



OFFICIAL MINUTES

Town Council Regular Meeting I 5:30 PM

Wednesday, February 19, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/86741250169>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 867 4125 0169

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

Note: Mayor Bidez attended the meeting via Zoom and Mayor ProTem Eric Gotthelf was absent. Council Member Gusty Kanakis directed the meeting.

Council Member Gusty Kanakis called the meeting to order at 5:32pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present: Mayor Earle Bidez (Zoom), Town Council members Gusty Kanakis, Kate Schifani, Tom Priest and Brian Rodine. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

Staff present: Town Attorney Michael Sawyer (zoom), Town Planner Scot Hunn, Town Clerk Jay Brunvand, and Deputy Clerk Cindy Krieg (zoom).

3. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

- A.** 02-05-2025 Minutes
- B.** I-70 Safety Compliance Letter
- C.** Constituent Letter to Congress on OMB Funding Issues

Motion by Kate S, second by Tom P, to approve the Consent Agenda of February 19, 2025 as presented. Motion passed 5-0. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Tom P, second by Kate S, to approve the Agenda of February 19, 2025 as presented. Motion passed 5-0. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

5. DECLARATION OF CONFLICTS OF INTEREST

6. PUBLIC COMMENT

Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

7. COUNCIL COMMENTS & COMMITTEE REPORTS

Tom P. gave a brief summary of the first Bindu Memorial Fund rail jam on Saturday 2/15 at Maloit Park. The event was a success despite the weather.

Brian R. thanked Public Works for their hard work over the weekend with snow removal. .

8. STAFF REPORTS

- A.** Manager's Reports

Interim Manager Jay Brunvand:

Interim Managers

With Michelle's departure, the town has completed our interim management transition. As discussed previously, I will be handling in-house and the general town issues and Katie will be handling the major capital projects.

MuniBilling Utility Billing System

On February 1 we moved off the ERWSD billing system and on to a new system provided by MuniBilling. This change came about through concerns ERWSD had continuing our previous arrangement and ever rising monthly costs.

July 2, 2025

Council Meeting: In an effort to be in front of the curve, the July 4, 2025 holiday is on Friday this year and as such will be a busy week and long weekend. Minturn will be holding our events on Wednesday July 2. As we will be having both day and evening events on Wednesday, 7/2, and that is a council meeting night, I will be planning on canceling that meeting. In the event we have a conflict we may schedule a special meeting but the hope is that we don't need that. By planning this in advance we can make sure we don't publish a public hearing or the like and can avoid any conflicts.

March 5 Council Meeting

Staff is looking at having a work session prior to the 3/5/25 regular meeting. The session will cover the Taylor St Paving and the Railroad Ave. Pedestrian Improvements, and will be presented by Town Engineer Jeff Spanel. This will allow Jeff to give a more complete picture of the two projects for the council and citizens.

Minturn Education Fund

The Minturn Education Fund committee has been busy getting the 2025 Scholarship program ready. At the 2/12 meeting we approved the application, review process, and other related items. The application is available to any student for secondary education needs. This is not limited to traditional college and can be used for trade schools or the like.

Community Dinners

There have been two community dinners so far and the last one is scheduled for March 10. Details are on the Town website.

Water Line Freezing

As a heads up, we have had several frozen service lines recently. Most have been minor where the meter freezes. A new meter is delivered and replaced. This has been a hard winter in that we have had snow but the traditional blanket of snow that helps insulate the ground is not as deep or in some cases is not present. This has only exacerbated the situation. Kudos to Public Works and John Volk for their assistance and efforts with these issues.

Interim Manager Katie Sickles:

Note: I have alerted Jay Brunvand that the CDOT-Bellm Bridge schedule of February 26 may exceed my February allowance. CDOT had Feb 26, 27, March 26 or June 3 for a kickoff in Minturn, to get this going we settled on Feb 26. Something I had not planned on.

The following are direct projects I was assigned by Town Manager Metteer as outlined in the job description.

A. Water Treatment Plant (WTP) Design & Engineering: work with the contracted WTP Engineering firm, HDR, Inc. to ensure 90% WTP design and engineered drawings are completed for the State Revolving Fund application date of January 2026. This will include the application and administration process with the EPA for obtaining the approved \$3M in Congressionally Directed Spending Funds.

1. HDR Proposed Fee to complete WTP Design was increased from \$1,112,599.40 to \$1,393,000.00. The amendment of \$280,400.60 was signed by Town Manager Metteer 2/7/25.
2. Design currently at 30%, proposed 60% June and 90% September 2025.
3. Grant Funds include \$3,000,000 Congressionally Directed Funds (#14318920).
4. Design Budgeted in 2025.

B. Bellm Bridge Design & Engineering – work with Minturn’s contracted civil engineering firm, Inter-Mountain Engineering, for the process to obtain engineered drawings to replace Bellm Bridge with a new truss bridge. Work with the CDOT Bridge Grant and the Special Highway Committee for the execution of Minturn’s Off-System Bridge Program grant award.

1. SEH completed feasibility study October 2024 \$5,457,738 for truss. Council approved Full Truss Replacement October 2024 and then days later an available bridge from Dolores.
2. Jeff Spanel provided a layout of the Dolores Bridge of which is 25’ too long. The Dolores bridge could still be a solution, however more to come.
3. Grant design estimate \$373,779, Off Bridge System Grant (#20-0067) \$297,823 and town match \$75,956. CDOT team has scheduled to kick off project Feb 26.
4. Design cost \$373,779 will require a 2025 Budget Supplement.

C. North Main Street Pedestrian Improvements (Railroad Ave) – work with Inter- Mountain Engineering for the execution of the Revitalizing Main Streets grant awarding the installation of a sidewalk along Railroad Ave along with other pedestrian safety improvements.

1. Grant timeline modified 01/03/24 to 11/30/25. PUC Commission Order authorized the installation of an asphalt pedestrian path at an existing at-grade crossing of Railroad Ave with the existing tracks owned by Union Pacific Railroad Company.
2. Sidewalk elevation discussed along Taylor.
3. Grant design estimate \$252,000 Revitalizing Main Street Grant (#411037494) \$226,800 and town match \$25,200. Minturn North \$80,000 was deposited to contribute to this project.

