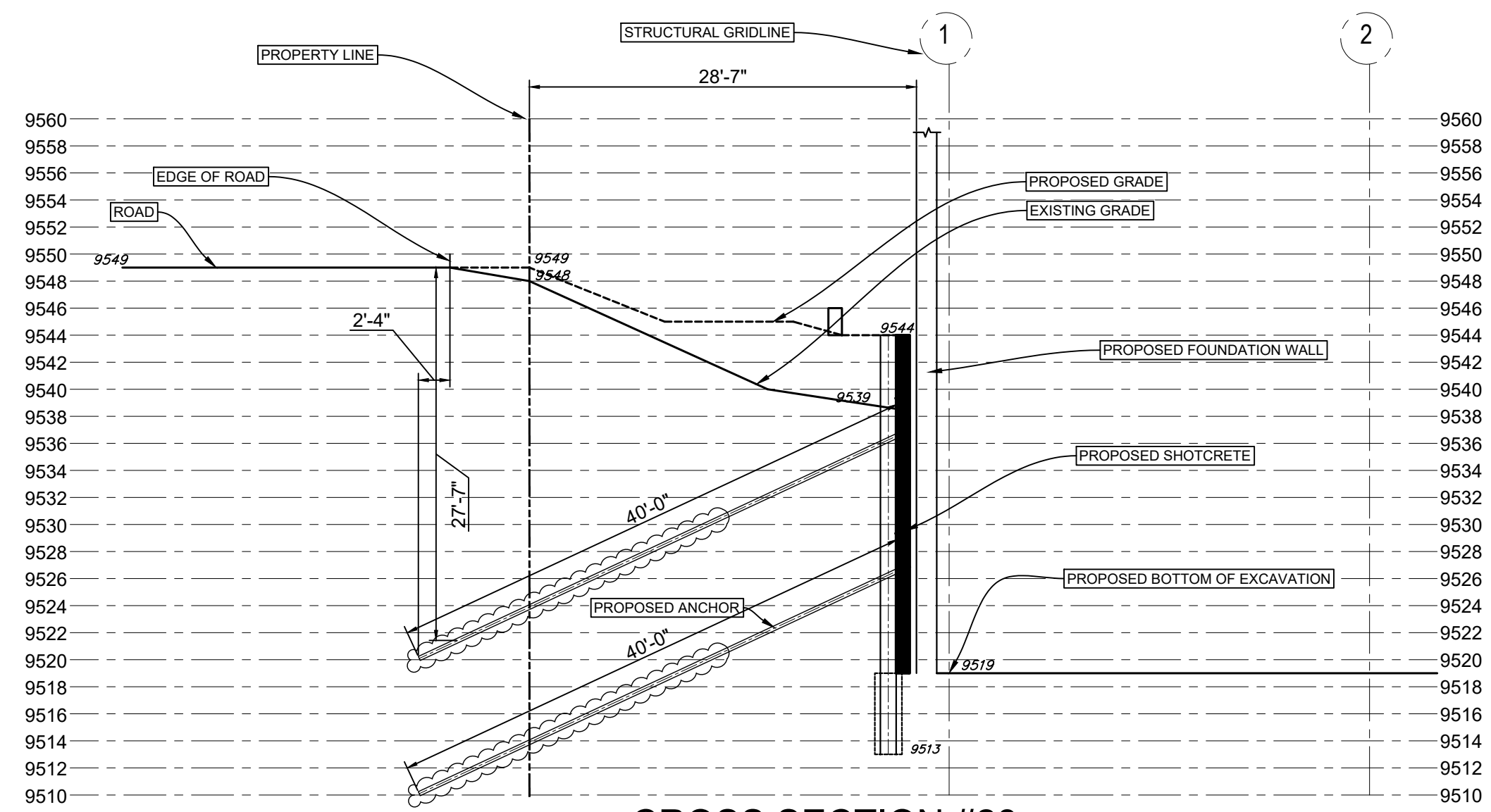
JOB NO. : 5871
 ISSUED: 08.26.2024
 DWN BY: JHH
 DWG. NO.
XBS-X
 SHT. X OF 3



CROSS SECTION #9

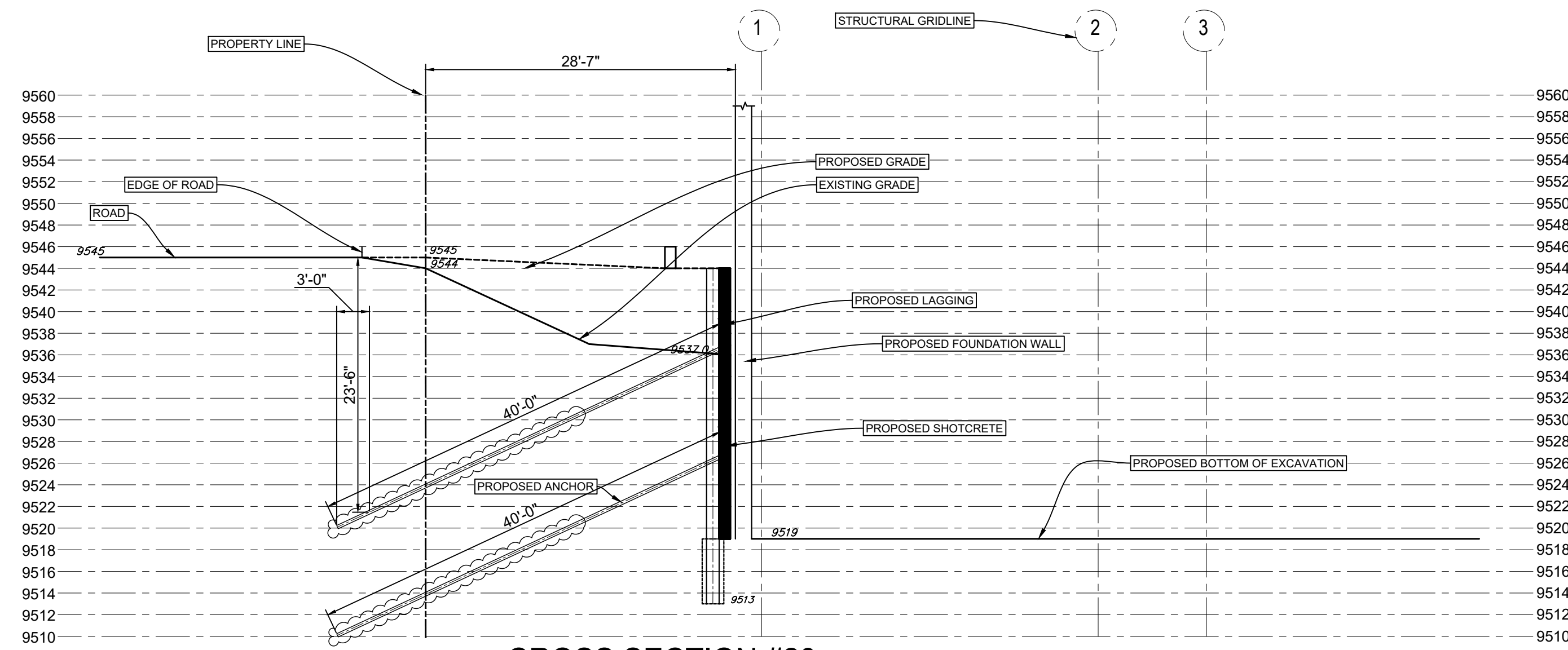


CROSS SECTION #14



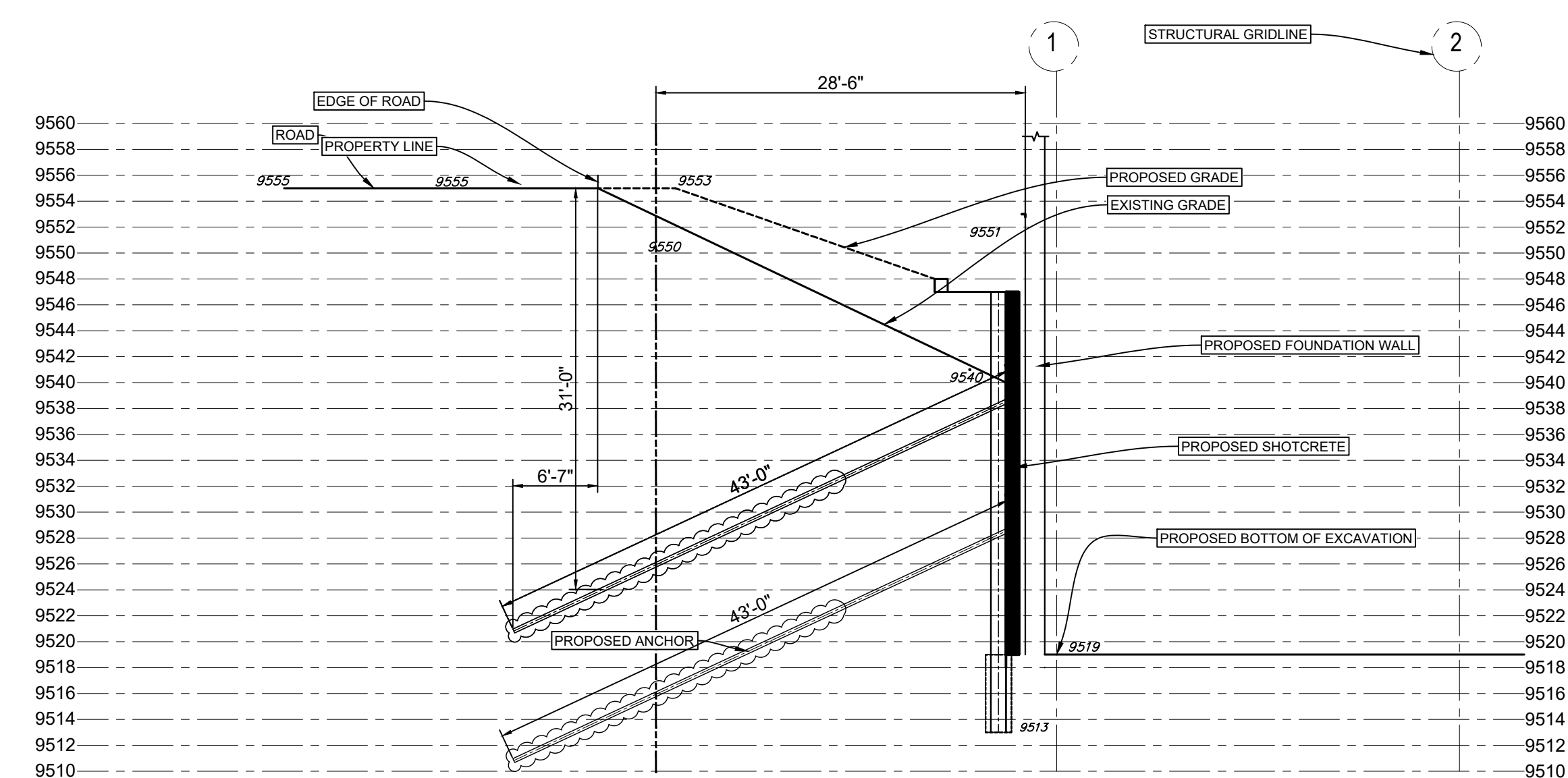
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NOT TO SCALE



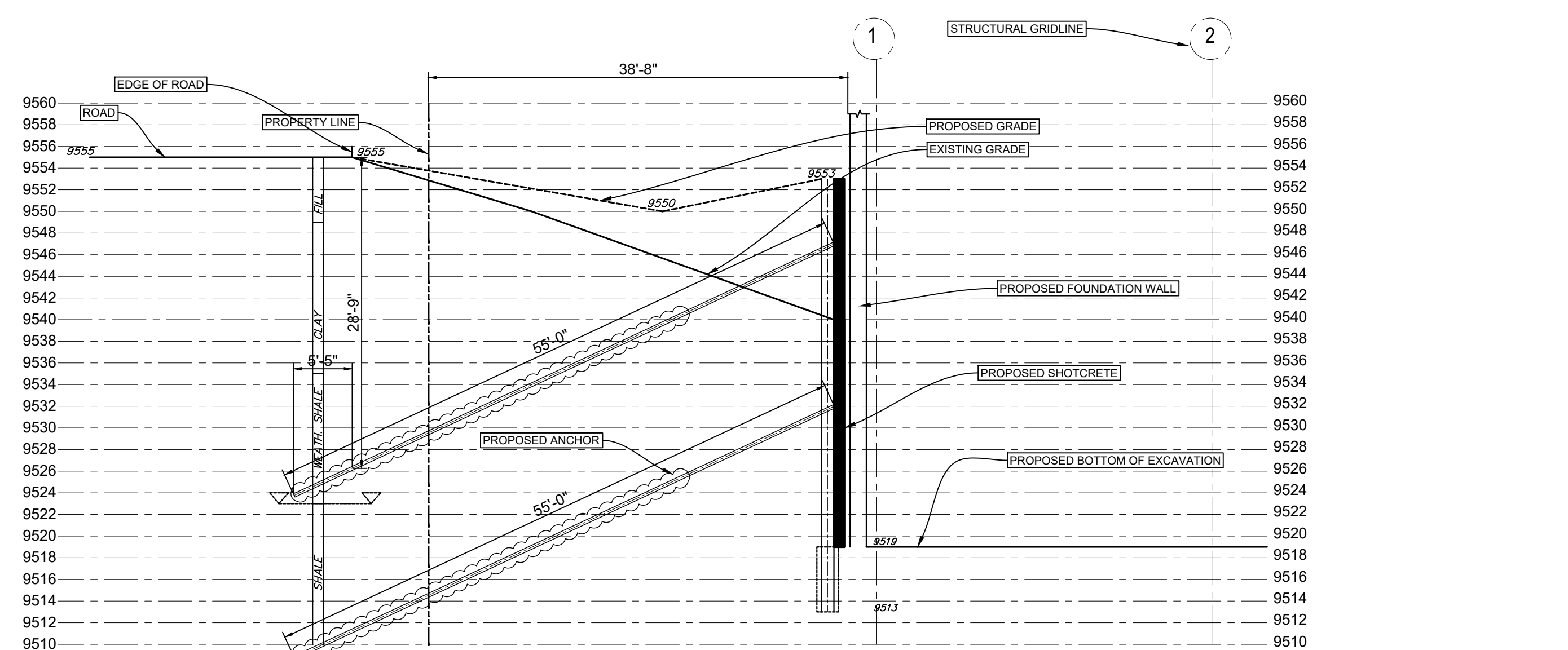
CROSS SECTION #20

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CROSS SECTION #35

NOT TO SCALE



CROSS SECTION #42

NOT TO SCALE

NOT VALID WITHOUT DATE & ORIGINAL SIGNATURE

MOUNTAIN VILLAGE LUXURY HOTEL AND RES.
 MERRIMAC VENTURES
 2434 LAS OLAS BLVD
 FORT LAUDERDALE, FL 33301
 PH: 954.522.6556

COGGINS & SONS, INC.

9512 TITAN PARK CIRCLE
 LITTLETON, COLORADO 80125
 TEL: 303-791-9911 FAX: 303-791-0967

JOB NO. : 5871
 ISSUED: 08.26.2024
 DWN BY: JHH

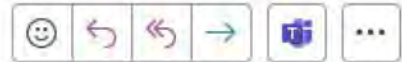
DWG. NO.
XBS-Y

SHT. Y OF 3

Re: MV Boulevard soil nailing for four seasons



Scott Pittenger
To  Amy Ward



12:27 PM

Amy,

Based on the plans and after discussion with the development team, Public Works does not have an issue with the soils nailing under Mountain Village Blvd as planned.

Thank you,



Scott Pittenger

Public Works Director, Town of Mountain Village

office | mobile | [970-708-8690](tel:970-708-8690) | spittenger@mntvillage.org

[317 Adams Ranch Rd., Mountain Village, CO 81435](#)





Agenda Items 13 & 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; September 19, 2024

DATE: September 9, 2024

RE: Staff Memo – 1) Consideration of an Ordinance for a Density Transfer and Rezone Application for Lots 37R and 374R per Community Development Code Sections 17.4.9 and 17.4.10, and 2) Consideration of a Resolution to Approve a Minor Subdivision for Lots 373R and 374R to Replat into Lot 374R2 per Community Development Code Section 17.4.13

APPLICATION OVERVIEW: Density Transfer, Rezone, and Subdivision Application

PROJECT GEOGRAPHY

Legal Description:

Parcel A: Lot 373R, Telluride Mountain Village, Filing 18, According to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18 Recorded October 31, 2000 in Plat Book 1 at Page 2820, County of San Miguel, State of Colorado.

Parcel B: Lot 374R, Telluride Mountain Village, Filing 18, According to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18 Recorded October 31, 2000 in Plat Book 1 at Page 2820, County of San Miguel, State of Colorado.

Address: 539 Benchmark Drive

Applicant/Agent: Thomas G. Kennedy, attorney

Owner: DAMB Properties, LLC, a Colorado limited liability company, and All Views LLC, a Colorado limited liability company

Zoning: Single-family

Existing Use: Single Family Residence

Proposed Use: Single Family Residence

Lot Size: 12.36 acres

Adjacent Land Uses:

- **North:** Single Family Residence
- **South:** Single Family Residence
- **East:** Open Space / Ski Area
- **West:** Open Space / Ski Area

ATTACHMENTS

Exhibit A: Narrative/Replat

Exhibit B: Staff/Public Comment



Case Summary: DAMB Properties, LLC and All Views, LLC, represented by Thomas Kennedy, are the owners of Lots 373R and 374R and have applied for a Rezone and Density Transfer as well as a concurrent Minor Subdivision to combine the two lots into one large lot. Both of the LLCs are under the same ownership. Currently there is an existing single-family residence on Lot 374R, while 373R is vacant. Both lots have one unit of Single-Family Density assigned for a total of eight (8) person equivalents between the two lots. If the Town Council determines that the proposed replat is appropriate, the newly created Lot 374R2 would have one extra unit of density (a 4-person equivalent) that would be required per the CDC to be transferred into the Town's Density Bank.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by italicized Text.***

Table 1

	Existing Zoning Designations Built	Existing Zoning Designations Platted and unbuilt	Proposed Zoning Designations Built	Proposed Zoning Designations Platted and Unbuilt	Person Equivalents	Total Person Equivalents
Lot 373R	1	0	1	0	4	
Lot 374R	0	1	0	0	4	
Total						8
Lot 374R2	1	0	1	0	4	4
(373R) To Density Bank				1	4	4
			Total:			8

Staff: The proposal will result in a net decrease of one Single Family Unit of Density, or 4 person equivalents on Lot 373R. The density will be transferred to the Density Bank and the owners will continue to pay any associated fees for this density.

CRITERIA, ANALYSIS, AND FINDINGS

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

17.4.9: Rezoning Process

3. Criteria for Decision:

- a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;
Staff Finding: The applicant requests to vacate a lot line between two adjacent lots to create one contiguous lot that would be 12.36 acres in size. There is an existing single-family home on the eastern property (Lot 374R); Lot 373R, to the west, is currently vacant. The Comprehensive Plan's Land Use Map designates Benchmark Drive as suitable for single-family development. Based on this finding, it appears the proposed density transfer and rezone would meet the intent of the Comprehensive Plan by continuing the use on the future Lot 374R2 as a single-family residence.

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

Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Single-Family Zone is intended to provide lower density single-family dwellings. By reducing the density between the two lots, the owners would be meeting the intent of the CDC.

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

The Comprehensive Plan project standards are listed as follows:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.

2. Appropriate scale and mass that fits the site(s) under review shall be provided.

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.

4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.

5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

Staff Finding: The proposed rezone and density transfer does not include any additional development, and therefore impacts to visual/scenic, environmental, geotechnical and ski resources are not anticipated. The existing single-family residence was evaluated through Design Review Board in 2010, which contains requirements related to visual impact, scale and massing, environmental and geotechnical impacts, waste, and ski experience.

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

Staff Finding: This neighborhood is a single-family zone and is being maintained as a single-family neighborhood. There should be a reduced impact to public health, safety and welfare through the reduction of transportation demand associated with less overall density in this neighborhood.

- 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;

Staff Finding: The Future Land Use Map in the Comprehensive Plan identifies Lots 373R and 374R as single-family residential lots and they will continue to be utilized as such, albeit in a reduced overall site density.

- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Public facilities and services currently serve the existing development. The proposed rezone and density transfer would reduce the need for services in this area.
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning will not create vehicular or pedestrian circulation hazards. There will be an overall reduction in curb cuts and vehicular movements through the reduction in the density on the lots.
- h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

17.4.10: Density Transfer Process

D. Criteria for Decision

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

- a. The criteria for decision for rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
Staff Finding: The applicant has met the criteria for the decision for rezoning as provided above.
- b. The density transfer meets the density transfer and density bank policies; and.
Staff Finding: The application meets all applicable density transfer and density bank policies. The applicant is proposing to transfer existing density into the density bank.
- c. The proposed density transfer meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

17.4.13.E: Subdivision Regulations

2. 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.

Staff Finding: The proposed application meets all of the criteria noted above for Minor Subdivisions. The new lot meets the requirements of the CDC and is in conformance with the Comprehensive Plan. The General Easement along the current lot line between Lots 373R and 374R is proposed to be vacated by this subdivision plat and is no longer necessary to serve the community. However, this General Easement was not transferred solely to the Town as part of the Agreement Regarding General Easements in 1996 or its subsequent amendment. Prior to recordation, the applicant include a signature block for Telluride Ski Resort to sign off on the vacation of the General Easement that exists between Lots 373R and 374R.

17.4.13.F: Subdivision Design Standards and General Standards

This section of the CDC outlines basic requirements for all subdivisions, including lot standards, environmental standards, fire protection, street improvements, water/sewage disposal/utilities, dedications and easements, maintenance of common areas, public improvements, and plat document standards.

Staff Finding: The application meets all requirements and standards of the Subdivision Design Standards and General Standards listed in the CDC. The overall General Easement proposed for Lot 374R2 meets the 16-foot standard and will continue to provide access to the property. The existing access from Benchmark Drive will remain, and meets all standards of the CDC. The new Lot 374R2 would conceivably allow for a larger home on the property, provided that the lot coverage would not exceed 40%.

DESIGN REVIEW BOARD RECOMMENDATION:

The Design Review Board reviewed this application at their regular meeting held on September 5, 2024. The DRB voted 7-0 to recommend approval of the Density Transfer and Rezone application to the Town Council.