4. \$252,000 budgeted in 2025, the remaining \$80,000 expenditure will require a budget supplement.

D. Tank #2 / Steel Bolted Tank repairs – work with HDR Engineering and Minturn’s water treatment plant operator, John Volk, to execute the repairs necessary to rehabilitate Minturn’s water tank #2.

1. It appears that there are CDPHE obstacles in proceeding with repairs. John Volk estimated \$120,000, however there are unknowns.
2. Repairs up to \$120,000 budgeted in 2025.

E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades – work with John Volk and HDR Engineering to implement improvements to the Master Meter housing allowing for both water tank #2 and tank #3 to operate at full capacity.

1. This appears to be moving forward with all staff and contractors coordinating.
2. Repairs up to \$100,000 budgeted in 2025.

F. Repaving (reconstruction) of Taylor Street – work with Inter-Mountain Engineering to execute the community planning process and subsequent RFP for the construction of the repaving of Taylor St.

1. Jeff Spanel, Tom Priest, Michael Gottino and I met Tuesday Feb 11 regarding Minturn Townhomes to discuss the driveways, drainage, etc. Council discussion will be scheduled.
2. Repaving up to \$750,000 budgeted in 2025.

G. Little Beach Park Retaining Wall repair/replacement – work with Inter-Mountain Engineering to prepare for the repair and replacement of the Little Beach Park retaining wall and interior access road.

1. Retaining wall repair and replacement will require that the playground be demolished. Public Input should be sought regarding the current playground structures. A public survey, open house and outreach is requested for playground amenities by Council. The playground amenities are not eligible within the grant requiring the town to pay this expense directly. Jeff Spanel has connections with Star Playgrounds.
2. Interim Town Manager will assist town staff as needed to develop a survey.
3. Grant project estimate \$294,000, DOLA EIAF \$147,000 (#9968) and town match \$153,097.
4. The grant funded project is budgeted in 2025. The playground equipment expense is to be determined and approved by Council.

H. Main St / US HWY 24 Phase II Sidewalk construction – oversee the RFQ process for obtaining a construction management firm as well as the process for obtaining a construction firm for the installation of sidewalks, curb, gutter and drainage along the project area of Main Street. Execute the associated CDOT revitalizing Main Streets grant and the associated DOLA EIAF grant as both support this project financially.

1. Cleared for construction. RFQ will be ready soon.
2. Project will be advertised in several places in addition to Bidnet. Council will award contract.

3. Grant project estimate \$1,752,500, Revitalizing Main Street \$1,402,000 (#M890- 002 25362), DOLA EIAF \$220,000 (#9500) and town match \$130,500.
4. Project funds budgeted in 2025.

I. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn, is the Town of Minturn's first permanently protected open space. The property is open to all for walking, picnicking, wildlife viewing, snowshoeing, and river access. Its meadows and woodlands are adjacent to national forest lands. A proposed stormwater installation project will also require Jeff Spanel's input.

1. Adrian at Eagle Valley Land Trust is working on Town of Avon's plans and may be ready around April to start Minturn's update. The proposed stormwater system will require a project plan for construction, overburden and restoration. Seeding variety and plans should be attached to the restoration plan.
2. Interim Town Manager will stay in communication with Eagle Valley Land Trust.
3. Budgeted in 2025 under Interim contract.

J. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing

1. Pedestrian Crossing Approved by CDOT
2. Interim will coordinate with Jeff Spanel regarding element purchase and installation.
3. Budgeted 2025 in Public Works Street Sidewalk Expense 01-06-5352

K. Nelson Street Improvement plus potential Heat Exchange

1. Meeting Feb 12 with applicant and Jeff Spanel. Estimates should be available in February. Nelson Street will be a Town Council discussion April 2.
2. This project is not budgeted in 2025.

L. Safe Streets For All

1. Develop a comprehensive safety action plan for the Town of Minturn.
2. Town Council March 19. February First Friday on Feb 7 was a great success. Cindy is working with Stolfus on survey results.
3. Grant estimate \$100,000, US Dept of Transportation \$80,000 (#693JJ32440637) and \$20,000 town match.
4. Budgeted in 2025.

M. Norman Street Repaving

1. Repave Norman Street with available funds. There is interest in sidewalks, however adjacent improvements are lower than street.
2. Budgeted \$55,491 in 2025.

Council Questions from Manager Reports:

Gusty K:

With regard to HDR and the Water treatment plant costs, was the increased cost done as a change order?

- Katie S – Yes, this was done in early February prior to Michelle leaving.

Tom P. inquired as to the reasons for the increased costs.

- Katie S: The inexpensive solutions that the Town initially wanted to do are no longer compliant with updated state regulations.

9. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

No special presentations.

10. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

- A.** Ordinance 03 - Series 2025 (Second Reading) An Ordinance Amending Sections 6-7-20 and 6-7-40 of the Minturn Municipal Code establishing ownership and occupancy requirements for approval of a short-term rental license.

Council reviewed and approved this ordinance on first reading at their regular meeting of February 5, 2025. As part of that approval Council directed staff to remove everything proposed concerning occupancy requirements, leaving only the ability to immediately short term rent a portion of your house not to exceed thirty-three percent (33%). Staff requests that the Council approve the updated ordinance on second reading.

This update allows that if only a portion of the property is to operate a STR License then as long as the rest of it functions as a primary residence then the two year ownership requirement is waived.

Public Hearing Opened, No Public Comment.
Public Hearing Closed.

Motion by Tom P, second by Kate S, to approve Ordinance 03 - Series 2025 (Second Reading) An Ordinance Amending Sections 6-7-20 and 6-7-40 of the Minturn Municipal Code establishing ownership and occupancy requirements for approval of a short-term rental license as presented. Motion passed 6-0. Note: Mayor Pro Tem Eric Gotthelf was absent.

- B.** Ordinance TBD - Series 2025 An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply - Request for Continuance

Council is asked to continue Ordinance TBD - Series 2025 An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's

Water System Based on Limitations of Available Legal and Physical Water Supply to March 5, 2025.

The Town Attorney is currently drafting an ordinance amending Chapters 13, 16, and 17 in order to incorporate restrictions on connection to the Town's water system based on limitations of available legal and physical water supply. That ordinance was initially slated to be at the February 19, 2025 meeting, but was unable to be finalized in time for the packet. Staff requests that the ordinance be continued to the March 5, 2025 meeting, to allow time for it to be presented to Planning Commission at their next meeting before coming before Council.

Council Comments / Question:

Earle B:

Since we added a definition of "property", do we have any other sections of our code with a property definition and do they align?

Scot H: We do not have a definition of property in Chapter 16 / Land Use Code. So no conflicting definitions.

Mike S: The definition that we used is from the utility code, because it defines liveable space.

Public Hearing Opened, No Public Comment.
Public Hearing Closed.

Motion by Tom P, second by Kate S, to continue to the March 5, 2025 council meeting Ordinance TBD - Series 2025 (Second Reading) An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply as presented. Motion passed 6-0. Note: Mayor Pro Tem Eric Gotthelf was absent.

11. DISCUSSION / DIRECTION ITEMS

A. Highlands Parcel Survey / Public Input from Open House – Hunn

The Highlands Parcels Nos. 1 & 2 have been acquired by the Town as part of the Settlement Agreement executed in 2024 between the Town and Battle North. Parcels 1 & 2 present a unique opportunity for the Town to achieve certain strategic and community plan policy goals while generating revenue specifically earmarked for the water enterprise fund which may be used to offset the design and construction of a new water treatment plant and/or offset water rates for the Town's citizens. To this end, Town Council has directed staff to facilitate a public review and engagement process to assist in determining the most appropriate, beneficial use of the Parcels.

As a first step in the process to inform Council's decision on how to best use the Parcels, staff completed the following tasks in January 2025:

- A webpage providing background information on the Bolts Lake area – specifically the Settlement Agreement and Highlands Parcels 1 & 2 – has been created.
- A short survey was conducted between January 13th and January 31st.

- An open house was held Wednesday, January 29th, from 4:30pm-7:30pm at Town Hall.

The goal of this public engagement process – specifically the survey and open house – has been to gather public input regarding community preferences, ideas, and concerns related to the future use of the Parcels, including the potential disposition (sale) of the Parcels to be considered by the Council.

The results of the survey and open house are summarized in more detail below and the next steps in this process include discussion and direction by Council on alternative scenarios. Based on Council's direction, staff, including the Town Attorney and Town Engineer, will further analyze preferred scenarios and come back to Council with recommendations, stakeholder considerations, and critical path timelines/scopes of work for each scenario.

Survey and Open House Results:

248 participants, including residents and non-residents, took the survey which asked two (2) questions about respondents' preferences for the Highlands Parcels. The open house was also a success, with over 40 residents and non-residents, including key stakeholder representatives from Eagle County Open Space, Colorado Parks & Wildlife, and the U.S. Forest Service in attendance.

As a reminder, the questions in the January 2025 survey were based on a similar question asked in the 2024 Minturn Community Survey and were crafted to confirm community's preferences. The open house used poster boards with identical questions/wording as were asked in the January 2025 survey. The one exception was that the open house participants were not asked to indicate if they were residents or non-residents.

The attached summary of the survey and open house responses provide a clear picture of the sentiments and preferences for the future use of the Highlands Parcels Nos. 1 & 2 by those who participated. SEE EXHIBIT A.

Council Comments:

Brian R:

Spoke as a board member of Vail Valley Mountain Trails Alliance (VVMTA) and noted that the VVMTA board / organization is very supportive of open space and not pushing for trails in this area.

Feels we should get in touch with the Eagle County Open Space Committee.

They have significant funding right now for projects, so the timing could work to our benefit.

Could also get both Eagle Valley Land Trust and nationwide land trusts possibly involved in conservation / protection.

Scot H responded:

Staff did walk the space with Eagle County Open Space. There could be potential interest there, Scot will keep council posted.

Scot H also noted that we need to establish how much funding is enough, how much funding does Council want to see? Can we achieve the strategic goal of conservation and wildlife protection, while still acquiring needed funding for the water treatment plan? Is the goal to maximize those funds, or just to get close (if / once we know the costs of the water treatment plant)?

A Public / Private partnership may be possible, would need to do another appraisal.

Tom P. pointed out the financial difference between public vs. private and what that would mean. Do residents understand the financial implications? And how this might impact the cost of the water treatment plant / future water rates? Agree with wanting to keep it open space / protected, but we desperately need funding for the water treatment plant.

Earle B:

Can EVLT assist with contacts for conservation-minded donors? What could that revenue look like? Can we start getting estimates from the open space committee?

Could CPW possibly contribute financially toward open space?

Mentioned perhaps developing 2 small lots / homesteads and keeping the rest open space.

Kate S:

Feels the responses are pretty clear. We still need to be honest with residents about costs and tradeoffs.

Lynn F:

First choice is purely conservation, if we can get enough money going this route. Somewhat concerned that we won't get enough money, and then we may need to make some difficult choices. Would not want to see more than one or two homes / homesteads in that area. Are we able to get an understanding of the true financial potential of all these different options? For example, would conservation get us half of the development option route?

Gusty:

Based on community feedback, feels we need to strive for full conservation. But perhaps some very limited development could help with needed funding. Maybe 1 or 2 homesteads could be considered. Perhaps CPW could help somewhat financially.

Public Comment:

Lynn Teach, 453 Pine St:

Agree with keeping as much open space as possible. At our open house, there were 2 or 3 definitions, she asked if staff could re-state those definitions.

Scot H: Defined conservation easement, cluster development, and others.

A conservation easement is a legal agreement that limits how land can be used. Conservation easements are also known as conservation restrictions or conservation agreements.

How it works

- The landowner donates or sells the easement to a land trust, government agency, or conservation group
- The easement is recorded on the property's deed
- The easement restricts future development and activities on the land

Who holds the easement

- Land trusts or local governments often hold the easement
- They are responsible for ensuring that the terms of the easement are upheld

The Minturn Boneyard is an example. The Town owns the land, EVLT holds / manages the easement.