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

RECOMMENDATION (DENSITY TRANSFER AND REZONE): If the Town Council determines that the application for a Density Transfer and Rezone of Lots 373R and 374R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to approve an Ordinance on first reading regarding the Density Transfer and Rezone application, pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lots 373R and 374R and transfer 1 single-family density unit (4-person equivalent density) to the density bank based on the evidence provided within the staff report of record dated September 9, 2024, and with the following conditions:

1. *Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.*
2. *The owner of record of density in the density bank, shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*

And further move to set a second reading and public hearing for October 17, 2024.

RECOMMENDATION (MINOR SUBDIVISION): If the Town Council determines that application for a Minor Subdivision to combine lots 373R and 374R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to approve a Resolution approving the Minor Subdivision for Lots 373R and 374R to replat the property into Lot 374R2 based on the evidence provided within the staff report of record dated September 9, 2024, and with the following conditions:

1. *The Town Council must separately approve the related Density Application for the Property ("Density Approval"). If the Density Approval is not approved within ninety (90) days after adoption of this Resolution, this Resolution shall become null and void.*
2. *All conditions of the Density Approval are conditions of this Subdivision Approval.*
3. *Town Staff will review and must approve the final proposed Property Replat to verify consistency with CDC Section 17.4.13.N Plat Standards, including subsection 3 Plat Notes and Certifications, and provide redline comments to the Applicant prior to execution of the final mylar.*
4. *Prior to recordation, the applicant shall include a signature block on the plat document for Telluride Ski Resort to sign off on the vacation of the General Easement that exists between Lots 373R and 374R.*
5. *Town Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation of the Property Replat.*
6. *All recording fees related to the recording of the Property Replat in the records of the San Miguel County Clerk and Recorder shall be paid by the Applicant.*
7. *All representations of the Applicant, whether within the Subdivision Application materials or made at the DRB or Town Council meetings, are conditions of this Subdivision Approval.*
8. *The subdivision approval is valid for 18 months.*

ORDINANCE NO. 2024-__

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO CONDITIONALLY APPROVING DENSITY TRANSFER FOR
LOTS 373R AND 374R (TO BE REPLATTED AS LOT 374R2)**

WHEREAS, All Views LLC, a Colorado limited liability company, and DAMB Properties LLC, a Colorado limited liability company (collectively, the “Owners”), are the owners of certain real property described as Lot 373R and Lot 374R, respectively, commonly known as 539 Benchmark Drive, Mountain Village, Colorado (together, the “Property”); and

WHEREAS, All Views LLC and DAMB Properties LLC (together, the “Applicant”) have submitted a Minor Subdivision application to the Town of Mountain Village (the “Town”) to replat the Property into a single parcel known as Lot 374R2 (“Subdivision Application”); and

WHEREAS, in connection with its Subdivision Application, the Applicant has applied to transfer the one unit of single-family density resulting from the creation of Lot 374R2 into the Mountain Village Density Bank (“Density Application”), which application consists of the materials submitted and itemized on Exhibit A, attached hereto, plus all statements, representations, and additional documents of the Applicant and its representatives made or submitted at the public hearings before the Design Review Board (“DRB”) and the Town of Mountain Village Town Council (“Town Council”); and

WHEREAS, the Subdivision Application and the Density Application are being processed and considered concurrently by the DRB and Town Council; and

WHEREAS, the DRB held a public hearing on September 5, 2024, to consider the Density Application and testimony and comments from the Applicant, Town Staff, and members of the public, and voted unanimously to issue a recommendation of approval to Town Council of the Density Application, subject to conditions; and

WHEREAS, the Town Council held a public hearing on September 19, 2024 to consider the Density Application, the DRB’s recommendations, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted ____ to approve the Density Application, subject to conditions and a second reading of this Ordinance to be held at a public hearing on _____, 2024; and

WHEREAS, the Town Council held a public hearing on _____, 2024 to consider the second reading of this Ordinance and testimony and comments from the Applicant, Town Staff, and members of the public, and voted ____ to approve the Density Application; and

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

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.9 of the CDC and finds that each of the following has been satisfied or will be satisfied upon compliance with the conditions of this Ordinance set forth below:

1. The proposed rezoning is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
3. The proposed rezoning meets the Comprehensive Plan project standards;

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

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.10 of the CDC and finds that each of the following has been satisfied or will be satisfied upon compliance with the conditions of this Ordinance set forth below:

1. 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);
2. The density transfer meets the density transfer and density bank policies; and
3. The proposed density transfer meets all applicable Town regulations and standards.

WHEREAS, the Town Council now desires to approve the Density Application, subject to the terms and conditions 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. Approvals. The Town Council hereby approves the Density Application, subject to the conditions set forth below. All exhibits to this Ordinance are available for inspection at the Town Clerk’s Office. The Town Council specifically approves the following density transfer:

Table 1. Lots 373R and 374R Zoning Designations and Density – Existing and Proposed

	Existing Zoning Designations Built	Existing Zoning Designations Platted, Unbuilt	Proposed Zoning Designations Built	Proposed Zoning Designations Platted, Unbuilt	Person Equivalents	Total Person Equivalents
Lot 373R	0	1	0	0	4	
Lot 374R	1	0	1	0	4	
TOTAL:						8

Lot 374R2	1	0	1	0	4	4
To Density Bank (from 373R)				1	4	4
					TOTAL:	
					8	

Section 3. Conditions. The approval of the Density Application is subject to the following terms and conditions:

- 3.1. The Town Council must separately approve the Subdivision Application.
- 3.2. All conditions of approval of the Subdivision Application as set forth in Resolution 2024-__ (“Subdivision Approval”) are incorporated as conditions of this approval.
- 3.3. The density transfer authorized hereby shall not be effective until the Effective Date of this Ordinance.
- 3.4. The owner of record of density in the Density Bank shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
- 3.6. All representations of the Applicant, whether within Rezoning or Subdivision Applications submittal materials or at the DRB or Town Council public hearings, are conditions of this approval.
- 3.7. Town staff shall update the density bank and lot list accordingly.

Section 4. 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 5. Effective Date. This Ordinance shall become effective on _____, 2024 (“Effective Date”) 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 5.8 of the Charter.

INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 19th day of September, 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 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 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

[LIST OF REZONING APPLICATION MATERIALS]

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO CONDITIONALLY APPROVING A MINOR SUBDIVISION FOR
LOTS 373R AND 374R (TO BE REPLATTED AS LOT 374R2)**

RESOLUTION NO. 2024-__

WHEREAS, All Views LLC, a Colorado limited liability company, and DAMB Properties LLC, a Colorado limited liability company (collectively, the “Owners”), are the owners of certain real property described as Lot 373R and Lot 374R, respectively, commonly known as 539 Benchmark Drive, Mountain Village, Colorado (together, the “Property”); and

WHEREAS, All Views LLC and DAMB Properties LLC (together, the “Applicant”) have submitted a Minor Subdivision application to the Town of Mountain Village (the “Town”) to replat the Property into a single parcel known as Lot 374R2 (“Subdivision Application”); and

WHEREAS, the Applicant has applied to transfer certain density in connection with its Subdivision Application (“Density Application”), which is being concurrently processed and considered by the Town of Mountain Village Design Review Board (“DRB”) and the Town of Mountain Village Town Council (“Town Council”); and

WHEREAS, the Subdivision 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 hearings before the DRB and Town Council; and

WHEREAS, the DRB held a public hearing on September 5, 2024, to consider the Density Application and testimony and comments from the Applicant, Town Staff, and members of the public, and voted unanimously to issue a recommendation of approval to Town Council of the Density Application, subject to conditions; and

WHEREAS, the Town Council held a public hearing on September 19, 2024 to consider the Subdivision Application, the DRB’s recommendations, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted ____ to approve this Resolution (“Subdivision Approval”); and

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

WHEREAS, the Town Council has considered the criteria set forth in Section 17.4.13.E.2 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 set forth below:

1. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;
2. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
3. 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;
4. 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

5. The proposed subdivision meets all applicable Town regulations and standards.

WHEREAS, the Town Council now desires to approve the Subdivision Application and the related Property Replat, 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 Ordinance.

Section 2. Approvals. The Town Council hereby approves the Subdivision Application and the related Property Replat, attached hereto as Exhibit B and incorporated by reference herein, subject to the conditions set forth below. All exhibits to this Resolution are available for inspection at the Town Clerk's Office.

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

3.1. The Town Council must separately approve the related Density Application for the Property ("Density Approval"). If the Density Approval is not approved within ninety (90) days after adoption of this Resolution, this Resolution shall become null and void.

3.2. All conditions of the Density Approval are conditions of this Subdivision Approval.

3.3. Town Staff will review and must approve the final proposed Property Replat to verify consistency with CDC Section 17.4.13.N Plat Standards, including subsection 3 Plat Notes and Certifications, and provide redline comments to the Applicant prior to execution of the final mylar.

3.4. Prior to recordation, the applicant shall include a signature block on the plat document for Telluride Ski Resort to sign off on the vacation of the General Easement that exists between Lots 373R and 374R.

3.5. Town Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation of the Property Replat.

3.6. All recording fees related to the recording of the Property Replat in the records of the San Miguel County Clerk and Recorder shall be paid by the Applicant.

3.7. All representations of the Applicant, whether within the Subdivision Application materials or made at the DRB or Town Council meetings, are conditions of this Subdivision Approval.

3.8. The subdivision approval is valid for 18 months.

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

Section 5. Recordation. This Resolution approving the Subdivision Approval shall be recorded concurrently with the recordation of the Property Replat.

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

TOWN OF MOUNTAIN VILLAGE, COLORADO

By: _____
Martinique Prohaska, Mayor

ATTEST:

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

David McConaughy, Town Attorney

Exhibit A

[LIST OF SUBDIVISION APPLICATION MATERIALS]

Exhibit B

[PROPERTY REPLAT]

LOT LINE VACATION PLAT/ MINOR SUBDIVISION APPLICATION

NARRATIVE

July 12, 2024

Applicant: DAMB Properties, LLC, a Colorado limited liability company and All Views LLC, a Colorado limited liability company

Subject Property: Lot 373R and Lot 374R, Telluride Mountain Village (“**Property**”)

All Views LLC, a Colorado limited liability company is the current fee simple owner of the Lot 373R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 (“**Lot 373R**”), which is currently an unimproved lot,

DAMB Properties, LLC, a Colorado limited liability company is the current fee simple owner of the Lot 374R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 (“**Lot 374R**”), which is currently improved with a single-family residence

All Views LLC and DAMB Properties, LLC are affiliated/related entities owned by the same underlying members. DAMB Properties, LLC and All Views LLC (“**Applicant**”) have jointly submitted its form applications with the Town of Mountain Village seeking the following: (A) approval of a replat to vacate the existing lot line boundaries for and between Lot 373R and Lot 374R, Telluride Mountain Village (“**Lot 374R2 Replat**”), which would result in the creation of one single-family lot designated as Lot 374R2; and (B) the transfer of single-family density from former Lot 373R to the Town Density Bank and any related zoning change that is needed to accompany the density transfer.

Prior to the recordation of the Lot 374R2 Replat, All Views LLC will deed its rights, title and interests in Lot 373R to DAMB Properties, LLC; thereupon DAMB Properties, LLC will be the sole owner of Lot 373R and Lot 374R and will be the sole party signing the Lot 374R2 Replat.

The Lot 374R2 Replat will result in the creation of an excess single-family unit of density that is associated with the unused density attributable to the absence of a residence on Lot 373R. The Applicant’s intend and the Application proposes that the excess unit of single-family density will be transferred to the Town Density Bank and continue to be owned by and credited to DAMB Properties, LLC. As such, the Application submitted by the Applicant will also include a request for a Density Transfer taking the unused density associated with the undeveloped residence on Lot 373R

The Lot 374R2 Replat also contemplates the vacation of an access and utility easement that burdens a portion of Lot 374R and benefits Lot 373R, which will not be necessary when the lots are combined into the combined lot.

In connection with the Lot 374R2 Replat, the Owner states and confirms as follows:

1. No additional lots or parcels are being created by this application,
2. No changes to underlying zoning will occur on either lot.

3. As contemplated by the Application, one unit of single-family density will be transferred from the site to the density bank.
4. The 16' General Easement running through the center of the property, where the lot lines are being vacated is being vacated. The 16' General Easement will be continued around the perimeter of Lot 374R2.

Compliance with the Community Development Code. The Lot 374R2 Replat complies with all applicable standards of CDC, including Section 17.4.13. Of note, the Owner contends as follows:

- The Lot 374R2 Replat is in general conformance with the Comprehensive Plan for the following reasons:
 - It preserves the residential density assigned to the Property.
 - The proposed subdivision of the Property is consistent with the Zoning and Land Use Regulations.
 - Concentrates development on Lot 374R2 to the current site of the existing residence on Lot 374R, leaving much of the remainder of the lot not developed. Although no plans current exist for a guest home, the Applicant will continue to have a right to develop an accessory dwelling on the resulting Lot 374R2 site at some point in the future, which would comply with applicable provisions of the Community Development Code.
 - Protects important environmental elements and features on the Property
- The Lot 374R2 Replat does not contemplate or propose any rezoning of the property. The application does contemplate the transfer of the excess unit of single-family density to the density bank.
- The Lot 374R2 Replat is consistent with the Subdivision Regulations. In particular:
 - The residential lot access adjoining Town roads and have access rights over certain easements and access tracts that serve Lot 374R.
 - The subdivision will be served by an existing private access driveway designed to Town road standards
 - The design, width and shape of the lots take advantage of topographic features, are suitably designed to accommodate the proposed development activities and are logically arranged to be able to be served by shared utilities and access.
 - Development on Lot 374R were designed and constructed in accordance with Town drainage design standards.
 - Fire protection is being provided to Lot 374R
 - Development on Lot 374R will continue to be served by existing water, sewer and other utilities which have been designed in accordance with applicable Town standards.
 - There are adequate public facilities serving the proposed development of the Property.
 - The site is currently zoned for two residential lots and the application will result in the reduction in density from two residences to one, so no new demands on public facilities will occur.
 - The lot will continue to be served by the existing driveway.
- The Lot 374R2 Replat is consistent with the public health, safety and welfare, as well as the efficient and economical use of the Property.
 - The clustered nature of the development enhances the ability to preserve and protect important environmental features on the Property, including steeper area to the north of the lot.
 - The continued use of the proposed residential lots will conform to the requirements of the CDC.

- Lot 374R2 as depicted and laid out on the Lot 374R2 Replat, meets all applicable Town regulations and standards and will be able to accommodate the contemplated uses and activities proposed by the Owner.
- Lot 374R2 as depicted and laid out on the Lot 374R2 Replat will not create vehicle or pedestrian circulation hazards or cause parking, trash or special delivery congestion given that the property is developed.

The Lots 374R2 Density Transfer conforms with the policies and provisions of the CDC stated in Section 17.3.8 and the procedures stated in 17.4.10 and meets all applicable Town regulations and standards.

The Owner looks forward to presenting this information to the Town Council and DRB during the upcoming noticed meetings and hearings.

Sincerely

By: _____
Thomas G. Kennedy, Authorized Agent

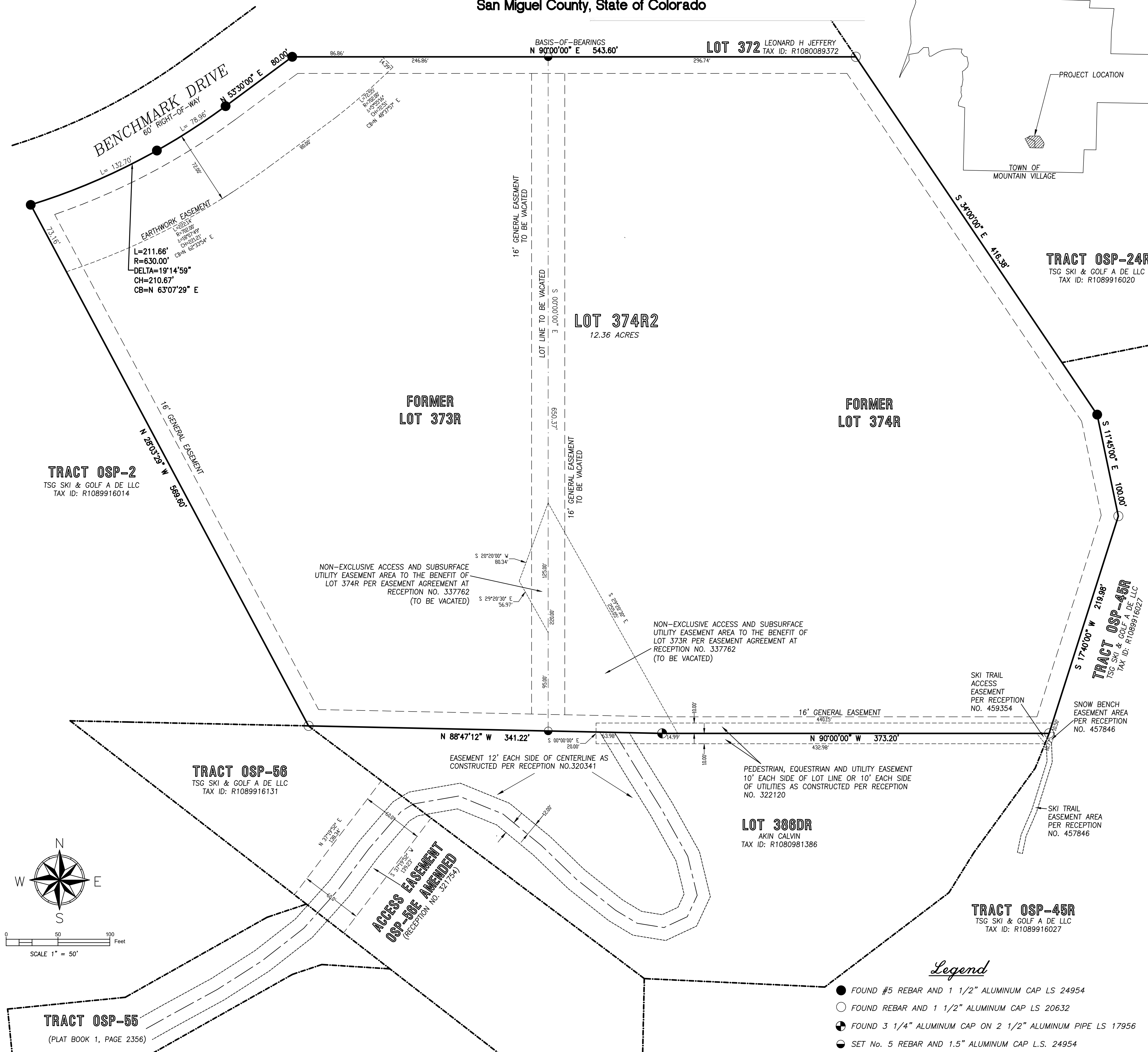
Table of Submitted Materials

The following documents are being submitted with the Town prescribed form Applications for the Rezone/ Subdivision Application and this Narrative.

Exhibit	Document
A	Proof of Ownership/Title Report
B	Owner Authorization/Agency Letter
C	Vicinity Map
D	Copy of [draft] Lot 374R2 Replat

**Lot 374R2, Telluride Mountain Village,
a Replat to vacate the lot line between Lot 373R and Lot 374R, Town of Mountain Village
located within S10 T42N R9W N.M.P.M.
San Miguel County, State of Colorado**

Vicinity Map
NOT TO SCALE



NOTES:

- Approval of this plat may create a vested property right pursuant to Article 68 of Title 24, C.R.S., as amended.
- Easement research and property description from Land Title Guarantee Company, Order Number 1LR86015421, dated March 20, 2024 at 5:00 P.M.
- NOTES OF CLARIFICATION:
 - The Configuration of the following lots, tracts, and right-of-way have been modified by this plat: none
 - The following lots have been created by this plat: Lot 374R2
 - The following lots have been deleted by this plat: Lot 373R and Lot 374R
- The Basis of Bearings for this survey is based on the found rebar and monuments along the northern boundary of Lot 374R and 373R. The bearing along this boundary was measured as N 90°00'00" W according to the replat recorded October 31, 2000 in Plat Book 1 at page 2820, County of San Miguel, State of Colorado.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-50B.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no 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.
- Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ approving Town of Mountain Village Ordinance No. _____ recorded at approving _____
- Notice is hereby given that the area included in the Replat described herein is subject to the regulations of the Community Development Code, of the Town of Mountain Village, February 15, 2024 as amended.
- 16' GENERAL EASEMENT:** A perpetual easement, as depicted hereon, inuring to the benefit of the Town of Mountain Village its successors, designees and assigns for the purpose of constructing, installing, maintaining, repairing and accessing utilities, drainage, electrical service, communication service, water, sanitary sewer and storm sewer, retaining structures, and above ground utility equipment, pedestals, transformers and facilities, including without limitation grading, recontouring, revegetating and landscaping.

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the title to all lands herein shown on this plat and that the title to this land is in the names of those persons shown in the Owners Certificate which is on the face hereof and is free of all liens and taxes, except as follows:

Title Insurance Company Representative _____ Date _____
TOWN OF MOUNTAIN VILLAGE APPROVAL:

I, _____ as Mayor, of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town of Mountain Village Town Council in accordance with Ordinance No. _____ the Development Agreement recorded at Reception No. _____ and Town of Mountain Village Resolution No. _____ recorded at Reception No. _____ which authorized my execution of this Replat.
_____, Mayor, Date _____

ACKNOWLEDGEMENT:

State of Colorado)
County of San Miguel) ss
The foregoing signature was acknowledged before me this _____ day of _____, 2024 A.D.
by _____ as mayor of the Town of Mountain Village
My commission expires _____
Witness my hand and seal.

Notary Public
PLANNING APPROVAL:
I, _____ as the Planning and Development Services Director of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town in accordance with the Community Development Code.
Date: _____
Community Development Director

TREASURER'S CERTIFICATE:
I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Mountain Village Municipal Code Section 17.4.1
Dated this _____ day of _____, 20____.
San Miguel County Treasurer

OWNERS CERTIFICATE:

- DAMB Properties, LLC, a Colorado limited liability company ("Owner") is the current fee simple owner of the following described real property located in the Town of Mountain Village, San Miguel County, Colorado ("Property"):
Lot 373R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 ("Lot 373R"), which is currently an unimproved lot.
Lot 374R, Telluride Mountain Village, Filing 18, according to the Replat of Lots 373 and 374, Telluride Mountain Village, Filing 18, recorded October 31, 2000 in Plat Book 1 at Page 2820 ("Lot 374R"), which is currently improved with a single-family residence.
- The Owner does hereby make and approve the within plat, entitled "Lot 374R2, Town of Mountain Village, a Replat to vacate the Lot Lines Between Lots 373R and 374R" ("Lot 374R2 Replat").
- The purpose of this Lot 374R2 Replat is to: (a) vacate the lot boundary lines of Lots 373R and 374R, Town of Mountain Village and combine them into one lot designated as Lot 374R2 as shown and depicted herein; (b) vacate a portion of the General Easement over a portion of Lot 374R2 as depicted and identified on this Lot 374R2 Replat; and (c) terminate, vacate and release certain easements as described hereinbelow and depicted on this Lot 374R2 Replat. In connection with the processing of this Lot 374R2 Replat, the Owner has applied for the transfer of density from Lot 373R to the Town of Mountain Village Density Bank. This Lot 374R2 Replat does not change the current zoning of Lot 374R2 nor modify allowable uses and/or densities (following the density transfer from Lot 373R) that can occur on Lot 374R2.
- The Owner does hereby fully and finally terminate, vacate and release the easements benefitting and burdening Lots 373R and 374R as established by the Easement Agreement recorded in Reception No. 337762 as described hereinbelow and depicted on this Lot 374R2 Replat.

THE FOREGOING IS HEREBY ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED AS OF _____, 2024

DAMB Properties, LLC,
a Colorado limited liability company
By: _____
STATE OF _____)
COUNTY OF _____) ss.
The within Lot 374R2 Replat and Owner Certificate was acknowledged before me this _____ day of _____, 2024, by _____ as the _____ of _____, a Colorado limited liability company.
Witness my hand and official seal.

Notary Public
My commission expires: _____

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Bulson Surveying, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this LOT 374R2, TELLURIDE MOUNTAIN VILLAGE, A REPLAT TO VACATE THE LOT LINE BETWEEN LOT 373R AND LOT 374R, shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.
IN WITNESS WHEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 20____.

No. 37662 Date _____

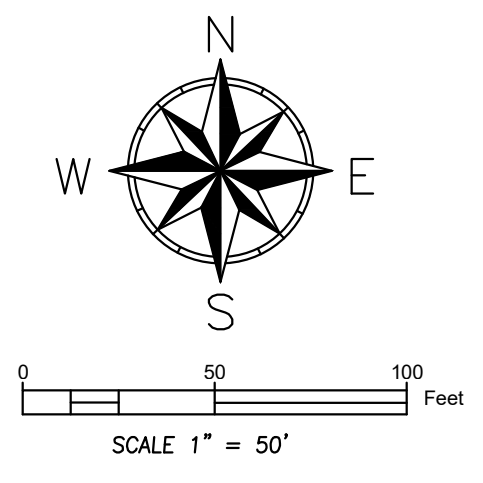
GENERAL EASEMENT VACATION:

The undersigned being the beneficiaries of record of those portions of land labeled as 16-foot general easement (G.E.) as established along the former lot line between Lot 373R and Lot 374R, and as shown on the Plat recorded in Plat Book 1 at Page 2820 in the Office of the Clerk and Recorder of San Miguel County and as designated on this Lot 374R2 Replat as "16' GENERAL EASEMENT TO BE VACATED" do hereby vacate and relinquish that portion of said easement as shown vacated on this replat. The remaining areas of the 16-foot general easement (G.E.) not shown or designated for vacation on this Lot 374R2 Replat shall remain in place and not vacated by this Lot 374R2 Replat.

Mayor, _____ Date _____
Town Manager _____ Date _____

RECORDER'S CERTIFICATE:
This Plat was filed for record in the Office of the San Miguel County Clerk and Recorder on this _____ day of _____, 20____ at Reception No. _____ Time _____

San Miguel County Clerk



- Legend**
- FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP LS 24954
 - FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 20632
 - ⊕ FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE LS 17956
 - SET No. 5 REBAR AND 1.5" ALUMINUM CAP L.S. 24954

Damb Properties LLC a CO LLC 539 Benchmark Drive Mountain Village, CO 81435	Lot 374R2 Town of Mountain Village S10 T42N R9W NMPM
June 26, 2024	
PROJECT: 24008	



TO: Mountain Village Town Council

FROM: Drew Nelson, Senior Planner

FOR: Town Council Regular Meeting and Public Hearing – September 19, 2024 (*This matter was continued from the July 18, 2024 regular meeting*)

DATE: September 10, 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.

The Town Council initially reviewed this application at its July 18, 2024, regular meeting and continued the matter to September 19, 2024, to allow the applicant to revise their materials to address particular questions that members of the Town Council had. In particular, the Town Council requested additional information on the following:

- The Council requested additional information on FCC RF limits as described in the attached architectural and engineering drawings.
- Is the applicant proposing a phased approach for rollout, with focus on areas of higher user density (i.e. in the Village Center and the Meadows)? The proposed layout appeared to not follow density.
- The Town Council requested references from other communities that have deployed 5G infrastructure.
- The Council questioned why there was no proposal to add on-mountain service within the Telluride Ski Resort area.
- The Town Council requested additional information (heat maps) showing where coverage is currently poor and this infrastructure would address capacity issues.
- The Council is interested in what the details are on region-wide capacity and how this technology could be utilized during times of low capacity/high visitation, in conjunction with the Town of Telluride.
- Where is the technology moving in the near future? Will the technology be obsolete prior to the infrastructure being obsolete?

Staff Comment: The applicant has provided an updated presentation (attached); however, many of the particular details requested by the Town Council were only lightly addressed and may not meet the level of specificity desired by the Council. The applicant indicated that fewer pole installations could occur, but there was no revised map to indicate that is what is now being proposed. The Town Council should discuss whether the responses provided are adequate to make a decision to approve, continue, or deny the application.

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 from the original review will be indicated by Blue Text. New Staff comments based on the revisions from the July 18th meeting will be indicated by Green 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.

As the applicant noted at the first hearing, this proposal (and the revision) does not attempt to add to wireless infrastructure at the ski area. This was an item of concern expressed by the Town Council at the first meeting. The revision also does not provide additional detail about regional capacity details, which impacts the accessibility to the proposed infrastructure.

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.

The revision did not provide any specific details for each proposed location, such as a map or cut sheets of the actual poles proposed to match existing infrastructure. Staff cannot determine whether all of the proposed review criteria can be met based on the revised application.

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.

The applicant has indicated in the revision that the designs fully comply with FCC regulations, and may exceed them; however, staff cannot confirm this based on the information provided. This was an item of concern expressed at the initial Town Council meeting but has not been directly addressed.

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.

Without a revised deployment map or a heat map of where coverage is poor, the revision does not directly address the impacts to surrounding property owners and uses. The applicant has indicated that meters and lightning protection will be added to the facilities for safety purposes.

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.

As noted in the initial Town Council review, the application may not follow where population density exists and therefore may include more infrastructure than is necessary to the Town's public rights-of-way. Once a more complete heat map is provided, there may be an opportunity to evaluate proper locations for installations based on need rather than full build-out.

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.

The applicant has indicated that co-location of providers is important for deployment as both a cost-saving exercise as well as a limiting factor for the total number of poles that would be necessary to serve the community.

- 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.

As noted previously, the revision is lacking in a heat map to show where optimal locations for poles would be proposed.

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.

The revised proposal specifically indicates that all meters will be concealed or placed underground to hide them from public view.

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.

Some parts of the revised materials – specifically, the before-and-after pictures – show green light poles. However, the Town painted all of its light poles black in 2022. The applicant should amend the revised proposal to indicate black poles that match the Town's existing infrastructure.

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 that the Town Council weigh all options for either approval with conditions, continuation, or denial of the Conditional Use Permit, with conditions as noted below. Town staff has prepared two resolutions – one for approval and one for denial – for the Town Council to choose at its discretion.

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.

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 September 10, 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.*

If the Town Council moves to **continue** the Conditional Use Permit, Staff recommends the suggested motion below.

I move to continue the hearing for a Conditional Use Permit for telecommunications facilities to be located in public rights-of-way owned by the Town of Mountain Village to the _____, 2024 regular Town Council meeting.

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 approve a Resolution denying 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 September 10, 2024, for the following reasons:

1. _____
2. _____
3. _____



THE TORO BLANCO GROUP

MOUNTAIN VILLAGE, CO

2024

RESPONSE TO DRB & COUNCIL COMMENTS



OUR PROPOSAL

Objective: Enhance Mountain Village's telecommunications infrastructure while preserving its visual and environmental aesthetics.

Key Benefits: Deploy multi-tenant infrastructure to reduce redundancy and visual clutter.

Prevent less integrated, bulkier solutions from other companies by proactive planning.

Compliance with Conditions

•**Staff Recommendation Approval:**

- We agree to comply with all conditions outlined in the staff memo.
- We are open to additional community input for better site-specific implementations.

•**Exceeding FCC Requirements:**

- Our designs fully comply with FCC regulations and, in many cases, exceed them.
- This ensures public safety and minimizes visual impact.

Addressing Coverage Concerns

• **Why Not San Joaquin or the Ski Resort?**

- Our current focus is on high-priority areas within the town's right-of-way.
- Future expansions can include the ski resort and San Joaquin in subsequent phases.
- Previous presentation was meant to demonstrate the impact of a full deployment for staff's assessment

• **Core Areas and Meadows:**

- The layout targets areas with the highest need for improved coverage and capacity.
- Designed to serve residents and visitors where demand is greatest.
- Analysis on RF demand, traffic and congestion is underway to select the most underserved areas
- Current analysis confirms needs in these areas

Responding to DRB and Public Concerns

•Pole Dimensions and Design:

- We will adjust pole dimensions to align with the town's aesthetic standards.
- Poles will match existing infrastructure to blend seamlessly with the environment.

•Meter Placement and Lightning Protection:

- Meters will be concealed or placed underground to minimize visual impact.
- Lightning protection will be integrated into all installations for safety.

•Lighting Specifications:

- Lighting lumens will match existing standards to prevent light pollution.
- Fixtures will be designed to direct light appropriately and maintain dark skies.

Importance of Multi-Tenancy and Visual Aesthetics

• Preventing Redundant Infrastructure:

- Multi-tenant poles accommodate multiple carriers, eliminating the need for additional installations.
- Supports a cleaner skyline and preserves the town's visual appeal.

• Avoiding Obtrusive Alternatives:

- Without our integrated solution, other companies may deploy bulkier equipment that is harder to control aesthetically.
- Our approach maintains control over design and placement and ensures design uniformity.

• Blending with Existing Infrastructure:

- Designs mimic existing light poles and signage, ensuring seamless integration.
- Commitment to maintaining the character and charm of Mountain Village.

Heatmap and Capacity Issues

•Addressing High-Demand Areas:

- Heatmaps indicate significant capacity issues in the town core and Meadows.
- Our layout is specifically designed to alleviate congestion in these dense areas.

•Optimized Network Performance:

- Provides maximum coverage and improved connectivity for residents and visitors.
- Minimizes environmental and visual impacts through strategic placement.

Successful Installations in Other Towns

•Proven Track Record:

- Successfully implementing similar projects in towns like **Telluride** and **Park City**.
- Projects implemented in New Orleans.
- Demonstrated ability to balance technological advancement with aesthetic considerations.

•Visual Integration:

- Before-and-after images show installations blending into their surroundings.
- Positive reception from communities and local governments.

Successful Installations in Other Towns

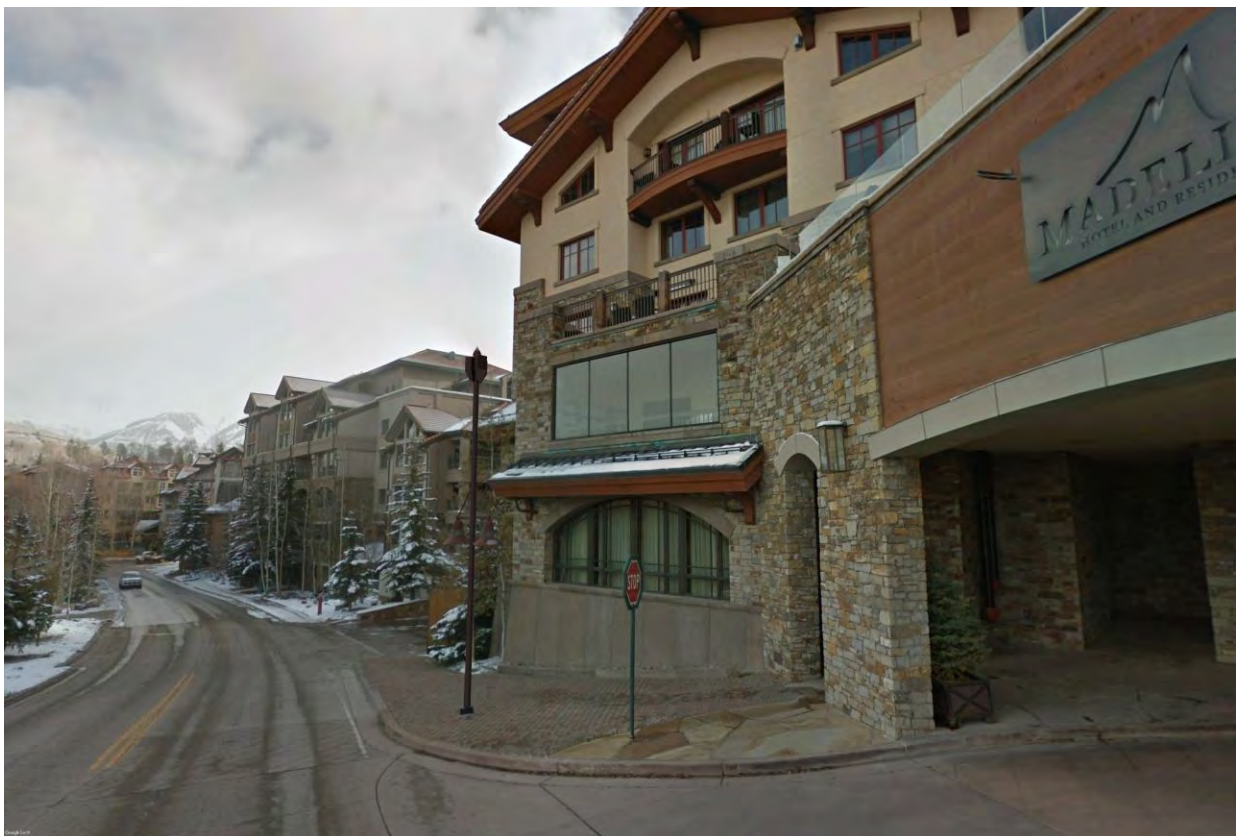


Successful Installations in Other Towns





BEFORE



AFTER – TWO DESIGNS



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Technology and Future-Proofing

•**Staying Ahead with Advanced Infrastructure:**

- Designed to accommodate future technologies, including potential upgrades to **6G**.
- Reduces the need for future invasive construction.
- Infrastructure supports municipal services like security cameras and IoT applications.
- Enhances public services and contributes to a smarter, more connected community.

•**Third Layer Deployment Capabilities:**

- Changes in technology since 4G has moved deployments from distant towers and rooftops down to smaller, closer solutions on the streetlevel
- Streetlights, Signal poles and smaller poles are more adept to meet the technology demands of higher data and smaller coverage objectives

•**Long-Term Community Benefits:**

- Investment in infrastructure that serves current and future needs.
- Aligns with Mountain Village's vision for sustainable and efficient development.

Regional Capacity Improvement and Partnerships

• Collaborative Regional Effort:

- Part of a broader initiative to improve network capacity across the region.
- Enhances connectivity not just locally but throughout neighboring communities.

• Coordination with Nearby Towns:

- Working alongside **Telluride** to ensure seamless network integration.
- Strengthens regional infrastructure and supports economic growth.

• Positive Feedback from Major Carriers:

- Major telecommunications carriers support our multi-tenant approach.
- Encourages carrier participation and investment in the community.

• **Preventing Proliferation of Obtrusive Systems:**

- Approving our project avoids the risk of standalone, less integrated deployments by others.
- Maintains control over the aesthetic and functional aspects of telecommunications infrastructure.

• **Delivering a Thoughtful Solution:**

- Our proposal is future-proofed and sensitive to the town's unique environment.
- Balances technological needs with the preservation of Mountain Village's character.

• **Supporting Community and Economic Growth:**

- Enhances digital access for residents, businesses, and visitors.
- Fosters tourism and supports the local economy through improved connectivity.

• **Call to Action:**

- We respectfully request your approval to proceed with the deployment by working with staff to site specific and appropriate locations.
- Together, we can ensure Mountain Village remains a connected and vibrant community.

ALL ITEMS AFTER THIS
PAGE WERE PART OF
THE ORIGINAL JULY
18, 2024 SUBMITTAL



PLANNING & DEVELOPMENT SERVICES

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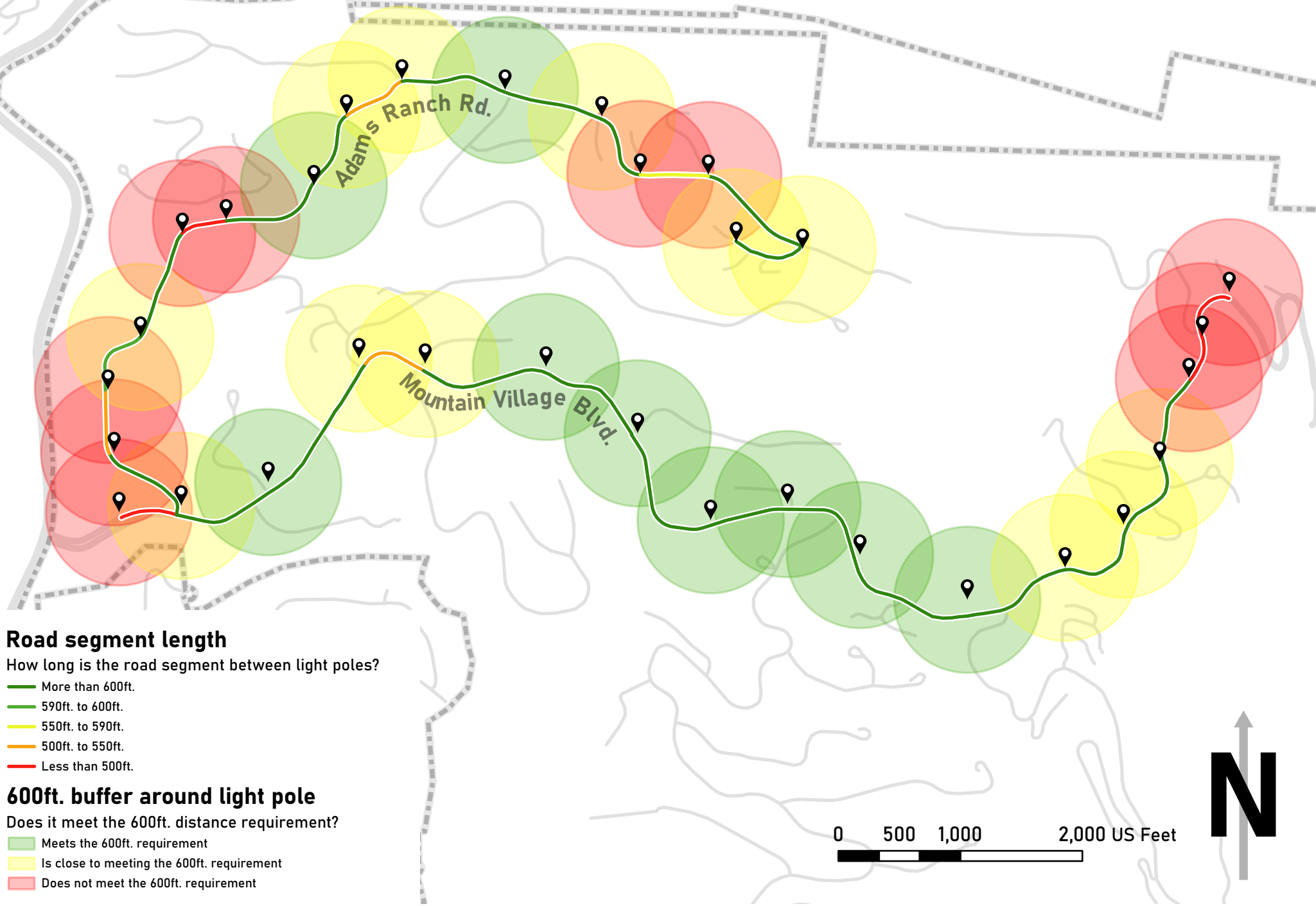
INTERIM SMALL CELL INFRASTRUCTURE DESIGN GUIDELINES

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

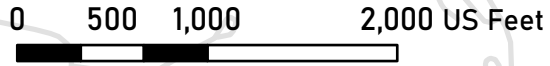
How long is the road segment between light poles?

- 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?