Lynn T. also asked, if you sold 2 parcels off, and the rest remained conservation easement, who would own the remainder?

Scot H: Those property owners would own the property, a land trust would manage the conservation easement and ensure the property is being maintained as covered by the conservation easement. There would be an agreement with a site plan. Possibly could be used for agricultural purposes, in addition to wildlife habitat and conservation (for example, uses like vegetation, forestry, and agriculture could be permitted).

Scot did point out that he is a board member with EVLT.

If a land trust or land agency purchased the property, it would end up being owned by the County but the conservation easement would be held by a private entity (such as EVLT) who would manage it.

Lynn F: Will be very important that we structure it properly. Sounds like it could be a complicated legal setup.

Mike S:

The Town could sell a conservation easement (for example, Boneyard).

A private landowner benefits with tax deductions (based on appraisals, zoning).

Buyers are sometimes interested in these properties because they want to own the property both for conservation and limited development. The buyer could donate the conservation easement. A private owner can then be eligible for both state and federal tax deductions.

We (the Town) would not get any benefit from donating, as we of course don't qualify for any tax credits.

Scot H:

May want to look at a zone district designation in case there is a private buyer interested in the property.

Mike S:

The current appraisal assumed low density residential.

Might want to go back to the appraiser to get an addendum based on a lower density, in line with public feedback.

Lynn F: Inquired as to the amount of the original appraisal.

\$8.5M? Is that correct?

Earle B. seemed to recall for highest and best use, \$14 - \$16M (assuming it's connected to our water system, which it won't be).

Could we get estimates of 3 different options that we can present to the public?

Mike S:

Could talk with realtors who specialize in this type of property to ascertain potential value on the open market.

Mike looked up the appraisals. There are 2 legal parcels:

Original appraised value of parcel 1 = \$6.7M, parcel 2 = \$9.8M

Low density residential definition:

Low density residential" refers to a type of housing area where there are a relatively small number of dwelling units per unit of land, typically characterized by single-family homes with large lots, resulting in a spread-out population and greater privacy compared to high-density areas like apartment buildings; essentially, it means a neighborhood with fewer houses per acre of land.

Earle:

Stressed that the financing packet for WTP needs to be in place by Q4 / end of year 2025.

How fast can the money get to the town? If we can get money coming in sooner, we can borrow less. This would really help lower the costs / the amount of money needed for the loan.

What is a realistic timeline?

Tom P: A minimum one year realization per previous conversations, is that correct?

Mike S: The timeline is contingent upon the property being zoned and upon finding a buyer / donor.

Brian R – Wilderness land trust – could a land trust help us identify possible buyers / donors?

Scot H – Can't speak for the EVLT director, but yes that is part of what they do. They can help match buyers and donors and manage realistic expectations on both sides. They could potentially help locate a private conservation buyer.

Kate S:

Felt that the survey did not ask people what they wanted to do with the money from the sale. Recommend getting additional clarity from the public.

Tom P. reiterated that we should clarify the options available, potential funding, and ask where the money should go.

Kate S: We are assuming that residents want to use the funds toward water infrastructure / help with water costs. But didn't feel like we directly asked this of residents with the survey.

Gusty K. felt it was implied during the open house that the money would be used toward water.

Scot H. felt we did a good job in the survey of explaining that it would be used for the water enterprise fund. We also explained this on the website and during the open house.

Lynn F. asked about the public process for sale – what does this look like?

Mike S:

We passed a resolution when we acquired the parcels stating that they would not be used for public purposes.

So we would not need a public election, but we would need to do an ordinance that authorizes the sale of the parcels.

Lynn F: What if we wanted to make it into a park, would that be a problem?

Mike S: It would not be unless we wanted to sell it down the road. To sell public use property requires an election.

Earle B. inquired about timeline.

Scot H. noted that it could be anywhere from a few months to a year.

Mike S. stated likely at least 4 – 6 months after the town zones the property and after a buyer is lined up. Several studies need to happen as well, in order to do a conservation easement. The timeline is hard to predict.

Direction from Council:

- Scot H. will lay out a process for next steps, clarify options, scope of work for staff and projected timelines.
- Earle B. reiterated that we need financial estimates on all of the different options, and need to understand the process of each.

12. FUTURE AGENDA ITEMS

A. Future Meeting Topics

Tom P:

Proposed to cancel the July 2nd meeting. All council members were in agreement. The July 2nd meeting will be cancelled unless something urgent requires that it be rescheduled.

13. ADJOURN

Motion by Kate, second by Tom P, to adjourn at 6:33pm.



Earle Bidez, Mayor

ATTEST:



Jay Brunvand, Town Clerk



INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- March 5, 2025

-- March 19, 2025

Upcoming Events:

-- March 7, 2025 - First Friday at Gel Z Art and Wild Mountain Cellars

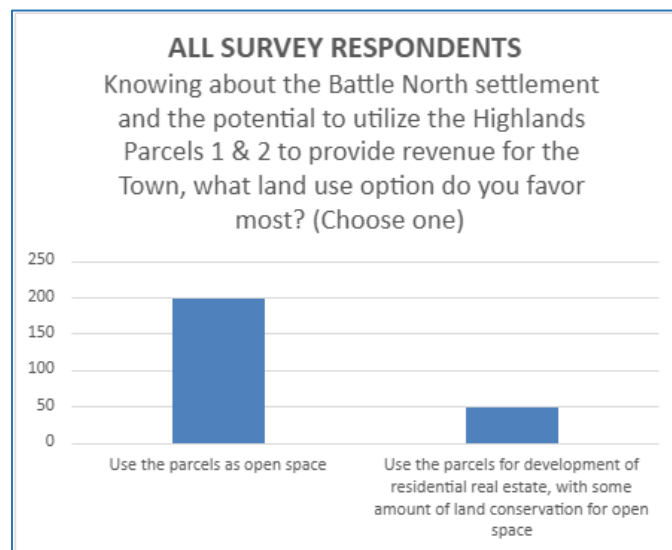
EXHIBIT A:

By the Numbers

The following summary of the survey and open house responses provide a clear picture of the sentiments and preferences for the future use of the Highlands Parcels Nos. 1 & 2 by those who participated. (A summary of written responses obtained during the open house is attached to this memo).