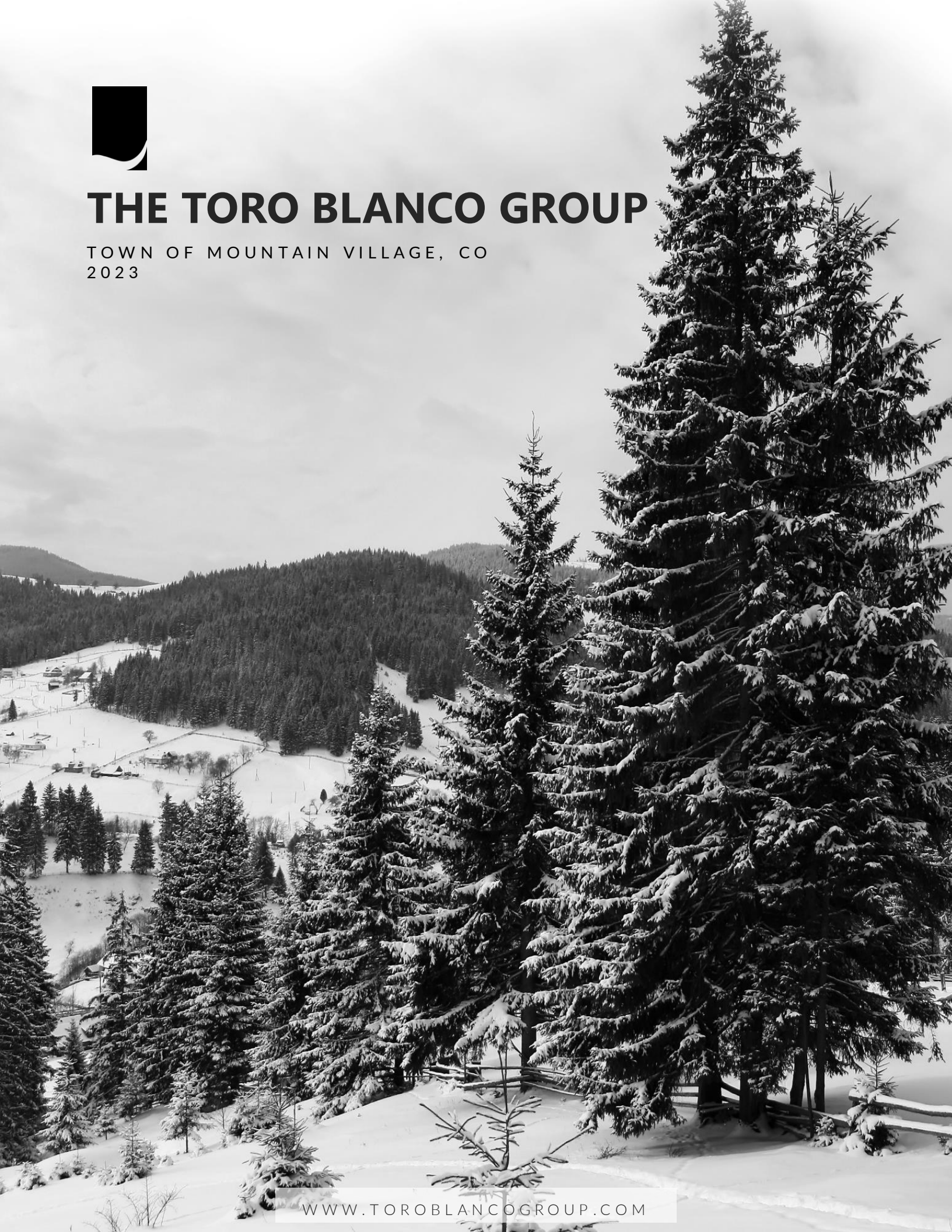
- Meets the 600ft. requirement
- Is close to meeting the 600ft. requirement
- Does not meet the 600ft. requirement





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

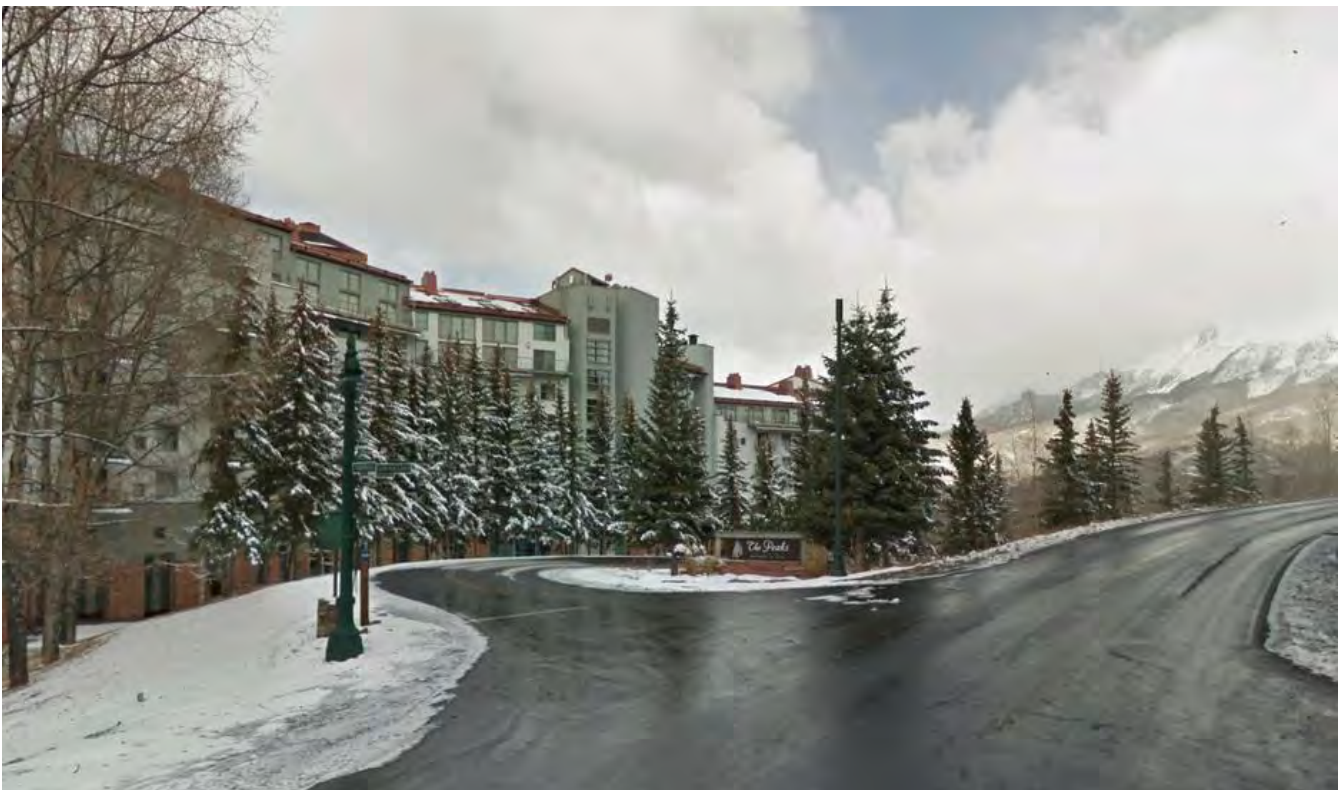
31 POTENTIAL LOCATIONS IDENTIFIED

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).

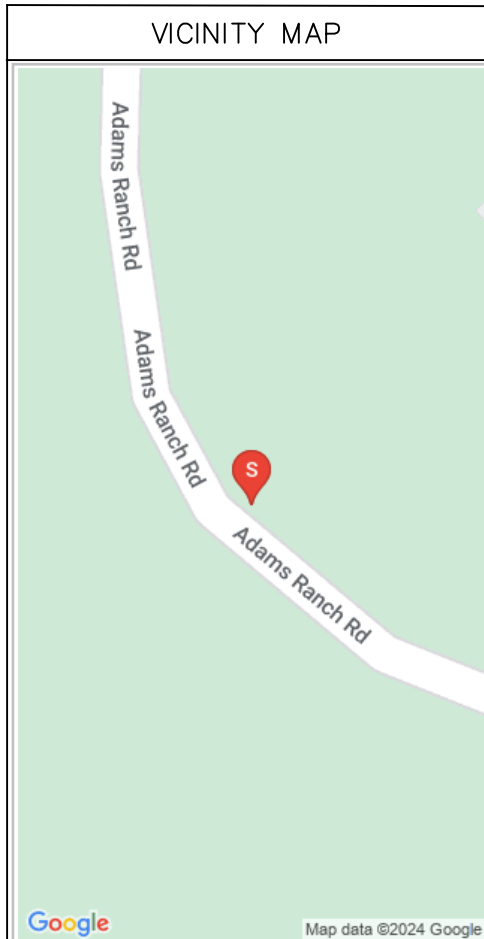
THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES WITHIN 150' OF ANY PORTION OF THIS PROJECT. A FIELD INVESTIGATION HAS NOT BEEN PERFORMED AS PART OF THIS PROJECT AND IS NOT REQUIRED.

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

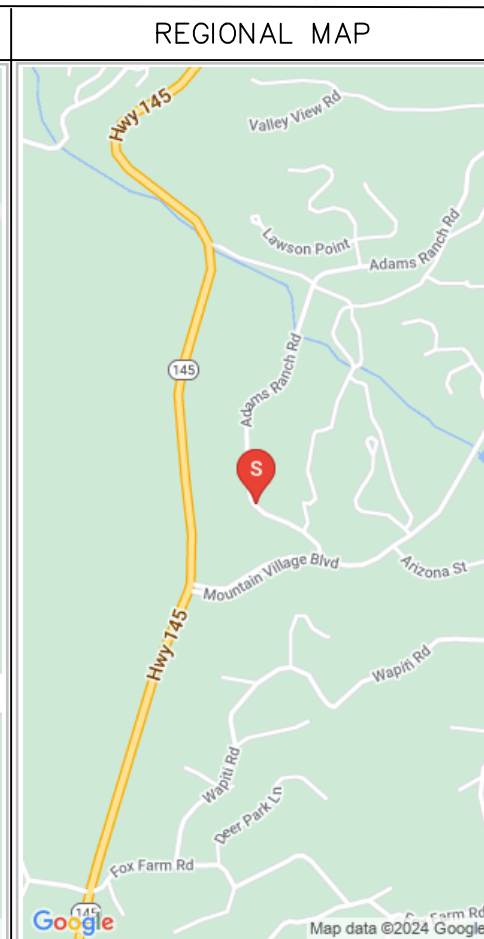
TRAFFIC CONTROL NOTE PRIOR TO INSTALLATION. OR THE START OF CONSTRUCTION. THE APPLICANT MUST SUBMIT TO THE RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. AND OBTAIN APPROVAL OF A TRAFFIC CONTROL PLAN UPDATED TO SHOW CURRENT CONDITIONS.

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

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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 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

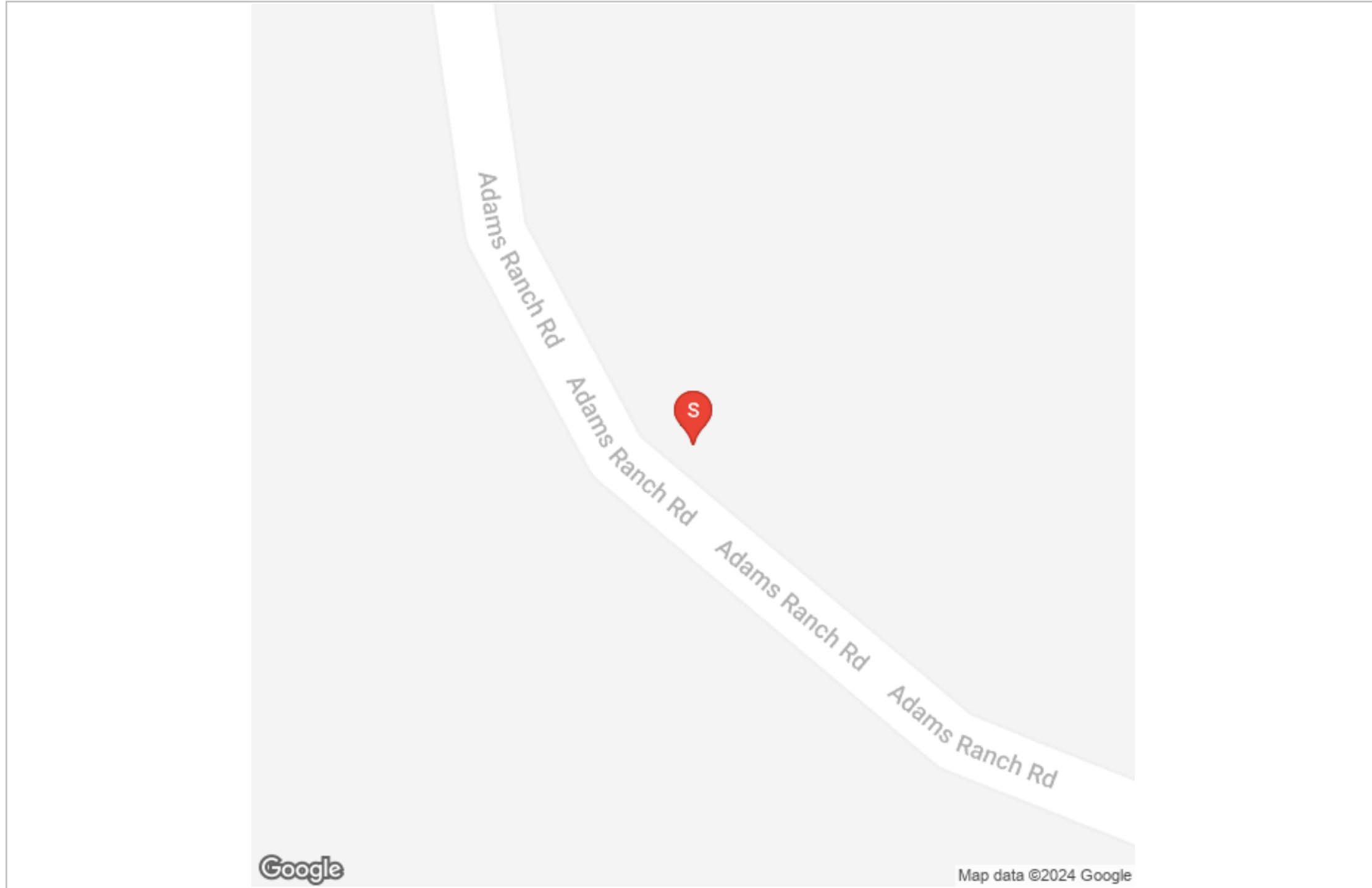
**TITLE SHEET
COV-1**

PRELIMINARY PLANS - SUBMITTAL 02: 7/2/2024

UTILITY JOB #: UTILITY-JOB-NUMBER

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

A	3/10/2024	FOR SMALL CELL PERMIT



LEGEND		
— W —	— W —	WATER LINE
— S —	— S —	STORM DRAIN LINE
— S —	— S —	SEWER LINE
— GAS —	— GAS —	GAS LINE
— ROW —	— ROW —	RIGHT OF WAY
— P —	— P —	NEW OVHD POWER
— O/H —	— O/H —	EXISTING OVHD POWER
— P —	— P —	EXISTING UNGD POWER
— SC —	— SC —	STREETCAR GUY WIRE

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E: ZACK@TOROBLANCOGROUP.COM

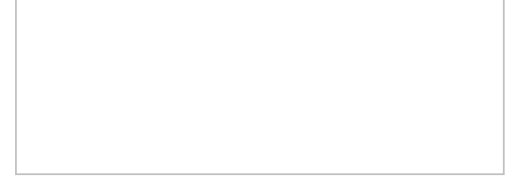


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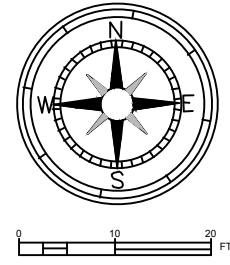
US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

SITE PLAN
SP-2

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.



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



!!! 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.

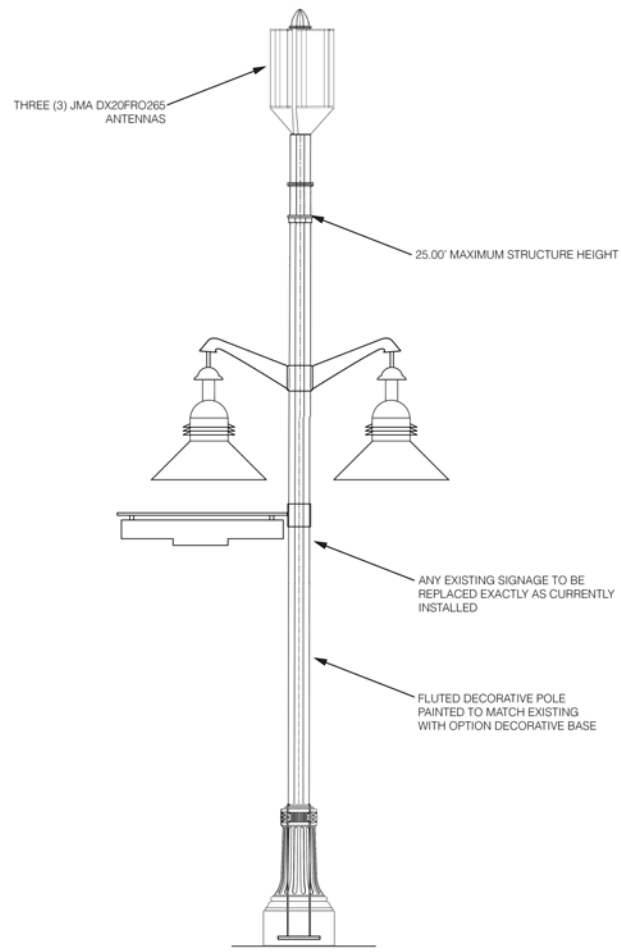
!!! WARNING !!!
UNDERGROUND ELECTRIC LINES IN PROJECT AREA.

1 ENLARGED SITE PLAN
SCALE: 1" = 15'

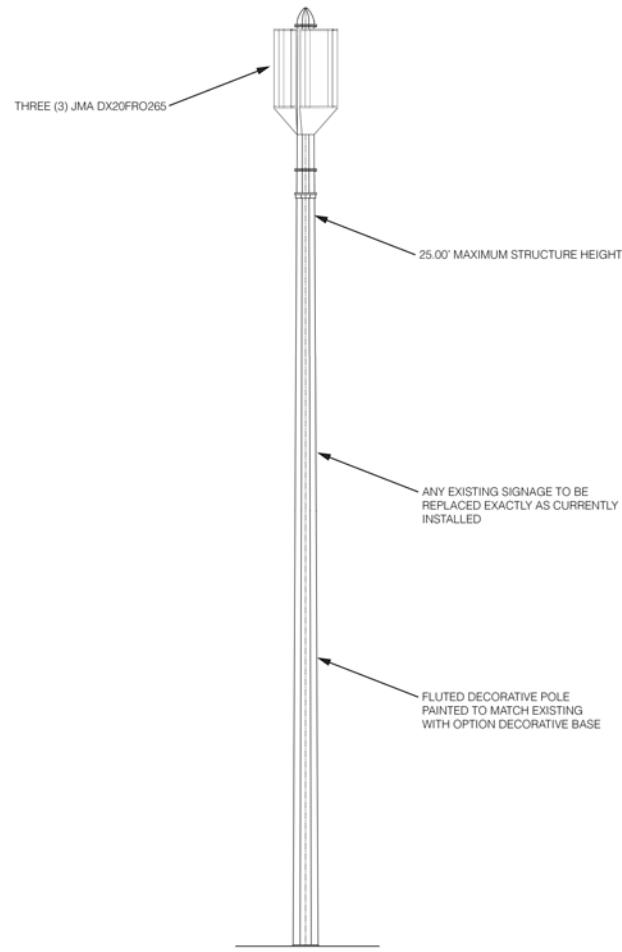
UTILITY JOB #: UTILITY-JOB-NUMBER

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

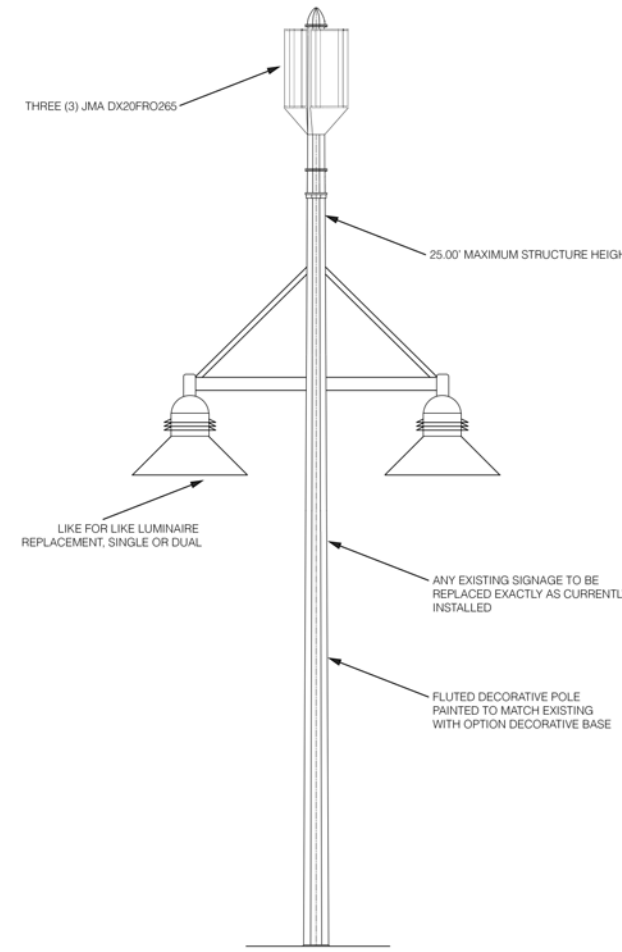
A	3/10/2024	FOR SMALL CELL PERMIT



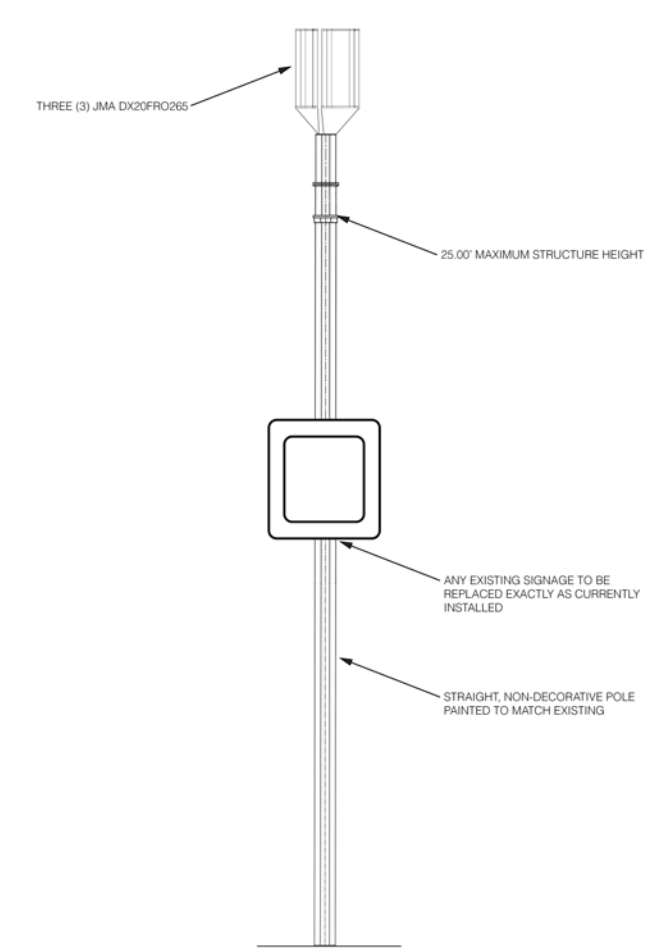
STRAIGHT POLE STREET SIGN REPLACEMENT LUMINAIRE OPTIONAL



FLUTED NO LUMINAIRE



FLUTED DUAL LUMINAIRE



STRAIGHT POLE STREET SIGN REPLACEMENT LUMINAIRE OPTIONAL

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REPLACE

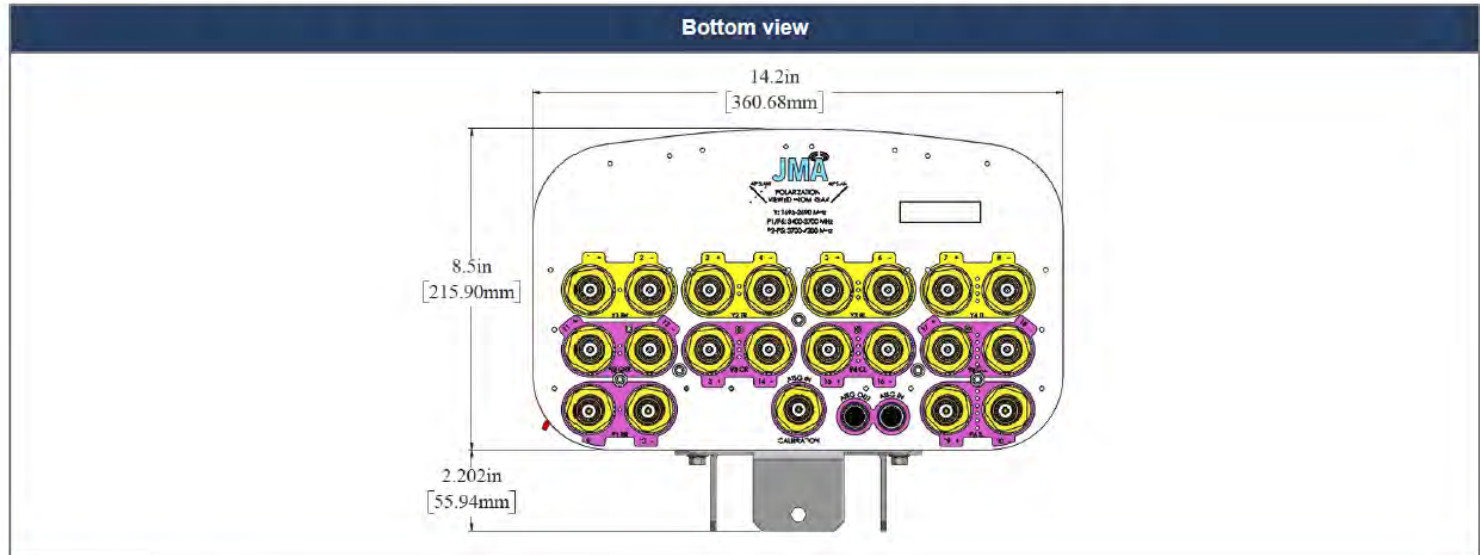
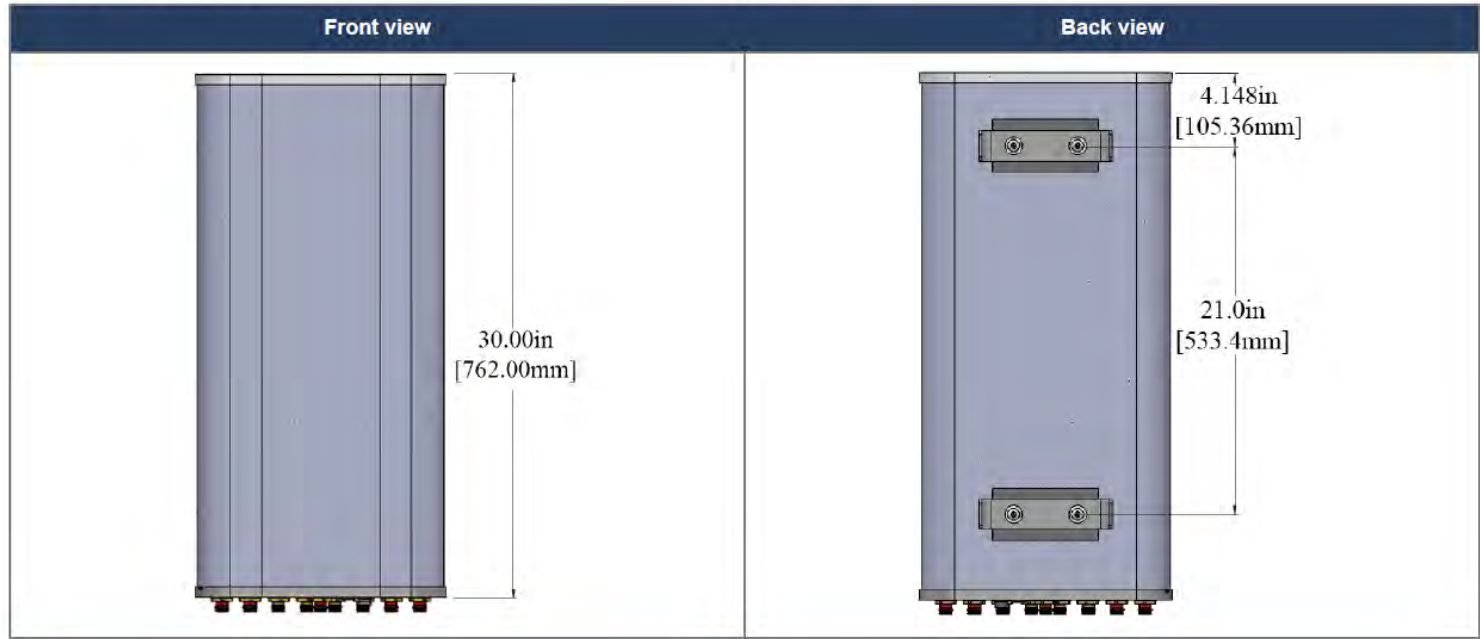
EXISTING ATTACHMENTS: ANY AND ALL EXISTING ATTACHMENTS (TO INCLUDE, BUT NOT BE LIMITED TO, LAMPS, BANNERS, CAMERAS, SIGNAGE, ETC.) TO BE REPLACED IN AN IDENTICAL MANNER AND MAINTAIN ALL EXISTING HEIGHTS AND INSTALLATION CRITERIA UNLESS OTHERWISE NOTED.



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°

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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VERTICAL BRIDGE REIT, LLC
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IF YOU DIG DIAL 811 FOR THE 'ONE CALL CENTER' IT'S THE LAW

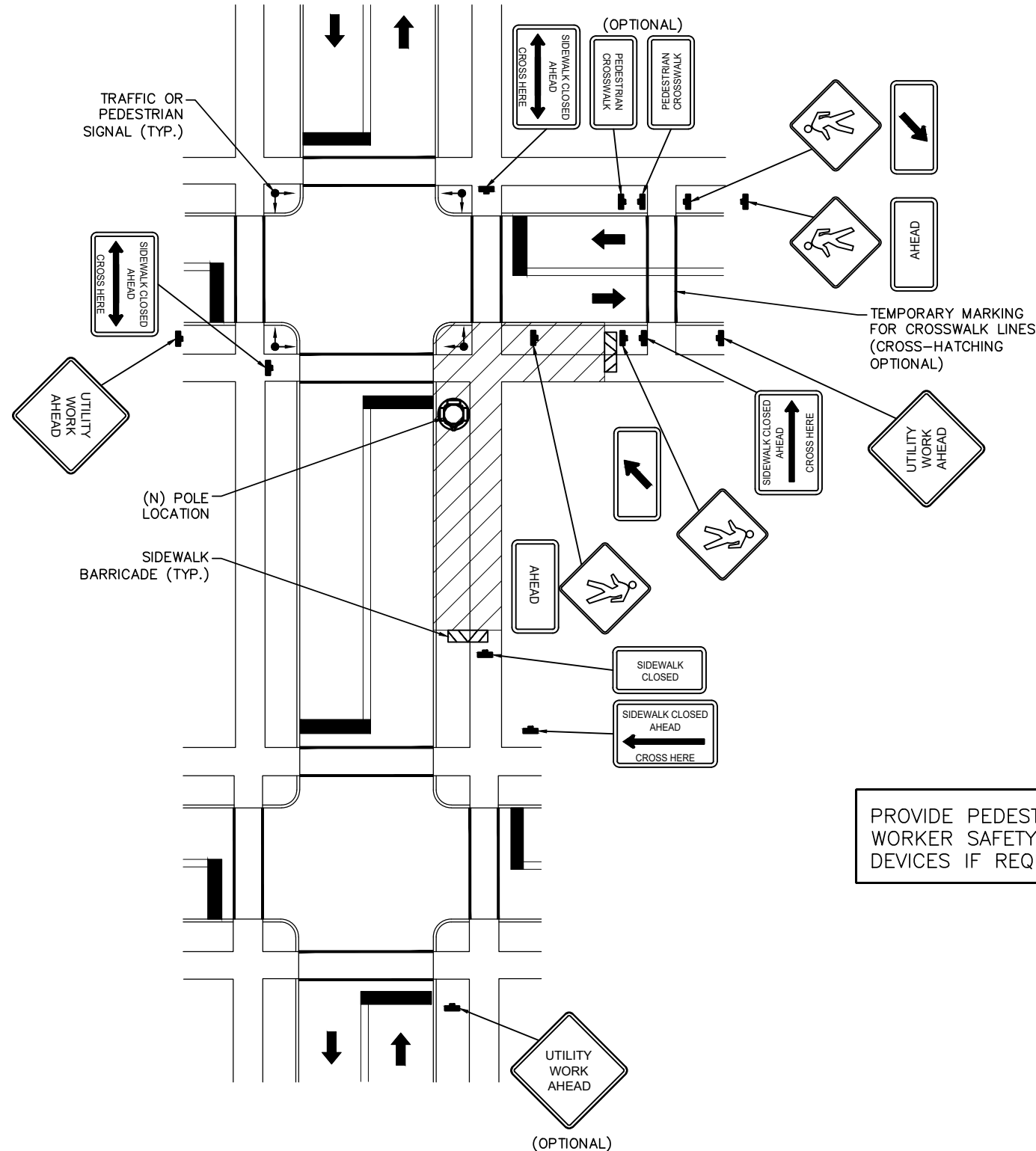
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US-CO-7117
Mountain Valley Blvd & Turnarot
TELLURIDE, CO 81435
REPLACE

EQUIPMENT DETAILS
EQ-1

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).



TYPICAL PEDESTRIAN / WORKER SAFETY PLAN

SCALE: NOT TO SCALE

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

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**PEDESTRIAN TCP
TCP-2**

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

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Group
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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.

Toro Blanco
Group

PHONE: 678-818-3797

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

A	3/10/2024	FOR SMALL CELL 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



PREPARED BY
TORO BLANCO GROUP, LLC
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**

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: [Kelth 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

**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 Toro 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 25 feet in height to replace existing light poles or sign poles and house the new equipment; 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 unanimously 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 on July 18, 2024, to consider the Application, and continued the matter to September 19, 2024, to allow the Applicant to revise its Application to address certain concerns by the Town Council; and

WHEREAS, the Town Council held a public hearing on September 19, 2024, to consider the Application, as amended, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and such other information as may be included in the record of the hearing, and voted ___ to approve the Application; 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 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 ___ 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.

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 September 19, 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]

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO DENYING 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 Toro Blanco Group (the “Applicant”) has applied for a Conditional Use Permit (the “Application”) 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, pursuant to the Application, the Applicant has proposed three different designs of poles not to exceed 25 feet in height to replace existing light poles or sign poles and house the new equipment; and

WHEREAS, 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 Design Review Board (“DRB”) and Town Council; and

WHEREAS, the DRB held a public hearing on July 11, 2024, to consider the Application and testimony and comments from the Applicant, Town Staff, members of the public, and voted unanimously to issue a recommendation of denial of the Application to Town Council; and

WHEREAS, the Town Council held a public hearing on July 18, 2024, to consider the Application, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and continued the matter to September 19, 2024, to allow the Applicant to revise the Application to address certain concerns of the Town Council; and

WHEREAS, the Town Council held a public hearing on September 19, 2024, to consider the Application, as amended, the DRB’s recommendation, and testimony and comments from the Applicant, Town Staff, and members of the public, and voted ___ to approve this Resolution, denying the Application; 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 set forth below:

1. *Location Determination.* The location of a conditional use shall be determined by a selection process by the review authority designed to identify a location that best serves the proposed use while minimizing potential adverse impacts.

2. *Conditional Use Permit Conditions.* In addition to the conditions of approval, conditional use permits may also include but not be limited to conditions on such items as:

- a. Performance standards for use;
- b. Limitations on hours of operation;
- c. Limitations on season of operation;
- d. Requirements for DRB review or Planning Division review on periodic basis; and/or

e. Mitigation of noise, glare, visual and other adverse impacts.

WHEREAS, the Town Council has considered the specific criteria for conditional use permits set forth in Section 17.4.14.D of the CDC , 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 practicable;
10. Antenna height of 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 considered the specific criteria related to telecommunications set forth in Section 17.6.5 of the CDC, as set forth below:

1. Visual impacts shall be mitigated to the extent practicable;

2. 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;

3. 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

4. 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.

WHEREAS, the Town Council has also considered the 2021 Interim Small Cell Infrastructure Design Guidelines ("Guidelines") as set forth below:

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.

WHEREAS, applying the applicable criteria set forth above, the Town Council now desires to deny the Application as further addressed 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. Decision. The Town Council hereby finds that the Application does not meet the requirements of the applicable criteria set forth above and, therefore, denies the Application. This decision is based on the documents, testimony, and evidence presented at the meetings before the DRB and Town Council and includes, without limitation, the following findings:

- A. Overall, the Applicant's Application does not sufficiently address the concerns expressed by the Town Council at the July 18, 2024, public hearing.
- B. The Application does not attempt to add to wireless infrastructure at the ski area. This was an item of concern expressed by the Town Council at the July 18, 2024, public hearing, and the Application does not provide additional detail about regional capacity details, which impacts the accessibility to the proposed infrastructure. As such, the Application does not comply with CDC Section 17.4.14.D.1.
- C. The Application does not provide sufficient details for each proposed location, such as a map or cut sheets of the actual poles proposed to match existing infrastructure. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.2 and Guideline No. 1.
- D. Although the Applicant claims its Application complies with FCC regulations, it lacks sufficient information for Town Staff to confirm this, a concern expressed by the Town Council at the July 18, 2024, public hearing. Without such information, the Town Council is unable to find that the Application complies with CDC Section 17.4.14.D.3.

- E. Without a revised deployment map or a heat map of where coverage is poor, the Application does not directly address the impacts to surrounding property owners and uses. As such, the Application does not comply with CDC Section 17.4.14.D.4 and Guideline No. 1.
- F. The Application may not follow where population density exists and, therefore, may include more infrastructure than is necessary to the Town's public rights-of-way. As such, the Application does not comply with CDC Section 17.4.14.D.5.
- G. The Application shows green light poles, but the Town's light poles are black as of 2022. As such, the Application does not comply with Guideline No. 8.

All exhibits to this Resolution are available for inspection at the Town Clerk's Office.

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 _____, 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]



TO: Mountain Village Town Council

FROM: Jim Loebe, Transit & Recreation Director

DATE: September 12, 2024

RE: Consideration of Adoption of Proposed Winter 2024-25 Parking Guidelines

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. A work session was held at the August regular council meeting to contemplate changes to the coming winter season's parking policies and rates. Staff incorporated council and public feedback into the proposed Winter 2024-25 Parking Guidelines.

Overview

At the direction of Council, staff has incorporated several suggested changes into the proposed Winter 2024-25 Parking Guidelines for review. The primary areas of concern and suggested changes from the August work session:

1. Underutilization of Heritage Parking Garage

SUGGESTED CHANGES – Modify rate structure to encourage higher and more uniform utilization. Staff has confirmed with ParkMobile that the app is capable of being configured with, and is recommending a tiered rate structure coupled with an overall lowering of rates. First 2 hours at a flat \$2, then \$4/hour for 2 hours or more, up to a maximum of \$40 in a 24 hour period Monday through Thursday. The same flat \$2 charge for the first two hours, then \$8/hour beyond that, with a maximum of \$40 in a 24 hour period Friday through Sunday. The "accelerated rate" function built into the ParkMobile app guards against churn and totals up session times over a 24 hour period, so a user cannot game the system by initiating multiple 2 hour / 2\$ sessions back to back. Sessions are aggregated over a 24 hour period and the appropriate rate is applied.

2. Lack of an affordable parking option for core area service workers whose jobs require the transport of bulky tools / supplies

SUGGESTED CHANGES – The modified rate structure for Heritage Parking Garage would allow a core area service worker 2 hours of parking in Heritage Parking Garage for a flat \$2.

3. Excessive cost of violations

SUGGESTED CHANGES – Move to a tiered violation model - \$30 for the first infraction, \$50 for the second, and \$75 for the third and subsequent infractions. Include an educational pamphlet in the \$30 violation that explains the increasing violation scale.

4. Lack of a reduced or free parking option for short visits to Village Center

SUGGESTED CHANGES - The modified rate structure for Heritage Parking Garage would allow for 2 hours of parking in Heritage Parking Garage for a flat \$2. Staff feels this is fair rate for quick trips to Village Center. The Short Term (Wells Fargo) Lot has 11 free 30-minute spaces for quick trips to the north end of Village Center. Staff is recommending to leave North Village Center Lot rates the same as last year as it provides Mountain Village Resident Permit holders a convenient all day parking option, and is already the most utilized lot in the Town's public parking portfolio.

5. Opening of lots to the public before 6:30am

SUGGESTED CHANGE – Open North Village Center Lot at 6:00am and plow around vehicles or don't plow if vehicles are present.

6. Hang tags for Meadows residents in the Meadows Lot for snow removal / party / guest situations

SUGGESTED CHANGE – None. All Meadows residential addresses are eligible for four Meadows Lot permits (two Resident Permits and Two Meadows Resident Permits). The permit holder can change the license plate number associated with their permit in the portal for guest situations.

Summary of Rate and Policy Change Recommendations:

GPG – Daily Rates (Winter Only)

	Current	Proposed (NO CHANGES)
• Monday – Thursday	\$10/Day	\$10/Day
• Friday – Sunday	\$15/Day	\$15/Day
• Overnight (2am – 6:30am)	\$30	\$30
• Free (4pm – 2am)		
• Commuter / Employee Permit	\$100/Season	\$100/Season
• Resident Permit	Free	Free
• Valet Bulk	\$25	\$25
• Monthly Overnight	\$300/Month	\$300/Month
• Business Overnight	\$125/Month	\$125/Month

Meadows – Daily Rates (Winter Only)

	Current	Proposed (NO CHANGES)
• Monday – Thursday	\$10/Day	\$10/Day
• Friday – Sunday	\$15/Day	\$15/Day
• Commuter / Employee Permit	\$100/Season	\$100/Season
• Free After 3pm		
• Overnight By Permit Only (2am – 6:30am)	\$100	\$100
• Resident Permits Exempt from Day Rates	Free	Free

Heritage – Hourly Rates

	Current	Proposed
• Monday – Thursday	\$5/Hour	0-2 Hours \$2 > 2 Hours \$4/Hour
• Friday – Sunday	\$10/Hour	0-2 Hours \$2 > 2 Hours \$8/Hour
• Max Rate	\$50/24 Hours	\$40/24 Hours
• Permit Parking	Not allowed	Not allowed
• Valet Bulk	\$40/24 hours	\$35/24 hours

North Village Center – Hourly Rates

	Current	Proposed (NO CHANGES)
• Monday – Thursday	\$5/Hour	\$5/Hour
• Friday – Sunday	\$10/Hour	\$10/Hour
• Max Rate	\$50/Day	\$50/Day
• Permit Parking	Resident free	Resident free

South Village Center – Hourly Rates

	Current	Proposed (NO CHANGES)
• Monday – Thursday	\$5/Hour	\$5/Hour
• Friday – Sunday	\$10/Hour	\$10/Hour
• Max Rate	\$50/Day	\$50/Day
• Permit Parking	Resident 2 Hrs Free	Resident 2 Hrs Free

Market Plaza

Current

Proposed (NO CHANGES)

- 1 Hour Free 6:30am – 2:00am
- Permit Parking

Resident free after 3 Resident free after 3

Permits (NO CHANGES)

- **Employee / Commuter (new)** \$100/Season (Winter Only)
Not Prorated
 - Valid in Gondola Parking Garage and Meadows Lot
 - Available to anyone employed by a business located in Mountain Village
 - Proof of employment required
 - Permit may be shared by up to four vehicles
 - No overnight parking privileges
- **Resident** \$100/Year
 - Free unlimited day parking in Gondola Parking Garage
 - Free unlimited day parking in Meadows Lot
 - Free unlimited day parking in North Village Center
 - Free parking after 3pm along Market Plaza rock wall – no overnight parking
 - Proof of Mountain Village residency required (Deed or 12 month or greater lease)
 - Limit two permits per residential address (\$100/permit)
- **Locals** \$200/Season (Winter Only)
 - Valid in Gondola Parking Garage and Meadows Lot
 - Permit may be shared by up to four vehicles
 - No overnight parking privileges (2am-6:30am)
 - Proof of residency within the R-1 school district or San Miguel County (utility bill, lease, etc)

Violations

- Tiered scale
 - \$30 First violation (educational pamphlet included in notice of violation)
 - \$50 Second violation
 - \$75 Third and subsequent violations

Proposed Motions

1. I move to approve the Winter 2024-25 Parking Guidelines.



PROPOSED WINTER 2024-25 PARKING GUIDELINES (effective 11/15/2024)

1. **GONDOLA PARKING GARAGE (GPG):**

Mobile Payments Only

GPG Day Parking:

- Monday through Thursday - \$10 per day
- Friday through Sunday - \$15 per day
- Free (4pm – 2am)
- Resident Permit – Free unlimited daytime parking as space permits, no overnight parking
- Commuter / Employee Permit exempt from day parking fees
- Locals Permit exempt from day parking fees