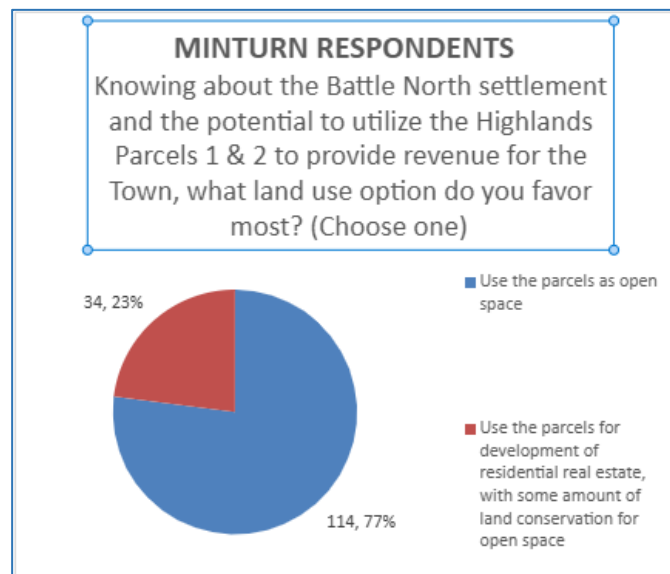
Survey Results:

- 248 individuals completed the survey, with 148 (60%) responding as Minturn residents, and 40% (100) identifying as non-residents. The survey was anonymous and was offered online, and by hard copy.
- Overall, survey participants expressed a strong preference to see the Highlands Parcels remain or be protected as open space rather than to see the Parcels developed for some combination of real estate development and open space. (This January 2025 survey result mirrors and reinforces the responses given in the Town of Minturn 2024 Community Survey in spring 2024 to a similar question).

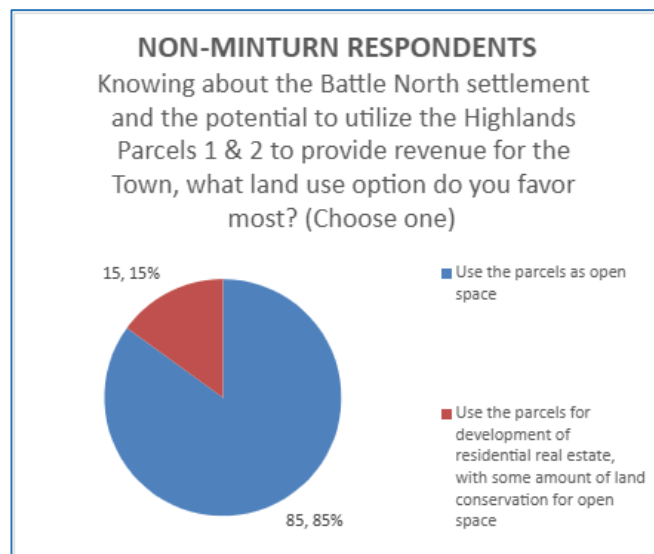


- Considering all respondents (residents and non-residents), nearly 81% (199 responses) indicated a preference to use the Parcels as open space (survey question No. 1). When split out as residents or non-residents, 114 Minturn residents (77%) preferred open

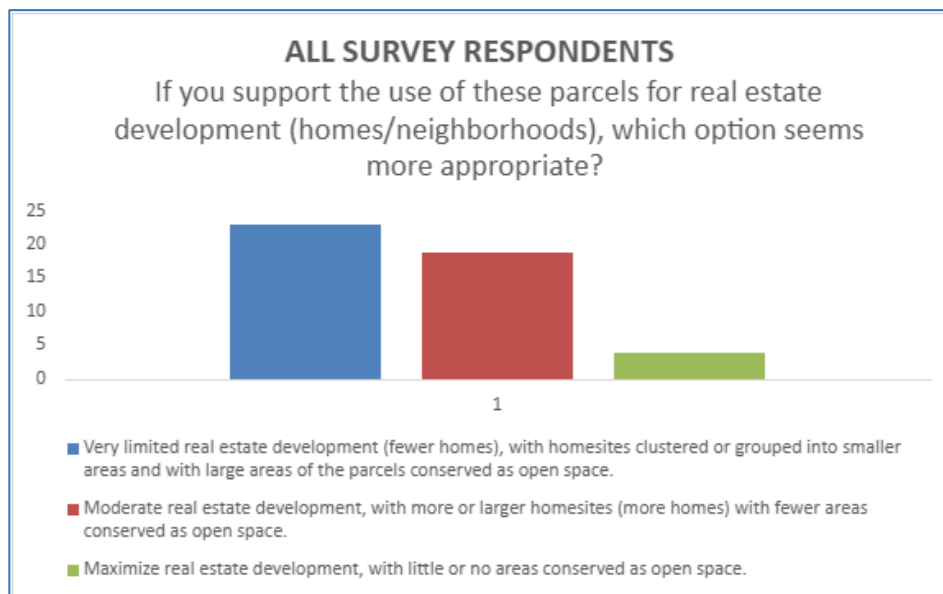
space as an option, while 23% preferred to use the Parcels for some type of real estate development combined with open space.