GPG Overnight Parking (2:00am – 6:30am) – valid for 24 hours:

- Overnight - \$30
- Overnight RV/Trailer - \$60
- Valet Bulk - \$25
- No parking on levels 4, 6, and 7

GPG Monthly Overnight Permit:

- \$300 per stall for TMV residents
- Business vehicles for businesses with a physical presence in the TMV - \$125 per month as space as available, requires valid TMV business license

2. **Commuter/Employee Permits:**

- \$100 per winter season
- Valid in Gondola Parking Garage and Meadows Lot as space permits
- Permit may be shared by up to four vehicles
- No overnight parking privileges (2am-6:30am)
- Proof of employment with TMV business license holder required (pay stub, letter from employer on company letterhead) – limited to number of employees listed on business license

3. **Locals Permit**

- \$200 per winter season
- Valid in Gondola Parking Garage and Meadows Lot as space permits
- Permit may be shared by up to four vehicles
- No overnight parking privileges (2am-6:30am)
- Proof of residency within the R-1 school district or San Miguel County (utility bill, lease, etc)

4. **HERITAGE PARKING GARAGE (HPG):**

Mobile Payments Only

- Monday through Thursday – \$2 for the first two hours, then \$4 per hour
- Friday through Sunday - \$2 for the first two hours, then \$8 per hour
- \$40 maximum per 24 hour period
- Valet Bulk - \$35



5. MEADOWS LOT:

MOBILE PAYMENTS ONLY

- \$10 per day Monday through Thursday
- \$15 per day Friday through Sunday
- Overnight by TMV Resident permit & Lot M Big Billie's permit only
 - Maximum number of Lot M Big Billies Permits capped at 25 @ \$100/permit, per season, payable in bulk purchase by Big Billies
- Up to two additional transferable overnight permits at \$100 per season per Meadows residential address
- Resident Permit/ Commuter – Employee Permit / Locals Permit / MRES Permit exempt from day parking fees
- No RVs, Commercial vehicles or Trailers
- Monday & Thursday parking restrictions in effect (as signed) – Winter Only

6. NORTH VILLAGE CENTER (NVC) SURFACE LOT:

Mobile Payments Only

- Monday through Thursday - \$5 per hour
- Friday through Sunday - \$10 per hour
- FREE public parking after 6:00pm until 2:00am
- No overnight parking (2:00am –6:00 am)
- Resident Permit exempt from parking fees, as space permits – no time limit

7. SOUTH VILLAGE CENTER (BLUE MESA) SURFACE LOT:

MOBILE PAYMENTS ONLY

- Monday through Thursday - \$5 per hour
- Friday through Sunday - \$10 per hour
- Resident Permits exempt from parking fees, as space permits - 2 hour limit
- FREE public parking 6:00pm – 2:00am
- No overnight parking (2:00am – 6:00 am)

8. Airport (R) Lot:

- \$50 unlimited resident parking per season
- \$100 for oversized vehicle permit per season (TMV residents)
- Not prorated, paid in advance, no refund for early termination

9. Resident Permits:

- \$100 per year
- 12+ month lease or proof of residency (utility bill, address on registration, etc) required to acquire permit
- Free unlimited day parking at Gondola Parking Garage and Meadows Lot as space permits
- Free unlimited day parking in North Village Center Lot as space permits
- Free parking in South Village Center – 2 hour limit – as space permits
- Up to two additional non-transferable permits valid for overnight parking at Meadows only, at \$100 per year per Meadows residential address
- Fractional unit owners – one non-transferable permit per fractional owner. Must show recorded deed as proof of ownership



10. SHIRANA (FORMERLY WELLS FARGO) SHORT TERM PARKING:

1/2 hour Free

- No overnight parking (2:00am – 6:30 am)

11. TOWN HALL PARKING:

Free 1-hour parking

- Free Resident Permit parking along the rock wall 3:00pm – 2:00am as space permits
- No overnight parking (2:00am – 6:30 am)

12. DEED RESTRICTED UNITS AND DEVELOPMENTS WITHOUT PARKING IN THE MV CENTER AT GPG:

One permit per employee /resident up to a max of two permits per unit; non-transferable.

OVERNIGHT PARKING INCLUDED.

- To qualify the employee or resident must be a full time MV resident employed full time (> 30 hours per week) in the R1 School District.
- An owner of a unit in a development that never provided parking is eligible to obtain up to a max of one (1) non-transferable permits per unit – renters excluded.
- \$300 per vehicle per season (WINTER 11/1 – 4/30 & SUMMER 5/1 – 10/31) pro-rated by \$50 /mo from the end of the season, paid in advance



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 18

TO: Town Council

FROM: Rodney Walters, Town Forester / GIS Assistant

FOR: Town Council Regular Meeting

DATE: September 19, 2024

RE: Community Forestry Program, Season Update

Attachments:

Mountain Village Community Forestry Program Update

Mountain Village Forestry Program 2024 Seasonal Activities:

➤ **Assessments:**

- Voxel Maps LiDAR and Orthoimagery: The 2023 high resolution (4-inch pixel) aerial imagery provides the most updated overhead imagery for TMV that is available (compared to the 2021 aerial imagery that is available for San Miguel County). The infrared spectrum provides a baseline indicating the areas of the forest that were under stress at the time of the flight (fall 2023). The LiDAR data indicates that TMV had over 200,000 trees at the time of the flight (fall 2023) and shows the location and height of each of these trees. This data also indicates features of TMV in 3-D, including topography, buildings, and trees.
- During March 2024, the Town Forester generated a report for the Town of Mountain Village (TMV) on the Colorado Wildfire Risk Assessment Portal (COWAP). This website utilizes satellite data and analyses to generate assessments and information about wildfire risks. The most notable change from previously generated reports is the change in the annual likelihood of wildfire for the Mountain Village area. The annual likelihood of wildfire for the Mountain Village area has shifted from low to moderate.

- In June 2024, the Town Forester hired Jeff Rainey, Colorado State Forest Service forester to perform a cruise by collecting and analyzing plot data within the open space parcels along the northern Town boundary in the 100-acre area where the Town forester is working with partners to plan and create a community scale shaded fuel break (along Jurassic and Meadows trail and below See Forever Resort) (image 1). Jeff Rainey utilized this data to produce a wildfire mitigation prescription of the 100-acre area. The 100-acre area is subdivided into 3 sections (east, west, and aspen stands) with a separate prescription for each of the sections. The wildfire management objectives for each stand are listed below:
 - Aspen stand prescription objectives - reduce the dead and down fuels and reduce shading and competition from conifer species.
 - East stand prescription objectives - reduce the dead and down fuels and promote recruitment of aspen regeneration by reducing shading and competition from conifers. Improve stand health and vigor by removing trees effected by spruce-budworm.
 - West stand prescription objectives – reduce fire intensity and severity by removing fuels and increasing the size of canopy gaps. Promote recruitment of aspen regeneration by reducing shading and competition from conifers. Improve stand health and vigor by reducing residual tree density.



Image 1: Photo of GIS mapping imagery showing the planned North TMV Community Shaded Fuel Break (orange).

➤ **2024 Forestry Activities and Projects:**

- Earlier this spring, tools, equipment, and supplies were purchased, and the Seasonal Forestry Crew was hired and trained: The function of the seasonal forestry crew is to conduct field operations for the purpose of protecting our community by mitigating risks, improving forest health, and increasing resilience to insects and wildfire. This season, the Town Forester and seasonal forestry crew has been engaged in the following projects:
 - MCH Packet Distribution - The forestry crew distributed 3058 MCH packets on lots OSP 513-14, OSP 21 R, OS22R1, 650, OSFF5, OS 3Z, and OS3M as a Douglas fir beetle deterrent.
 - Aspen sapling protection – Blue-tubes and wire cage baskets are being tested to see which approach best protects aspen saplings from elk browse.
 - TMV Demonstration Forest Maintenance - The TMV forest located on Adams Ranch Rd., between Double Eagle Drive and Lupine Ln. was touched up by the forestry crew, who thinned trees and remove ladder fuels to maintain wildfire resilience on the site. This area has been thinned for forest health and wildfire mitigation and it provides an excellent demonstration of how forests may be maintained to be healthy, visually pleasing, and resistant to crown fire.
 - Woodlot Cleanup – over 45 cubic yards of bark mulch was removed from the woodlot where it was taken to be processed and utilized for garden mulch. Some of this much was made available for public use.
 - Tree Hazard Mitigation along TMV Roadways – The forestry crew has been working to remove over 70 dead and hazardous trees on TMV roadways and properties to mitigate tree hazards.
 - Fuels Reduction for Wildfire Resiliency - The forestry crew has been working diligently on the community scale shaded fuel break to remove standing dead and down fuels to help protect our community from wildfire. They are making our trails safer and the forest healthier as they have been preparing hundreds of trees to be flown off site by helicopter. This initial phase of developing a community scale shaded fuel break is occurring on lots OS FF5 and OS3Z (adjacent to Jurassic Trail and below See Forever Development).
 - 2024 Helicopter Fuel Reduction Operations Project -The Town Forester has been working with community partners, including Telluride Ski and Golf, The Town of Telluride, San Miguel County, Trout Unlimited, and the US Forest Service to plan helicopter lifting operations in the fall of 2024

to reduce fuel loads and wildfire risks in TMV by flying standing dead and down fuels from off steep slopes to be utilized for habitat restoration on the Valley Floor and also to be hauled from the Town where it will find an end use as firewood.

➤ **Challenges:**

Although much has been achieved this year with the allocation of a seasonal forestry crew, as noted above, these accomplishments have not been met without opportunity costs and challenges. The demand for tree consultations, permitting, and work is exceptional this year. Training and management of the seasonal forestry crew and the project planning and management of the large projects has placed significant time constraints on the forester position, which has resulted in a more generalized approach in the tree permitting process and less defensive space assessments that are able to be delivered, which is occurring at a time when the demand and need for these assessments is as great as it has ever been. Staffing for the seasonal forestry crew has been challenging and the forestry crew is currently staffed by 2 of its available 4 positions. Planning challenges include slow responses with property owners to buy into and/or provide permissions for access. One example of this is how the Town's desire to perform defensive space work at Village Court Apartments was stopped because access was not granted due to noise concerns. Addressing the noise concerns will require that defensive space work be performed during the shoulder season which, in part, falls outside of the seasonal work schedule of the forestry crew. These challenges may be met with ongoing persistence in the development of the new Forestry crew, with more full-time forestry staffing, and by hiring outside contractors to perform work when the forestry crew is unable to do so.

➤ **Ongoing TMV Forestry Programmatic:**

1. Mountain Village tree removal permitting and woodlot: Due to high demand for wildfire protection of homes and an 8-year long outbreak of spruce budworm, large numbers of subalpine fire trees have been dying. With these tree mortalities, demand for tree permits are high and more generalized permits are being issued so these dead and dying trees may be removed.

2. Wildfire Mitigation Defensive Space Incentive Program

Demand for the Defensive Space Incentive Program remains high. These assessments continue but have been occurring at a slower rate. Currently there is a wait list for assessments.

The above 2024 forestry projects and activities are in alignment with a strategic approach to establish and achieve the Town's forestry goals over time. An effective strategic process will:

1. Gather fact-based data to generate high-quality forest assessments.
2. Engage the community and its partners to formulate a vision and strategic objectives.
3. Apply resources to complete objectives through the completion of ongoing field work projects.
4. Engage in an ongoing program assessment process to facilitate the ability to adapt to inevitable changes.

The primary goal for the TMV's forestry program outlined in the Community Development Code provides the directive to "...preserve and maintain a healthy forest ecosystem and landscape while also protecting buildings from wildfire" (TMV 2020). To meet this goal, active management of TMV's forest is required to successfully maintain forest health, prevent wildfire, and help work with the inevitable transformation that always occurs within forest ecosystems. The Colorado State Forest Service affirms this on its Forest Health and Management webpage, "Forest management can fulfill an important role in how we help shape Colorado's future forests. Where lands allow for active management to occur, we can enhance forest resilience to fire, insects, and diseases. This approach will provide diverse forests for tomorrow and ensure that we continue to receive the wide range of benefits our forests provide" (Colorado State Forest Service 2023).

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

 Dan Greer *Garner*

X Clint Warren

Council Member Name: Marti Prohaska

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

 Dan Greer *Garner*

✓ Clint Warren

EP
Council Member Name: Huascar E-Gonzalez

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

X Dan Greer *Garner*

 Clint Warren

Council Member Name: Jack

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

✓ Dan Greer *Garner*

 Clint Warren

Council Member Name: Roder Daprey

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

X Dan Greer ~~Greer~~ Garner

 Clint Warren

Council Member Name: TUCKER MAGID

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

X Dan Greer Garner

 Clint Warren

Council Member Name: Harvey Mogenson

September 19, 2024

TRAA Board Alternate Appointment

Vote for one (1)

✓ Dan Greer ~~Greer~~ Garner

 Clint Warren

Council Member Name: Scott Rearsom

From: [Steve Rosenblatt](#)
To: [council](#)
Subject: Telluride Foundation Funding Request
Date: Tuesday, September 17, 2024 1:21:08 PM

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

This is a remarkably bad idea. If real property sellers in the private sector know their would be buyers are government subsidized, the sale price will just go up. If government is the seller, government can just reduce the selling price by fiat without this program.

If the peak selling price for the program is \$850k what will that include regionally, a one bedroom condo maybe?

Will mortgage insurance cover defaults in any serious local recession or will government simply forgive defaulted loans?

Will funding this program take away from the budget to build other affordable projects or any other line items of town expense or will the town merely raise taxes to cover funding this scheme?

Steve Rosenblatt

Cell/Office 609 922 1482



Consideration of Approval of the Revised Plaza Vending Regulations

J.D. Wise, Economic Development Director

Molly Norton, Community Engagement Coordinator

September 19, 2024



Background

- Plaza Vending Committee reestablished in April 2024.
- Includes:
 - One Town Council Member
 - One brick & mortar representative
 - One vending representative
 - One at-large member
 - One Town Staff person
- Set out to conduct review of Plaza Vending Regulations after feedback from past application and approval processes and concerns from brick-and-mortar restaurants.

Summary of Summer Work Session Meetings

- 5 work session meetings were held in-person and virtually between May and September.
- An online survey was distributed for public and business feedback.
- Committee developed a goal statement by which they worked to revise the regulations and established a list of topic areas they wanted to review.



Plaza Vending Committee Goal Statement

Our goal is to thread the needle of the complexities of the plaza vending program that respects the significant investment and commitment of our brick-and-mortar businesses in a way that brings vitality to the Mountain Village economy and experience. The program strives to provide balanced and diverse food and beverage vending offerings for our residents, employees, and guests in a way that brings equity across business types while not causing undue or material hardship to existing or prospective businesses.



Key Takeaways

From the public survey:

- Public support for vending program (convenience, food offered, small businesses, add character to the core) though majority report still frequenting restaurants more often than vending carts.
- Seeing very positive results from having the Wok of Joy in Conference Center Plaza.

From the business survey:

- High costs and struggles of running a brick-and-mortar business in the Village and feel it isn't fair to provide a vendor offering the exact same menu items a prime plaza space right outside of their restaurant space.
- Both vendors and brick-and-mortar bring value to our community, and both want and need to be recognized for what they contribute and what it takes for them to run their businesses in our community.



Key Takeaways

- Focus on diversity and variety of offerings in the core between vendors and brick-and-mortar over competition. Still want to avoid donuts outside the donut shop.
- Desire to find solutions to assist brick-and-mortar over raising vending rents.
- Desire to find solutions to vending locations in relation to businesses selling the same menu items.



Proposed Revisions



- **Application process (administrative changes)**
 - Review of existing vendor menu/services changes
 - Late applications
- **Application review**
 - Mandatory attendance by vendor at meeting to present application (sales pitch)
 - Revised criteria for decision, including ratings scale and providing commentary on each criteria. Focus on diversity and appropriate/ideal location of vendor over “direct” competition

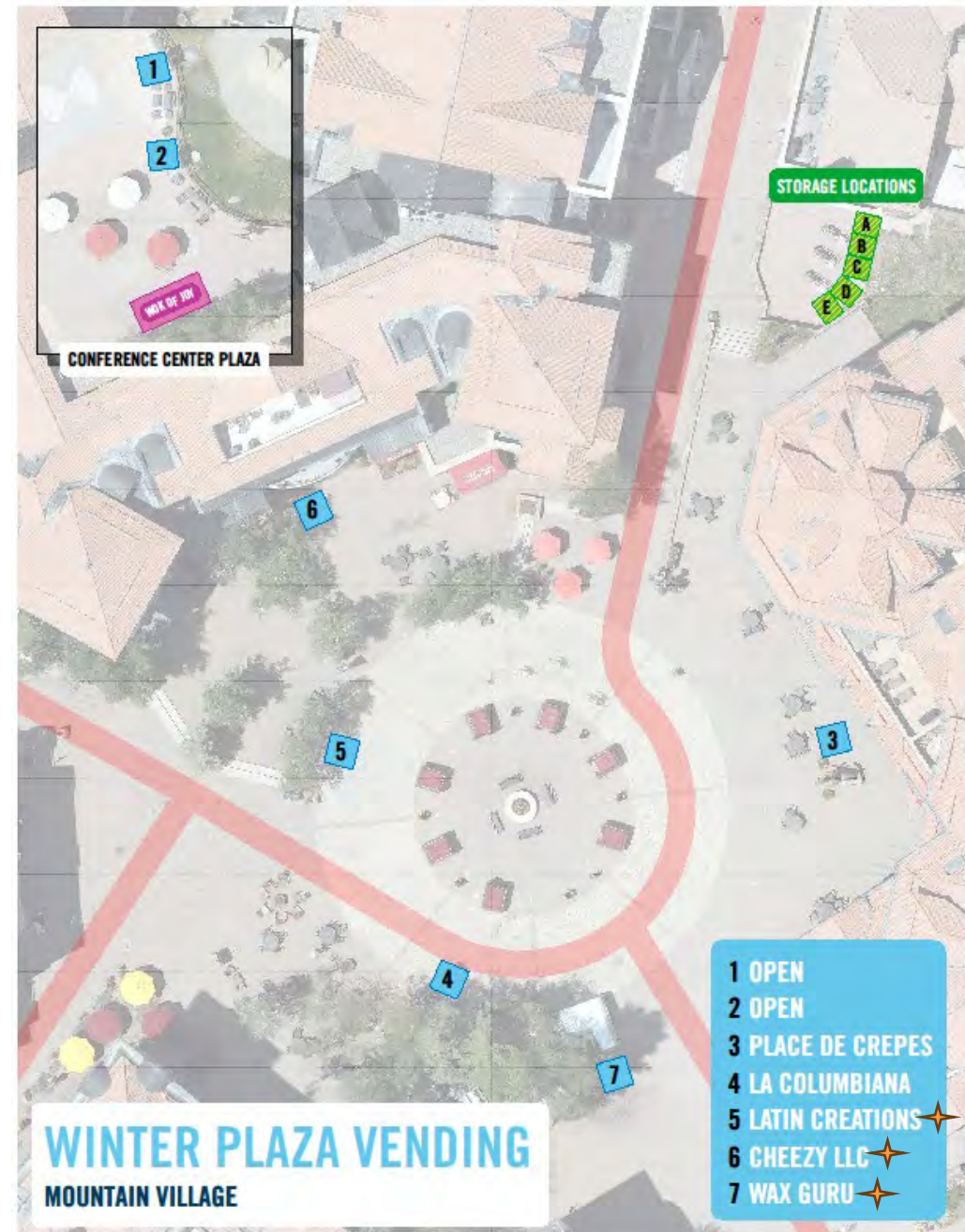
Proposed Revisions

- **Vending numbers and locations**

- Revised vending locations and number of locations
 - Summer in Heritage: 3
 - Winter in Heritage: 4 food & 1 non-food (5 total)
 - Conference Center Plaza: 2
- Allows for reassignment of vending spaces seasonally

- **Vending requirements**

- Cart storage covers now that they are in public view
- Clarity on how rent works at beginning of season
- Clarity on cleaning and repairs to damaged plaza space



★ Pending license renewal for Winter 24/25

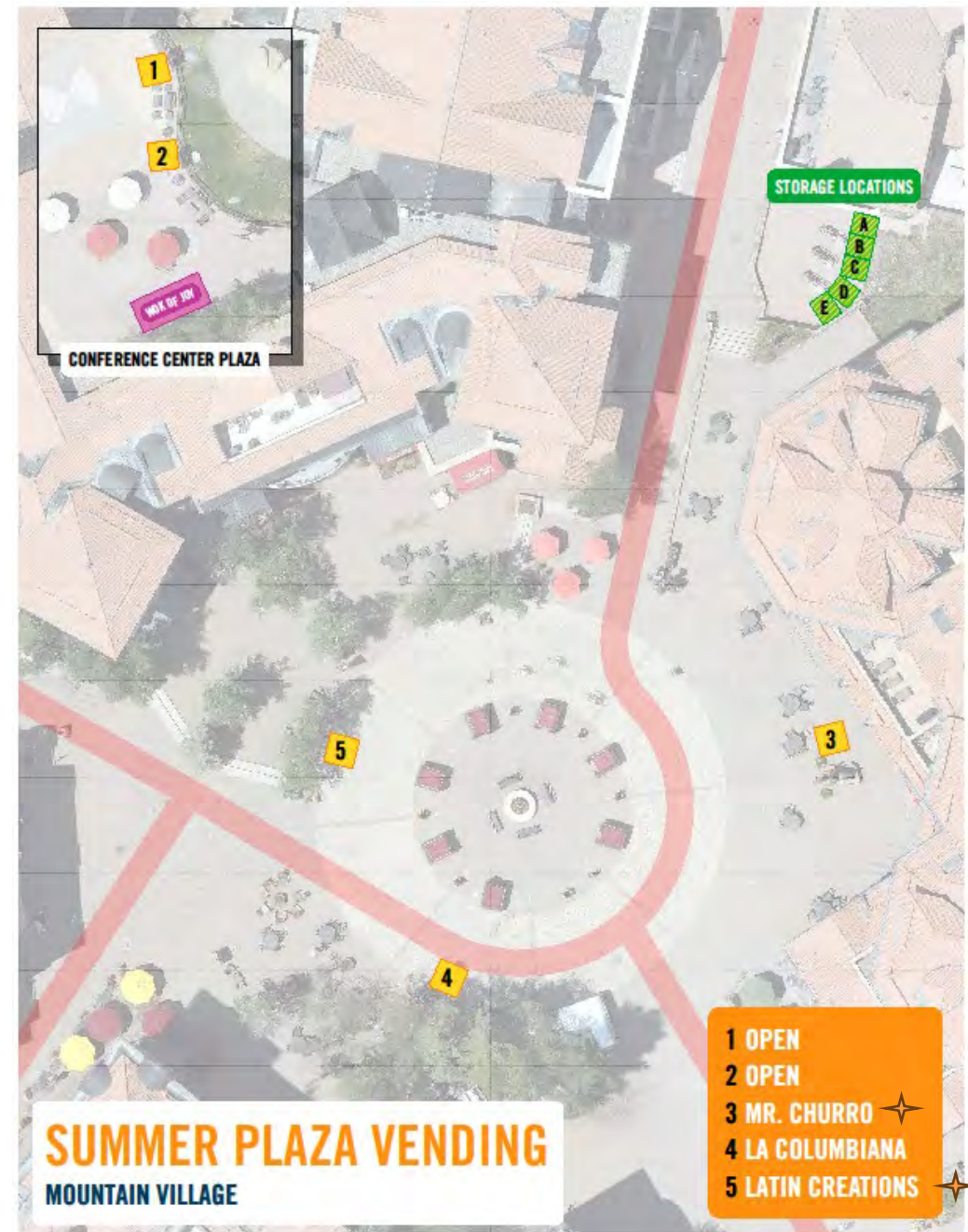
Proposed Revisions

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✦ Pending license renewal for Summer '25



In Conclusion

- **The committee feels that the revised revisions provide a more comprehensive and flexible review process while respecting all stakeholders.**
- **The full revisions are included in the Packet for review.**
- **Questions/comments**

From: [neal elinoff](#)
To: [mvclerk](#)
Subject: parking for winter,
Date: Tuesday, September 17, 2024 1:41:32 PM

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

Hi,

I've read the parking suggestions in the upcoming meeting packet and none of the options work for my condo at Palmyra where I don't own a parking spot in the garage.

I have guests coming all the time, so a transferable parking pass for overnight parking in the (North parking?) lot behind the Westermere where the 6th Sense developers were going to build would be ideal.

Is there a possibility to pay a monthly or seasonal rate and make it transferable for one car there? Would council consider that at the meeting on Thursday, please?

Thank you,

Neal Elinoff president
Elinoff & Co. Gallerists and Jewelers
204 West Colorado Ave.
PO Box 2846
Telluride, CO 81435
work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679

From: [Julie Zahniser](#)
To: [Drew Nelson](#); [Amy Ward](#); [council](#); [David McConaughy](#)
Cc: [Julie Zahniser](#); [Adam Locke](#)
Subject: 5G Smart Towers in Mountain Village — Court Rules Big Telecom Must Comply With State Environmental Laws
Date: Tuesday, September 17, 2024 1:11:16 PM

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

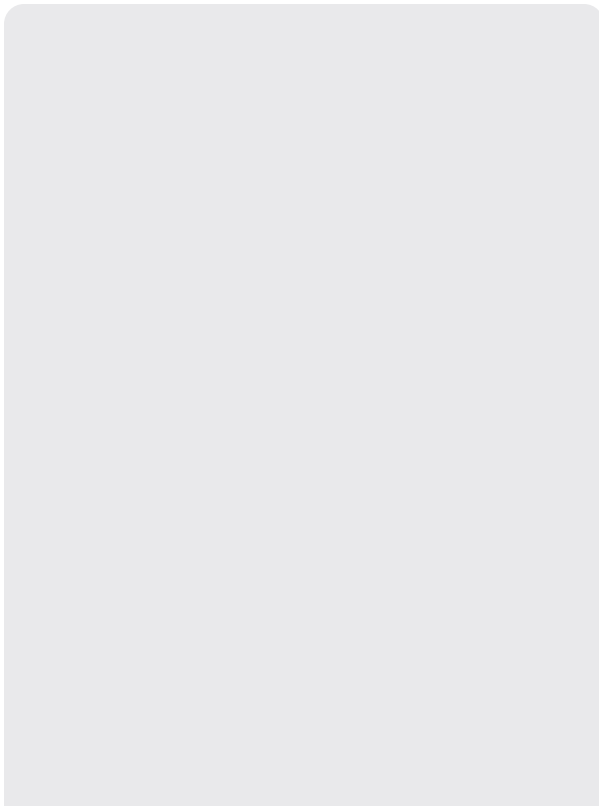
Dear town counsel, town attorney and staff;

Proposed 5G Smart Towers are on the September 19th Agenda. However, I do not see any indication in the agenda packet showing that the proposal complies with Colorado environmental laws, including the requirement of an environmental impact assessment.

The Courts have held that federal law does not preempt state environmental law, which requires environmental impact reviews before telecom companies can apply for permits to build new wireless infrastructure.

Further, the FCC has no authority to exempt 5G cell sites from environmental impact and historical preservation reviews and its 2018 FCC order upon which the developer hopes to shove this project down the throats of our citizens despite the health risks has been held to be “arbitrary and capricious”.

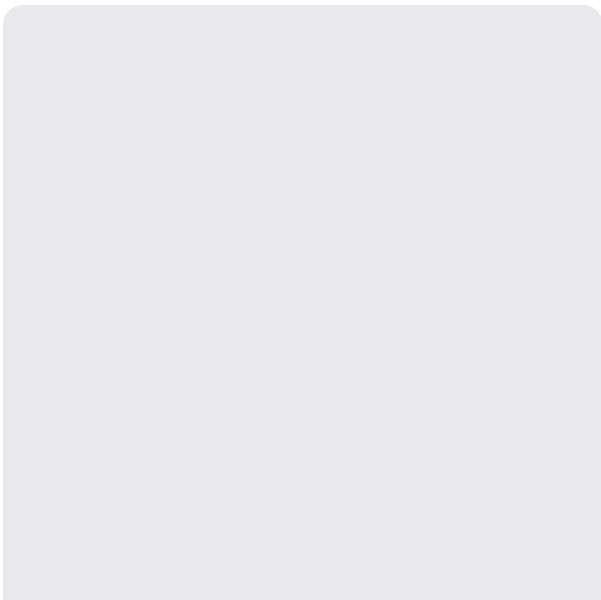
The 5G developer’s proposal is incomplete and for this reason must be denied. The 2018 FCC order is not definitive on the development of 5G infrastructure. Colorado law must be complied with before this project can be approved.





'Huge Win': Court Rules Big Telecom Must Comply With State Environmental Laws

childrenshealthdefense.org



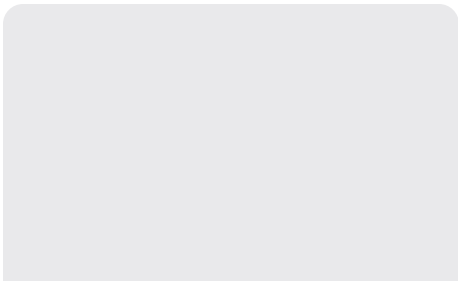


Appeals court rules 5G cell sites can't skip environmental and historical review

consumeraffairs.com

5G and Small Cell Environmental Effects: Birds, Bees Trees and Climate - Environmental Health Trust

ehtrust.org





**Physicians for Safe Technology |
Cell Towers and City Ordinances**
mdsafetech.org

Julie Zahniser, Esq.
135 San Joaquin Rd
Mountain Village, CO 81435
JulieZahniser@gmail.com

MOUNTAIN VILLAGE FORESTRY PROGRAM

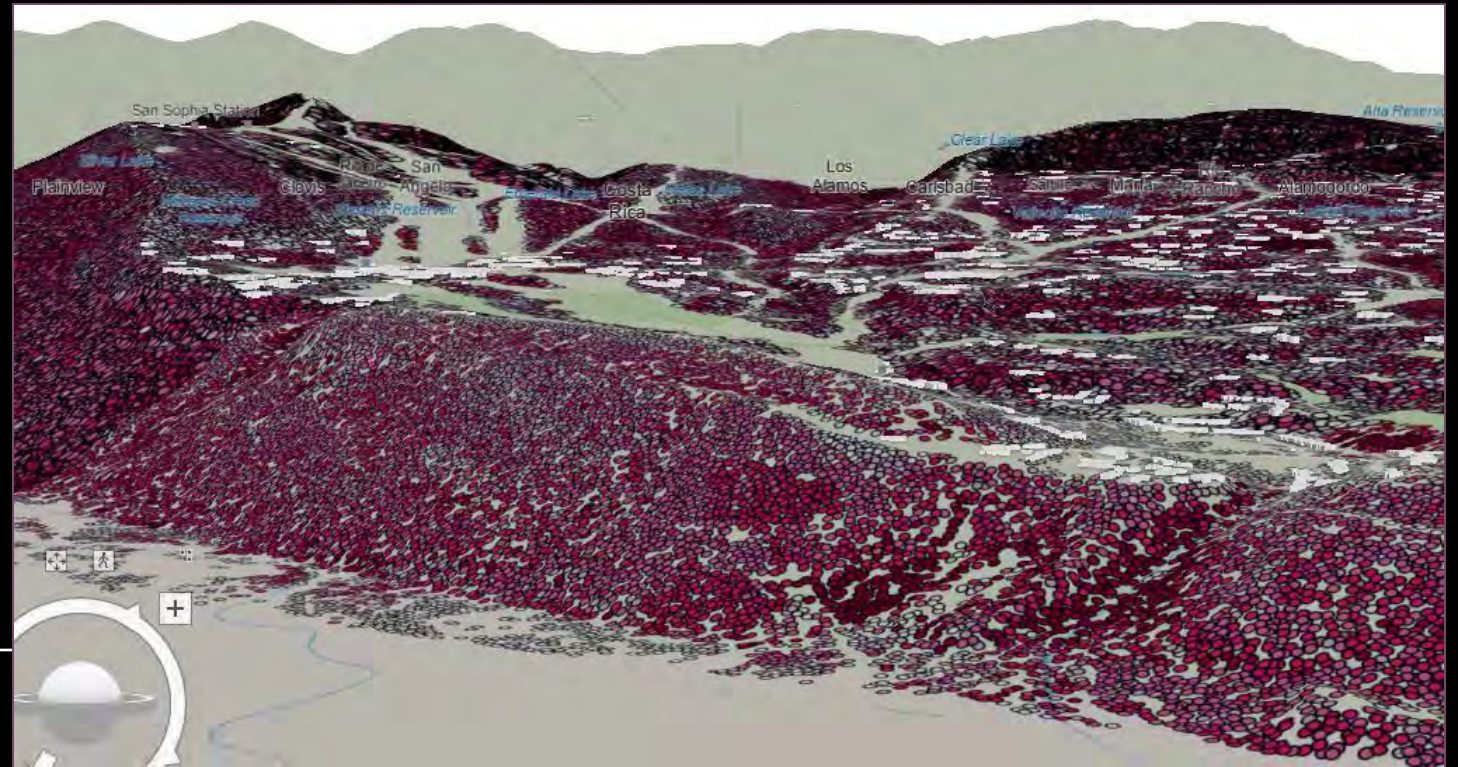
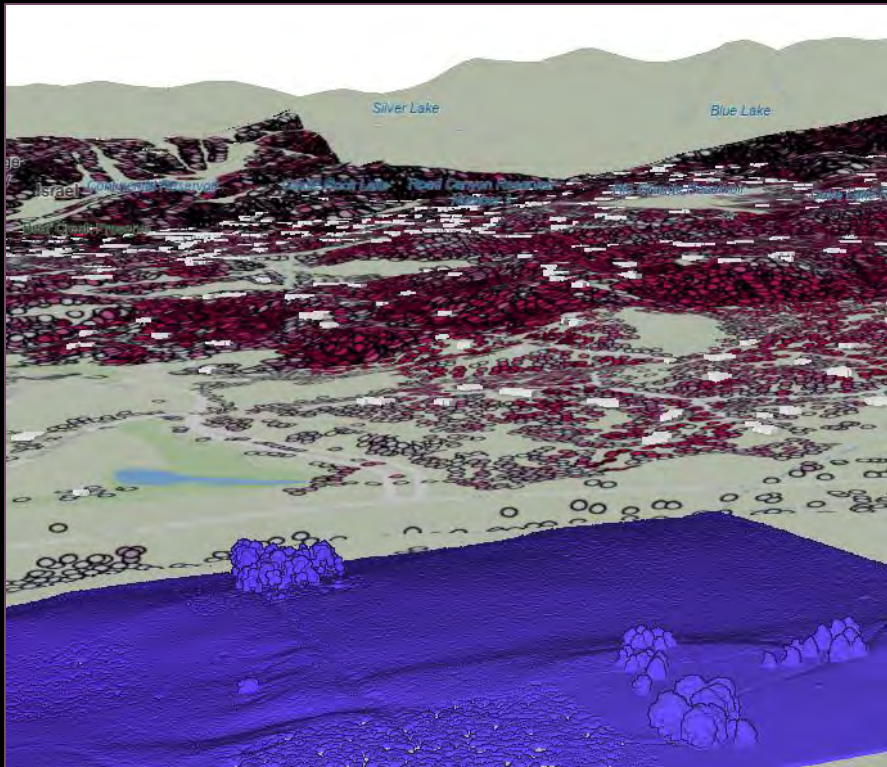
SEASONAL ACTIVITIES, SPRING & SUMMER 2024

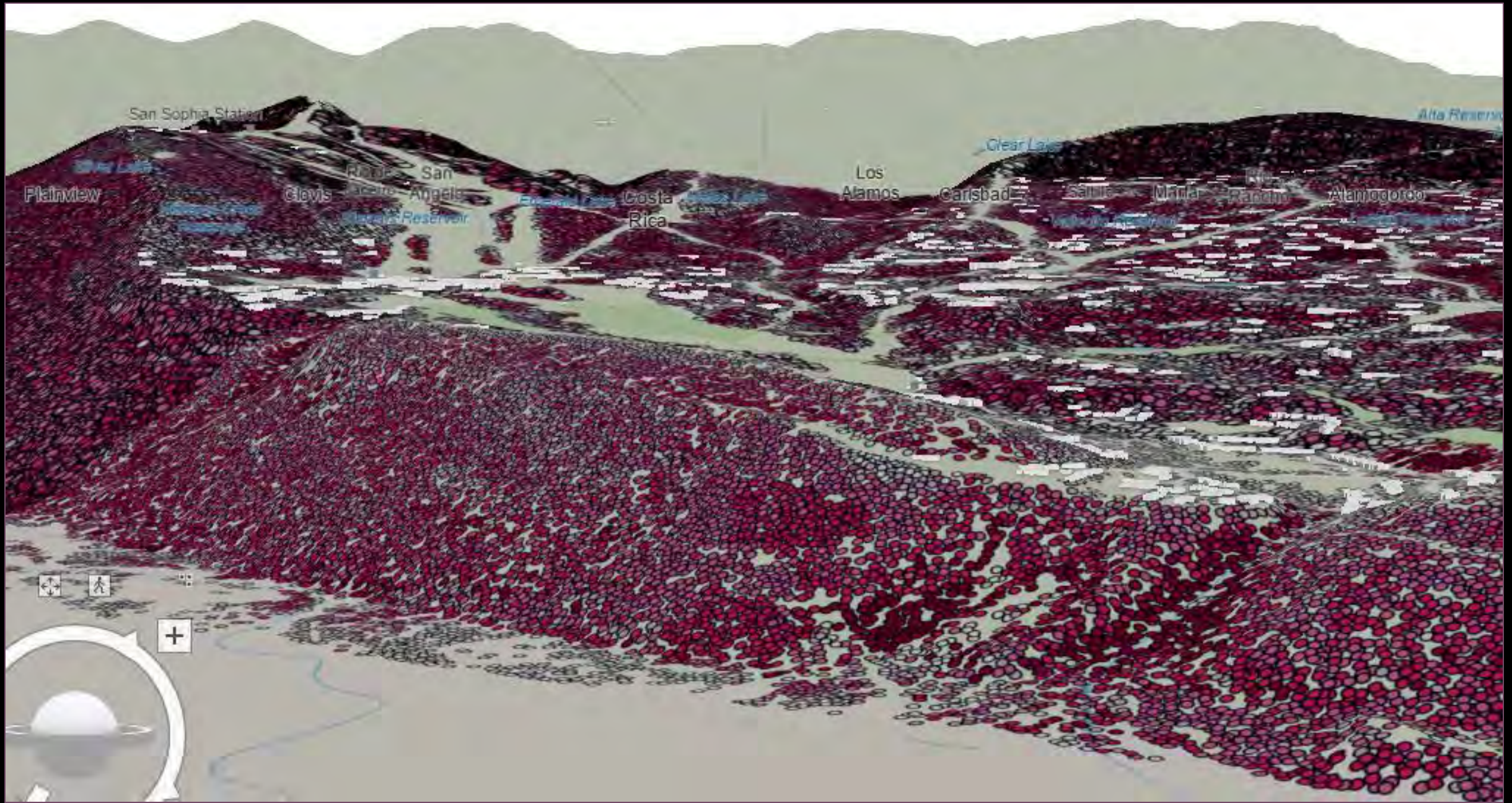
By The Town of Mountain Village Forester, Rodney Walters



ASSESSMENTS

- Voxel Maps LiDAR and Orthoimagery:
 - 4 Pixel resolution aerial imagery
 - Infrared Spectrum (Tree Stress Baseline – Fall 2023)
 - LiDAR
 - 3-D topography, buildings, and trees
 - Height and location of over 200,000 trees





San Sophia Station

Alta Reservoir

Clear Lake

Plainview

Clovis

River

San Angelo

Reservoir

Costa Rica

Los Alamos

Carlsbad

Saltillo

Marfa

Paradise

Alamogordo



ASSESSMENTS

- 2024 COWRAP (Colorado Risk Assessment Portal)
 - Annual likelihood of a wildfire has changed from low to moderate