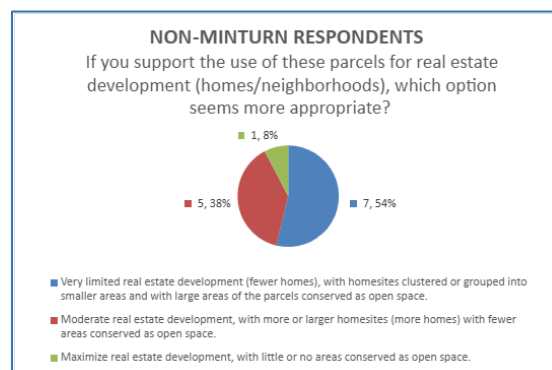
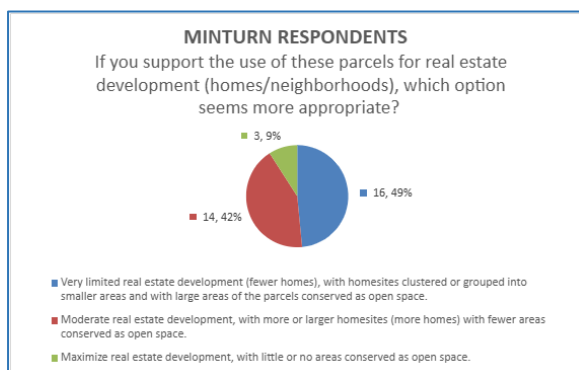
- Interestingly, the percentage of non-residents preferring open space to real estate development was even higher (85%) than Minturn residents.



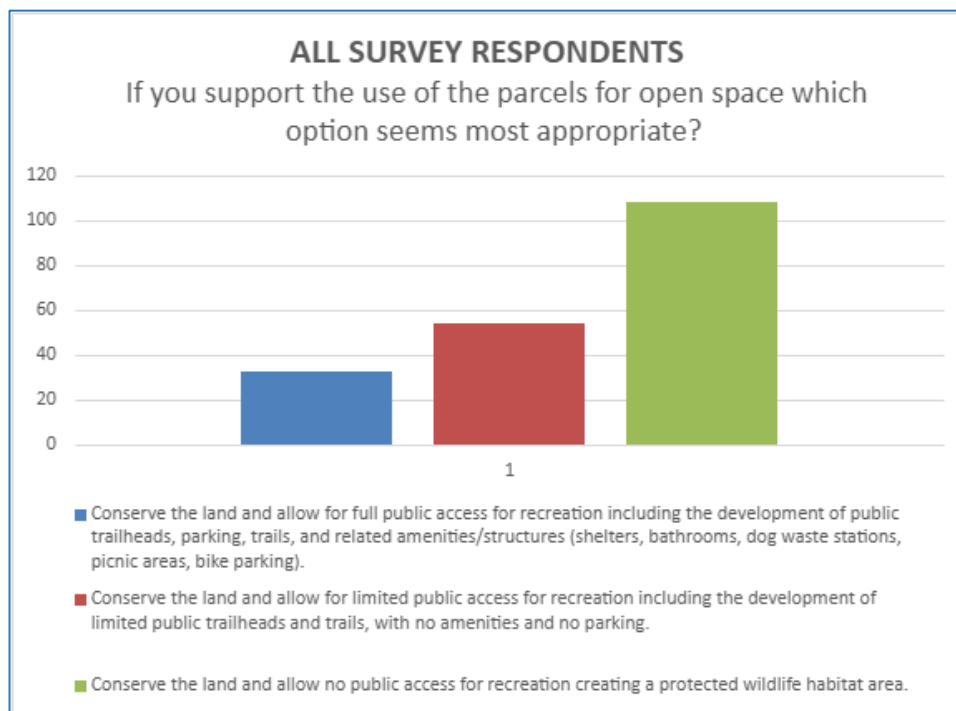
- For all respondents (residents and non-residents) who preferred real estate development of some kind (49 responses out of 248 total responses, or 19%), just over 90% (42 responses) indicated support for either “Very limited” real estate development with larger areas of open space or “Moderate” real estate development with more or larger homesites and fewer areas of open space. Only 4 respondents supported the option to maximize real estate development and minimize open space.



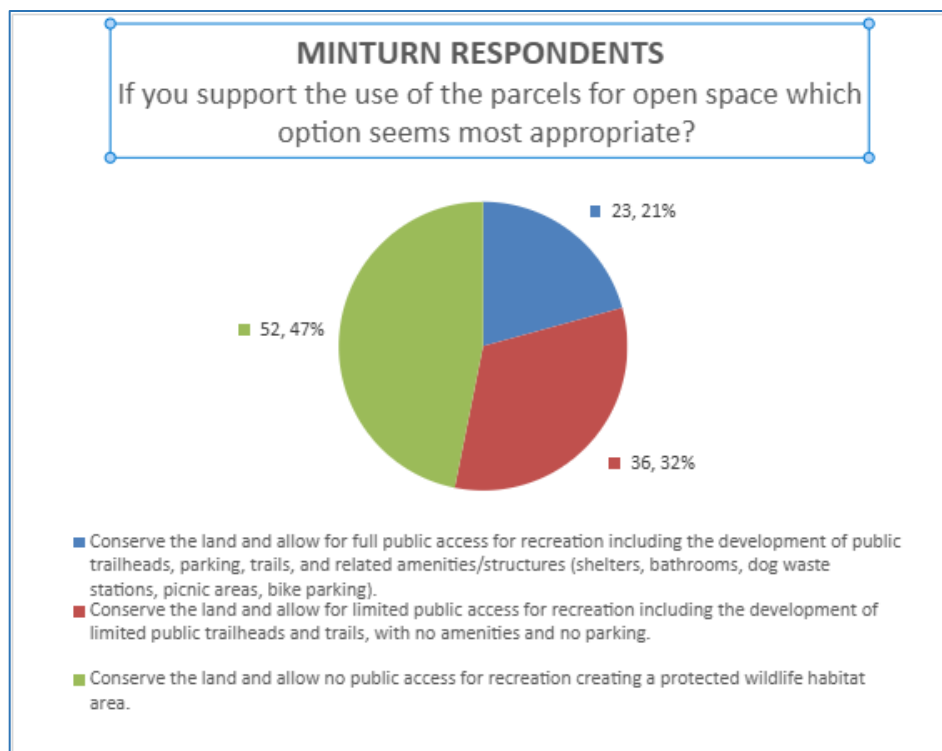
- When splitting out Minturn residents who prefer real estate development from non-residents who feel the same way, the numbers were identical for both groups, with 91-92% of respondents preferring either limited or moderate real estate development, while only 8-9% (four respondents across residents and non-residents) indicated support for maximizing real estate development on the Parcels.