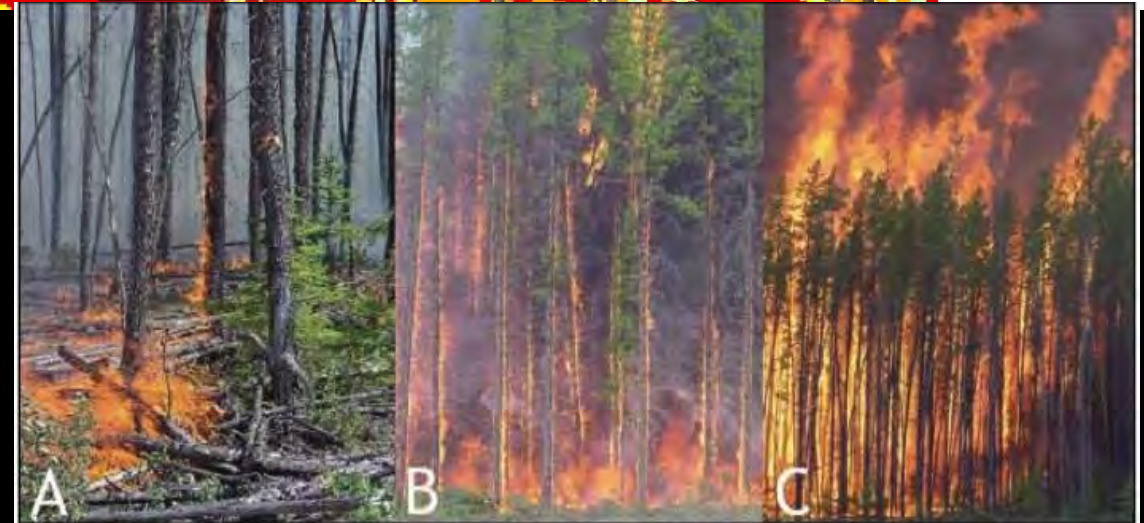
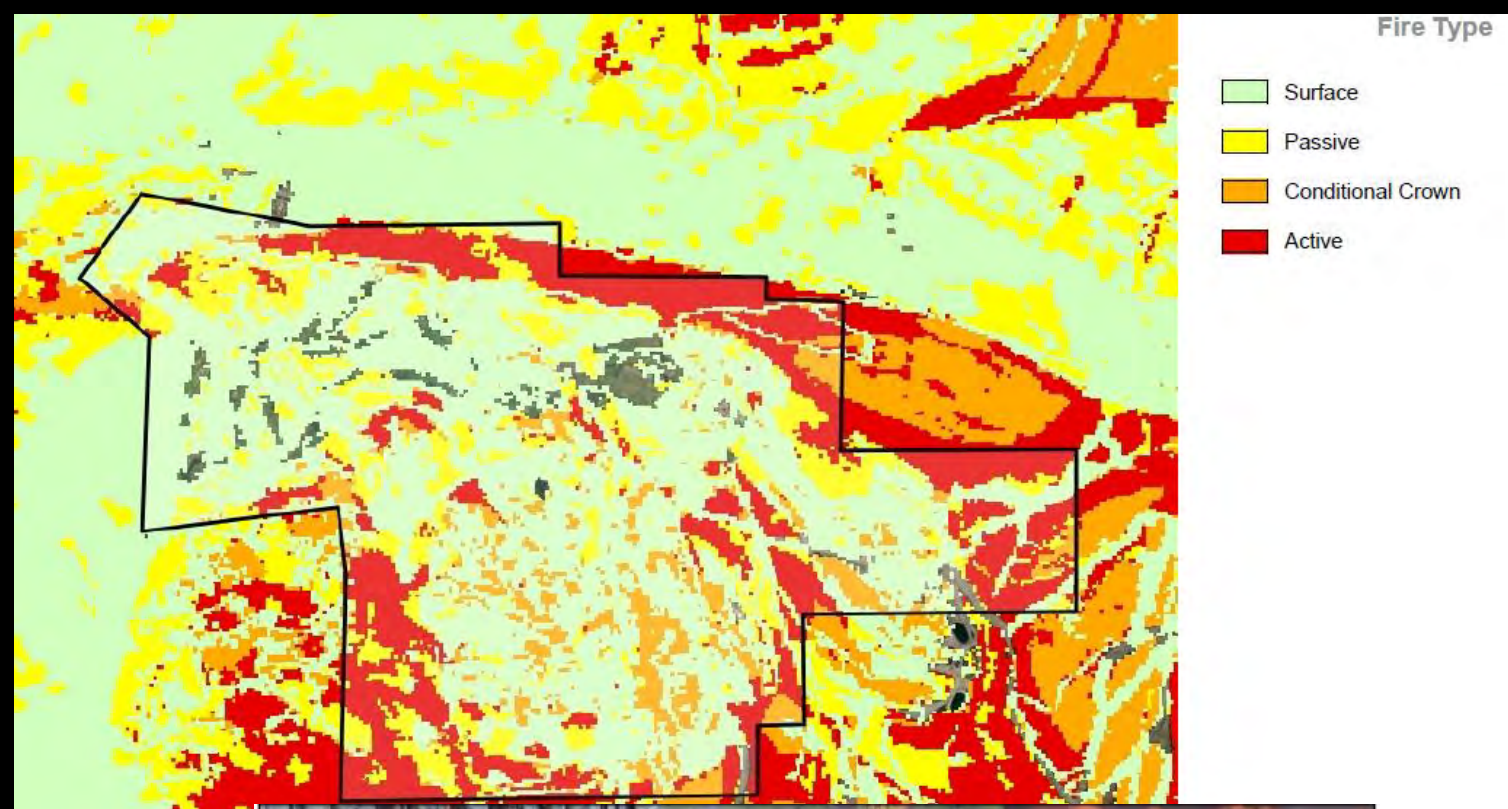
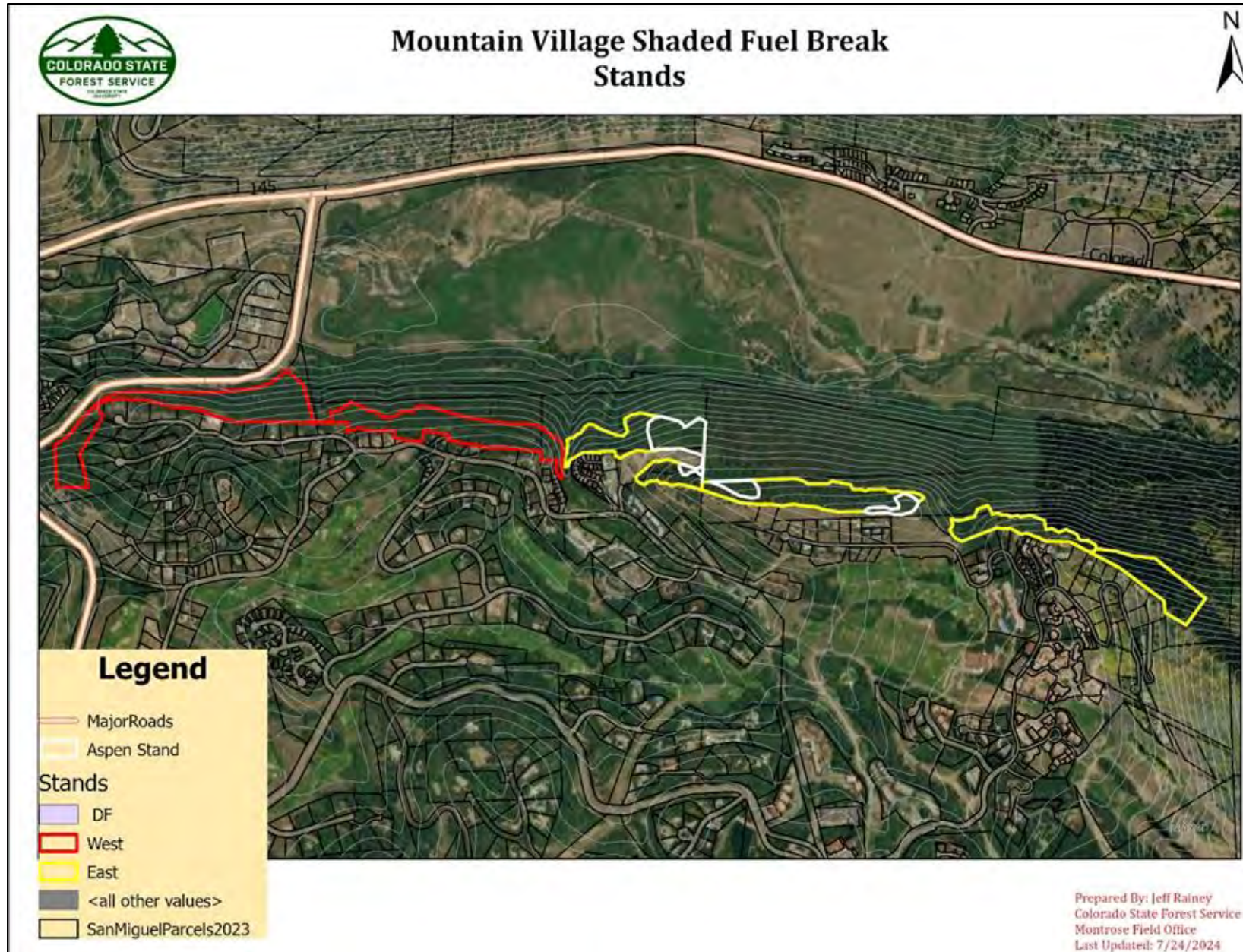


Figure 8-1—Variations in fire behavior within the jack pine/black spruce fuel complex found at the International Crown Fire Modeling Experiment study area near Fort Providence, Northwest Territories, Canada: (A) surface fire, (B) passive crown fire, and (C) active crown fire. For additional photography carried out on experimental basis, see Alexander and De Groot (1988), Alexander and Lanoville (1989), Stocks and Hartley (1995), and Hirsch et al. (2000).

ASSESSMENTS

Mountain Village North Boundary Shaded Fuel Break Inventory Analysis and Recommended Prescriptions - Jeff Rainey, Colorado State Forest Service



ASSESSMENTS

Mountain Village North Boundary Shaded Fuel Break Inventory Analysis and Recommended Prescriptions - Jeff Rainey, Colorado State Forest Service

Table 1. Overall project area stand characteristics.

Stand	Stand Size (acres)	Average Slope (%)	1000 hr fuel loading (tons/acre)	Average Basal Area (sq.ft./ac.)	Average Trees per Acre	QMD (inches)
West Half	43.9	53	5.3	122.5	194	10.8
East Half	45.6	59	8.4	74.3	104	11.6
Aspen	8.3	72	10.9	100.0	139	16.9
Whole Project	97.8	58	7.0	101.2	160.5	13.1

Table 2. West stand conditions – live trees.

Species	Basal Area (sq.ft./acre)	Trees per acre	QMD	Seedlings (stems/acre)	Saplings (stems/acre)
Douglas-fir	95	147	10.9	200	13
subalpine fir	2.5	1	18.5	75	0
Engelmann spruce	10	28	8.1	0	0
aspen	5	8	10.9	513	38
blue spruce	10	10	13.8	0	0
Totals	122.5	194	10.8	788	51

Table 3. East stand conditions – live trees.

Species	Basal Area (sq.ft./acre)	Trees per acre	QMD	Seedlings (stems/acre)	Saplings (stems/acre)
Douglas-fir	34.3	51.5	11.1	0	0
subalpine fir	25.7	40.6	10.8	129	100
Engelmann spruce	8.6	9.2	13.1	0	0
aspen	2.9	1.3	12.3	414	471
blue spruce	2.9	1.4	11.9	14	0
Totals	74.3	104.0	11.6	557	571

Table 4. Fuels conditions by stand.

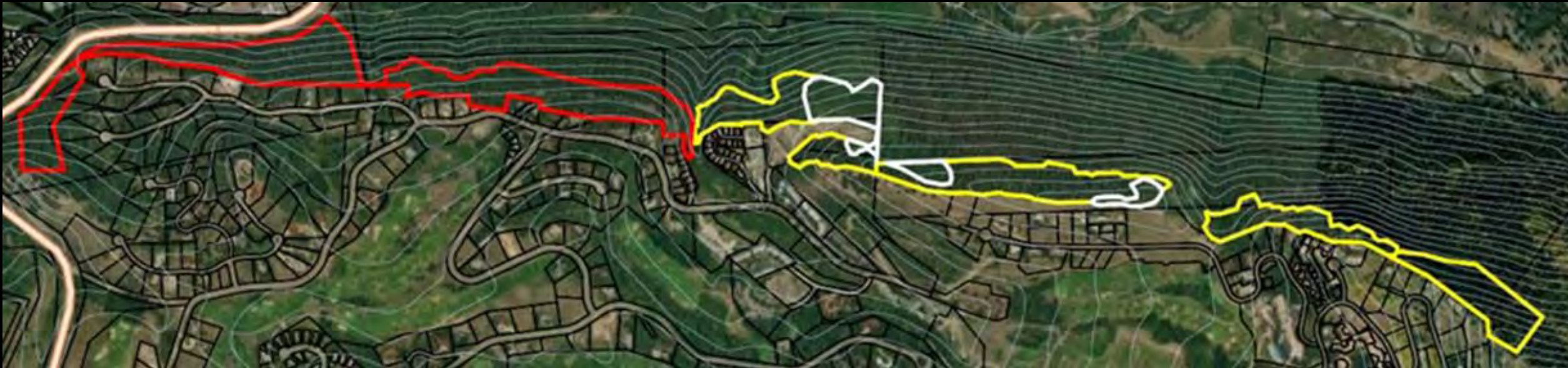
Stand	Snags per acre	QM D	Est. Standing Deadwood Gross Vol (CCF)	Est. Standing Deadwood Weight (tons)	Est Standing Deadwood Weight per acre (tons per acre)
West	20.0	11.5	122.0	189.9	4.3
East	40.3	11.1	303.3	129.7	2.8
Aspen	50.8	17.0	130.9	176.7	21.3

TMV Community Scale Shaded Fuel Break Prescriptions:

Aspen stand prescription objectives (white): Reduce dead & down fuels & reduce shading and competition from conifer species

East stand prescription objectives (yellow): Reduce the dead & down fuels & promote recruitment of aspen regeneration by reducing shading & competition from conifers. Improve stand health & vigor by removing trees effected by spruce-budworm.

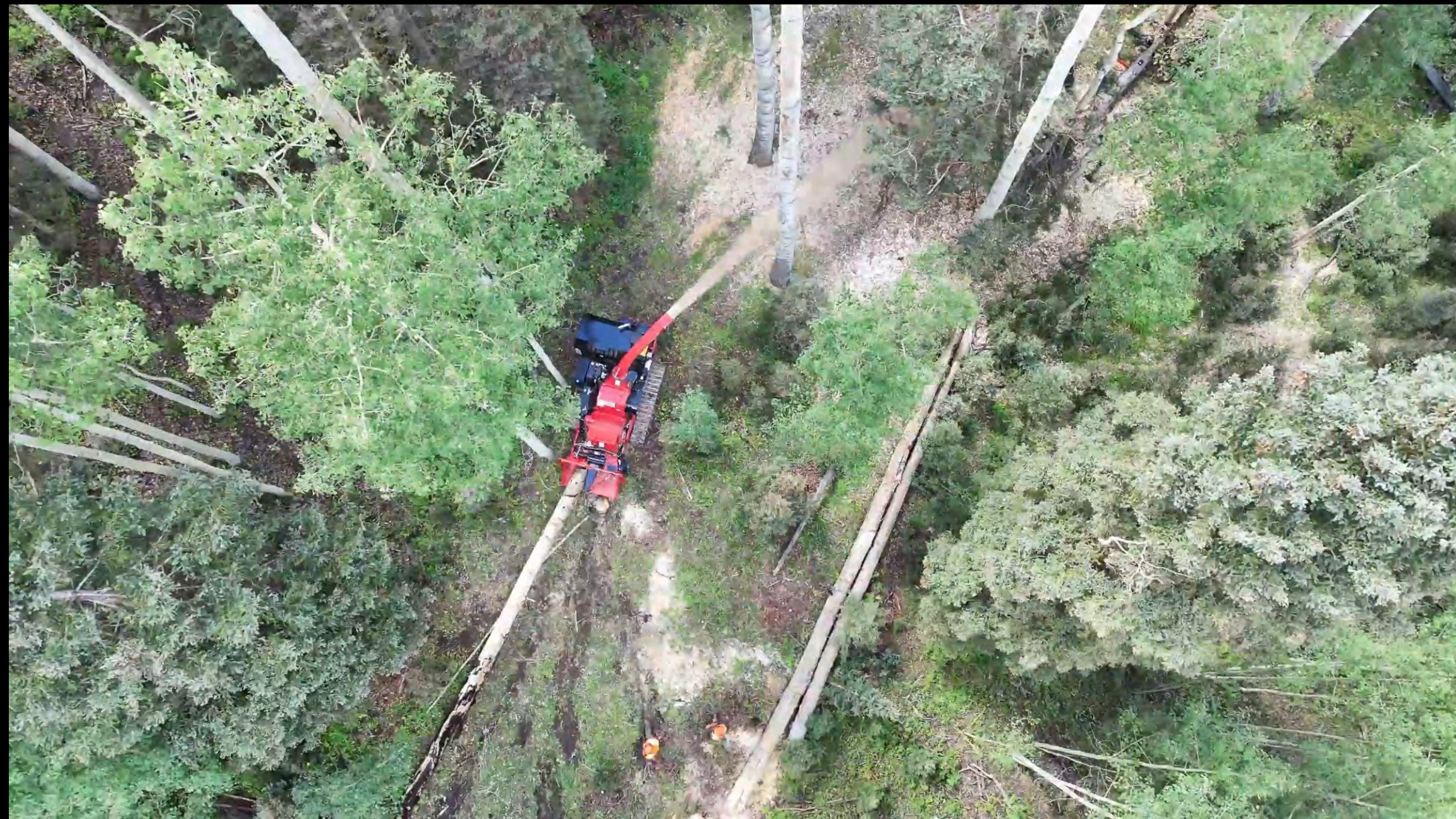
West stand prescription objectives (red): Reduce fire intensity & severity by removing fuels & increasing the size of canopy gaps. Promote recruitment of aspen regeneration by reducing shading & competition from conifers. Improve stand health & vigor by reducing residual tree density (> 1/3 reduction of trees) .





FORESTRY CREW

EQUIPMENT



Forestry Crew in Action

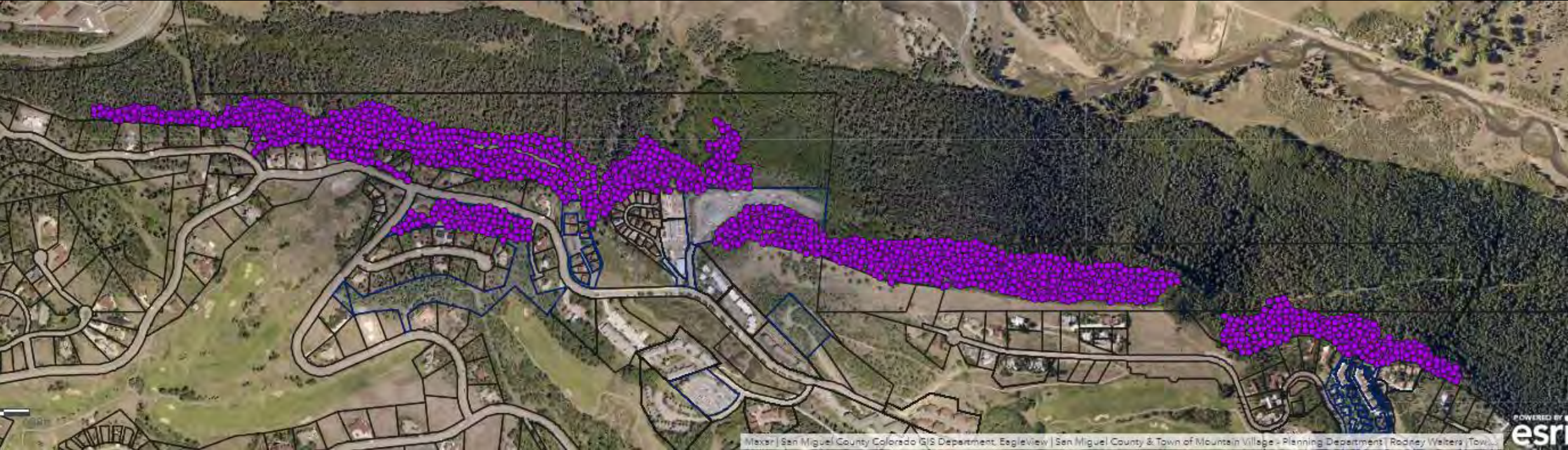


Challenges of the Mountain



2024 FORESTRY ACTIVITIES & PROJECTS:

Douglas fir beetle management – 3,085 MCH packets (3-methyl-2-cyclohexen-1-one)



Mexer | San Miguel County Colorado | GIS Department, EagleView | San Miguel County & Town of Mountain Village - Planning Department | Rodney Walters | Town...

2024 FORESTRY ACTIVITIES & PROJECTS:

Aspen Sapling Protection – 92 saplings protected from ungulate browse:



2024 FORESTRY ACTIVITIES & PROJECTS:

TMV Demonstration Forest Maintenance:



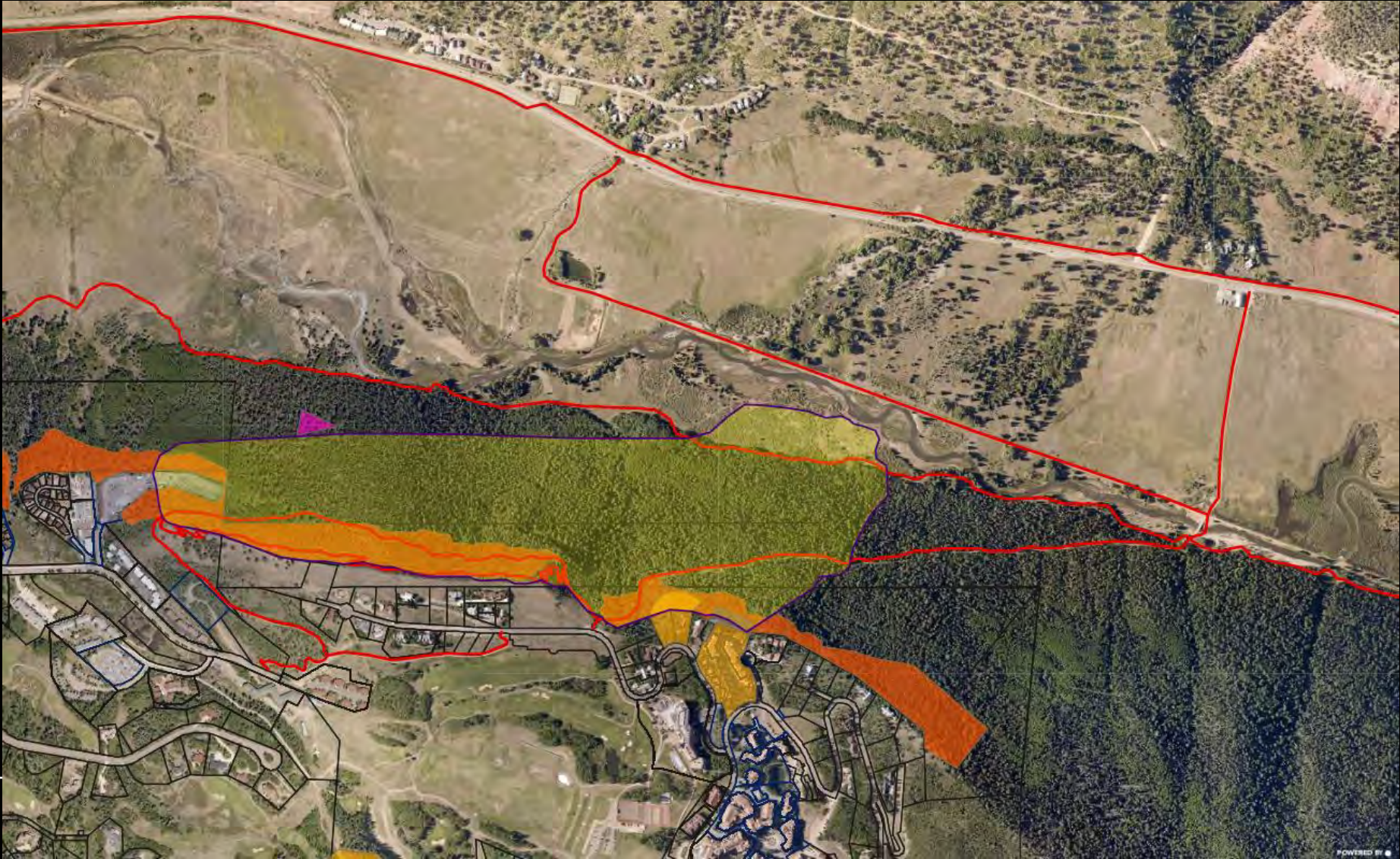
2024 FORESTRY ACTIVITIES & PROJECTS:

TMV Forestry Crew Wildfire Mitigation Work:



2024 FORESTRY ACTIVITIES & PROJECTS:

2024 TMV Helicopter Operations Project:



CHALLENGES & OPPORTUNITY COSTS :

- **Training and Management of Forestry Crew & Planning and Management of Large Projects:**

Equals significant time constraints on Forester position

- Slow response time and buy-in from large open space property owners to provide access.
- Less time for consultations, tree permitting, and Defensive Space Assessments

- **Staffing of the Forestry Crew:**

Only 2 of the 4 positions have been filled since July

- **Project timing needs not in alignment with TMV seasons:**

Need to perform forestry work during shoulder seasons (out of alignment for seasonal housing availability and seasonal hiring schedule)

ONGOING FORESTRY PROGRAMMATICS

Tree Removal Permitting & Woodlot

- High demand due to tree mortalities & wildfire protection of homes

Defensive Space Incentive Program

- Assessments continue but at a slower pace
- There is a wait list (high demand)

Forestry Projects

- **Goal: Preserve & maintain the benefits of healthy forest(s) while protecting buildings and the community from wildfire & tree risks.**
-



FORESTRY PROGRAM STRATEGIC APPROACH TO PRODUCE MAXIMUM BENEFITS & REDUCE RISKS

1. Gather fact-based data to generate high-quality forest assessments.
2. Engage the community & its partners to formulate a vision and strategic objectives.
3. Apply resources to complete objectives through the completion of ongoing field work projects.
4. Engage in an ongoing program assessment process to facilitate the ability to adapt to the inevitability of forest changes.



THANK YOU 😊