- When resident and non-resident survey (all) participants who preferred to see the Parcels preserved as open space were asked to choose between three potential open space scenarios, 55% supported the option to “Conserve” the land with no public access for recreation, 27% were open to conservation while allowing for “limited” public access, and just 17% supported conservation with full public access for recreational purposes.

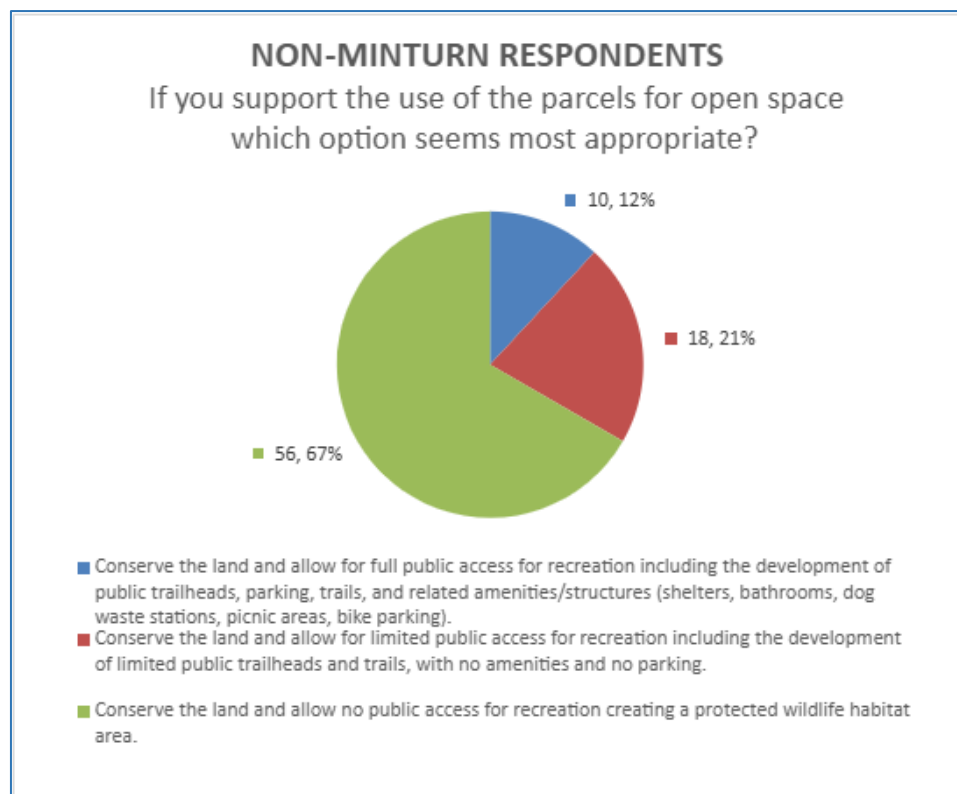


- Minturn residents who supported an open space option leaned heavily toward conservation with no public access and/or wildlife habitat preservation (47%, or 52



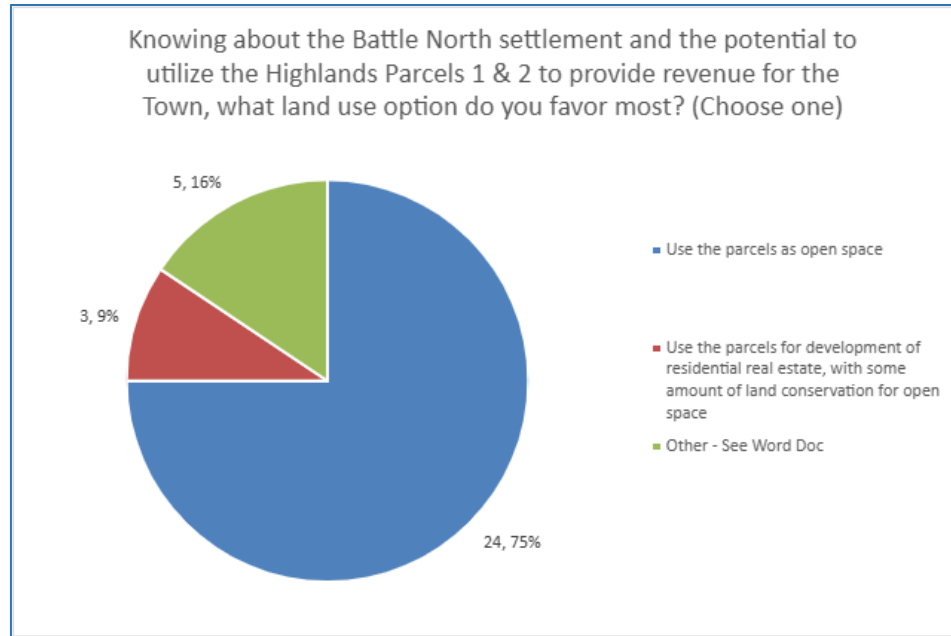
individuals) or conservation with limited access (another 36 individuals, or 32%), or nearly 80% for the most restrictive open space scenarios.

- Finally, when non-residents were asked the same question, the percentage of respondents who preferred open space conservation with no public access was even higher at 67% (56 respondents) than residents. Another 21% of non-residents supported conservation/open space options that allowed for some or limited public access, while an even lower percentage (10 individuals, or 12%) supported an option allowing full public access and the development of trails and amenities.

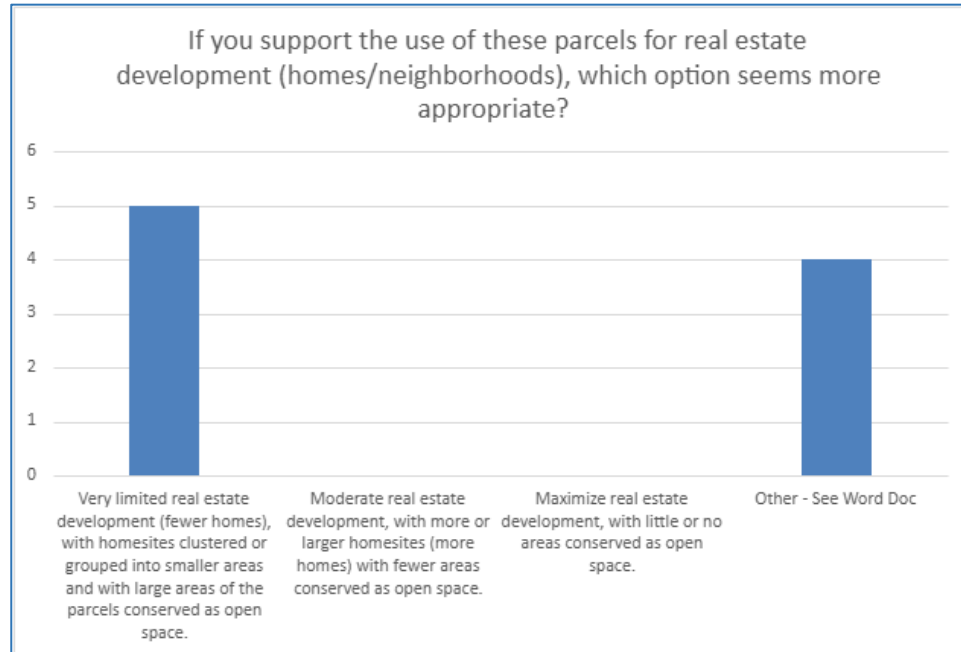


Open House Results:

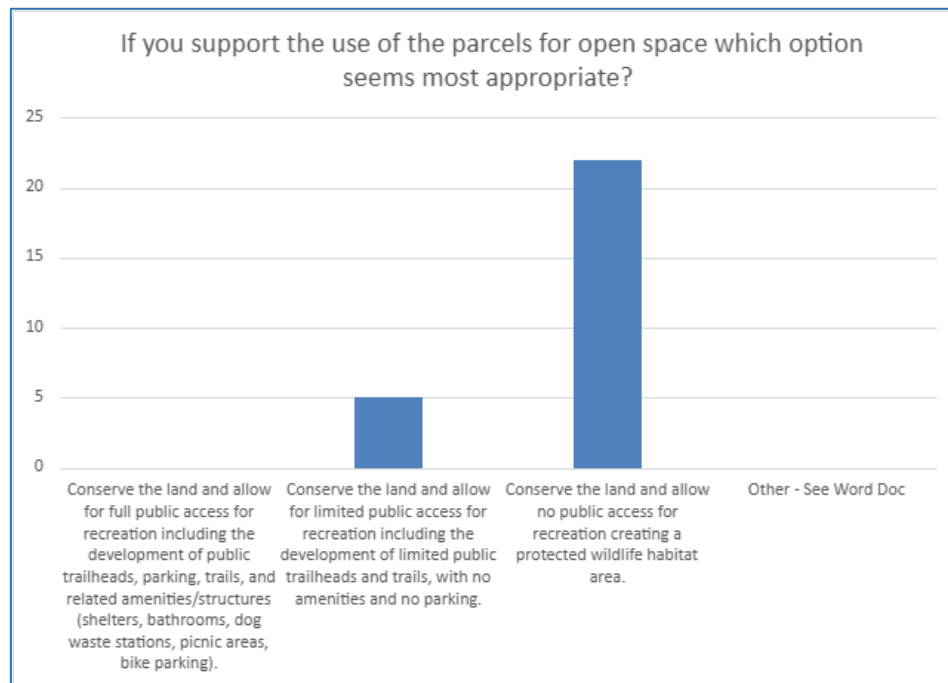
- Approximately 40 people attended the open house on January 29th, 2025.
- Similar to the survey results, the majority (24 individuals, or 75%) of participants at the open house expressed a strong preference for using/selling the Highlands Parcels for open space purposes.



- For those attendees who preferred options that include some amount of real estate development, most (5 individuals) support limited development of clustered homesites, with large areas of open space conservation.



- Another four people provided written comments/ideas that were more specific (Summary of Open House write-in comments attached), including the creation of a tiny home village, or the creation and sale of one or two “estate” lots – larger acreage residential lots – where homesites could be created and the rest of the Parcels would be preserved as open space.
- Of those attendees who supported an open space option, 22 (91%) preferred to see the Parcels conserved/protected for wildlife habitat (no public access for recreation), while another 5 individuals would be amenable to allowing some or limited public access for recreation purposes.



Next Steps:

Staff observes that the results from the 2024 Community Survey and this more recent community engagement effort resulted in an overwhelming preference to see the Highlands Parcels Nos. 1 & 2 preserved in some manner as open space – either as fully protected wildlife habitat, or as open space allowing some amount of recreational access or activities. However, the survey and open house also revealed some support for limited real estate development on the parcels.

Additionally, there have been specific ideas put forth wherein the Town would permit very limited, large estate lot residential uses - perhaps allowing for the creation of one or two large (20+ acre) parcels with small building envelopes and the remainder of the parcels conserved as open space – to achieve a balance between real estate development and land conservation/protection.

Of critical importance to the Town is the use of the Parcels to generate income for the Town's water enterprise fund. Based on the results from the Town's public engagement on this topic, the two preferred general options – conservation/open space primarily for the protection of habitat or allowance for very limited real estate development combined with open space conservation – likely allow for several variations that should be studied further to determine:

1. Feasibility.
2. Potential revenue generation.
3. Sources of funding (i.e., sale to private buyers, sale to public entities, public-private partnerships, or public-private-nonprofit partnerships).
4. Timing and logistics (i.e., additional land use approvals such as zoning, subdivision, surveying and/or land planning; additional stakeholder outreach; investigating partnerships).
5. Impact on staff capacity and budget considerations; need for additional third-party consultants.

Staff request direction from Council on which alternatives to pursue further before proceeding with any additional work. Once staff have direction, the Planning Director will work with the In-House Interim Town Administrator, Jay Brunvand, Town Attorney, and Town Engineer to establish goals for the project, a scope of work, estimated timelines, and a proposed budget for Council's consideration.